



**CRESCENT HEIGHTS PUBLIC IMPROVEMENT
DISTRICT**
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD
THURSDAY, OCTOBER 14, 2021 AT 6:30 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

- [1. EnterTextHere](#)

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 Month XX, 2021.

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
CRESCENT HEIGHTS PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD
THURSDAY, OCTOBER 14, 2021, 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 – What Is a PID?**
- 2. Budget and Financial Reports**
- 3. Advisory Board Selection Procedure**
- 4. Open Meetings Act**
- 5. 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

CITIZENS' FORUM/CITIZEN COMMENTS

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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 October 11, 2021.



Lee Harriss, Special District Administrator

Public Improvement Districts In Grand Prairie

Public Improvement District

Item 1.

Chapter 372 of the Texas Local Government Code authorizes city creation of PIDs: a defined geographical area established to provide specific types of improvements or maintenance within the area financed by assessments against the property owners within the area.

What is it?

- **A tool for neighborhoods to upgrade the appearance and maintenance of public areas.**
- **Funds from a special assessment are used to provide enhanced landscaping, signage, irrigation, lighting, security, entry features and perimeter fences.**
- **Improvements are determined by a resident advisory board.**



Present

- In Grand Prairie, used for residential development
- Two Types
 - Developer Initiated
 - Resident/Neighborhood Initiated



PID: How does it operate?

Item 1.

- Neighborhood-based
- Pays for a higher level of maintenance than city will provide
- Governed by City Council
- Resident advisory board election held annually
 - 3-year staggered terms
 - 3 to 9 board members
- Pays for improvements and maintenance the community wants to maintain community values
- Economies of scale for larger PIDs
- City pays PID for base level maintenance it would have provided except for the PID

PID: How does it operate?

Item 1.

- Annual budget/five-year plan/assessment rate prepared by board and approved by Council in September of every year
- Residents are notified of proposed assessment and invited to public hearing before the Council before rate is set
- Assessments are collected through the mortgage escrow process just like property taxes

PID: How does it operate?

Item 1.

- **Assessment**
 - **Rate**
 - **Assessment is based on the *appraised* value of the property**
 - **Tax exemptions do not apply to PID assessments**
 - **Assessments collected along with city property taxes (collected by Dallas County) & usually escrowed with mortgagee funds.**
 - **Can only be used for cost of maintenance within the PID boundary and not for private property**
 - **Budget prepared by PID Advisory Board & City and approved by City Council**

PID: How does it operate?

Item 1.

- No sales tax for PID
- PID reimburses City for the cost of collections
- Reduced insurance costs for PID (substantially less than HOA insurance cost)
- Reduced water rates for PID maintenance (government rate vs. commercial rate)
- Consistent collections (average 98%-99%); delinquency rate lower than HOA
- Contracts are negotiated by PID Board or property manager and contracts over \$50,000 approved by City Council



Grand Prairie PIDs

19 PIDs:

○ Oldest:

