



**MONTERREY PARK PUBLIC IMPROVEMENT  
DISTRICT BOARD MEETING**  
OUTLAW'S BAR-B-QUE, 2234 S. BELTLINE ROAD, GRAND PRAIRIE,  
TEXAS  
THURSDAY, AUGUST 08, 2024 AT 6:30 PM

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**AGENDA**

**CALL TO ORDER**

**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.*

**AGENDA ITEMS**

1. Consider Minutes of April 25, 2024 Meeting
2. Consider proposal from LandWorks in the amount of \$1,512 to mow, edge, trim, blow, & remove litter at right-of-way in 4 areas along TXU easement by Saltillo Street and SE 4<sup>th</sup> Street
3. Discussion of National Night Out (Tuesday, October 01, 2024)
4. Discussion of Budget to Actual Financial Reports for July 31, 2024
5. Consider FY 2025 Budget and Assessment Rate

**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 August 5, 2024.*

*This location 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 at least three (3) business days prior to the scheduled meeting to request an accommodation.*

*Lee Harris, CPA*

*Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 06/25/2024

**REQUESTER:** Lee Harriss

**PRESENTER:** Sylvia Gomez, President

**TITLE:** Consider Minutes of April 25, 2024 Meeting

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Monterrey Park PID  
Board Meeting Minutes  
April 25, 2024  
6:30 pm  
Outlaws' Barbeque  
2334 S. Beltline Road  
Grand Prairie, TX 75051

The meeting was called to order at 6:42 pm by President Sylvia Gomez.

Present were President Sylvia Gomez, Vice President Bethany James, Secretary/ Treasurer Sherry Quartermous, Board Member Darwin Brown, Associa Manager Marca Ray, and Lee Harriss of the City of Grand Prairie. Absent was board member Mary Gray. There were 3 additional homeowners present.

1. The minutes of the July 6, 2023, were not available for approval at the time of the meeting.
2. The board President Sylvia Gomez opened with introductions.
3. Officer Jim West with the Grand Prairie Police Department presented a presentation on the functions of the Police Department and Crime prevention. Mr. West explained how Monterrey Park PID can set up a Crime watch with 51% participation within the community. Mr. West also explained the benefits of the Flock Camera system and how the community can all work together to be a safer place.
4. Sylvia Gomez explained where each of the Flock Security Cameras are located and confirmed the Police Department have full access.
5. The Board discussed the Wall Repairs needed at Monterrey Avenue and obtaining temporary construction easements. Marca Ray requested all the information to be able to follow on what is needed to move this item forward.
6. Sylvia Gomez explained why Monterrey Park is considering changing vendors for Christmas lights and decorations. The Board asked Marca Ray to gather Bids from other Christmas Light vendors and give different decoration options.
7. Lee Harriss reviewed budget and current expenditures. The Board set future meeting date of August 8, 2024, to review Budget for 2025.
8. The Board set meeting date of June 25, 2024, to discuss National Night Out.
9. The meeting was adjourned at 8:02 PM.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 08/08/2024

**REQUESTER:** Lee Harriss

**PRESENTER:** Sylvia Gomez, President

**TITLE:** Consider proposal from LandWorks in the amount of \$1,512 to mow, edge, trim, blow, & remove litter at right-of-way in 4 areas along TXU easement by Saltillo Street and SE 4<sup>th</sup> Street

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# LandWorks

A Division of BBLW, LLC



2609 Skyway Drive  
Grand Prairie, TX 75052  
972-606-0311 (O)  
07.28.2024

## Monterrey PID

Mow, edge, weedeat, blow, & litter removal at Row 4 areas along TXU easement.

<u>Cost per time</u>	<u>Estimated Cycles</u>	<u>Estimated yearly cost</u>
\$42.00	36	\$ 1,512.00

Notes: 1. Area is not irrigated so no weed control fertilization.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 08/08/2024

**REQUESTER:** Lee Harriss

**PRESENTER:** Sylvia Gomez, President

**TITLE:** Discussion of National Night Out (Tuesday, October 01, 2024)

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**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 08/08/2024

**REQUESTER:** Lee Harriss

**PRESENTER:** Sylvia Gomez, President

**TITLE:** Discussion of Budget to Actual Financial Reports for July 31, 2024

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**Budget/Actual Report for Fiscal 2024  
322192  
Monterrey Park Public Improvement District  
as of 7/31/24 Preliminary**

