



CITY OF GRAND PRAIRIE
MONTERREY PARK PUBLIC IMPROVEMENT DISTRICT
ANNUAL MEETING
OUTLAW'S BAR-B-QUE, 2334 S. BELTLINE ROAD
THURSDAY, AUGUST 11, 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. Consider Minutes of May 26, 2022**
- 2. Open Meetings Act Presentation**
- 3. Consider management company contract proposals**
 - Associa - Principal Management Group of North Texas
 - First Service Residential
 - Goodwin & Company Association Management
 - VCM, Inc.
- 4. Discussion of Development of Frontage along Belt Line next to Monterrey Park**
- 5. Water Restrictions**
- 6. Discussion of projects:**
 - **PID section of land by SE 4th St./Saltillo**
 1. Boundaries
 2. Sidewalk
 3. Major brush/vegetation cleanup
 4. Beautification
 - **Landscape improvements and/or maintenance - Monterrey Avenue and SE 4th St./Saltillo**
 1. Trash removal
 2. Tree trimming

- **Lighting improvements and/or maintenance/repairs - Monterrey Avenue**
 1. Padlock for electrical panel
 2. Security lights

- **Signage improvements and/or maintenance**
 1. **Consider replacing missing meeting signs**
 2. Acosta St.
 3. Cancun St.
 4. Matamoros St.
 5. Cozumel St.
 6. Durango St.
 7. Vista Verde Dr.
 8. Sotogrande St.
 9. Cozumel St.
 10. Saltillo St.
 11. SE 4th St.
 12. Monterrey Avenue
 13. Tampico St.

- **Wall maintenance - Monterrey Avenue**
 - i. Fence repairs and gate repair
 - ii. Consider Monterrey Avenue brick wall repair proposals:
 1. Five Star Contractors, Brick Wall Repair behind 1320 N. Cozumel, \$9,528
 2. Five Star Contractors, Entire Brick Wall Repair, \$94,690
 - iii. Temporary construction easement form for access to brick wall area

- **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.

- **National Night Out**

7. Consider proposals for security cameras:

- **Flock Security,**
- **Insight LPR, \$10,000/year**
- **Locations:**
 - i. Belt Line Road/Monterrey Avenue

- ii. SE 4th Street south of Shelton St.
- iii. Acosta St. south of Vista Verde
- iv. SE 4th Street south of Matamoros St.

8. Budget and Financial Reports

- Budget to Actual Report
- Consider FY 2023 Budget and Assessment Rate

9. Nomination of One Board Member

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 August 8, 2022.



Lee Harriss, Special District Administrator

MINUTES OF
Monterrey Park PID
Betty Warmack Library
760 Bardin Road
May 26, 2022
6:30 pm

1) Introduction:

Meeting was called to order by Sylvia at 6:30 pm. Present were board members Bethany James, Sylvia Gomez, Mary Gray, and Sherry Quartermous, and others: Lee Harriss, Special Dist. Admin. and others.

2) Agendas:

a. Appoint One Board Member to Fill Remaining team

- i. Mr. Brown will fill the empty board member position

b. Consider Management Contract – heard from the vendors listed below and we will go over this at the next meeting and make a final decision.

i. Proposals from vendors

- 1. Goodwin & Company – Josh Crawford
- 2. VJCM - Rachel Carmichael
- 3. First Service – Not Present
- 4. Associated Principal Management Group – Maria Rust

c. Discussion of development of frontage along Beltline next to Monterrey Park

- i. Need to contact Code Compliance regarding overgrown trees

d. Landscape Improvements and/or Maintenance

- i. Landmark Company to come next week to clean up the trash on Monterrey Avenue, SE 4th Street, and Saltillo.

e. Lighting Improvements and/or maintenance/repairs – Monterrey Avenue

- i. Proposals to replace marquee lights
 - 1. Bob Owens Electric - \$931.46
 - 2. Exterior Appeal - \$317.40

f. Budget Report was presented by Lee Harriss

g. Signage Improvements and/or Maintenance

- i. Will keep current street signs

h. Wall Maintenance for Monterrey Avenue

- i. Approved to have the gate fixed
- ii. Brick wall repair is dependent upon if the property has been sold

i. Holiday Decorations

- i. Holiday sign approval to put up the holiday decorations early / November 1st

j. Consider Utilization of Security Cameras

- i. Request for proposals for security cameras

k. Next Meeting

- i. August 11, 2022, at 6:30pm

l. Citizen Forum – No Comment

3) Meeting Adjourned at 7:45 pm.

FIVE STAR

CONTRACTORS, INC.

