



**MONTERREY PARK PUBLIC IMPROVEMENT
DISTRICT BOARD MEETING**
OUTLAW'S BAR-B-QUE, 2234 S. BELTLINE ROAD, GRAND PRAIRIE,
TEXAS
WEDNESDAY, APRIL 24, 2024 AT 6:30 PM

AGENDA

CALL TO ORDER

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.

AGENDA ITEMS

1. Crime Statistics Overview and Crime Prevention Questions and Answers
2. Discuss Neighborhood Watch
3. Discussion in regard to Security Cameras at all entrances, located at Beltline and Monterrey Avenue, Fourth and Matamoros St and Acosta St.
4. Discuss wall repairs by Monterrey Avenue and obtaining temporary construction easements.
5. Discuss wall repairs by Monterrey Avenue and obtaining temporary construction easements.
6. Discuss possibility of obtaining new Christmas light vendor.
7. Discussion of Budget to Actual Financial Report for March 31, 2024
8. Consider FY 2025 Budget and Assessment Rate

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 April 19, 2024.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

Lee Harris, CPA
Special District Administrator, Finance Department



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/24/2024

REQUESTER: Lee Harriss

PRESENTER: Officer Edgar Molina

TITLE: Crime Statistics Overview and Crime Prevention Questions and Answers



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04.24.2024
REQUESTER: Marca Ray
PRESENTER: Marca Ray, Community Manager for Monterrey Park
TITLE: Discuss Neighborhood Watch

ANALYSIS:

Question for GP Police Department



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/24/2024

REQUESTER: Marca Ray

PRESENTER: Marca Ray, Community Manager for Monterrey Park

TITLE: Discussion in regard to Security Cameras at all entrances, located at Beltline and Monterrey Avenue, Fourth and Matamoros St and Acosta St.

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04.24.2024

REQUESTER: Marca Ray

PRESENTER: Marca Ray, Community Manager for Monterrey Park

TITLE: Discuss wall repairs by Monterrey Avenue and obtaining temporary construction easements.

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04.24.2024

REQUESTER: Marca Ray

PRESENTER: Marca Ray, Community Manager for Monterrey Park

TITLE: Discuss wall repairs by Monterrey Avenue and obtaining temporary construction easements.

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/24/2024

REQUESTER: Marca Ray

PRESENTER: Marca Ray, Community Association Manager for Monterrey Park

TITLE: Discuss possibility of obtaining new Christmas light vendor.

ANALYSIS:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/24/2024

REQUESTER: Lee Harriss

PRESENTER: Sylvia Gomez, President

TITLE: Discussion of Budget to Actual Financial Report for March 31, 2024

Budget/Actual Report for Fiscal 2024
322192
Monterrey Park Public Improvement District
as of 3/31/24 Preliminary

	<u>10/1/2023 - 9/30/2024</u>				<u>Current</u>	<u>9/30/24</u> <u>Estimated</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	<u>Month</u>	
MPPID 322192						
Beginning Resource Balance	196,000	191,537.32				191,537.32
Revenues						
Spec Assess Delinquent	42610	-	-	0%	-	-
Special Assessment Income	42620	64,972	64,026.69	(945.31)	99%	64,026.69
Interest On Pid Assessment	42630	-	24.70	24.70	0%	24.70
Insurance Recovery Property	42770	-	-	-	0%	-
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	64,972	64,051.39	(920.61)	99%	-	64,051.39
Expenditures						
Office Supplies	60020	20	-	20.00	0%	20.00
Decorations	60132	9,500	9,280.00	220.00	98%	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	8,654	2,322.25	6,331.75	27%	447.00
Tree Services	61226	-	5,300.00	(5,300.00)	0%	5,300.00
Legal Services	61360	-	-	-	0%	-
Collection Services	61380	586	585.80	0.20	100%	585.80
Miscellaneous Services	61485	500	53.94	446.06	11%	53.94
Fees/Administration	61510	7,500	5,000.00	2,500.00	67%	5,000.00
Postage And Delivery Charges	61520	350	-	350.00	0%	350.00
Street Lights	61905	-	-	-	0%	-
Light Power Service	62030	400	200.26	199.74	50%	62.32
Water/Wastewater Service	62035	3,500	837.99	2,662.01	24%	89.58
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-
Irrigation System Maintenance	63065	2,000	194.00	1,806.00	10%	-
Roadway Markings/Signs Maint	63115	-	-	-	0%	-
Decorative Lighting Maintenc	63146	2,500	3,173.23	(673.23)	127%	-
Property Insurance Premium	64080	275	295.00	(20.00)	107%	295.00
Liability Insurance Premium	64090	7,700	-	7,700.00	0%	8,000.00
Fencing	68061	100,000	-	100,000.00	0%	-
Landscaping	68250	-	-	-	0%	-
Signs	68390	-	-	-	0%	-
Lighting	68637	-	-	-	0%	-
Lease Payment (Cameras)	68901	14,400	-	14,400.00	0%	14,400.00
Lease Interest Expense	91000	-	-	-	0%	-
Total Expenditures	173,885	27,242.47	146,642.53	16%	5,652.84	71,458.03
Ending Resource Balance	87,087	228,346.24				184,130.68

Monterrey Park Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/24/24

REQUESTER: Lee Harriss

PRESENTER: Sylvia Gomez, President

TITLE: Consider FY 2025 Budget and Assessment Rate

**Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 11
Monterrey Park
Five Year Service Plan 2025 - 2029 BUDGET**

Income based on Assessment Rate of \$0.11 per \$100 of appraised value.
The FY 2024 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)		\$64,972,281	\$ 0.11	\$ 71,470		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Estimated)		\$ 184,000	\$ 29,161	\$ 28,402	\$ 34,377	\$ 47,817
P.I.D. Assessment	42620	\$ 71,470	\$ 78,617	\$ 86,479	\$ 95,127	\$ 104,639
TOTAL INCOME		\$ 71,470	\$ 78,617	\$ 86,479	\$ 95,127	\$ 104,639
Amount Available		\$ 255,470	\$ 107,778	\$ 114,881	\$ 129,504	\$ 152,456

EXPENSES:						
Description		2025	2026	2027	2028	2029
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	8,654	9,086	9,541	10,018	10,519
Collection Service (\$2.90/Acct)	61380	586	586	586	586	586
Misc.	61485	500	525	525	525	525
Fees/Administration	61510	7,500	7,875	7,875	7,875	7,875
Postage	61520	350	368	368	368	368
Electric Power	62030	400	420	441	463	486
Water Utility	62035	3,500	3,675	3,859	4,052	4,254
Irrigation System Maint.	63065	2,000	2,100	2,100	2,100	2,100
Decorative Lighting Maintenance	63146	4,000	4,200	4,200	4,200	4,200
Property Insurance Premium	64080	400	420	441	463	486
Liability Insurance Premium	64090	8,500	8,925	9,371	9,840	10,332
Fencing*	68061	150,000	-	-	-	-
Lease Payment-Security Cameras	68901	14,400	14,400	14,400	14,400	14,400
		-	-	-	-	-
TOTAL EXPENSES		\$ 226,310	\$ 79,376	\$ 80,503	\$ 81,687	\$ 82,930
Ending Balance*		\$ 29,161	\$ 28,402	\$ 34,377	\$ 47,817	\$ 69,527

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$100,000	\$110		
\$200,000	\$220		
\$300,000	\$330	Avg. Property Value:	\$ 321,645
\$400,000	\$440	Avg. Property Assessment:	\$ 354
\$500,000	\$550	No. of Properties:	\$ 202

*Brick wall replacement