	10/1/2023 - 9/30/2024				Current	9/30/24 Estimated
	Budget	Actual	Difference	% Used	Month	
<b>MPPID 322192</b>						
<b>Beginning Resource Balance</b>	<b>196,000</b>	<b>191,537.32</b>				<b>191,537.32</b>
<b>Revenues</b>						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	64,972	64,665.59	(306.41)	100%	64,665.59
Interest On Pid Assessment	42630	-	83.02	83.02	0%	83.02
Insurance Recovery Property	42770	-	-	-	0%	-
Devlpr Particip/Projects	46110	-	-	-	0%	-
Miscellaneous	46395	-	-	-	0%	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-
Trsf In/Parks Venue (3170)	49780	-	-	-	0%	-
<b>Total Revenues</b>	<b>64,972</b>	<b>64,748.61</b>	<b>(223.39)</b>	<b>100%</b>	<b>-</b>	<b>64,748.61</b>
<b>Expenditures</b>						
Office Supplies	60020	20	-	20.00	0%	20.00
Decorations	60132	9,500	9,280.00	220.00	98%	9,280.00
Beautification	60490	6,000	-	6,000.00	0%	6,000.00
Wall Maintenance	60776	10,000	-	10,000.00	0%	1,000.00
Security	61165	-	-	-	0%	-
Mowing Contractor	61225	8,654	4,696.25	3,957.75	54%	1,178.00
Tree Services	61226	-	5,300.00	(5,300.00)	0%	5,300.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	586	585.80	0.20	100%	585.80
Miscellaneous Services	61485	500	89.90	410.10	18%	8.99
Fees/Administration	61510	7,500	6,875.00	625.00	92%	625.00
Postage And Delivery Charges	61520	350	-	350.00	0%	350.00
Street Lights	61905	-	-	-	0%	-
Light Power Service	62030	400	287.79	112.21	72%	400.00
Water/Wastewater Service	62035	3,500	2,522.37	977.63	72%	495.03
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	2,000	254.00	1,746.00	13%	2,000.00
Roadway Markings/Signs Maint	63115	-	-	-	0%	-
Decorative Lighting Maintenc	63146	2,500	3,173.23	(673.23)	127%	3,673.23
Property Insurance Premium	64080	275	295.00	(20.00)	107%	295.00
Liability Insurance Premium	64090	7,700	7,710.45	(10.45)	100%	7,710.45
Fencing	68061	100,000	-	100,000.00	0%	-
Landscaping	68250	-	-	-	0%	-
Signs	68390	-	-	-	0%	-
Lighting	68637	-	-	-	0%	-
Lease Payment	68901	14,400	-	14,400.00	0%	14,400.00
Lease Interest Expense	91000	-	-	-	0%	-
<b>Total Expenditures</b>	<b>173,885</b>	<b>41,069.79</b>	<b>132,815.21</b>	<b>24%</b>	<b>10,017.47</b>	<b>70,566.48</b>
<b>Ending Resource Balance</b>	<b>87,087</b>	<b>215,216.14</b>				<b>185,719.45</b>

**Monterrey Park Public Improvement District**

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



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 08/08/2024

**REQUESTER:** Lee Harriss

**PRESENTER:** Sylvia Gomez, President

**TITLE:** Consider FY 2025 Budget and Assessment Rate

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**Exhibit A  
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11  
Monterrey Park  
Five Year Service Plan 2025 - 2029 BUDGET**

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.  
The FY 2024 rate was \$0.11 per \$100 of appraised value  
Service Plan projects a 10% increase in assessed value per year.

<b>INCOME:</b>		Value	Assess Rate	Revenue		
<b>Appraised Value (Estimated)</b>		\$66,660,980	\$ 0.11	\$ 73,327		
<b>Description</b>	<b>Account</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 185,000</b>	<b>\$ 32,619</b>	<b>\$ 34,535</b>	<b>\$ 43,421</b>	<b>\$ 60,029</b>
P.I.D. Assessment	42620	\$ 73,327	\$ 80,660	\$ 88,726	\$ 97,598	\$ 107,358
<b>TOTAL INCOME</b>		<b>\$ 73,327</b>	<b>\$ 80,660</b>	<b>\$ 88,726</b>	<b>\$ 97,598</b>	<b>\$ 107,358</b>
<b>Amount Available</b>		<b>\$ 258,327</b>	<b>\$ 113,279</b>	<b>\$ 123,261</b>	<b>\$ 141,019</b>	<b>\$ 167,387</b>

<b>EXPENSES:</b>						
<b>Description</b>		<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
Office Supplies	60020	\$ 20	\$ 21	\$ 22	\$ 23	\$ 24
Decorations	60132	9,500	9,975	9,975	9,975	9,975
Beautification	60490	6,000	6,300	6,300	6,300	6,300
Wall Maintenance	60776	10,000	10,500	10,500	10,500	10,500
Mowing Contractor	61225	8,052	8,455	8,877	9,321	9,787
Collection Service (\$2.90/Acct)	61380	586	586	586	586	586
Misc.	61485	500	525	525	525	525
Fees/Administration	61510	7,500	7,875	7,875	7,875	7,875
Postage	61520	350	368	368	368	368
Electric Power	62030	400	420	441	463	486
Water Utility	62035	3,500	3,675	3,859	4,052	4,254
Irrigation System Maint.	63065	2,000	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	4,000	4,200	4,200	4,200	4,200
Property Insurance Premium	64080	400	420	441	463	486
Liability Insurance Premium	64090	8,500	8,925	9,371	9,840	10,332
Fencing*	68061	150,000	-	-	-	-
Lease Payment-Security Cameras	68901	14,400	14,400	14,400	14,400	14,400
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 225,708</b>	<b>\$ 78,744</b>	<b>\$ 79,840</b>	<b>\$ 80,990</b>	<b>\$ 82,198</b>
<b>Ending Balance*</b>		<b>\$ 32,619</b>	<b>\$ 34,535</b>	<b>\$ 43,421</b>	<b>\$ 60,029</b>	<b>\$ 85,189</b>

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

Value	Yrly Assmnt.		
\$200,000	\$220		
\$300,000	\$330		
\$400,000	\$440	Avg. Property Value:	\$ 330,005
\$500,000	\$550	Avg. Property Assessment:	\$ 363
		No. of Properties:	\$ 202

\*Brick wall replacement