- Westchester PID created in 1991**

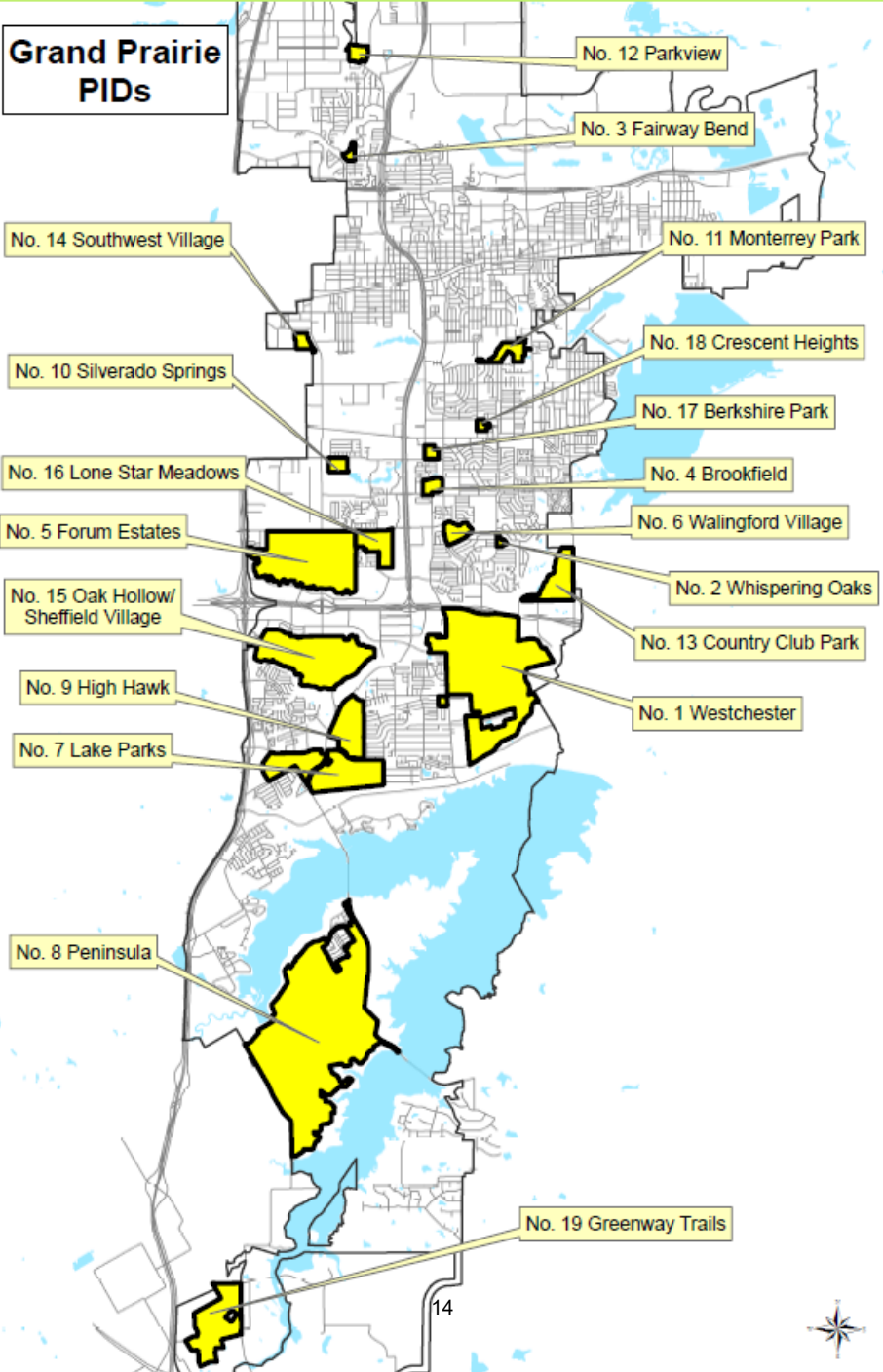
○ Largest:

- Peninsula PID created in 2004**

○ Newest:

- Crescent Heights PID and Greenway Trails PID created in 2020**

Grand Prairie PIDs



What Improvements can be Provided?

Item 1.



Eligible Improvements

- Perimeter Fencing
- Landscaping & Irrigation
- Fountains, Lighting, Signs
- Sidewalks
- Art or Decorations
- Entry Features
- Parks
- Special Services
- Security



Benefits of Having a PID



- Increased maintenance
- Property owner control
- City oversight
- City collects assessments and administers fund
- Interest charge and lien on unpaid assessments
- Dependable revenue source
- Mortgage companies frequently pay assessments (and property taxes) through escrow.

How to Establish a PID



Country Club Park PID-Before



Country Club Park PID-After

Petition for Establishment

Item 1.

- Nature & estimated cost of improvement
- Boundaries of proposed assessment district
- Method of assessment
- Apportionment of cost between PID & City
- Management
- Advisory Board
- District improvement plan (5 year budget)
- Submit petition to City—must be signed by owners of :
 - More than 50% of appraised value of taxable properties, and
 - More than 50% of all record owners of all property liable for assessment, or
 - More than 50% of area of all property liable for assessment
- Public Hearing
- City Council authorizes by resolution

