



CITY OF GRAND PRAIRIE
MONTERREY PARK PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
BETTY WARMACK LIBRARY, 760 BARDIN ROAD
THURSDAY, MAY 26, 2022, 6:30 PM

AGENDA

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

CALL TO ORDER

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.

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 October 26, 2021**
- 2. Appoint One Board Member to Fill Remaining Term**
- 3. Consider management company contract proposals**
 - Associa - Principal Management Group of North Texas
 - First Service Residential
 - Goodwin & Company Association Management
 - VCM, Inc.
- 4. Discussion of Development of Frontage along Belt Line next to Monterrey Park**
- 5. Discussion of projects:**
 - **PID section of land by SE 4th St./Saltillo**
 1. Boundaries
 2. Sidewalk
 3. Major brush/vegetation cleanup
 4. Beautification
 - **Landscape improvements and/or maintenance - Monterrey Avenue and SE 4th St./Saltillo**
 1. Trash removal
 2. Tree trimming

- **Lighting improvements and/or maintenance/repairs - Monterrey Avenue**
 1. **Consider proposals to replace marquee lights**
 - a. **Bob Owens Electric, \$931**
 - b. **Exterior Appeal, \$317.40**
 2. Padlock for electrical panel

- **Signage improvements and/or maintenance**
 1. Acosta St.
 2. Cancun St.
 3. Matamoros St.
 4. Cozumel St.
 5. Durango St.
 6. Vista Verde Dr.
 7. Sotogrande St.
 8. Cozumel St.
 9. Saltillo St.
 10. SE 4th St.
 11. Monterrey Avenue
 12. Tampico St.

- **Wall maintenance - Monterrey Avenue**
 - i. Fence repairs
 1. **Consider proposal from TST Construction to repair gate, \$600**
 - ii. Brick wall repairs
 - iii. Temporary construction easement form for access to brick wall area

- **Holiday decorations:**
 - i. Monterrey Avenue
 - ii. Stop Signs:
 1. Acosta St.
 2. Cancun St.
 3. Matamoros St.
 4. Cozumel St.
 5. Durango St.
 6. Vista Verde Dr.
 7. Sotogrande St.
 8. Cozumel St.
 9. Saltillo St.
 10. SE 4th St.
 11. Tampico St.

6. Consider utilization of security cameras

- Monterrey Avenue
- SE 4th St.
- Acosta St.

7. Budget and Financial Reports

- Budget to Actual Report
- FY 2023 Budget

8. Schedule of meetings/next meeting date

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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 Monterrey Park PID Board meeting agenda was prepared and posted May 20, 2022.



Lee Harriss, Special District Administrator

MINUTES OF
Monterrey Park PID
Annual Meeting
Outlaw's Bar-B-Que
2334 S. Beltline Road
October 26, 2021
6:30 pm

1) Introductions

PID President Nichole Schmiedeskamp called the meeting to order at 6:45 pm. Present included board members Nichole Schmiedeskamp, Sylvia Gomez, and Bethany James and others: Special District Administrator Lee Harriss and about 19 others.

2) Citizens Forum

There were no comments.

3) Consider Minutes of September 28, 2021

The minutes were approved.

4) Discussion of Development of frontage along Belt Line next to Monterrey Park

Working on closing paperwork. Development will take a few years.

5) Discussion of projects:

- **Landscape improvements and/or maintenance - Monterrey Avenue and SE 4th St.**

Landscaping - nothing additional will be done until after the development.

- **Signage improvements and/or maintenance - Monterrey Avenue**

Stop sign fixed. Nothing additional will be done until after the development is completed.

- **Wall maintenance - Monterrey Avenue**

Will need to work with new owners once closing is completed. This is specific to the wall behind the houses on Cozumel

Darwin Brown - Is the Monument wall remaining? Yes. Marque will be staying.

Marque may need to be changed based on the development but should not change.

- **Holiday Decorations**

Contracted with same company as in past years. Decor will go up in mid-

November - January 7-15. Made them aware of issues with decorations falling.

Will secure them better. They will come out and fix the decorations. Let us know if there is an issue and we can contact them to have the decor fixed.

