



CITY OF GRAND PRAIRIE
MONTERREY PARK PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD
TUESDAY, OCTOBER 26, 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. Consider Minutes of September 28, 2021**

- 2. Discussion of Development of frontage along Belt Line next to Monterrey Park**

- 3. Discussion of projects:**
 - **Landscape improvements and/or maintenance - Monterrey Avenue and SE 4th St.**
 - **Lighting improvements and/or maintenance - Monterrey Avenue**
 - **Signage improvements and/or maintenance - Monterrey Avenue**
 - **Wall maintenance - Monterrey Avenue**
 - i. Brick wall repairs
 - ii. Temporary construction easement form for access to brick wall area
 - iii. Fence repairs
 - **Holiday decorations:**
 - i. Monterrey Avenue
 - ii. Stop Signs:
 1. Acosta St.
 2. Cancun St.
 3. Matamoros St.
 4. Cozumel St.
 5. Durango St.

6. Vista Verde Dr.
7. Sotogrande St.
8. Cozumel St.
9. Saltillo St.
10. SE 4th St.
11. Tampico St.

4. Consider utilization of security cameras

- Monterrey Avenue
- SE 4th St.
- Acosta St.

5. Budget and Financial Reports

- Budget to Actual Reports for 9/30/20 and 9/30/2021
- FY 2022 Budget

6. Consider hiring management company

7. PID Board Responsibilities

8. Nominations and Election of Advisory Board

- Five (5) positions

9. Announce Voting Results

10. Selection of Officers

- President
- Vice President
- Secretary/Treasurer

11. Schedule of meetings/next meeting date

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 Monterrey Park PID Board meeting agenda was prepared and posted October 19, 2021.



Lee Harriss, Special District Administrator

MINUTES OF
Monterrey Park PID
Board Meeting
Outlaw's Bar-B-Que
2334 S. Beltline Road
September 28, 2021
6:30 pm

1) Introductions

PID President Nichole Schmiedeskamp called the meeting to order at 6:36 pm. Present included board members Nichole Schmiedeskamp, Sylvia Gomez, and Bethany James and others: Special District Administrator Lee Harriss and about three others.

2) Consider Minutes of August 5, 2021

The minutes were approved.

3) Development of Frontage along Belt Line Next to Monterrey Park

Nothing additional since last meeting. The area for sale has been rezoned for residential use to build homes and commercial for property in front.

City Council indicated a traffic assessment will be completed when all new developments are completed. One had not been completed in the past. City acknowledged traffic would be greater once all developments are completed.

Recapped will be sharing entries with new development. Brick wall will be built. Their street will be public access, therefore open. The new development will be HOA and will share fees for front access. Recapped some of the discussion from last meeting. No opening on Vista Verde. Keeping Monterrey Park marquee sign.

Monterrey PID will be responsible for fixing the wall.

4) Discussion of projects:

a. Landscape improvements and/or maintenance - Monterrey Avenue and SE 4th St.- When is trash clean up coming? Nichole will contact LandWorks to inquire.

b. Wall maintenance - Monterrey Avenue: Work on wall--owner will have to sign and give property permission to move forward. The current owner, Lisa Plattner, would prefer to have the new owner sign the temporary construction easement form for access to brick wall area after the ownership has been transferred.

c. Holiday decorations:

i. Monterrey Avenue

ii. Stop Signs:

1. Acosta St.

2. Cancun St.

3. Matamoros St.

4. Cozumel St.

5. Durango St.

6. Vista Verde Dr.
7. Sotogrande St.
8. Cozumel St.
9. Saltillo St.
10. SE 4th St.
11. Tampico St.

The company must be correctly insured and bonded. There are over 20 trees to light. Looking at having them up the Week before Thanksgiving through new years. Nichole is asking if they can put up them up first week of November. The quote is \$10000. Board approved to contract to have the decorations put up and motion carried. Need to add Tampico to the holiday decoration list.

- 5) **Approve stop sign repair: Sotogrande and SE 4th** - Stop sign has been replaced. The city needs to come and remove the city stop sign. Lee will ask city to remove.

- 6) **Discussion of utilization of security cameras**

- a. Belt Line Rd.
- b. SE 4th St.
- c. Acosta St.

