



CITY OF GRAND PRAIRIE
WALINGFORD VILLAGE PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
BETTY WARMACK LIBRARY, 760 BARDIN RD.
TUESDAY, NOVEMBER 15, 2022, 6:00 PM

AGENDA

The meeting will be held at Betty Warmack Library, 760 Bardin Rd., 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. Approve Meeting Minutes

- **September 15, 2022**

2. Woodacre Retaining Wall Update

3. Landscape Update & Discussion – Carrier Parkway and Beatty greenspace area

- Entry Beds on Hobbs & Beatty at Carrier Parkway
- Plantings along Carrier Parkway and Replacement Plant Options
- Tree Trimming & Vine Removal – Carrier Parkway
- Fall Planting

4. Landscape and Entry Monument Lighting Installation and Repairs – Carrier Parkway

5. Financial Reports and Budget

6. Advisory Board Nomination and Election

- One Board Position

7. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

8. Set Next Meeting Date

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 Walingford Village PID Board meeting agenda was prepared and posted November 11, 2022.



Lee Harriss, Special District Administrator

Minutes of Walingford Village Board Meeting

September 15, 2022

6:30 p.m.

Grand Prairie Library

901 Conover Drive

Call to Order

The meeting was called to order at 6:52 p.m. by President Bill Elliott. Present were board members Bill Elliott, Steven Bradfield, Lori Butler, Cornelia Miller, and others including Daniel St. John (Goodwin and Company), Special District Administrator Lee Harriss, and Deputy City Attorney Mark Dempsey. Absent was board member Kenda Stacy.

Citizen's Forum – There were no citizen comments.

1. Open Meetings Act Presentation – Mark Dempsey reviewed the Texas Open Meeting Act (TOMA) and the requirements for compliance.
2. Approved Meeting Minutes – The minutes of the August 4, 2022 meeting were approved.
3. Woodacre Retaining Wall Update – The City of Grand Prairie is funding the project.
 - Discuss & Review Landscaping Projects – Carrier Parkway and Beatty Greenspace area. The board tabled this discussion until the next board meeting.
4. Landscape Update & Discussion – Carrier Parkway and Beatty Greenspace area
 - Entry Beds on Hobby & Beatty at Carrier Parkway – The board tabled this discussion until the next board meeting.
 - Plantings along Carrier Parkway and Replacement Options – The board tabled this discussion until the next board meeting.
 - Tree Trimming & Vine Removal - Carrier Parkway. Daniel St. John reviewed the SPSD quote with the board.
 - Fall Planting – The board requested that SPSD, Inc. repeat the plant selection and quantity that was provided in 2021.
5. Consider Proposal from SPSD for Tree Removal, \$843.73. The board approved the submitted proposal to remove the tree along Carrier Parkway.
6. Landscape and Entry Monument Lighting Installation and Repairs – Carrier Parkway. The board expressed the urgency to have the lighting repaired.
7. **Financial Reports and Budget.** Lee Harriss reported the PID's current financial position to the board.
8. **Citizen's Forum** – There were no citizen comments.
9. **Next Meeting Date:** September 27, 2022
10. **Adjournment** – The meeting adjourned at 7:52 pm.

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

	<u>10/1/2021 - 9/30/2022</u>				<u>Current</u> <u>Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
WVPID					
321692					
Beginning Resource Balance	35,000	40,725.09			
Revenues					
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%
Trsf-In Risk Mgmt Funds (Prop)	49686	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	855	855.00	-	100%
Total Revenues	44,620	44,504.62	(115.38)	100%	71.07
Expenditures					
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%
Total Expenditures	49,281	32,389.19	16,891.81	66%	1,778.14
Ending Resource Balance	30,339	52,840.52			

Walingford Village Public Improvement District

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

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 6
Walingford Village
Five Year Service Plan 2023 - 2027 BUDGET

Income based on Assessment Rate of \$0.085 per \$100 of appraised value.
The FY 2022 rate was \$0.085 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$59,774,010	\$ 0.085	\$ 50,808		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 44,000	\$ 20,129	\$ 35,233	\$ 54,242	\$ 77,630
P.I.D. Assessment	42620	\$ 50,808	\$ 55,889	\$ 61,478	\$ 67,625	\$ 74,388
City Contribution	49780	1,493	1,493	1,493	1,493	1,493
TOTAL INCOME		\$ 52,301	\$ 57,382	\$ 62,971	\$ 69,118	\$ 75,881
Amount Available		\$ 96,301	\$ 77,510	\$ 98,204	\$ 123,361	\$ 153,511

EXPENSES:		2023	2024	2025	2026	2027
Description						
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	1,800	1,890	1,985	2,084	2,188
Irrigation System Maint.	63065	1,000	1,000	1,000	1,000	1,000
Decorative Lighting Maintenance**	63146	6,000	500	500	500	500
Property Insurance Premium	63147	125	131	138	145	152
Liability Insurance Premium	64090	6,800	7,140	7,497	7,872	8,265
Architect/L/Engineering Servcs	68240	-	-	-	-	-
Landscaping	68250	-	-	-	-	-
TOTAL EXPENSES		\$ 76,172	\$ 42,277	\$ 43,962	\$ 45,730	\$ 47,588
Ending Balance***		\$ 20,129	\$ 35,233	\$ 54,242	\$ 77,630	\$ 105,923

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: \$ 263,322
		Avg. Property Assessment: \$ 224
		No. of Properties: 227

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