



**WALINGFORD VILLAGE PUBLIC IMPROVEMENT  
DISTRICT**  
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD  
THURSDAY, JULY 20, 2023 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 November 15, 2022 Meeting
2. Discussion of Landscaping Located on Carrier Parkway and in the Beatty Drive Greenspace Area and Entry Monuments, Monument Lighting, and Wall Located on Carrier Parkway
3. Discussion of Budget to Actual Financial Reports for June 30, 2023 and September 30, 2022
4. Consider FY 2024 Budget and Assessment Rate

**CITIZENS' FORUM**

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**ADJOURNMENT**

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted July 14, 2023.*

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  
COMMUNICATION**

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**MEETING DATE:** 07/20/2023  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Bill Elliott, President  
**TITLE:** Consider Minutes of November 15, 2022 Meeting

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## Minutes of Walingford Village Annual Meeting

November 15, 2022

6:00 p.m.

Betty Warmack Library

760 Bardin Road, Grand Prairie

### Call to Order

The meeting was called to order at 6:13 p.m. by President Bill Elliott. Present were board members Bill Elliott, Steven Bradfield, Lori Butler, Kenda Stacy, and Brandon Stevens, Community Association Manager - Goodwin and Company. Absent were Special District Administrator Lee Harriss and board member Cornelia Miller. Elliott introduced Stevens as our new project manager for the PID.

1. **Approved Meeting Minutes** – The minutes of the September 15, 2022, meeting was approved.
2. **Woodacre Retaining Wall Update** – Steven Bradfield shared the anticipated bid date is March 21, 2022. Construction is slated to start early June and to be completed by September 8, 2022.
3. **Landscape Update & Discussion** – Carrier Parkway and Beatty Greenspace area
  - Entry Beds on Hobby & Beatty at Carrier Parkway – Board members requested to meet with SPSD landscape architect and Stevens for a walk-through to finalize the plantings. Stevens will contact the SPSD architect to a schedule meeting.
  - Plantings along Carrier Parkway and Replacement Options – Board members requested to meet with SPSD landscape architect and Brandon Stevens for a walk-through to finalize the plantings. Stevens will contact the SPSD architect to a schedule meeting.
  - Tree Trimming & Vine Removal – Project is completed.
  - Fall Planting – Project is completed.
4. **Landscape and Entry Monument Lighting Installation and Repairs – Carrier Parkway.** No update given. Stevens will follow-up with SPSD to determine if the irrigation and lighting issues have been resolved.
5. **Financial Reports and Budget.** Butler reported on the PID's current financials.
6. **Citizen's Forum** – There were no citizen comments.
7. **Advisory Board Nomination and Election** – Butler nominated Kenda Stacy to serve another term as an advisory board member. Motion was seconded by Bradfield and approved by the Board.
8. **Selection of Officers** – Butler nominated the current office holders to serve another term. Motion was seconded by Bradfield and approved by the Board.
  - President – Bill Elliott
  - Vice President – Steven Bradfield
  - Secretary/Treasurer – Lori Butler
9. **Next Meeting Date:** To be determined.
10. **Adjournment** – The meeting adjourned at 6:54 p.m.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 07/20/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** Bill Elliott, President

**TITLE:** Discussion of Landscaping Located on Carrier Parkway and in the Beatty Drive Greenspace Area and Entry Monuments, Monument Lighting, and Wall Located on Carrier Parkway

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**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 07/20/2023

**REQUESTER:** Lee Harriss

**PRESENTER:** Bill Elliott, President

**TITLE:** Discussion of Budget to Actual Financial Reports for June 30, 2023 and September 30, 2022

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**Budget/Actual Report for Fiscal 2023**  
**321692**  
**Walingford Village Public Improvement District**  
**as of 6/30/23 Preliminary**