6) Consider utilization of security cameras

Security Cameras - not moving forward until new owner of property is secured

Jesus - Where will cameras be? A: Monterrey, SE 4th and Acosta.

Will have to do an assessment. We don't want to.

7) Budget and Financial Reports

Presentation of the budget to actual reports for 9/30/20 and 9/30/2021 and the FY 2022 budget. Page 7 of packet - 2019 Fiscal year report Page 8 of packet - Fiscal year 2021 Page 9 - copy of budget for next 5 years.

Fiscal 2022. Expenses will be what they actually are. When we get estimate for brick wall, will have a better estimate of what expenses will be.

8) Consider hiring management company

Do research for brick wall & cameras, etc.

From Lee: their responsibilities are: Inspections, attend meetings, whatever board wants them to do, Attend nighttime meetings, inspect property, work with vendors and contractors.

President does a lot of it currently. Whomever takes over board will take over making those calls.

Management Co would do all research that comes up or board work together and do the calls.

Many city regulations required from City for vendors within city.

Nicole asked Lee if she received bids. Has received a few. Lee

researched what other PIDs are doing of comparable

*Cost 800 month/9600 year

*Cost 440 month / 5400 year

*Prices based on per meeting or 6 meetings per year and mailings to the PID members

*Opened for what thoughts are:

Resident - Confusing

David Miracle - Cost; We do have a surplus. With wall coming up, might look different.

Would support if we are able to continue to manage surplus along with the expense.

Nichole - The management company will assist the PID Pres a lot and aid in decision execution

Darwin Brown - Can they do it on a case by case, like consultant? Lee responded -

Normally on contract basis.

9) Nominations and Election of Advisory Board

- Mary Gray
- Sherry Quartermous
- Nichole Schmiedeskamp
- Bethany James
- Sylvia Gomez
- All nominated and elected by acclamation

10) Selection of Officers

- President - Nichole Schmiedeskamp

- Vice President - Sylvia Gomez
- Secretary/Treasurer - Sylvia Gomez

11) PID Board Responsibilities

- Bethany James will coordinate events
- Mary Gray will coordinate communications
- Question from Darwin Brown - Would these roles increase with new development? Not an increase, there are items to take care of, but can work with HOA for new development. Suggested the management company to help in doing portions of the work.

12) Schedule of meetings/next meeting date

- Waiting to receive remaining management company bids. Then will schedule one and send out mailers.

13) Citizens Forum

- Shelley Q - I live on Cozumel. When the wall is repaired, will they remove the trees?
- Jesus - Many people living here for 5+ years and barely know each other. Is there a way the PID can have an event to meet your neighbor?
- Shirley Renden - Concerns on things going occurring on the street, who do we call? Have called Police several times. They come and find nothing. Off Durango. Lots of arguing going on as well. Not fireworks. What can I do?

14) Adjournment

The meeting adjourned at 7:42 pm.



Mary Gray <marypat428@gmail.com>

Monterrey Park

1 message

Jason Hosford <jason@bobowenselectric.com>
To: "marypat428@gmail.com" <marypat428@gmail.com>

Thu, Feb 10, 2022 at 7:36 AM

Good morning,

The cost for replacing the lights at the marquee that were broken is \$931.46 + tax, parts and labor.

Thank You!

Jason Hosford

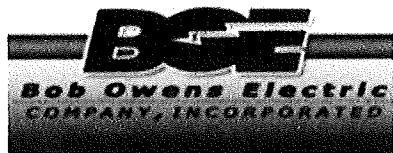
Lead Estimator

2652 Brenner Dr.

Dallas, Tx. 75220

O: 972.243.0008

C: 214.809.2508



Exterior Appeal

PO Box 136635
Ft. Worth, TX 76136-0635

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/21/2022 | 6526 |

| Name / Address |
|--------------------|
| Monterrey Park PID |

| Due Date | Project |
|-----------|---------------------|
| 1/21/2022 | MPMG0122-EntryLight |

| Description | Qty | Total |
|--|-----|--------|
| Monterrey Park-Mary Gray @ Community entrance Demo damaged fixture, supply and install new RAB-LED LES13YW 13w 3000K fixture white, test for functionality Price does not include repair to j-box, wiring, photocell or any other electrical items not included in proposal | 1 | 317.40 |

| | | |
|--|--------------|----------|
| | Total | \$317.40 |
|--|--------------|----------|

