

Peninsula PID Annual Meeting

September 16, 2021
6:30PM

Mira Lagos Clubhouse
3025 S. Camino Lagos
Grand Prairie, Texas 75054



AGENDA

Call to Order.....Josh Spare
Introductions.....Josh Spare
City of Grand Prairie.....Councilman Kurt Johnson
City of Grand Prairie..... Councilman John Lopez
PID Overview.....Josh Spare
Pond 2 & 4 Bank Stabilization ProposalJosh Spare
Advisory Board Nominations.....Josh Spare
Advisory Board Election.....Josh Spare
Operations Overview.....Josh Spare
Financial Overview.....Lee Harriss
Election Results..... Tamara Moore
Citizens Forum.....Josh Spare
Adjourn.....Josh Spare

City of Grand Prairie Website: www.gptx.org/pid

Note: The PID mailing list/assessment roll is based on Tarrant Appraisal District's (www.tad.org) and Dallas Central Appraisal District's (www.dallascad.org) records. You may check your property information by logging on to the appraisal district's website.

CALL TO ORDER

- Please hold questions until “Open Discussion” section of the agenda
- Please obtain a ballot for this evening's board member election
- Please fill out a speaker card for all questions so that we can provide follow-up data, if needed
- If you don't have a speaker card, please raise your hand and one will be provided to you. It is the Advisory Board's intent to provide response to all questions
- RAFFLE DRAWING TIME!!

INTRODUCTIONS

PID Advisory Board:

- **Josh Spare**– President (Representing South of England)
- **Ken Self** – Vice President (Representing North of England)
- **Roy Davis**– Secretary/Treasurer (Representing at large)
- **Andrea Kinloch** – Member (Representing South of England)
- **David Stewart** – Member (Representing North of England)

*yellow highlight indicates board position is up for election

INTRODUCTIONS (CONTINUED)

PID Management:

- **Lee Harriss, CPA, Special District Administrator,**
City of Grand Prairie: Lharriss@gptx.org
- **Tamara Moore, PID Manager,**
FirstServiceResidential:
tamara.moore@fsresidential.com



**Grand Prairie Councilmen
Kurt Johnson & John Lopez**



PID Overview

PUBLIC IMPROVEMENT DISTRICT (PID)

PURPOSE

State Law – Ch. 372 TX. Loc. Gov. Code allows creation

Why the City likes this mechanism

- Single family developments started adding more common areas to be maintained by city
- Existing developments in GP where HOAs quit maintaining amenities
- Parks and enhanced landscaping are typically HOA development-specific

Peninsula is a special place in the City

- Decided to have the Peninsula in one PID instead of multiple PIDs

What can they be used for

- Maintenance and improvements

PID BENEFITS

- Neighborhood-based
- Pays for improvements and maintenance for property value growth and sustainment
- Pays for a higher level of maintenance than city will provide
- Reduced insurance costs for PID (substantially less than HOA insurance cost)
- Reduced water rates for PID maintenance (municipality rate vs. commercial rates)
- Consistent collections delinquency rate lower than HOA (collection of payment is done with property taxes)
- City reimbursement to PID for basic level of maintenance (\$81,830 annually)
- No sales tax for PID
- Leverage economies of scale for larger PIDs

HOW DOES A PID OPERATE?

- Assessment amounts - 12 cents per \$100 of appraised value
- Assessments collected along with Grand Prairie city property taxes (collected by Dallas County); usually escrowed with mortgage
- Funds can only be used for cost of maintenance within the PID boundary and not for HOA owned common areas (pools & amenity centers)
- Budget prepared by citizens/PID Advisory Board and approved by City Council
- Contributions from builders and homeowners (improved lots only) and commercial lots as improved
- PID Board Homeowner Representatives selected by homeowners for 3 year terms
- Management of PID – oversees the day to day maintenance of the PID improvements. Reports to the Advisory Board and City of Grand Prairie.
- City of Grand Prairie Website: www.gptx.org/pid
- Note: The PID mailing list/assessment roll is based on Tarrant Appraisal District's (www.tad.org) and Dallas Central Appraisal District's (www.dallascad.org) records. You may check your property information by logging on to the appraisal district's website