	10/1/2022 - 9/30/2023				Current Month	Estimate 9/30/2023
	Budget	Actual	Difference	% Used		
<b>WVPID</b>						
<b>321692</b>						
<b>Beginning Resource Balance</b>	<b>44,000</b>	<b>52,840.52</b>				<b>52,840.52</b>
<b>Revenues</b>						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	50,808	50,346.56	(461.44)	99%	50,346.56
Interest On Pid Assessment	42630	-	130.52	130.52	0%	130.52
Miscellaneous	46395	-	-	-	0%	-
Interest Earnings	49410	-	-	-	0%	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-	0%	-
Trsf In/Parks Venue (3170)	49780	1,493	997.00	(496.00)	67%	1,493.00
<b>Total Revenues</b>	<b>52,301</b>	<b>51,474.08</b>	<b>(826.92)</b>	<b>98%</b>	<b>-</b>	<b>51,970.08</b>
<b>Expenditures</b>						
Office Supplies	60020	100	-	100.00	0%	100.00
Beautification	60490	35,000	9,249.91	25,750.09	26%	10,249.91
Wall Maintenance	60776	1,000	-	1,000.00	0%	1,000.00
Mowing Contractor	61225	17,074	7,672.97	9,401.03	45%	17,074.00
Data Processing Services	61315	-	-	-	0%	-
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	658	646.70	11.30	98%	646.70
Miscellaneous Services	61485	25	(4.00)	29.00	-16%	(4.00)
Fees/Administration	61510	5,940	2,250.00	3,690.00	38%	5,940.00
Postage And Delivery Charges	61520	300	-	300.00	0%	-
Light Power Service	62030	350	123.70	226.30	35%	(0.13)
Water/Wastewater Service	62035	1,800	695.58	1,104.42	39%	88.94
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	1,000	1,233.44	(233.44)	123%	1,733.44
Decorative Lighting Maintenanc	63146	6,000	1,555.54	4,444.46	26%	2,055.54
Property Insurance Premium	64080	125	115.00	10.00	92%	115.00
Liability Insurance Premium	64090	6,800	6,383.81	416.19	94%	6,383.81
Prepaid Items	16510	-	-	-	0%	-
Fencing	68061	-	-	-	0%	-
Row/Easement Title Purchase	68091	-	-	-	0%	-
Architect/L/Engineering Servcs	68240	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Irrigation Systems	68635	-	-	-	0%	-
Lighting	68637	-	-	-	0%	-
<b>Total Expenditures</b>	<b>76,172</b>	<b>29,922.65</b>	<b>46,249.35</b>	<b>39%</b>	<b>1,812.41</b>	<b>47,444.40</b>
<b>Ending Resource Balance</b>	<b>20,129</b>	<b>74,391.95</b>				<b>57,366.20</b>

**Walingford Village Public Improvement District**

These are Walingford Village PID assessments collected from PID residents to pay for PID maintenance.

**Budget/Actual Report for Fiscal 2022**  
**321692**  
**Walingford Village Public Improvement District**  
**as of 9/30/22**

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
<b>WVPID</b>					
<b>321692</b>					
<b>Beginning Resource Balance</b>	<b>35,000</b>	<b>40,725.09</b>			
<b>Revenues</b>					
Spec Assess Delinquent	42610	-	-	0%	-
Special Assessment Income	42620	43,765	43,540.43	(224.57)	99%
Interest On Pid Assessment	42630	-	109.19	109.19	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	-	-	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trsr-In Risk Mgmt Funds (Prop)	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	855	855.00	-	100%
<b>Total Revenues</b>	<b>44,620</b>	<b>44,504.62</b>	<b>(115.38)</b>	<b>100%</b>	<b>71.07</b>
<b>Expenditures</b>					
Office Supplies	60020	100	-	100.00	0%
Beautification	60490	17,000	3,115.14	13,884.86	18%
Wall Maintenance	60776	1,000	-	1,000.00	0%
Mowing Contractor	61225	10,348	15,450.78	(5,102.78)	149%
Data Processing Services	61315	-	-	-	0%
Legal Services	61360	-	-	-	0%
Collection Services	61380	658	658.30	(0.30)	100%
Miscellaneous Services	61485	25	51.52	(26.52)	206%
Fees/Administration	61510	5,400	5,200.00	200.00	96%
Postage And Delivery Charges	61520	300	-	300.00	0%
Light Power Service	62030	350	215.48	134.52	62%
Water/Wastewater Service	62035	1,800	1,404.97	395.03	78%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Irrigation System Maintenance	63065	1,000	180.00	820.00	18%
Decorative Lighting Maintenanc	63146	6,000	-	6,000.00	0%
Property Insurance Premium	64080	100	103.00	(3.00)	103%
Liability Insurance Premium	64090	5,200	6,010.00	(810.00)	116%
Prepaid Items	66510	-	-	-	0%
Fencing	68061	-	-	-	0%
Row/Easement Title Purchase	68091	-	-	-	0%
ArchitectL/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Lighting	68637	-	-	-	0%
<b>Total Expenditures</b>	<b>49,281</b>	<b>32,389.19</b>	<b>16,891.81</b>	<b>66%</b>	<b>1,778.14</b>
<b>Ending Resource Balance</b>	<b>30,339</b>	<b>52,840.52</b>			

