



**CANCELLED - COUNTRY CLUB PARK PUBLIC  
IMPROVEMENT DISTRICT BOARD MEETING  
BETTY WARMACK LIBRARY, 760 BARDIN ROAD, GRAND PRAIRIE,  
TEXAS  
WEDNESDAY, OCTOBER 06, 2021 AT 6:30 PM**

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**AGENDA**

**CALL TO ORDER**

**AGENDA ITEMS**

1. [EnterTextHere](#)

**CITIZENS' FORUM**

*Citizens may speak during Citizens' Forum for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

**ADJOURNMENT**

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted Month XX, 2021.*

A handwritten signature in black ink, appearing to read "Lee Harris", written over a horizontal line.

*Lee Harris, CPA  
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE**  
**COUNTRY CLUB PARK PUBLIC IMPROVEMENT DISTRICT**  
**BOARD MEETING**  
**BETTY WARMACK LIBRARY, 760 BARDIN RD.**  
**WEDNESDAY, OCTOBER 6, 2021, 6:30 PM**

## AGENDA

# CANCELLED

*The meeting will be held at ~~Betty Warmack Library, 760 Bardin Rd., Grand Prairie, Texas.~~ The complete agenda packet has been posted on the city's website ([www.gptx.org/pid](http://www.gptx.org/pid)) for those who would like to view it in its entirety.*

### CALL TO ORDER

### AGENDA ITEMS

*Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.*

**1. Consider Minutes of September 2, 2021**

**2. Projects:**

- **Wall Maintenance**
  - i. Hawk Wall repairs on Fish Creek Road and S. Belt Line Road
  - ii. Painting wall on Belt Line Road
- **Hunters Glen Canal/Slope Repair Update**
- **Escoba Alley project**
  - i. Cleared brush, added boulders
- **Landscape improvements and/or maintenance of S. Belt Line Road**
- **Landscape Maintenance**
  - i. S. Belt Line Road Entrances
    - 1. S. Belt Line Road/Bluegrass Dr.
    - 2. S. Belt Line Road/Melynn Dr.
    - 3. S. Belt Line Road/Azalea Dr.
    - 4. S. Belt Line Road/Holly Hill Dr.
    - 5. S. Belt Line Road/Ashbrook Dr.
    - 6. S. Belt Line Road/Bold Forbes Dr.
  - ii. Holly Hill Median and fountain
  - iii. Fish Creek Road Entrances
    - 1. Fish Creek Road/Madeline St.
    - 2. Fish Creek Road/ Holly Hill Dr.

3. Fish Creek Road/Winding Hollow Dr.
4. Fish Creek Road/Candler Park Dr.
- iv. Candler Park Electric Easement
- v. Hunter's Glen Drainage Area

- **Holiday Decorations**

- i. S. Belt Line Road Entrances
  1. S. Belt Line Road/Bluegrass Dr.
  2. S. Belt Line Road/Melynn Dr.
  3. S. Belt Line Road/Azalea Dr.
  4. S. Belt Line Road/Holly Hill Dr.
  5. S. Belt Line Road/Ashbrook Dr.
  6. S. Belt Line Road/Bold Forbes Dr.
- ii. Holly Hill Median
- iii. Fish Creek Road Entrances
  1. Fish Creek Road/Madeline St.
  2. Fish Creek Road/ Holly Hill Dr.
  3. Fish Creek Road/Winding Hollow Dr.
  4. Fish Creek Road/Candler Park Dr.

- **Signage Improvements and/or Maintenance**

- i. S. Belt Line Road Entrances
  1. S. Belt Line Road/Bluegrass Dr.
  2. S. Belt Line Road/Melynn Dr.
  3. S. Belt Line Road/Azalea Dr.
  4. S. Belt Line Road/Holly Hill Dr.
  5. S. Belt Line Road/Ashbrook Dr.
  6. S. Belt Line Road/Bold Forbes Dr.
- ii. Fish Creek Road Entrances
  1. Fish Creek Road/Madeline St.
  2. Fish Creek Road/ Holly Hill Dr.
  3. Fish Creek Road/Winding Hollow Dr.
  4. Fish Creek Road/Candler Park Dr.