PO BOX 820785
N. RICHLAND HILLS, TX 76182

METRO (817) 498-7069
FAX (817) 498-7099

July 27, 2022

PROPOSAL JD220888

SUBMITTED TO: **ATTN: BETHANY
MONTERREY PARK PID
MONTERREY PARK
1320 N. COZUMEL.
GRAND PRAIRIE, TEXAS 75051
309-706-0873
BJAMES020578@GMAIL.COM**

WE WILL FURNISH ALL LABOR AND MATERIALS TO PROVIDE THE FOLLOWING:

BRICK RETAINING WALL REPAIR

\$ 9,528.00

GENERAL LIABILITY AND WORKERS COMPENSATION PROVIDED BY
FIVE STAR CONTRACTORS INC.

PAYMENT TERMS: 50% TO START 50% DUE ON COMPLETION.

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

SUBMITTED BY: _____

JEREMY DOLAN
ACCOUNT EXECUTIVE__

ACCEPTED BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

1 OF 3
INITIALS _____
MONTERREY PARK
JD220888
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WORK SCOPE
FOR
MONTERREY PARK
JD220888

GENERAL SPECIFICATIONS

1. **FIVE STAR CONTRACTORS, INC. IS NOT RESPONSIBLE FOR ANY LANDSCAPING.**
2. **FIVE STAR CONTRACTORS, INC. WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER.**
3. **FIVE STAR CONTRACTORS, INC. SUPERVISORS WILL COORDINATE WITH PROPERTY MANAGER ON A CONSTRUCTION SCHEDULE SO RESIDENTS MAY BE NOTIFIED IN ADVANCE AS TO WHICH AREA WILL BE UNDER CONSTRUCTION AND ON WHAT DAYS.**
4. **FIVE STAR CONTRACTORS, INC. WILL NOTIFY THE OWNER'S AGENT UPON COMPLETION OF EACH PHASE OF WORK SO FINAL INSPECTIONS MAY BE OBTAINED.**
5. **ALL MATERIALS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE.**
6. **FIVE STAR CONTRACTORS, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES OR UNDERGROUND LINES. HOWEVER, ALL PRECAUTIONS WILL BE TAKEN WHEN EXCAVATING.**
7. **FIVE STAR CONTRACTORS, INC. WILL NOT BE HELD LIABLE FOR DAMAGES TO STRUCTURES DUE TO GROUND MOVEMENT (I.E. CLAY FAULTS, UNSTABLE SOIL, ETC).**
8. **THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED BELOW. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORSEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS BEEN STARTED.**
9. **FIVE STAR CONTRACTORS, INC. SHALL CLEAN JOB SITE DAILY AND HAUL AWAY ANY JOB RELATED DEBRIS.**

FIVE STAR

CONTRACTORS, INC.

WORK SCOPE
FOR
MONTERREY PARK
JD220888

WORK SCOPE

LOCATION: BACK YARD OF 1320 N. COZUMEL.

- 1. REMOVE AND REPLACE APPROX. 72 SQ. FT. OF DAMAGED BRICK WALL IN THE BACK YARD OF RESIDENCE.**
- 2. RE-BUILD (2) H COLUMNS.**
- 3. TUCK AND POINT APPROX. 115 LF OF JOINTS WHERE MORTAR IS MISSING.**
- 4. RAKE ALL NEW MORTAR JOINTS AS NEEDED.**
- 5. JOB SITE TO BE CLEANED AND ALL JOB RELATED DEBRIS HAULED AWAY DAILY.**



3 OF 3
INITIALS _____
MONTERREY PARK
JD220888
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FIVE STAR

CONTRACTORS, INC.

PO BOX 820785
N. RICHLAND HILLS, TX 76182

METRO (817) 498-7069
FAX (817) 498-7099

July 27, 2022

PROPOSAL JD220889

SUBMITTED TO: **ATTN: BETHANY
MONTERREY PARK PID
MONTERREY PARK
1320 N. COZUMEL.
GRAND PRAIRIE, TEXAS 75051
309-706-0873
BJAMES020578@GMAIL.COM**

WE WILL FURNISH ALL LABOR AND MATERIALS TO PROVIDE THE FOLLOWING:

REMOVE AND REPLACE ENTIRE BRICK RETAINING WALL IN SPECIFIED LOCATION

\$ 94,690.00

GENERAL LIABILITY AND WORKERS COMPENSATION PROVIDED BY
FIVE STAR CONTRACTORS INC.

PAYMENT TERMS: 50% TO START 50% DUE ON COMPLETION.

THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS.

