



**CITY OF GRAND PRAIRIE**  
**CRESCENT HEIGHTS PUBLIC IMPROVEMENT DISTRICT**  
**MEETING**  
**OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD**  
**WEDNESDAY, AUGUST 10, 2022, 10:00 AM**

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## **AGENDA**

*The meeting will be held at Outlaw's Bar-B-Que, 2334 S. Beltline Road, 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**

### **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**

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#### **1. Maintenance Areas:**

##### **A. Third Street Right-of-Way**

- Landscaping and irrigation systems
- Screening walls and fencing
- Entryways and signage
- Trees and beds areas
- Decorative lighting

##### **B. Freetown Road Right-of-Way**

- Landscaping and irrigation systems
- Screening walls and fencing
- Entryways and signage
- Trees and beds areas
- Decorative lighting

##### **C. Twelve Oaks Blvd. Right-of-Way**

- Landscaping and irrigation systems
- Screening walls and fencing
- Entryways and signage
- Trees and beds areas
- Decorative lighting

**D. Twelve Oaks Blvd. Roadway Repairs and Replacement**

**E. Crescent Heights Entrances:**

- **Twelve Oaks Blvd./Michelle Drive and SW 3<sup>rd</sup> Street/Eli Drive**
  - Landscaping and irrigation systems
  - Screening walls and fencing
  - Signage
  - Trees and beds areas
  - Decorative lighting

**F. Drainage & Detention Area – 225 Michelle Drive**

- Cleanup
- Landscaping and irrigation systems
- Screening walls and fencing

**2. Financial Reports**

**3. Consider FY 2023 Budget and Assessment Rate**

**4. Annual Meeting Date:**

Monday, 9/12/2022, 6:30 pm

Outlaw's Bar-B-Que, 2334 S. Beltline Road

**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 Crescent Heights PID Board meeting agenda was prepared and posted before 6:30 pm, August 5, 2022.*



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*Lee Harriss, Special District Administrator*

**Budget/Actual Report for Fiscal 2022**  
**322892**  
**Crescent Heights Public Improvement District**  
**as of 7/31/22**

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>	<u>Estimate 9/30/22</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>		
<b>CHPID</b>						
<b>322892</b>						
<b>Beginning Resource Balance</b>	<b>1,500</b>	<b>1,795.99</b>				<b>1,795.99</b>
<b>Revenues</b>						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	10,114	10,109.32	(4.68)	100%	10,109.32
Interest On Pid Assessment	42630	-	16.36	16.36	0%	16.36
Devlpr Particip/Projects	46110	-	-	-	0%	-
Miscellaneous	46395	-	-	-	0%	-
Interest Earnings	49410	-	-	-	0%	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-
Trsf In/Parks Venue (3170)	49780	909	681.00	(228.00)	75%	909.00
<b>Total Revenues</b>	<b>11,023</b>	<b>10,806.68</b>	<b>(216.32)</b>	<b>98%</b>	<b>-</b>	<b>11,034.68</b>
<b>Expenditures</b>						
Office Supplies	60020	-	-	-	0%	-
Decorations	60132	-	-	-	0%	-
Beautification	60490	-	-	-	0%	-
Graffiti Cleanup	60775	-	-	-	0%	-
Wall Maintenance	60776	-	-	-	0%	-
Professional Engineering Servi	61041	-	-	-	0%	-
Mowing Contractor	61225	10,000	1,400.00	8,600.00	14%	10,000.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	260	261.00	(1.00)	100%	261.00
Miscellaneous Services	61485	-	-	-	0%	-
Fees/Administration	61510	-	-	-	0%	-
Postage And Delivery Charges	61520	-	-	-	0%	-
Light Power Service	62030	-	-	-	0%	-
Water/Wastewater Service	62035	-	-	-	0%	-
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	-	-	-	0%	-
Roadway Markings/Signs Maint	63115	-	-	-	0%	-
Decorative Lighting Maintenan	63146	-	-	-	0%	-
Property Insurance Premium	64080	100	167.00	(67.00)	167%	167.00
Liability Insurance Premium	64090	250	19.54	230.46	8%	19.54
Fencing	68061	-	-	-	0%	-
ArchitectL/Engineering Servcs	68240	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Irrigation Systems	68635	-	-	-	0%	-
<b>Total Expenditures</b>	<b>10,610</b>	<b>1,847.54</b>	<b>8,762.46</b>	<b>17%</b>	<b>-</b>	<b>10,447.54</b>
<b>Ending Resource Balance</b>	<b>1,913</b>	<b>10,755.13</b>				<b>2,383.13</b>