- **Cluster Mailbox Repairs/Replacements**

1. Ashbrook Dr
2. Avatar Dr
3. Belmont Dr
4. Beltline Rd
5. Bluegrass Dr
6. Bold Forbes Dr
7. Brevito Dr
8. Candler Park Dr
9. Cavalcade Dr
10. Celtic Ash Dr
11. Dahlia Dr
12. Danzig Dr
13. Escoba Dr
14. Fish Creek Rd

15. Highpoint Cir
16. Holly Hill Dr
17. Iris Dr
18. Kaylie St
19. Kentucky Ct
20. Kentucky Dr
21. Secretariat Dr
22. Sequoia Dr
23. Silver Meadow Ln
24. Silver Meadow Rd
25. Sword Dancer Way
26. Tanbark Ct
27. Willow Spring Ct
28. Winding Hollow Dr

- **Security Camera Update**
  - i. S. Belt Line Road Entrances
    1. S. Belt Line Road/Bluegrass Dr.
    2. S. Belt Line Road/Melynn Dr.
    3. S. Belt Line Road/Azalea Dr.
    4. S. Belt Line Road/Holly Hill Dr.
    5. S. Belt Line Road/Ashbrook Dr.
    6. S. Belt Line Road/Bold Forbes Dr.
  - ii. Fish Creek Road Entrances
    1. Fish Creek Road/Madeline St.
    2. Fish Creek Road/ Holly Hill Dr.
    3. Fish Creek Road/Winding Hollow Dr.
    4. Fish Creek Road/Candler Park Dr.
- **Budget and Financial Reports**
  - i. Budget to Actual Report 9/30/21
  - ii. FY 2022 Budget

### 3. Schedule of Meetings:

- Monday, 11/08/21
- Tuesday, 12/6/21

## CITIZENS' FORUM/CITIZEN COMMENTS


*Citizens may speak for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

## ADJOURNMENT

*The meeting facility is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8091 or email LHarriss@gptx.org at least three (3) business days prior to the scheduled meeting to request an accommodation.*

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Country Club Park PID Board meeting agenda was prepared and posted October 5, 2021.*



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*Lee Harriss, Special District Administrator*

**Minutes of  
Country Club Park PID Board Meeting  
September 2, 2021 6:30 pm  
Betty Warmack Library  
760 Bardin**

Attendees: Board members Sherry Easley, Anthony Blackstone, Ada French-Goring, Ray Bush, Anita Tannenbaum, Betty Hasty by proxy to Anthony Blackstone, Lincoln Dean, Rachel Bible by proxy to Anthony Blackstone and others: Lee Harriss, City of Grand Prairie.

**Call to Order** - Vice President Sherry Easley called the meeting to order @ 6:30 pm.

**Minutes from August 19, 2021** - approved as written.

**Projects:**

- **Wall Maintenance**
  - **Painting wall on Belt Line Road** - Immediate topic: the outer wall of the subdivision paint job. Discussion of job orders and unsatisfactory performance or progress of the job order. Samples of paint were on display. Selections were made. A change order to the contract (\$11,233) was accepted (voted and approved) by CCPID Board.
  - **Escoba Alley project** – Proposal to clear brush, add boulders, \$2,400 – approved
- **Landscape maintenance** – Holly Hill Median – fountain not working – the median has water and electricity. The board does not like the design and would like a different fountain.
- **Holiday Decorations** - tabled until next meeting
  - S. Belt Line Road Entrances
    - S. Belt Line Road/Bluegrass Dr.
    - S. Belt Line Road/Melynn Dr.
    - S. Belt Line Road/Azalea Dr.
    - S. Belt Line Road/Holly Hill Dr.
    - S. Belt Line Road/Ashbrook Dr.
  - S. Belt Line Road/Bold Forbes Dr.
  - Holly Hill Median
  - Fish Creek Road Entrances
    - Fish Creek Road/Madeline St.
    - Fish Creek Road/ Holly Hill Dr.
    - Fish Creek Road/Winding Hollow Dr.
    - Fish Creek Road/Candler Park Dr.

- **Signage Improvements and/or Maintenance** – Sherry will put the signs out for the next meeting.
  - S. Belt Line Road Entrances
    - S. Belt Line Road/Bluegrass Dr.
    - S. Belt Line Road/Melynn Dr.
    - S. Belt Line Road/Azalea Dr.
    - S. Belt Line Road/Holly Hill Dr.
    - S. Belt Line Road/Ashbrook Dr.
    - S. Belt Line Road/Bold Forbes Dr.
  - Fish Creek Road Entrances
    - Fish Creek Road/Madeline St.
    - Fish Creek Road/ Holly Hill Dr.
    - Fish Creek Road/Winding Hollow Dr.
    - Fish Creek Road/Candler Park Dr.
- **Schedule of meetings for 2021:**
  - Monday, 11/08/21
  - Monday, 12/06/21
- **Citizen’s Forum/Citizen Comments** - there were no citizen comments.
- **Adjourned** at 7:34 pm.