SUBMITTED BY: _____

JEREMY DOLAN
ACCOUNT EXECUTIVE__

ACCEPTED BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____



WORK SCOPE
FOR
MONTERREY PARK
JD220889

GENERAL SPECIFICATIONS

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5. ALL MATERIALS SHALL MATCH EXISTING AS CLOSE AS POSSIBLE.
6. FIVE STAR CONTRACTORS, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES OR UNDERGROUND LINES. HOWEVER, ALL PRECAUTIONS WILL BE TAKEN WHEN EXCAVATING.
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9. FIVE STAR CONTRACTORS, INC. SHALL CLEAN JOB SITE DAILY AND HAUL AWAY ANY JOB RELATED DEBRIS.



WORK SCOPE
FOR
MONTERREY PARK
JD220889

WORK SCOPE

LOCATION: ALONG N. COZUMEL. IN SPECIFIED AREA.

- 1. REMOVE AND REPLACE APPROX. 3,342 SQ. FT. OF FAILING BRICK WALL ALONG N. COZUMEL IN SPECIFIED LOCATION.**
- 2. RE-BUILD (48) H COLUMNS.**
- 3. RAKE ALL NEW MORTAR JOINTS AS NEEDED.**
- 4. JOB SITE TO BE CLEANED AND ALL JOB RELATED DEBRIS HAULED AWAY DAILY.**



