



CITY OF GRAND PRAIRIE
BERKSHIRE PARK PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
GRAND PRAIRIE MUNICIPAL AIRPORT
3116 S. GREAT SOUTHWEST PARKWAY
WEDNESDAY, AUGUST 10, 2022, 6:30 PM

AGENDA

The meeting will be held at Grand Prairie Municipal Airport, 3116 S. Great Southwest Parkway, 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

- November 16, 2021

2. Projects/Contracts:

A. Landscaping Maintenance, Improvements, Flowerbeds, Common Areas

- Robinson Road
- Bordeaux Drive
- Arkansas Lane
- Bois D'Arc Lane
- 2631 Blackstone Greenspace Area
- 68 Bloomfield Drive Drainage Area

B. Lighting Improvements and/or Maintenance

- Robinson Road
- Bordeaux Drive
- Arkansas Lane
- Bois D'Arc Lane
- 2631 Blackstone Greenspace Area
- 68 Bloomfield Drive Drainage Area

C. Wall/Monument Repairs

- Robinson Road

- b. Bordeaux Drive
- c. Arkansas Lane
- d. Bois D'Arc Lane

D. Signage

- a. Robinson Road/Bordeaux Drive
- b. Arkansas Lane/Bois D'Arc Lane

E. Decorations

- a. Robinson Road/Bordeaux Drive
- b. Arkansas Lane/Bois D'Arc Lane

F. Security Cameras

- a. Robinson Road/Bordeaux Drive
- b. Arkansas Lane/Bois D'Arc Lane

3. Financial Reports

4. Consider FY 2023 Budget and Assessment Rate

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 Berkshire Park PID Board meeting agenda was prepared and posted August 5, 2022.



Lee Harriss, Special District Administrator

MINUTES OF
Berkshire Park PID
Board Meeting
Spring Creek Barbecue
4108 S Carrier Pkwy.
November 16, 2021
7:30 PM

Introductions

The meeting was called to order at 7:30 pm by Carlos Jackson, President. Present included Board Members Carlos Jackson, Sylvia Gallegos, Mona Coleman, and Wendy Washington. Also present were Special District Administrator Lee Harriss (City of Grand Prairie) and others.

Citizens' Forum - There were no citizen comments.

Approval of Minutes of April 26, 2021

The minutes were approved.

Presentation - What is a PID?

Presented by Ms. Harriss. Discussion of what the PID maintains, including:

Landscaping maintenance, improvements, flowerbeds, and common areas located at:

Robinson Road
Bordeaux Drive
Arkansas Lane
Bois D'Arc Lane
2631 Blackstone Greenspace Area
68 Bloomfield Drive Drainage Area

Wall/Monument Repairs:

Robinson Road
Bordeaux Drive
Arkansas Lane
Bois D'Arc Lane

Budget and Financial Reports

Ms. Harriss presented the 9/30/21 financial report and the FY 2022 budget.

Citizens' Forum

There were no citizen comments.

Adjournment - The meeting adjourned at 9:30 pm.

Budget/Actual Report for Fiscal 2022
322792
Berkshire Park Public Improvement District
as of 7/31/22 Preliminary

	<u>10/1/2021 - 9/30/2022</u>				<u>Current Month</u>	<u>Estimate 9/30/22</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>			
BKPID							
322792							
Beginning Resource Balance	7,800	10,156.35				10,156.35	
Revenues							
Spec Assess Delinquent	42610	-	-	0%	-	-	
Special Assessment Income	42620	52,666	52,416.40	(249.60)	100%	396.08	52,416.40
Interest On Pid Assessment	42630	-	52.18	52.18	0%	59.41	52.18
Devlpr Particip/Projects	46110	-	-	-	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	1,164	873.00	(291.00)	75%	-	1,164.00
Total Revenues	53,830	53,341.58	(488.42)	99%	455.49	53,632.58	
Expenditures							
Office Supplies	60020	100	-	100.00	0%	-	-
Decorations	60132	500	1,295.84	(795.84)	259%	-	1,295.84
Beautification	60490	3,000	-	3,000.00	0%	-	3,000.00
Graffiti Cleanup	60775	-	-	-	0%	-	-
Wall Maintenance	60776	30,000	30,000.00	-	100%	-	30,000.00
Professional Engineering Servi	61041	-	-	-	0%	-	-
Security	61165	4,500	4,500.00	-	100%	-	4,500.00
Mowing Contractor	61225	11,000	6,925.00	4,075.00	63%	-	11,000.00
Legal Services	61360	-	-	-	0%	-	-
Collection Services	61380	400	400.20	(0.20)	100%	-	400.20
Miscellaneous Services	61485	50	-	50.00	0%	-	50.00
Fees/Administration	61510	-	-	-	0%	-	-
Postage And Delivery Charges	61520	100	-	100.00	0%	-	-
Light Power Service	62030	200	78.28	121.72	39%	17.40	200.00
Water/Wastewater Service	62035	2,500	2,371.91	128.09	95%	519.94	2,631.91
Bldgs And Grounds Maintenance	63010	-	-	-	0%	-	-
Irrigation System Maintenance	63065	1,000	450.00	550.00	45%	-	1,000.00
Roadway Markings/Signs Maint	63115	-	-	-	0%	-	-
Decorative Lighting Maintenan	63146	250	-	250.00	0%	-	250.00
Property Insurance Premium	64080	250	241.00	9.00	96%	-	241.00
Liability Insurance Premium	64090	4,000	4,138.54	(138.54)	103%	-	4,138.54
Fencing	68061	-	-	-	0%	-	-
Architect'L/Engineering Servcs	68240	-	-	-	0%	-	-
Landscaping	68250	-	-	-	0%	-	-
Irrigation Systems	68635	-	-	-	0%	-	-
Total Expenditures	57,850	50,400.77	7,449.23	87%	537.34	58,707.49	
Ending Resource Balance	3,780.00	13,097.16				5,081.44	

Berkshire Park Public Improvement District

These are Lone Star Meadows PID assessments collected from PID residents to pay for PID maintenance.