**Budget/Actual Report for Fiscal 2021**  
**322392**  
**Country Club Park Public Improvement District**  
**as of 9/30/21 Preliminary**

	10/1/2020 - 9/30/2021			Current Month
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
	322392			
<b>Beginning Resource Balance</b>	277,000	285,166.11		
<b>Revenues</b>				
Spec Assess Delinquent	42610	-	436.65	436.65
Special Assessment Income	42620	108,520	108,367.68	(152.32)
Interest On Pid Assessment	42630	-	421.22	421.22
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	-	-	-
<b>Total Revenues</b>	<b>108,520</b>	<b>109,225.55</b>	<b>705.55</b>	<b>(67.57)</b>
<b>Expenditures</b>				
Office Supplies	60020	1,000	94.00	906.00
Decorations	60132	5,000	6,260.00	(1,260.00)
Beautification	60490	16,000	49,878.00	(33,878.00)
Wall Maintenance	60776	5,000	-	5,000.00
Security	61165	10,000	28,000.00	(18,000.00)
Mowing Contractor	61225	18,000	10,640.14	7,359.86
Legal Services	61360	-	-	-
Collection Services	61380	1,546	1,545.50	0.50
Miscellaneous Services	61485	100	322.53	(222.53)
Fees/Administration	61510	7,800	7,056.00	744.00
Postage And Delivery Charges	61520	-	-	-
Light Power Service	62030	1,000	720.82	279.18
Water/Wastewater Service	62035	4,500	3,961.14	538.86
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	2,000	195.00	1,805.00
Decorative Lighting Maintenanc	63146	1,000	907.30	92.70
Property Insurance Premium	64080	350	317.00	33.00
Liability Insurance Premium	64090	200	223.80	(23.80)
Fencing	68061	-	-	-
Architect'L/Engineering Serves	68240	-	-	-
Landscaping	68250	50,000	-	50,000.00
Irrigation Systems	68635	-	-	-
Lighting	68637	-	-	-
<b>Total Expenditures</b>	<b>123,496</b>	<b>110,121.23</b>	<b>13,374.77</b>	<b>1,699.95</b>
<b>Ending Resource Balance</b>	<b>262,024</b>	<b>284,270.43</b>		

Country Club Park Public Improvement District

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.



**Budget/Actual Report for Fiscal 2021**  
**322392**  
**Country Club Park Public Improvement District**  
**as of 9/30/21 Preliminary**

	<u>Budget</u>	<u>10/1/2020 - 9/30/2021</u>				<u>Difference</u>	<u>Current Month</u>	
		<u>Actual</u>						
		Country Club Park CCPID 322392	Candler Park CCPCP	Hunters Glen CCPHG	Total			
<b>Beginning Resource Balance</b>	277,000				285,166.11			
<b>Revenues</b>								
Spec Assess Delinquent	42610	-			436.65	436.65	11.99	
Special Assessment Income	42620	108,520			108,367.68	(152.32)	(74.62)	
Interest On Pid Assessment	42630	-			421.22	421.22	(4.94)	
Devlpr Particip/Projects	46110	-			-	-	-	
Miscellaneous	46395	-			-	-	-	
Interest Earnings	49410	-			-	-	-	
Int Earnings - Tax Collections	49470	-			-	-	-	
Trnsfr-In Strt Cap Proj (4001)	49625	-			-	-	-	
Trsf-In Risk Mgmt Funds (Prop)	49686	-			-	-	-	
Trsf In/Parks Venue (3170)	49780	-			-	-	-	
<b>Total Revenues</b>	<b>108,520</b>				<b>109,225.55</b>	<b>705.55</b>	<b>(67.57)</b>	
<b>Expenditures</b>								
Office Supplies	60020	1,000	94.00	-	-	94.00	906.00	-
Decorations	60132	5,000	4,840.40	78.40	1,341.20	6,260.00	(1,260.00)	-
Beautification	60490	16,000	49,878.00	-	-	49,878.00	(33,878.00)	-
Wall Maintenance	60776	5,000	-	-	-	-	5,000.00	-
Security	61165	10,000	28,000.00	-	-	28,000.00	(18,000.00)	-
Mowing Contractor	61225	18,000	6,868.09	261.00	3,511.05	10,640.14	7,359.86	-
Legal Services	61360	-	-	-	-	-	-	-
Collection Services	61380	1,546	1,226.50	162.25	156.75	1,545.50	0.50	-
Miscellaneous Services	61485	100	291.73	10.60	20.20	322.53	(222.53)	-
Fees/Administration	61510	7,800	5,916.00	340.00	800.00	7,056.00	744.00	1,300.00
Postage And Delivery Charges	61520	-	-	-	-	-	-	-
Light Power Service	62030	1,000	609.29	-	111.53	720.82	279.18	-
Water/Wastewater Service	62035	4,500	3,187.23	-	773.91	3,961.14	538.86	399.95
Bldgs And Grounds Maintenance	63010	-	-	-	-	-	-	-
Irrigation System Maintenance	63065	2,000	195.00	-	-	195.00	1,805.00	-
Decorative Lighting Maintenan	63146	1,000	794.30	-	113.00	907.30	92.70	-
Property Insurance Premium	64080	350	236.00	-	81.00	317.00	33.00	-
Liability Insurance Premium	64090	200	177.80	23.00	23.00	223.80	(23.80)	-
Fencing	68061	-	-	-	-	-	-	-
Architect/L/Engineering Servs	68240	-	-	-	-	-	-	-
Landscaping	68250	50,000	-	-	-	-	50,000.00	-
Irrigation Systems	68635	-	-	-	-	-	-	-
Lighting	68637	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>123,496</b>	<b>102,314.34</b>	<b>875.25</b>	<b>6,931.64</b>	<b>110,121.23</b>	<b>13,374.77</b>	<b>1,699.95</b>	
<b>Ending Resource Balance</b>	<b>262,024</b>				<b>284,270.43</b>			