**Walingford Village Public Improvement District**

These are Walingford Village PID assessments collected from PID residents to pay for PID maintenance.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 07/20/2023  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Bill Elliott, President  
**TITLE:** Consider FY 2024 Budget and Assessment Rate

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**Exhibit A**  
**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 6**  
**Walingford Village**  
**Five Year Service Plan 2024 - 2028 BUDGET**

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.  
 The FY 2023 rate was \$0.085 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</b>	<b>Estimated</b>	\$65,751,411	\$ 0.085	\$ 55,889		
<b>Description</b>	<b>Account</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 57,000</b>	<b>\$ 37,504</b>	<b>\$ 57,483</b>	<b>\$ 81,914</b>	<b>\$ 111,327</b>
P.I.D. Assessment	42620	\$ 55,889	\$ 61,478	\$ 67,625	\$ 74,388	\$ 81,827
City Contribution	49780	1,493	1,493	1,493	1,493	1,493
<b>TOTAL INCOME</b>		<b>\$ 57,382</b>	<b>\$ 62,971</b>	<b>\$ 69,118</b>	<b>\$ 75,881</b>	<b>\$ 83,320</b>
<b>Amount Available</b>		<b>\$ 114,382</b>	<b>\$ 100,475</b>	<b>\$ 126,601</b>	<b>\$ 157,794</b>	<b>\$ 194,646</b>

<b>EXPENSES:</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Description</b>						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	-	-	-	-	-
Beautification*	60490	35,000	5,000	5,000	5,000	5,000
Wall Maintenance	60776	1,000	1,000	1,000	1,000	1,000
Mowing Contractor	61225	17,074	17,928	18,824	19,765	20,754
Collection Service (\$2.90/Acct)	61380	658	658	658	658	658
Misc.	61485	25	25	25	25	25
Admin./Management	61510	5,940	6,237	6,549	6,876	7,220
Postage	61520	300	300	300	300	300
Electric Power	62030	350	368	386	405	425
Water Utility	62035	2,000	2,100	2,205	2,315	2,431
Irrigation System Maint.	63065	1,500	1,500	1,500	1,500	1,500
Decorative Lighting Maintenance**	63146	6,000	500	500	500	500
Property Insurance Premium	63147	130	137	143	150	158
Liability Insurance Premium	64090	6,800	7,140	7,497	7,872	8,265
Architect/L/Engineering Servcs	68240	-	-	-	-	-
Landscaping	68250	-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 76,877</b>	<b>\$ 42,992</b>	<b>\$ 44,688</b>	<b>\$ 46,468</b>	<b>\$ 48,337</b>
<b>Ending Balance***</b>		<b>\$ 37,504</b>	<b>\$ 57,483</b>	<b>\$ 81,914</b>	<b>\$ 111,327</b>	<b>\$ 146,309</b>

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

Value	Yrly Assmnt.	
\$150,000	\$128	
\$200,000	\$170	
\$250,000	\$213	
\$300,000	\$255	
\$350,000	\$298	
		Avg. Property Value: \$ 289,654
		Avg. Property Assessment: \$ 246
		No. of Properties: 227

\*Flowerbed installation/renovation  
 \*\*Monument lighting installation  
 \*\*\*Future wall repairs/replacement