Petition for Establishment

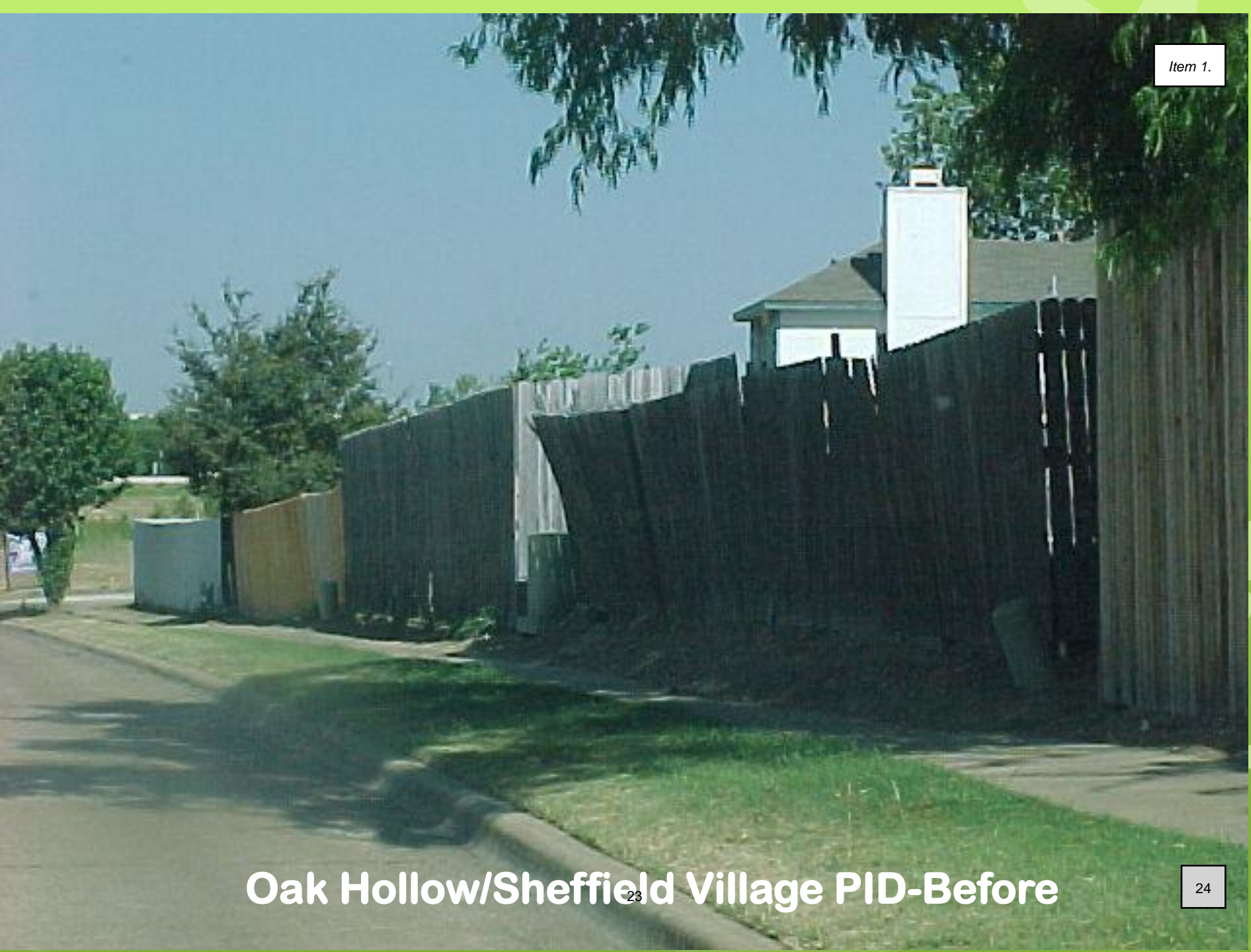
Item 1.