Country Club Park Public Improvement District

These are Country Club Park PID assessments collected from PID residents to pay for PID maintenance.

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 13**  
**Country Club Park**  
**Five Year Service Plan 2022 - 2026 BUDGET**

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.  
 Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value</b>		\$147,058,550	\$ 0.085	\$ 125,000		
<b>Description</b>	<b>Account</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 235,000</b>	<b>\$ 175,346</b>	<b>\$ 142,930</b>	<b>\$ 120,744</b>	<b>\$ 108,780</b>
P.I.D. Assessment	42620	\$ 125,000	\$ 126,250	\$ 127,512	\$ 128,787	\$ 130,075
<b>TOTAL INCOME</b>		<b>\$ 125,000</b>	<b>\$ 126,250</b>	<b>\$ 127,512</b>	<b>\$ 128,787</b>	<b>\$ 130,075</b>
<b>Amount Available</b>		<b>\$ 360,000</b>	<b>\$ 301,596</b>	<b>\$ 270,442</b>	<b>\$ 249,531</b>	<b>\$ 238,855</b>

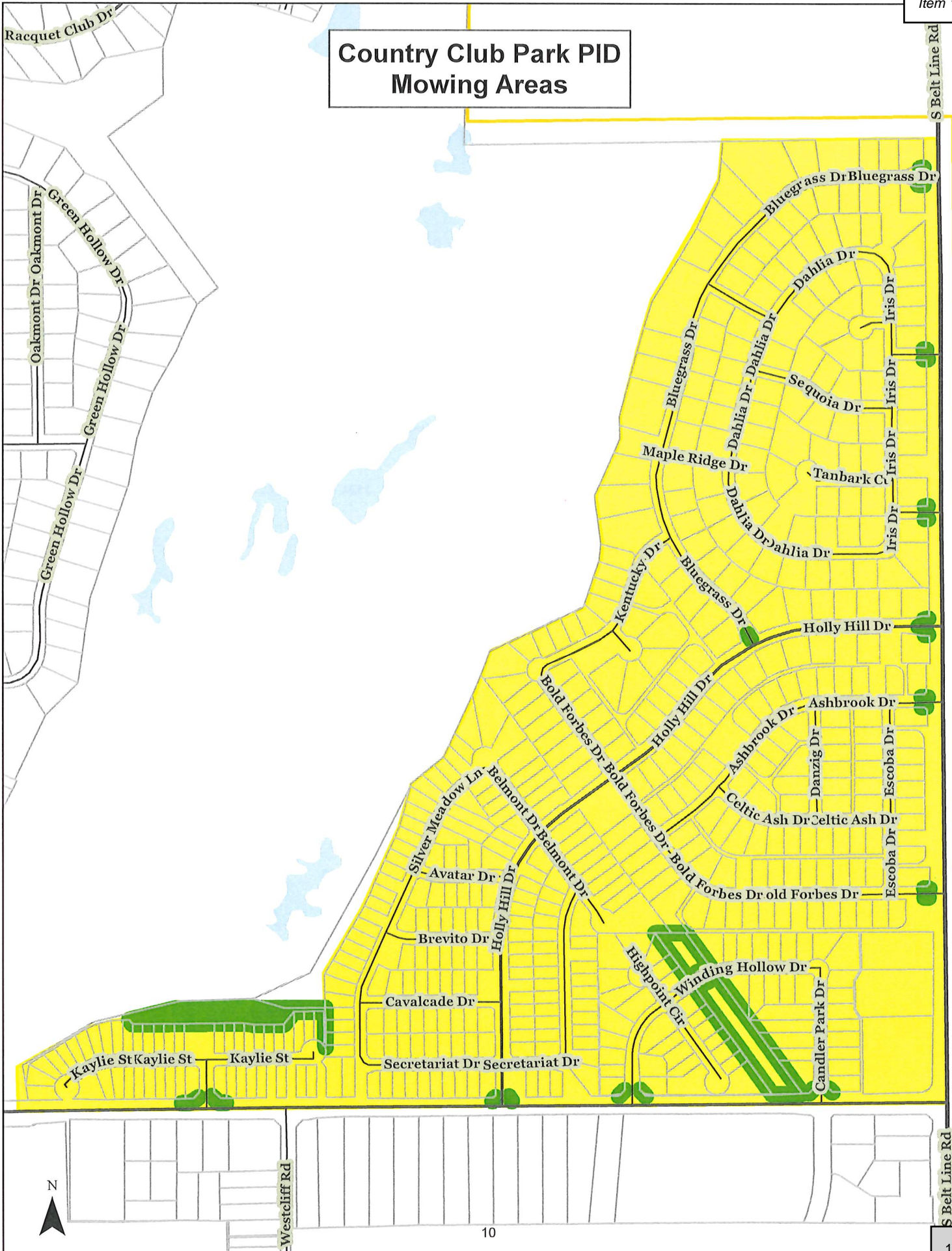
<b>EXPENSES:</b>						
<b>Description</b>		<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Office Supplies	60020	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082
Decorations	60132	10,000	10,200	10,404	10,612	10,824
Beautification	60490	16,000	16,320	16,646	16,979	17,319
Mailbox Maintenance	00000	20,000	3,000	3,000	3,000	3,000
Wall Maintenance	60776	15,000	15,300	15,606	15,918	16,236