ADVISORY BOARD

- PID Advisory Board membership is tied to community growth and type of property
- Five Board positions currently exist for residential, commercial and undeveloped land. Of those five (5) positions, all five (5) Board positions currently exist for homeowners.
- Typically, 4 quarterly meetings per year, meeting at various public locations. Meeting schedule is posted on the Grand Prairie website with links for PIDs:
www.gptx.org/pid/schedule

Advisory Board Nominations & Election Process

Nomination & Election Action Items

1. Nominations from the floor
(3 positions up for election)
2. Ballot Voting
3. Collection & Tally of Ballots
4. Election Results

Election and Term Details

- Elections are facilitated during the Annual Homeowner Meeting (meetings held annually in September)
- Three (3) Year Terms
- Nominations are taken during the meeting



PID Operations

Peninsula PID MAP

Screening Wall Easements



Peninsula PID MAP

Pond Map



Pond Fountain Operational Schedule:

Water feature runs
daily,
7AM – 11PM

Fountain Lights Hours of Operation

NOV – MAR:
5:30 pm – 11 pm

APR – OCT:
7:30 pm – 11 pm

PID Manager Role & Responsibilities

- Serve as a strategic community partner focused on homeowner value preservation and community enhancement
- Liaison for City, homeowners, vendors and various community partners on PID related items
- Conduct routine quality control and assurance inspections related to contract services and projects
- Develop appropriate scopes of work and execute request for proposals to ensure competitive
- Develop and oversee preventive maintenance schedules
- Negotiate contract terms and pricing for goods and services
- Procure vendor proposals for repairs, enhancements, and annual contracts
- Review and approve vendor invoices
- Schedule and prepare reports for quarterly and annual Advisory Board meetings
- Monitor the PID build-out revenue and expenses to be considered by the Advisory Board to be included in the annual budget & five-year plan

Operations Overview

General Maintenance & Repair Overview

- Structural Tree Pruning Project completed in Q1 2021 - \$190K
- Irrigation system repairs throughout PID
- Sidewalk Retaining wall rebuild in GPOA
- GPOA Bridge marker Playground repairs
- Quarterly street light audit facilitated followed with required bulb/ballast replacement. Conversion to LED for long term energy cost savings
- General operational fountain repairs have been completed in Lakeshore Village HOA, Grand Peninsula HOA, Mira Lagos HOA to include replacement of Fountain 3 (England Pkwy) and Fountain 8N & 8S (GPOA – Bridgewater in Q1 2021
- Completion of PID screening wall inventory and condition assessment (mass project repairs scheduled for Q1 FY2022 – Q2 FY2022)
- Pole Banners season change outs and general replacements

Operations Overview – Continued

Projects & Enhancements - Pond Bank Erosion Mitigation & Pond 1 Flooding Assessment