**Deadline for collecting petition
signatures:**

April 1st



Oak Hollow/Sheffield Village PID-Before



Oak Hollow/Sheffield Village PID-Before



Oak Hollow/Sheffield Village PID-After



Oak Hollow/Sheffield Village PID-After



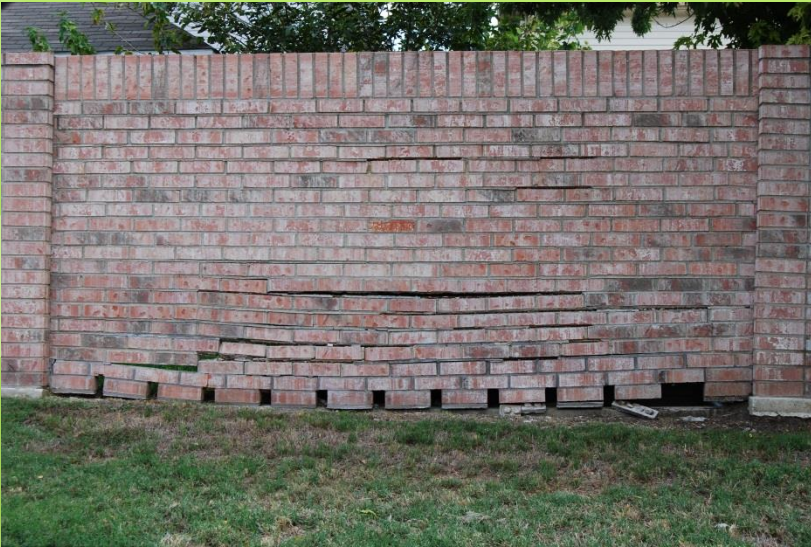
Oak Hollow/Sheffield Village PID-After



Silverado Springs PID-Before



Silverado Springs PID-After



Forum Estates PID-Before



Forum Estates PID-After
(Located on Forum Drive west of Great Southwest Pkwy.)

Grand Prairie PIDs

Item 1.

- 5-year budget
- Improvements managed by PID Advisory Board
- Annual Public Hearing
- Reviewed/updated annually



Grand Prairie PIDs

Item 1.

- Governed by City Council
- PID Policy
- Annual homeowner meetings
- All PID meetings open to public
- Monthly financial statements provided to PID board



PID versus HOA In Grand Prairie

	<u>PID</u>	<u>HOA</u>
Type of Property Maintained	Public	Private
Deals with Deed Restrictions	No	Yes
Enhances Public Property Maintenance	Yes	No
Collect through Mortgage Payment	Yes	No
Collect with Property Taxes	Yes	No
Governed by City Council	Yes	No
Cash Held in Separate City Fund	Yes	No
PID Expenses Exempt from Sales Tax	Yes	No
All Meetings & Information Open to Public	Yes	No
Minimum of 175 lots	Yes	No





Issues

Item 1.

- Grand Prairie PIDs may not provide or maintain:
 - Buildings
 - Swimming pools
 - Construction of private facilities or land
 - Social activities/travel
 - Private property

Item 1.



More

- Existing neighborhoods with PIDs (in Grand Prairie) exempt from City fees, but must obtain permits
 - Includes meter fees, tap fees, security deposits, impact fees, inspection fees, other permits and city fees as required
- PID volunteers given same rights and protections as other City volunteers (provided they act strictly in accordance with City policies and procedures)
- More information and PID meeting dates posted on www.gptx.org/pid

Crescent Heights PID

Item 1.



Maintenance

- Landscaping
- Entrances
- Perimeter Walls
- Right-of-Way
- Irrigation Systems
- Decorative Lighting
- Twelve Oaks Blvd. Roadway
- Drainage & Detention Area

How Much Does It Cost?

Avg. Annual Assessment by Home Value:	
Appraised Value	Annual Assmnt.
\$150,000	\$ 240
\$200,000	\$ 320
\$250,000	\$ 400
\$300,000	\$ 480
\$350,000	\$ 560
\$400,000	\$ 640

● Rate: \$0.16/\$100 Appraised Value

City Website

Item 1.

www.gptx.org/pid

New Owner?

Item 1.

- You may check and update the owner name and mailing address for your property at www.dallascad.org.