Steve Dye - promoted to City Manager. Nicole will make sure there is not a conflict with the new development.

- 7) **Budget and Financial Reports**

Page 5 of packet.
 Reviewed starting balance and expenditures.
 FY 2022 PID budget was approved by city Council.
 Have adequate amount to cover holiday decorations.

- 8) **Nominations and Election of Advisory Board**

If positions were not filled we will have to have management company to do it. Cost is \$5,000 plus.

5 positions opened:

Pres - Lead meeting, run thru agenda, proposal for projects, calls contractors to have repaired
 VP - Back-up for Pres
 Sec/Treas - Meeting minutes
 Communications/Historian is a new position: Funnel communications to Lee.
 Events is a new position: Coordinate PID Meeting speakers (Police, etc.) and community garage sale

Board members can serve 2 consecutive 3 year terms.

Potentially interested Board Members:

Veronica Badillo

Monica Garcia - alternate currently

Mary Gary - maybe

Sandy Brantley - interested (not at meeting) Bethany James - maybe

Have another meeting to gain more interest in serving as Board Members. For next meeting: Nominations and Election of Advisory Board, Selection of Officers and Announce Voting Results on the agenda.

Term are 3 years.
Discussed TX Open Meetings Act.

9) **Announce Voting results**

Move to next meeting

10) **Schedule of meetings/next meeting date**

Tuesday, October 26th at 6:30 pm at Outlaws.

11) **Monterrey Park neighborhood garage sale**

Corrected dates October 7-9, NOT October 10. Please NO food and not brand-new items for sale.

12) **Citizens Forum**

Parking issues on Vista Verde.

13) **Adjournment**

The meeting adjourned at 7:41 pm.

Budget/Actual Report for Fiscal 2020
322192
Monterrey Park Public Improvement District
as of 9/30/20

	<u>10/1/2019 - 9/30/2020</u>			<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
MPPID 322192				
Beginning Resource Balance	106,000	102,375.37		
Revenues				
Spec Assess Delinquent	42610	-	(54.15)	-
Special Assessment Income	42620	45,779	45,797.19	(30.82)
Interest On Pid Assessment	42630	-	85.12	0.08
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	-	-	-
Total Revenues	45,779	45,828.16	49.16	(30.74)
Expenditures				
Office Supplies	60020	10	16.98	-
Decorations	60132	7,228	3,686.28	-
Beautification	60490	6,000	-	-
Wall Maintenance	60776	3,000	479.50	-
Security	61165	-	-	-
Mowing Contractor	61225	7,285	7,870.25	1,644.00
Tree Services	61226	-	-	-
Legal Services	61360	-	-	-
Collection Services	61380	556	555.50	-
Miscellaneous Services	61485	500	42.40	-
Fees/Administration	61510	-	-	-
Postage And Delivery Charges	61520	350	101.50	-
Street Lights	61905	-	-	-
Light Power Service	62030	250	286.33	19.12
Water/Wastewater Service	62035	1,700	2,545.96	442.58
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	2,000	165.00	-
Roadway Markings/Signs Maint	63115	-	-	-
Decorative Lighting Maintenanc	63146	2,500	-	-
Property Insurance Premium	64080	175	171.00	-
Liability Insurance Premium	64090	4,900	4,648.65	-
Fencing	68061	-	-	-
Landscaping	68250	-	-	-
Signs	68390	-	-	-
Lighting	68637	-	-	-
Total Expenditures	36,454	20,569.35	15,884.65	2,105.70
Ending Resource Balance	115,325	127,634.18		

Monterrey Park Public Improvement District

These are Monterrey Park PID assessments collected from PID residents to pay for PID maintenance.