Organization

TST Construction

Quote# 21522233

Bill To: City of Grand Prairie

Ship To: Monterey

Park Subdivision

75051

1505 S. Beltline

Rd

Contact:

Mary Gray 214-532-5280

Marypat428@gmail.com

Contractor:

TST Construction

Jeff Kehr

817-233-0116

zx650@yahoo.com

312 Rapp Rd. Keller

TX 76244

Item Date: 02-15-22

Repair gate back to original working condition with new parts to replace damaged parts

Total:

600.00

PHONE

FAX

WEB

Budget/Actual Report for Fiscal 2022
322192
Monterrey Park Public Improvement District
as of 5/16/22

| | <u>10/1/2021 - 9/30/2022</u> | | | | <u>% Used</u> | <u>Current Month</u> | <u>9/30/22</u> <u>Estimated</u> |
|-----------------------------------|------------------------------|-------------------|-------------------|------------|---------------|----------------------|------------------------------------|
| | <u>Budget</u> | <u>Actual</u> | <u>Difference</u> | | | | |
| MPPID | | | | | | | |
| 322192 | | | | | | | |
| Beginning Resource Balance | 146,000 | 148,271.57 | | | | | 148,271.57 |
| Revenues | | | | | | | |
| Spec Assess Delinquent | 42610 | - | - | - | 0% | - | - |
| Special Assessment Income | 42620 | 50,313 | 49,921.24 | (391.76) | 99% | - | 49,921.24 |
| Interest On Pid Assessment | 42630 | - | 59.39 | 59.39 | 0% | - | 59.39 |
| 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% | - | - |
| Total Revenues | 50,313 | 49,980.63 | (332.37) | 99% | - | - | 49,980.63 |
| Expenditures | | | | | | | |
| Office Supplies | 60020 | 20 | - | 20.00 | 0% | - | - |
| Decorations | 60132 | 7,228 | 9,280.00 | (2,052.00) | 128% | - | 9,280.00 |
| Beautification | 60490 | 6,000 | - | 6,000.00 | 0% | - | 6,000.00 |
| Wall Maintenance | 60776 | 10,000 | - | 10,000.00 | 0% | - | - |
| Security | 61165 | - | - | - | 0% | - | - |
| Mowing Contractor | 61225 | 7,361 | 3,734.25 | 3,626.75 | 51% | 904.00 | 7,732.00 |
| Tree Services | 61226 | - | - | - | 0% | - | - |
| Legal Services | 61360 | - | - | - | 0% | - | - |
| Collection Services | 61380 | 586 | 585.80 | 0.20 | 100% | - | 585.80 |
| Miscellaneous Services | 61485 | 500 | - | 500.00 | 0% | - | 500.00 |
| Fees/Administration | 61510 | - | - | - | 0% | - | - |
| Postage And Delivery Charges | 61520 | 350 | 129.34 | 220.66 | 37% | - | 350.00 |
| Street Lights | 61905 | - | - | - | 0% | - | - |
| Light Power Service | 62030 | 400 | 199.80 | 200.20 | 50% | 20.87 | 400.00 |
| Water/Wastewater Service | 62035 | 3,000 | 1,057.71 | 1,942.29 | 35% | - | 3,000.00 |
| Bldgs And Grounds Maintenance | 63010 | - | - | - | 0% | - | - |
| Irrigation System Maintenance | 63065 | 2,000 | 415.00 | 1,585.00 | 21% | - | 2,000.00 |
| Roadway Markings/Signs Maint | 63115 | - | - | - | 0% | - | - |
| Decorative Lighting Maintenanc | 63146 | 2,500 | - | 2,500.00 | 0% | - | 2,500.00 |
| Property Insurance Premium | 64080 | 200 | 216.00 | (16.00) | 108% | - | 216.00 |
| Liability Insurance Premium | 64090 | 4,900 | - | 4,900.00 | 0% | - | 4,900.00 |
| Fencing | 68061 | - | - | - | 0% | - | - |
| Landscaping | 68250 | - | - | - | 0% | - | - |
| Signs | 68390 | - | - | - | 0% | - | - |
| Lighting | 68637 | - | - | - | 0% | - | - |
| Total Expenditures | 45,045 | 15,617.90 | 29,427.10 | 35% | 924.87 | - | 37,463.80 |
| Ending Resource Balance | 151,268 | 182,634.30 | | | | | 160,788.40 |

