



CITY OF GRAND PRAIRIE
CRESCENT HEIGHTS PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD
MONDAY, SEPTEMBER 12, 2022, 6:30 PM

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) 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. Presentation – Open Meetings Act

2. 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 3rd 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

3. Financial Reports and FY 2023 Budget

4. Nomination and Election of One Board Member

5. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

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 September 9, 2022.

A handwritten signature in cursive script, appearing to read "Lee Harriss", written over a horizontal line.

Lee Harriss, Special District Administrator

Budget/Actual Report for Fiscal 2022
322892
Crescent Heights Public Improvement District
as of 8/31/22 Preliminary

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
CHPID					
322892					
Beginning Resource Balance	1,500	1,795.99			
Revenues					
Spec Assess Delinquent	42610	-	-	0%	-
Special Assessment Income	42620	10,114	10,109.32	(4.68)	100%
Interest On Pid Assessment	42630	-	16.36	16.36	0%
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	757.00	(152.00)	83%
Total Revenues	11,023	10,882.68	(140.32)	99%	-
Expenditures					
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%
Legal Services	61360	-	-	-	0%
Collection Services	61380	260	261.00	(1.00)	100%
Miscellaneous Services	61485	-	21.52	(21.52)	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%
Liability Insurance Premium	64090	250	19.54	230.46	8%
Fencing	68061	-	-	-	0%
Architect'L/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	10,610	1,869.06	8,740.94	18%	21.52
Ending Resource Balance	1,913	10,809.61			

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

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 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue		
Appraised Value	\$12,928,850	\$ 0.16	\$ 20,686		
	2023	2024	2025	2026	2027
Estimated No. of Improved Properties	72	80	89	89	89
Estimated No. of Unimproved Properties**	17	9	-	-	-
Beginning Balance (Estimated)	\$ 2,000	\$ 3,960	\$ 7,179	\$ 17,299	\$ 31,245
Description	Acct. No.				
P.I.D. Assessment	42620	\$ 20,686	\$ 37,900	\$ 45,488	\$ 50,037
City Contribution	49780	1,588	1,588	1,588	1,588
TOTAL INCOME	\$ 22,274	\$ 39,488	\$ 47,076	\$ 51,625	\$ 56,629
Amount Available	\$ 24,274	\$ 43,448	\$ 54,255	\$ 68,924	\$ 87,874

EXPENSES:		2023	2024	2025	2026	2027
Description						
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
		-	-	-	-	-
TOTAL EXPENSES		\$ 20,314	\$ 36,269	\$ 36,957	\$ 37,679	\$ 38,437
Ending Balance*		\$ 3,960	\$ 7,179	\$ 17,299	\$ 31,245	\$ 49,437

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$50,000	\$ 80		
\$100,000	\$ 160	Avg. Improved Property Value:	\$ 264,000
\$150,000	\$ 240	Avg. Unimproved Property Value:	\$ 46,000
\$200,000	\$ 320	Avg. Impr. Property Assessment:	\$ 422
\$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.
There are two common areas that are not included in this total.

Crescent Heights PID