Oscar Nunez

Jul 15, 2022

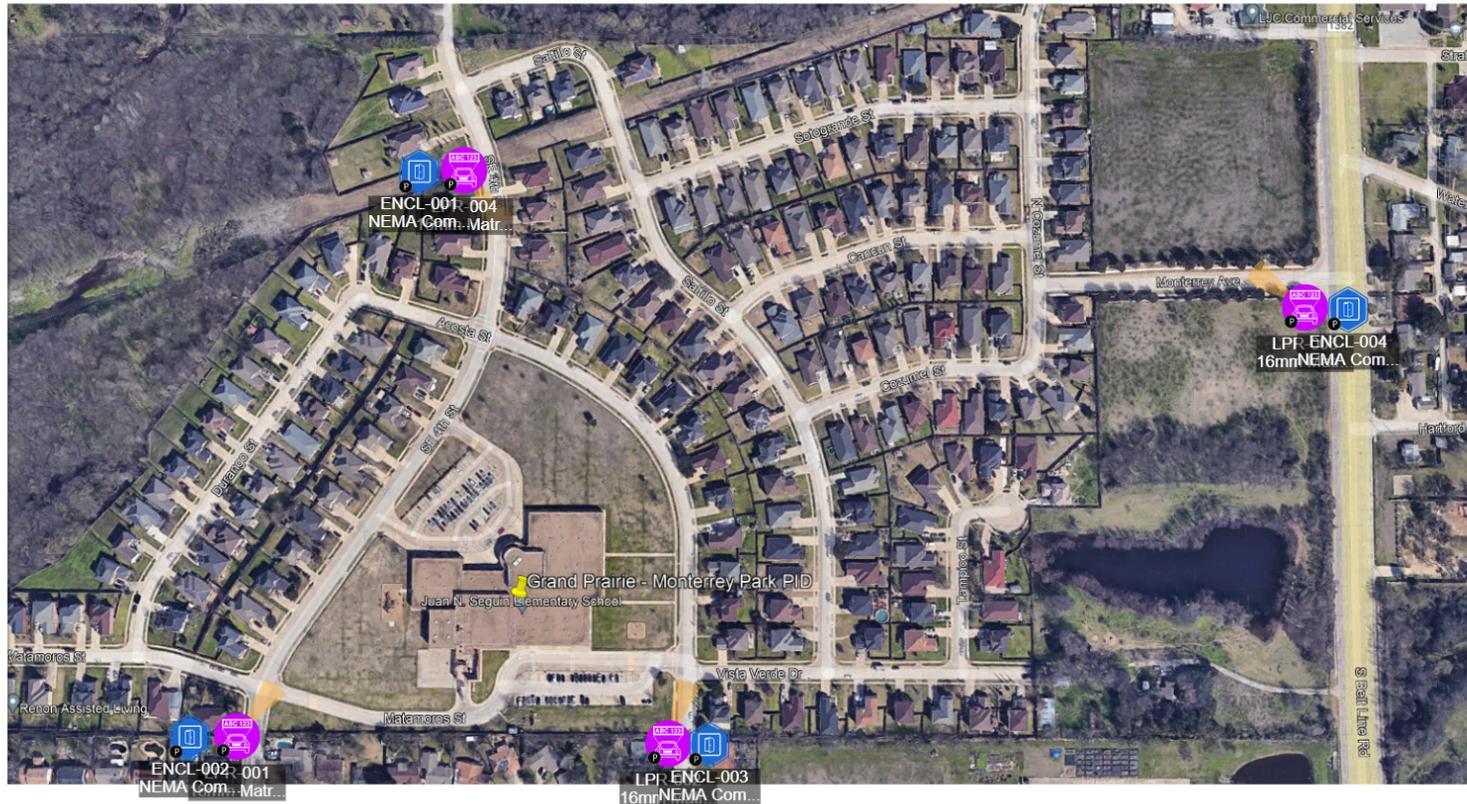
Grand Prairie - Monterrey Park HOA-PID

PO Box 534045 Grand Prairie, Texas, 75035

Included Surveys

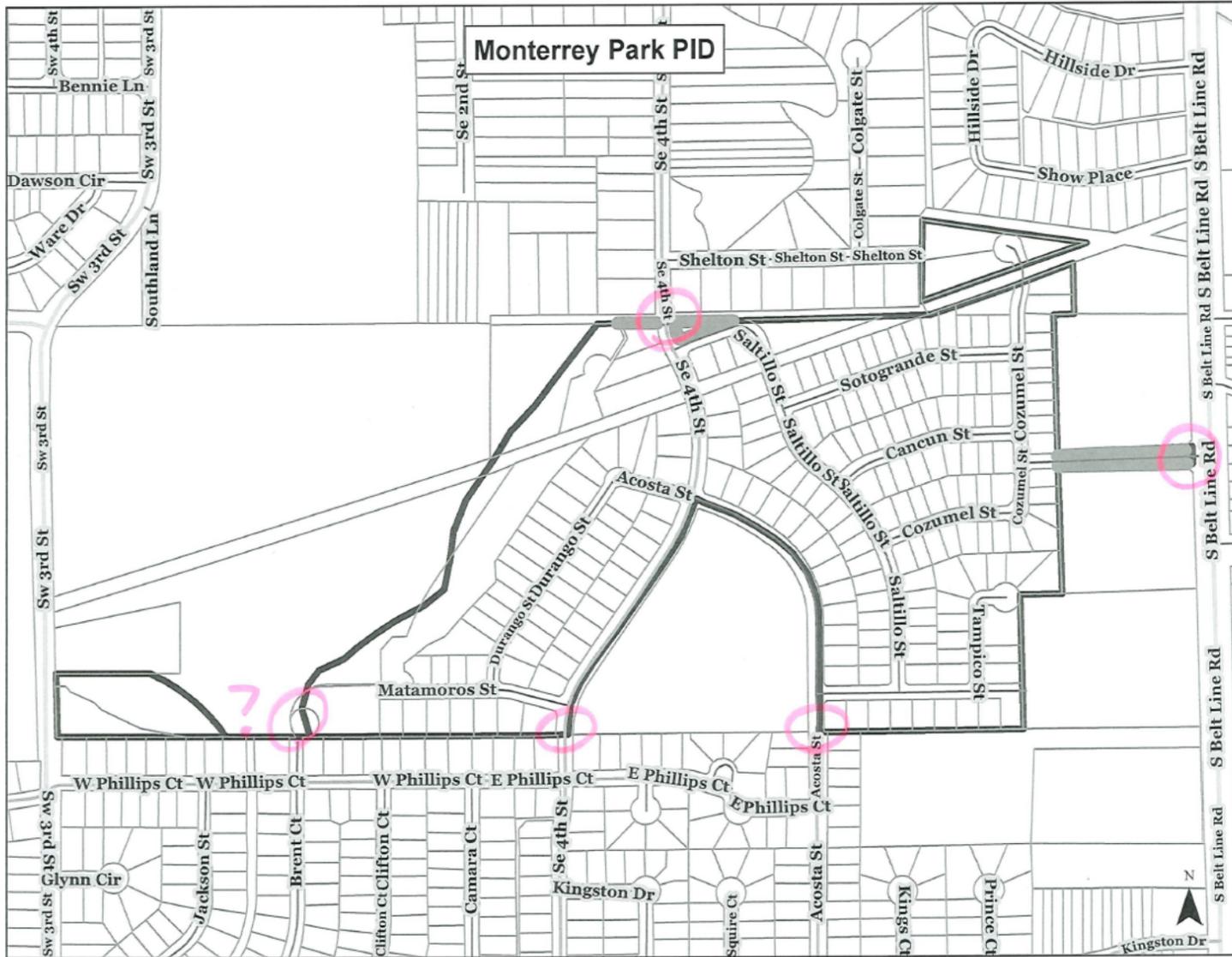
- Grand Prairie - Monterrey Park PID - Camera Locations
- Grand Prairie - Monterrey Park PID PLAT
- Grand Prairie - Monterrey Park PID - Location #1
- Grand Prairie - Monterrey Park PID - Location #3
- Grand Prairie - Monterrey Park PID - Location #2
- Grand Prairie - Monterrey Park PID - Location #4
- Budgetary Quote