- ❖ **Jan 2020** – Board interviewed engineer firms to assess bank erosion concerns across the 9 ponds throughout the PID and to assess the reported flooding concerns at Pond. The Board (located in Mira Lagos HOA) The Board selected to proceed with Westra Engineering for services
- ❖ **July 16, 2020** – Westra Engineering presented the Pond Concept Study at the July 16, 2020 Board Meeting (held telephonically due to COVID) The study conveyed Pond 1 design was evaluated and found to be consistent with the City approved construction design, noting any overflow that has occurred has been within the street right of way. The bathymetric Survey conducted as part of the study indicated that 5 out of 9 ponds has sediment fill that exceeds 25% of the permanent pond volume. Pond #1 is fifth on that list. The study also noted significant erosion observed at Pond 2 & 4 banks near pedestrian sidewalks. Following review of the Pond Concept Study at the July 16, 2020 PID board meeting, the Board approved for Westra to proceed with preparing a targeted plan to address bank failure at Pond 2 & 4 and a targeted plan to address flooding at Pond 1.
- ❖ **September 2020** – City Council signed Westra contract to prepare design plans for Pond 2 & 4 and address flooding at Pond 1.
- ❖ **May 6, 2021** – PID Board Meeting held with Westra. With regard to Pond 1 flood mitigation efforts – Westra advised spot dredging the Pond to address sediment accumulation observed with bathymetric survey. Westra obtained a proposal for spot dredging from American Underwater Services and presented to the Board. The Board approved to proceed with the dredging work. With regard to pond 2 & 4 bank stabilization design plans - Westra informed the Board they were awaiting response from the City on the submitted design plans. Westra stated they were in the process of soliciting bids from contractors who would perform the work. Following the 05.06.2021 PID Board meeting the Board observed City construction on E. Seeton Rd, where it appears drainage capacity of Pond 1 was increased by clearing the channel under E Seeton Rd Bridge. Pond 1 dredging work was halted by the Board until further discussion at the 08.25.2021 board meeting.
- ❖ **August 25, 2021** – PID Board voted not to proceed with spot dredging of pond 1 considering the impact of recent City clearing of the channel under E Seeton Rd bridge. The Board agreed the most beneficial actions for the health and beauty of Pond 1 would be installation of fountains and additional bank ground cover. **Tonight, the Board will consider a proposal for bank stabilization plans for Pond 2 & 4 with Cardinal Strategies facilitating the work.**

Operations Overview – Continued

9

Ponds & Fountains

\$1.59M

2021 Year End Projected
Expenses

5.5

Miles of masonry
screening walls

132

Acres maintained

\$2.2M

2022 budgeted
assessments and City
contribution
Completed in 2015

\$496K

Landscape Bed Reno Project
Underway Q3 2021 – Q1 2022

Future Projects & Enhancements

We Want Your Feedback! Your feedback as a homeowner is important to us. We want to implement enhancements where you see value. Please reach out to the PID Manager, Tamara Moore, with your feedback and suggestions and/or attend the quarterly PID Advisory Board Meetings.

Upcoming Projects

- Pond 2 & 4 Banks Stabilization – Scheduled for FY2022 Q1
- High priority masonry screening wall repairs – Scheduled for FY2022 Q1 –Q2
- Mira Lagos (Ferdinand) Steel Fence Replacement
- Mass Landscape Bed Renovation – Phase 1 of 2 approved (\$491K) scheduled to start FY2022 Q1
- 5- Year outlook dredging plan

Financial Overview

Please note detailed financial material is included as a separate attachment to allow for ease of viewing

2020 Collected Assessments & City Contribution: \$1.79M

2020 Expenses: \$1.59M

2020 Ending Balance: \$668K

2021 Collected Assessments & City Contribution: \$1.83M

2021 Expenses: \$1.59M (projected)

2021 Projected Ending Balance: \$921K

2022 Budget Assessments & City Contribution: \$2.02M

2022 Anticipated Beginning Balance (carry over from prior year): \$921K

2022 Budgeted Expenses: \$2.77M

Upcoming Meetings

➤ **Grand Prairie City Council Meeting**

When: September 21, 2022, at 6:30PM

Where: City Hall Council Chambers – 300 West Main Street



Election Results

Citizens' Forum

- Please limit commentary to 5 minutes per speaker to allow all attendees who wish to speak the opportunity to do so within the allotted meeting time
 - Per the Texas Open Meetings Act, Board members cannot speak or respond
- This presentation will be available on the GPTX website - www.gptx.org/pid
- The PID Manager is available to you as a resource for any questions you may have related to PID maintenance and/or improvements

PID Manager Contact Information

Tamara Moore

Email: tamara.moore@fsresidential.com



ADJOURN

Thank You
for your continued
community partnership!