Questions



Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 18
Crescent Heights
Five Year Service Plan 2022 - 2026 BUDGET

Income based on Assessment Rate of \$0.16 per \$100 of appraised value.
 Service Plan projects a 1% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$6,321,270	\$ 0.16	\$ 10,114		
		2022	2023	2024	2025	2026
Estimated No. of Improved Properties		21	40	80	90	90
Estimated No. of Unimproved Properties		69	50	10	-	-
Beginning Balance (Estimated)		\$ 1,500	\$ 1,912	\$ 5,310	\$ 6,630	\$ 9,485
Description	Acct. No.					
P.I.D. Assessment	42620	\$ 10,114	\$ 19,150	\$ 32,072	\$ 35,607	\$ 35,963
City Contribution	49780	909	909	909	909	909
TOTAL INCOME		\$ 11,023	\$ 20,059	\$ 32,981	\$ 36,516	\$ 36,872
Amount Available		\$ 12,523	\$ 21,971	\$ 38,291	\$ 43,146	\$ 46,357
EXPENSES:						
Description		2022	2023	2024	2025	2026
Office Supplies	60020	\$ -	\$ -	\$ 100	\$ 100	\$ 100
Decorations	60132	-	-	1,000	1,000	1,000
Beautification	60490	-	1,000	1,000	3,000	3,000
Wall Maintenance	60776	-	1,000	1,000	1,000	1,000
Mowing Contractor	61225	10,000	11,000	11,000	11,000	11,000
Collection Service (\$2.90/Acct)	61380	261	261	261	261	261
Misc.	61485	-	-	500	500	500
Postage	61520	-	-	100	100	100
Electric Power	62030	-	200	200	200	200
Water Utility	62035	-	1,600	1,600	1,600	1,600
Streets,Roads,Highway Maint.*	63030	-	-	12,300	12,300	12,300
Irrigation System Maint.	63065	-	1,000	1,000	1,000	1,000
Roadway Markings/Signs Maint	63115	-	-	1,000	1,000	1,000
Decorative Lighting Maintenance	63146	-	250	250	250	250
Property Insurance Premium	64080	100	100	100	100	100
Liability Insurance Premium	64090	250	250	250	250	250
		-	-	-	-	-
TOTAL EXPENSES		\$ 10,611	\$ 16,661	\$ 31,661	\$ 33,661	\$ 33,661
Ending Balance		\$ 1,912	\$ 5,310	\$ 6,630	\$ 9,485	\$ 12,696

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$150,000	\$ 240		
\$200,000	\$ 320		
\$250,000	\$ 400	Avg. Property Value:	\$ 240,000
\$300,000	\$ 480	Avg. Unimproved Property Value:	\$ 45,000
\$350,000	\$ 560	Avg. Impr. Property Assessment:	\$ 384
\$400,000	\$ 640	No. of Properties (at completion):	90

*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.

Budget/Actual Report for Fiscal 2021
322892
Crescent Heights Public Improvement District
as of 9/30/21 Preliminary

	<u>10/1/2020 - 9/30/2021</u>			<u>Current</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>Month</u>
	CHPID 322892			
Beginning Resource Balance	-	-		
Revenues				
Spec Assess Delinquent	42610	-	-	-
Special Assessment Income	42620	914	913.52	(0.48)
Interest On Pid Assessment	42630	-	0.03	0.03
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Interest Earnings	49410	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsfr-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	909	909.00	-
Total Revenues	1,823	1,822.55	(0.45)	75.75
Expenditures				
Office Supplies	60020	-	-	-
Decorations	60132	-	-	-
Beautification	60490	-	-	-
Graffiti Cleanup	60775	-	-	-
Wall Maintenance	60776	-	-	-
Professional Engineering Servi	61041	-	-	-
Mowing Contractor	61225	909	-	909.00
Legal Services	61360	-	-	-
Collection Services	61380	3	2.75	0.25
Miscellaneous Services	61485	-	21.52	(21.52)
Fees/Administration	61510	-	-	-
Postage And Delivery Charges	61520	-	-	-
Light Power Service	62030	-	-	-
Water/Wastewater Service	62035	-	-	-
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	-	-	-
Roadway Markings/Signs Maint	63115	-	-	-
Decorative Lighting Maintenanc	63146	-	-	-
Property Insurance Premium	64080	100	-	100.00
Liability Insurance Premium	64090	250	2.29	247.71
Fencing	68061	-	-	-
Architect/L/Engineering Servcs	68240	-	-	-
Landscaping	68250	-	-	-
Irrigation Systems	68635	-	-	-
Total Expenditures	1,262	26.56	1,235.44	21.52
Ending Resource Balance	561	1,795.99		

Crescent Heights Public Improvement District

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

Crescent Heights PID

Item 1.