Grand Prairie - Monterrey Park PID - Camera Locations



[Survey Layout](#)

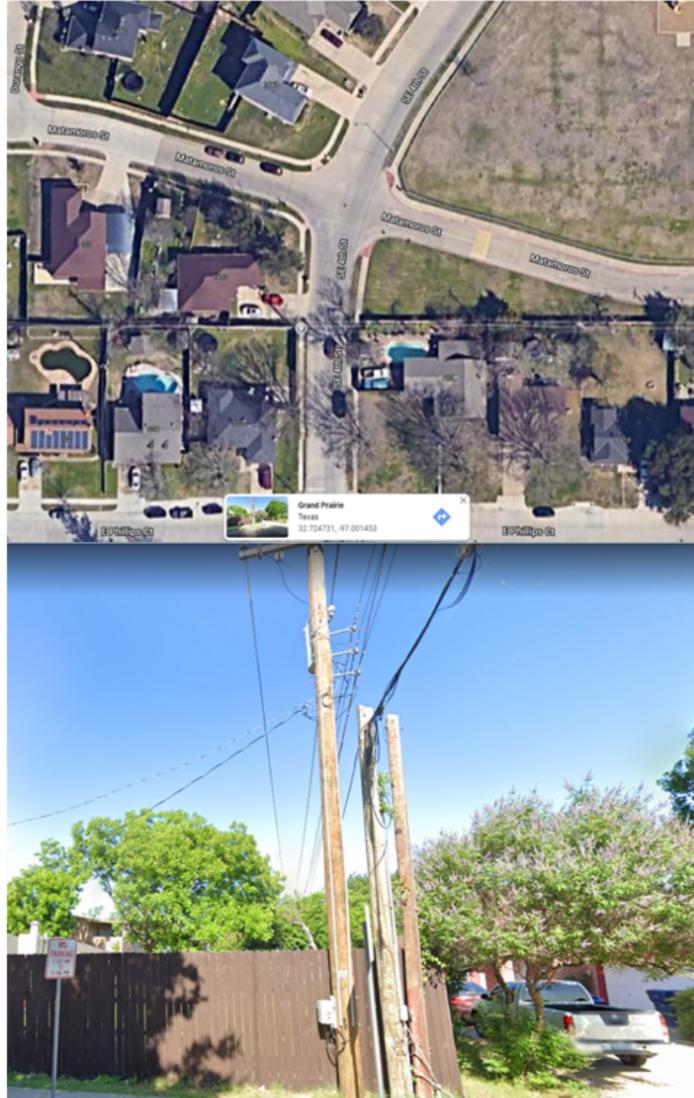
Grand Prairie - Monterrey Park PID PLAT



[Survey Layout](#)

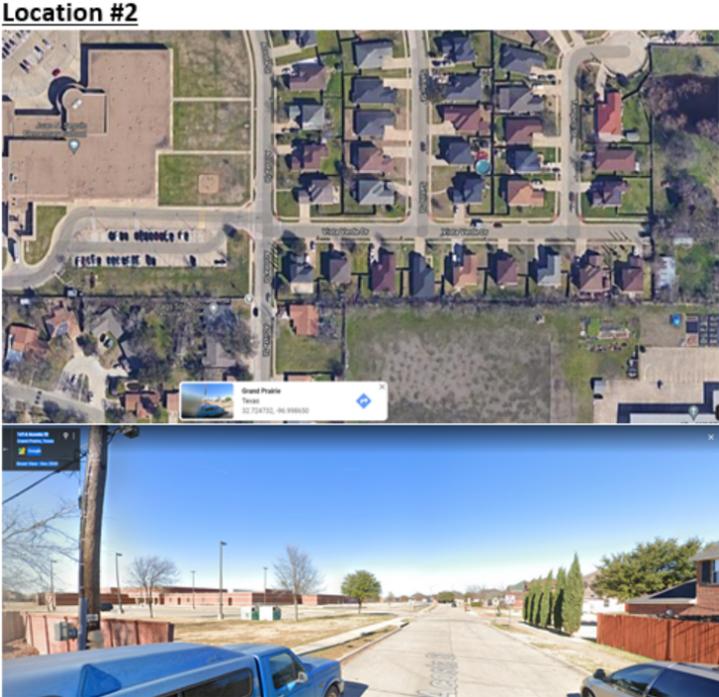
Grand Prairie - Monterrey Park PID - Location #1