**Crescent Heights Public Improvement District**

These are Crescent Heights PID assessments collected from PID residents to pay for PID maintenance.

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18**  
**Crescent Heights**  
**Five Year Service Plan 2023 - 2027 BUDGET DRAFT**

Income based on Assessment Rate of \$0.15 per \$100 of appraised value.

The FY 2022 rate was \$0.16 per \$100 of appraised value

**Service Plan projects a 16% increase in assessed value per year.**

<b>INCOME:</b>	Value	Assess Rate	Revenue		
<b>Appraised Value</b>	\$12,928,850	\$ 0.15	\$ 19,393		
	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>Estimated No. of Improved Properties</b>	72	80	89	89	89
<b>Estimated No. of Unimproved Properties</b>	17	9	-	-	-
<b>Beginning Balance (Estimated)</b>	<b>\$ 2,000</b>	<b>\$ 2,667</b>	<b>\$ 7,460</b>	<b>\$ 22,103</b>	<b>\$ 44,025</b>
<b>Description</b>	<b>Acct. No.</b>				
P.I.D. Assessment	42620	\$ 19,393	\$ 39,474	\$ 50,011	\$ 58,013
City Contribution	49780	1,588	1,588	1,588	1,588
<b>TOTAL INCOME</b>	<b>\$ 20,981</b>	<b>\$ 41,062</b>	<b>\$ 51,599</b>	<b>\$ 59,601</b>	<b>\$ 68,883</b>
<b>Amount Available</b>	<b>\$ 22,981</b>	<b>\$ 43,729</b>	<b>\$ 59,059</b>	<b>\$ 81,703</b>	<b>\$ 112,908</b>

<b>EXPENSES:</b>		2023	2024	2025	2026	2027
<b>Description</b>						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,000	1,000	1,000	1,000	1,000
Beautification	60490	3,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	1,000	1,000	1,000	1,000	1,000
Mowing Contractor	61225	11,000	11,550	12,128	12,734	13,371
Collection Service (\$2.90/Acct)	61380	264	264	264	264	264
Misc.	61485	500	500	500	500	500
Postage	61520	100	100	100	100	100
Electric Power	62030	200	210	221	232	243
Water Utility	62035	1,600	1,680	1,764	1,852	1,945
Streets,Roads,Highway Maint.*	63030	-	12,300	12,300	12,300	12,300
Irrigation System Maint.	63065	1,000	1,000	1,000	1,000	1,000
Roadway Markings/Signs Maint	63115	-	1,000	1,000	1,000	1,000
Decorative Lighting Maintenance	63146	250	250	250	250	250
Property Insurance Premium	64080	200	210	221	232	243
Liability Insurance Premium	64090	100	105	110	116	122
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 20,314</b>	<b>\$ 36,269</b>	<b>\$ 36,957</b>	<b>\$ 37,679</b>	<b>\$ 38,437</b>
<b>Ending Balance*</b>		<b>\$ 2,667</b>	<b>\$ 7,460</b>	<b>\$ 22,103</b>	<b>\$ 44,025</b>	<b>\$ 74,471</b>

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

Value	Yrly Assmnt.		
\$50,000	\$ 75		
\$100,000	\$ 150	Avg. Improved Property Value:	\$ 278,400
\$150,000	\$ 225	Avg. Unimproved Property Value:	\$ 46,000
\$200,000	\$ 300	Avg. Impr. Property Assessment:	\$ 418
\$250,000	\$ 375	No. of Properties (at completion):	91
\$300,000	\$ 450		

\*The estimated cost to reconstruct ½ of the roadway along the property lines with 8" of concrete paving would be approximately \$350,000; an annual maintenance cost would be 10% of that or \$35,000 per year.