Security	61165	41,500	41,500	41,500	41,500	41,500
Mowing Contractor	61225	22,030	22,030	22,030	22,030	22,030
Collection Service (\$2.90/Acct)	61380	1,624	1,624	1,624	1,624	1,624
Misc.	61485	100	100	100	100	100
Fees/Administration	61510	7,800	7,800	7,800	7,800	7,800
Electric Power	62030	1,500	1,530	1,561	1,592	1,624
Water Utility	62035	4,500	4,590	4,682	4,775	4,871
Irrigation System Maint.	63065	2,000	2,040	2,081	2,122	2,165
Decorative Lighting Maintenance	63146	1,000	1,000	1,000	1,000	1,000
Property Insurance Premium	64080	350	357	364	371	379
Liability Insurance Premium	64090	250	255	260	265	271
Landscaping	68250	40,000	30,000	20,000	10,000	10,000
Signs	68390	-	-	-	-	-
Irrigation System	68635	-	-	-	-	10,000
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>184,654</b>	<b>158,666</b>	<b>149,698</b>	<b>140,751</b>	<b>151,825</b>
<b>Ending Balance*</b>		<b>\$ 175,346</b>	<b>\$ 142,930</b>	<b>\$ 120,744</b>	<b>\$ 108,780</b>	<b>\$ 87,030</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.	
\$100,000	\$ 85	
\$150,000	\$ 128	
\$200,000	\$ 170	
\$250,000	\$ 213	
\$300,000	\$ 255	
\$350,000	\$ 298	
\$400,000	\$ 340	
\$450,000	\$ 383	
\$500,000	\$ 425	
		Avg. Property Value: \$ 262,605
		Avg. Property Assessment: \$ 223
		No. of Properties: 560

\*Future wall replacement

# Country Club Park PID Mowing Areas



S Belt Line Rd

S Belt Line Rd