Location #1



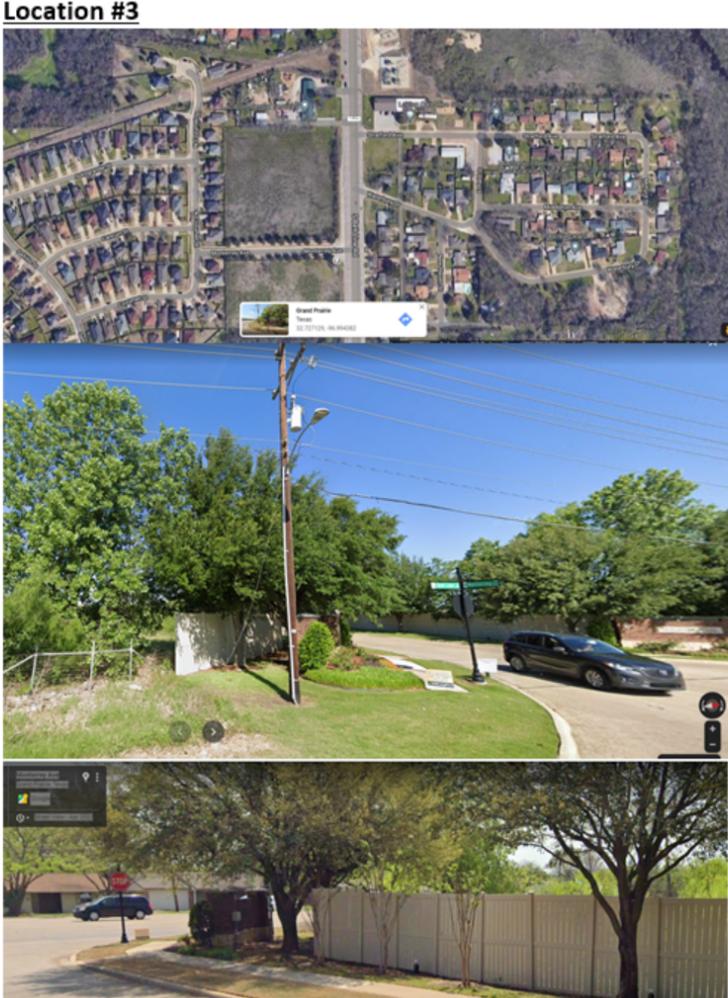
[Survey Layout](#)

Grand Prairie - Monterrey Park PID - Location #2



[Survey Layout](#)

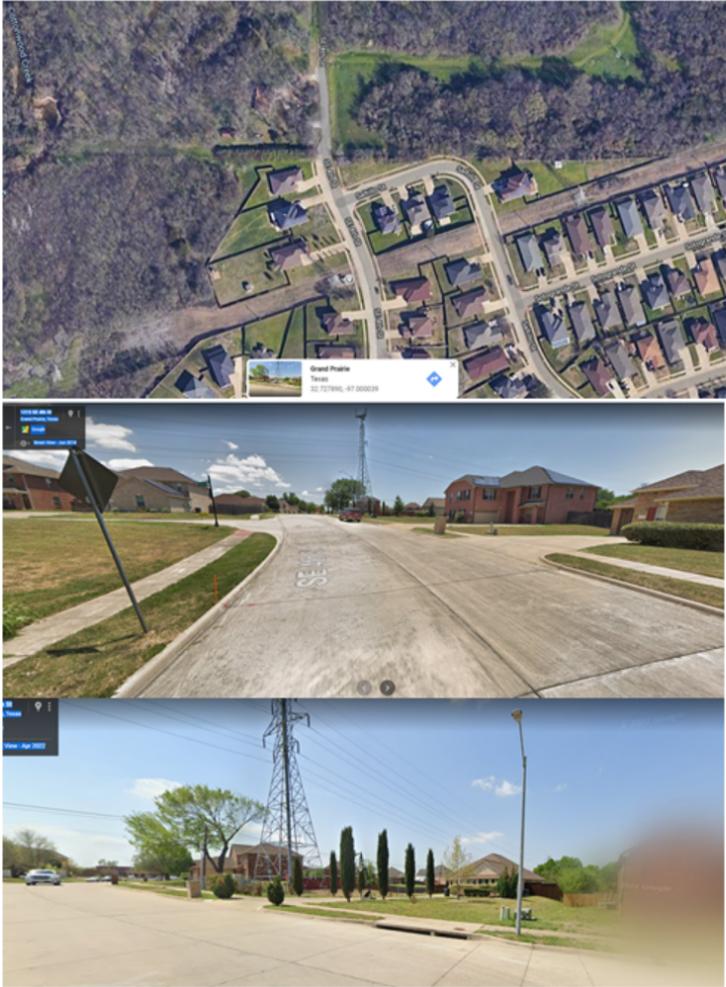
Grand Prairie - Monterrey Park PID - Location #3