Monterrey Park Public Improvement District

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

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11
Monterrey Park
Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.09 per \$100 of appraised value.
 Service Plan projects a 0.16% increase in assessed value per year.

| | | | | | | |
|--------------------------------------|----------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| INCOME: | | Value | Assess Rate | Revenue | | |
| Appraised Value (Estimated) | | \$53,057,298 | \$ 0.09 | \$ 47,752 | | |
| Description | Account | 2023 | 2024 | 2025 | 2026 | 2027 |
| Beginning Balance (Estimated) | | \$ 160,000 | \$ 159,028 | \$ 163,289 | \$ 176,411 | \$ 199,814 |
| P.I.D. Assessment | 42620 | \$ 47,752 | \$ 55,392 | \$ 64,255 | \$ 74,536 | \$ 86,462 |
| TOTAL INCOME | | \$ 47,752 | \$ 55,392 | \$ 64,255 | \$ 74,536 | \$ 86,462 |
| Amount Available | | \$ 207,752 | \$ 214,420 | \$ 227,544 | \$ 250,947 | \$ 286,275 |

| | | | | | | |
|----------------------------------|-------|-------------------|-------------------|-------------------|-------------------|-------------------|
| EXPENSES: | | | | | | |
| Description | | 2023 | 2024 | 2025 | 2026 | 2027 |
| 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 | 8,119 | 8,525 | 8,525 | 8,525 | 8,525 |
| Collection Service (\$2.90/Acct) | 61380 | 586 | 586 | 586 | 586 | 586 |
| Misc. | 61485 | 500 | 525 | 525 | 525 | 525 |
| Fees/Administration | 61510 | - | - | - | - | - |
| Postage | 61520 | 350 | 368 | 368 | 368 | 368 |
| Electric Power | 62030 | 400 | 420 | 420 | 420 | 420 |
| Water Utility | 62035 | 3,000 | 3,150 | 3,150 | 3,150 | 3,150 |
| Irrigation System Maint. | 63065 | 2,000 | 2,100 | 2,100 | 2,100 | 2,100 |
| Decorative Lighting Maintenance | 63146 | 2,500 | 2,625 | 2,625 | 2,625 | 2,625 |
| Property Insurance Premium | 64080 | 250 | 263 | 263 | 263 | 263 |
| Liability Insurance Premium | 64090 | 5,500 | 5,775 | 5,775 | 5,775 | 5,775 |
| | | - | - | - | - | - |
| TOTAL EXPENSES | | \$ 48,724 | \$ 51,131 | \$ 51,132 | \$ 51,133 | \$ 51,135 |
| Ending Balance* | | \$ 159,028 | \$ 163,289 | \$ 176,411 | \$ 199,814 | \$ 235,141 |

Avg. Annual Assessment by Home Value:

| | | | |
|-----------|--------------|---------------------------|------------|
| Value | Yrly Assmnt. | | |
| \$150,000 | \$135 | | |
| \$175,000 | \$158 | | |
| \$200,000 | \$180 | Avg. Property Value: | \$ 262,660 |
| \$225,000 | \$203 | Avg. Property Assessment: | \$ 236 |
| \$250,000 | \$225 | No. of Properties: | \$ 202 |
| \$275,000 | \$248 | | |
| \$300,000 | \$270 | | |
| \$325,000 | \$293 | | |

*Brick wall repairs

Monterrey Park PID Landscape Maintenance Areas