The estimated cost to reconstruct ½ of the roadway along the property lines with 6" of concrete paving would be approximately \$123,000; an annual maintenance cost would be 10% of that or \$12,300 per year.

**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18**  
**Crescent Heights**  
**Five Year Service Plan 2023 - 2027 BUDGET DRAFT**

Income based on Assessment Rate of \$0.16 per \$100 of appraised value.

The FY 2022 rate was \$0.16 per \$100 of appraised value

**Service Plan projects a 16% increase in assessed value per year.**

<b>INCOME:</b>	Value	Assess Rate	Revenue		
<b>Appraised Value</b>	\$12,928,850	\$ 0.16	\$ 20,686		
	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>Estimated No. of Improved Properties</b>	72	80	89	89	89
<b>Estimated No. of Unimproved Properties</b>	17	9	-	-	-
<b>Beginning Balance (Estimated)</b>	<b>\$ 2,000</b>	<b>\$ 3,960</b>	<b>\$ 11,385</b>	<b>\$ 29,361</b>	<b>\$ 55,151</b>
<b>Description</b>	<b>Acct. No.</b>				
P.I.D. Assessment	42620	\$ 20,686	\$ 42,105	\$ 53,345	\$ 61,880
City Contribution	49780	1,588	1,588	1,588	1,588
<b>TOTAL INCOME</b>	<b>\$ 22,274</b>	<b>\$ 43,693</b>	<b>\$ 54,933</b>	<b>\$ 63,468</b>	<b>\$ 73,369</b>
<b>Amount Available</b>	<b>\$ 24,274</b>	<b>\$ 47,653</b>	<b>\$ 66,318</b>	<b>\$ 92,830</b>	<b>\$ 128,520</b>

<b>EXPENSES:</b>		<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
<b>Description</b>						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,000	1,000	1,000	1,000	1,000
Beautification	60490	3,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	1,000	1,000	1,000	1,000	1,000
Mowing Contractor	61225	11,000	11,550	12,128	12,734	13,371
Collection Service (\$2.90/Acct)	61380	264	264	264	264	264
Misc.	61485	500	500	500	500	500
Postage	61520	100	100	100	100	100
Electric Power	62030	200	210	221	232	243
Water Utility	62035	1,600	1,680	1,764	1,852	1,945
Streets,Roads,Highway Maint.*	63030	-	12,300	12,300	12,300	12,300
Irrigation System Maint.	63065	1,000	1,000	1,000	1,000	1,000
Roadway Markings/Signs Maint	63115	-	1,000	1,000	1,000	1,000
Decorative Lighting Maintenance	63146	250	250	250	250	250
Property Insurance Premium	64080	200	210	221	232	243
Liability Insurance Premium	64090	100	105	110	116	122
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 20,314</b>	<b>\$ 36,269</b>	<b>\$ 36,957</b>	<b>\$ 37,679</b>	<b>\$ 38,437</b>
<b>Ending Balance*</b>		<b>\$ 3,960</b>	<b>\$ 11,385</b>	<b>\$ 29,361</b>	<b>\$ 55,151</b>	<b>\$ 90,083</b>

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

Value	Yrly Assmnt.		
\$50,000	\$ 80		
\$100,000	\$ 160	Avg. Improved Property Value:	\$ 278,400
\$150,000	\$ 240	Avg. Unimproved Property Value:	\$ 46,000
\$200,000	\$ 320	Avg. Impr. Property Assessment:	\$ 445
\$250,000	\$ 400	No. of Properties (at completion):	91
\$300,000	\$ 480		

\*The estimated cost to reconstruct ½ of the roadway along the property lines with 8" of concrete paving would be approximately \$350,000; an annual maintenance cost would be 10% of that or \$35,000 per year.  
The estimated cost to reconstruct ½ of the roadway along the property lines with 6" of concrete paving would be approximately \$123,000; an annual maintenance cost would be 10% of that or \$12,300 per year.

# Crescent Heights PID