[Survey Layout](#)

Grand Prairie - Monterrey Park PID - Location #4

Location #4



[Survey Layout](#)



Insight LPR
 1014 Highway 471
 Brandon, MS 39042

insight LPR

Quote

Date	Quote #
7/6/2022	02623

Name / Address
City of Grand Prairie PO Box 534045 Grand Prairie, TX 75053-4045 972-237-8091

Ship To
City of Grand Prairie PO Box 534045 Grand Prairie, TX 75053-4045

Rep
ON

Description	Qty	Cost	Total
City of Grand Prairie Budgetary Quote			
Matrix Dual LPR Camera- 2MP cameras, 16mm IR/16mm Color, Embedded processor in an IP68 rated nitrogen purged housing. POE+ power. Includes 2 lane LPR License. Includes Stainless Steel X/Y/Z mounting bracket and powder coated aluminum sun-shield. NEMA enclosures - weatherproof and watertight, protecting sensitive equipment in harsh industrial environments. Includes Pepwave MAX BR1 Wireless Cellular Modem. This cost is due Per Annum. 1st Year up front.	4	2,500.00	10,000.00
110 Volt AC Power is the customer responsibility			
		Total	\$10,000.00

Budget/Actual Report for Fiscal 2022
322192
Monterrey Park Public Improvement District
as of 7/31/22

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>	<u>9/30/22 Estimated</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>		
MPPID						
322192						
Beginning Resource Balance	146,000	148,271.57				148,271.57
Revenues						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	50,313	50,243.00	(70.00)	237.50	50,243.00
Interest On Pid Assessment	42630	-	95.02	95.02	35.63	95.02
Devlpr Particip/Projects	46110	-	-	0%	-	-
Miscellaneous	46395	-	-	0%	-	-
Int Earnings - Tax Collections	49470	-	-	0%	-	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	-	0%	-	-
Trsf In/Parks Venue (3170)	49780	-	-	0%	-	-
Total Revenues	50,313	50,338.02	25.02	100%	273.13	50,338.02
Expenditures						
Office Supplies	60020	20	-	20.00	0%	-
Decorations	60132	7,228	9,280.00	(2,052.00)	128%	9,280.00
Beautification	60490	6,000	-	6,000.00	0%	6,000.00
Wall Maintenance	60776	10,000	-	10,000.00	0%	1,000.00
Security	61165	-	-	-	0%	-
Mowing Contractor	61225	7,361	4,365.25	2,995.75	59%	7,732.00
Tree Services	61226	-	-	-	0%	-
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	586	585.80	0.20	100%	585.80
Miscellaneous Services	61485	500	-	500.00	0%	500.00
Fees/Administration	61510	-	-	-	0%	-
Postage And Delivery Charges	61520	350	129.34	220.66	37%	129.34
Street Lights	61905	-	-	-	0%	-
Light Power Service	62030	400	239.28	160.72	60%	400.00
Water/Wastewater Service	62035	3,000	2,478.46	521.54	83%	3,478.46
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	2,000	435.00	1,565.00	22%	1,000.00
Roadway Markings/Signs Maint	63115	-	-	-	0%	-
Decorative Lighting Maintenc	63146	2,500	-	2,500.00	0%	2,500.00
Property Insurance Premium	64080	200	216.00	(16.00)	108%	216.00
Liability Insurance Premium	64090	4,900	5,217.00	(317.00)	106%	5,217.00
Fencing	68061	-	-	-	0%	-
Landscaping	68250	-	-	-	0%	-
Signs	68390	-	-	-	0%	-
Lighting	68637	-	-	-	0%	-
Total Expenditures	45,045	22,946.13	22,098.87	51%	526.36	38,038.60
Ending Resource Balance	151,268	175,663.46				160,570.99

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 2023 - 2027 BUDGET PROJECTED