<p>Budget/Actual Report for Fiscal 2021 322192 Monterrey Park Public Improvement District as of 9/30/21 Preliminary</p>
--

	10/1/2020 - 9/30/2021			Current Month
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	
	MPPID 322192			
Beginning Resource Balance	127,000	127,634.18		
Revenues				
Spec Assess Delinquent	42610	-	-	-
Special Assessment Income	42620	45,800	45,823.96	23.96
Interest On Pid Assessment	42630	-	83.25	83.25
Devlpr Particip/Projects	46110	-	-	-
Miscellaneous	46395	-	-	-
Int Earnings - Tax Collections	49470	-	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	-
Trsf In/Parks Venue (3170)	49780	-	-	-
Total Revenues	45,800	45,907.21	107.21	-
Expenditures				
Office Supplies	60020	20	13.35	6.65
Decorations	60132	7,228	7,228.00	-
Beautification	60490	6,000	-	6,000.00
Wall Maintenance	60776	3,000	-	3,000.00
Security	61165	-	-	-
Mowing Contractor	61225	7,361	4,202.25	3,158.75
Tree Services	61226	-	-	-
Legal Services	61360	-	-	-
Collection Services	61380	556	555.50	0.50
Miscellaneous Services	61485	500	245.62	254.38
Fees/Administration	61510	-	-	-
Postage And Delivery Charges	61520	350	457.15	(107.15)
Street Lights	61905	-	-	-
Light Power Service	62030	400	298.31	101.69
Water/Wastewater Service	62035	3,000	3,065.76	(65.76)
Bldgs And Grounds Maintenance	63010	-	-	-
Irrigation System Maintenance	63065	2,000	15.00	1,985.00
Roadway Markings/Signs Maint	63115	-	840.00	(840.00)
Decorative Lighting Maintenanc	63146	2,500	1,668.70	831.30
Property Insurance Premium	64080	200	179.00	21.00
Liability Insurance Premium	64090	4,900	4,793.06	106.94
Fencing	68061	-	-	-
Landscaping	68250	-	-	-
Signs	68390	-	-	-
Lighting	68637	-	-	-
Total Expenditures	38,015	23,561.70	14,453.30	1,341.12
Ending Resource Balance	134,785	149,979.69		

Monterrey Park Public Improvement District

These are Monterrey Park PID assessments collected from PID residents to pay for PID maintenance.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11
Monterrey Park
Five Year Service Plan 2022 - 2026 BUDGET

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
Service Plan projects a 1% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$45,739,050	\$ 0.11	\$ 50,313		
Description	Account	2022	2023	2024	2025	2026
Beginning Balance (Estimated)		\$ 146,000	\$ 151,268	\$ 158,040	\$ 165,319	\$ 173,112
P.I.D. Assessment	42620	\$ 50,313	\$ 50,816	\$ 51,324	\$ 51,838	\$ 52,356
TOTAL INCOME		\$ 50,313	\$ 50,816	\$ 51,324	\$ 51,838	\$ 52,356
Amount Available		\$ 196,313	\$ 202,084	\$ 209,364	\$ 217,157	\$ 225,468

EXPENSES:		2022	2023	2024	2025	2026
Description						
Office Supplies	60020	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20
Decorations	60132	7,228	7,228	7,228	7,228	7,228
Beautification	60490	6,000	12,000	12,000	12,000	12,000
Wall Maintenance	60776	10,000	3,000	3,000	3,000	3,000
Mowing Contractor	61225	7,361	7,361	7,361	7,361	7,361
Collection Service (\$2.90/Acct)	61380	586	586	586	586	586
Misc.	61485	500	500	500	500	500
Postage	61520	350	350	350	350	350
Electric Power	62030	400	400	400	400	400
Water Utility	62035	3,000	3,000	3,000	3,000	3,000
Irrigation System Maint.	63065	2,000	2,000	2,000	2,000	2,000
Decorative Lighting Maintenance	63146	2,500	2,500	2,500	2,500	2,500
Property Insurance Premium	64080	200	200	200	200	200
Liability Insurance Premium	64090	4,900	4,900	4,900	4,900	4,900
		-	-	-	-	-
TOTAL EXPENSES		\$ 45,045	\$ 44,045	\$ 44,045	\$ 44,045	\$ 44,045
Ending Balance*		\$ 151,268	\$ 158,040	\$ 165,319	\$ 173,112	\$ 181,423

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$150,000	\$165	
\$175,000	\$193	
\$200,000	\$220	Avg. Property Value: \$ 226,431
\$225,000	\$248	Avg. Property Assessment: \$ 249
\$250,000	\$275	No. of Properties: \$ 202
\$275,000	\$303	
\$300,000	\$330	
\$325,000	\$358	

*Brick wall repairs

Monterrey Park PID