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2022 rate was \$0.11 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value (Estimated)		\$58,602,460	\$ 0.11	\$ 64,463		
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 160,000	\$ 75,352	\$ 94,724	\$ 120,259	\$ 152,620
P.I.D. Assessment	42620	\$ 64,463	\$ 70,909	\$ 78,000	\$ 85,800	\$ 94,380
TOTAL INCOME		\$ 64,463	\$ 70,909	\$ 78,000	\$ 85,800	\$ 94,380
Amount Available		\$ 224,463	\$ 146,261	\$ 172,724	\$ 206,059	\$ 247,000

EXPENSES:						
Description		2023	2024	2025	2026	2027
Office Supplies	60020	\$ 20	\$ 21	\$ 22	\$ 23	\$ 24
Decorations	60132	9,500	9,975	9,975	9,975	9,975
Beautification	60490	6,000	6,300	6,300	6,300	6,300
Wall Maintenance	60776	10,000	10,500	10,500	10,500	10,500
Mowing Contractor	61225	8,505	8,930	9,377	9,846	10,338
Collection Service (\$2.90/Acct)	61380	586	586	586	586	586
Misc.	61485	500	525	525	525	525
Fees/Administration	61510	-	-	-	-	-
Postage	61520	350	368	368	368	368
Electric Power	62030	400	420	441	463	486
Water Utility	62035	3,000	3,150	3,308	3,473	3,647
Irrigation System Maint.	63065	2,000	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	2,500	2,625	2,625	2,625	2,625
Property Insurance Premium	64080	250	263	276	289	304
Liability Insurance Premium	64090	5,500	5,775	6,064	6,367	6,685
Fencing*	68061	100,000	-	-	-	-
		-	-	-	-	-
TOTAL EXPENSES		\$ 149,111	\$ 51,537	\$ 52,465	\$ 53,440	\$ 54,463
Ending Balance*		\$ 75,352	\$ 94,724	\$ 120,259	\$ 152,620	\$ 192,537

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$110		
\$200,000	\$220		
\$300,000	\$330	Avg. Property Value:	\$ 290,111
\$400,000	\$440	Avg. Property Assessment:	\$ 319
\$500,000	\$550	No. of Properties:	\$ 202

*Brick wall replacement

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11
Monterrey Park
Five Year Service Plan 2023 - 2027 BUDGET PROJECTED

Income based on Assessment Rate of \$0.10 per \$100 of appraised value.
The FY 2022 rate was \$0.11 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue			
Appraised Value (Estimated)	\$58,602,460	\$ 0.10	\$ 58,602			
Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)		\$ 160,000	\$ 69,491	\$ 82,416	\$ 100,859	\$ 125,419
P.I.D. Assessment	42620	\$ 58,602	\$ 64,462	\$ 70,908	\$ 77,999	\$ 85,799
TOTAL INCOME		\$ 58,602	\$ 64,462	\$ 70,908	\$ 77,999	\$ 85,799
Amount Available		\$ 218,602	\$ 133,953	\$ 153,324	\$ 178,858	\$ 211,218

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 20	\$ 21	\$ 22	\$ 23	\$ 24
Decorations	60132	9,500	9,975	9,975	9,975	9,975
Beautification	60490	6,000	6,300	6,300	6,300	6,300
Wall Maintenance	60776	10,000	10,500	10,500	10,500	10,500
Mowing Contractor	61225	8,505	8,930	9,377	9,846	10,338
Collection Service (\$2.90/Acct)	61380	586	586	586	586	586
Misc.	61485	500	525	525	525	525
Fees/Administration	61510		-	-	-	-
Postage	61520	350	368	368	368	368
Electric Power	62030	400	420	441	463	486
Water Utility	62035	3,000	3,150	3,308	3,473	3,647
Irrigation System Maint.	63065	2,000	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	2,500	2,625	2,625	2,625	2,625
Property Insurance Premium	64080	250	263	276	289	304
Liability Insurance Premium	64090	5,500	5,775	6,064	6,367	6,685
Fencing*	68061	100,000	-	-	-	-
		-	-	-	-	-
TOTAL EXPENSES		\$ 149,111	\$ 51,537	\$ 52,465	\$ 53,440	\$ 54,463
Ending Balance*		\$ 69,491	\$ 82,416	\$ 100,859	\$ 125,419	\$ 156,755

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	
\$100,000	\$100	
\$200,000	\$200	
\$300,000	\$300	Avg. Property Value: \$ 290,111
\$400,000	\$400	Avg. Property Assessment: \$ 290
\$500,000	\$500	No. of Properties: \$ 202

*Brick wall replacement