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 17
Berkshire Park
Five Year Service Plan 2023 - 2027 BUDGET PROJECTED

Income based on Assessment Rate of \$0.15 per \$100 of appraised value.

The FY 2022 rate was \$0.15 per \$100 of appraised value

Service Plan projects a 16% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	\$39,628,620	\$ 0.15	\$ 59,443

Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)	Number	\$ 5,000	\$ 2,917	\$ 15,086	\$ 7,020	\$ 55,420
P.I.D. Assessment	42620	\$ 59,443	\$ 68,954	\$ 79,986	\$ 92,784	\$ 107,630
City Contribution	49780	2,034	2,034	2,034	2,034	2,034
TOTAL INCOME		\$ 61,477	\$ 70,988	\$ 82,020	\$ 94,818	\$ 109,664
Amount Available		\$ 66,477	\$ 73,905	\$ 97,107	\$ 101,838	\$ 165,084

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,500	1,500	1,500	1,500	1,500
Beautification*	60490	6,000	10,000	10,000	10,000	10,000
Wall Maintenance**	60776	30,000	20,000	10,000	5,000	5,000
Security	61165	4,500	4,725	4,961	5,209	5,470
Mowing Contractor	61225	11,550	12,128	12,734	13,371	14,039
Collection Service (\$2.90/Acct)	61380	400	400	400	400	400
Misc.	61485	50	50	50	50	50
Postage	61520	100	100	100	100	100
Electric Power	62030	210	221	232	243	255
Water Utility	62035	3,000	3,150	3,308	3,473	3,647
Irrigation System Maint.	63065	1,000	1,000	1,000	1,000	1,000
Roadway Markings/Signs Maint***	63115	-	-	40,000	-	-
Decorative Lighting Maintenance	63146	250	300	300	300	300
Property Insurance Premium	64080	300	315	331	347	365
Liability Insurance Premium	64090	4,600	4,830	5,072	5,325	5,591
		-	-	-	-	-
TOTAL EXPENSES		\$ 63,560	\$ 58,818	\$ 90,087	\$ 46,418	\$ 47,817
Ending Balance**		\$ 2,917	\$ 15,086	\$ 7,020	\$ 55,420	\$ 117,267

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.		
\$200,000	\$ 300		
\$250,000	\$ 375		
\$300,000	\$ 450	Avg. Property Value:	\$ 287,164
\$350,000	\$ 525	Avg. Property Assessment:	\$ 431
\$400,000	\$ 600	No. of Properties:	138
\$450,000	\$ 675		

*Includes flowerbed renovations

**Brick wall repairs/replacement

***Wrought iron street signs

Exhibit A
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 17
Berkshire Park
Five Year Service Plan 2023 - 2027 BUDGET PROJECTED

Income based on Assessment Rate of \$0.14 per \$100 of appraised value.

The FY 2022 rate was \$0.15 per \$100 of appraised value

Service Plan projects a 16% increase in assessed value per year.

INCOME:	Value	Assess Rate	Revenue
Appraised Value	\$39,628,620	\$ 0.14	\$ 55,480

Description	Account	2023	2024	2025	2026	2027
Beginning Balance (Estimated)	Number	\$ 5,000	\$ 1,954	\$ 9,527	\$ 2,128	\$ 44,342
P.I.D. Assessment	42620	\$ 55,480	\$ 64,357	\$ 74,654	\$ 86,599	\$ 100,454
City Contribution	49780	2,034	2,034	2,034	2,034	2,034
TOTAL INCOME		\$ 57,514	\$ 66,391	\$ 76,688	\$ 88,633	\$ 102,488
Amount Available		\$ 62,514	\$ 68,345	\$ 86,215	\$ 90,761	\$ 146,831

EXPENSES:		2023	2024	2025	2026	2027
Description						
Office Supplies	60020	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Decorations	60132	1,500	1,500	1,500	1,500	1,500
Beautification*	60490	3,000	10,000	4,000	10,000	10,000
Wall Maintenance**	60776	30,000	20,000	10,000	5,000	5,000
Security	61165	4,500	4,725	4,961	5,209	5,470
Mowing Contractor	61225	11,550	12,128	12,734	13,371	14,039
Collection Service (\$2.90/Acct)	61380	400	400	400	400	400
Misc.	61485	50	50	50	50	50
Postage	61520	100	100	100	100	100
Electric Power	62030	210	221	232	243	255
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Irrigation System Maint.	63065	1,000	1,000	1,000	1,000	1,000
Roadway Markings/Signs Maint***	63115	-	-	40,000	-	-
Decorative Lighting Maintenance	63146	250	300	300	300	300
Property Insurance Premium	64080	300	315	331	347	365
Liability Insurance Premium	64090	4,600	4,830	5,072	5,325	5,591
		-	-	-	-	-
TOTAL EXPENSES		\$ 60,560	\$ 58,818	\$ 84,087	\$ 46,418	\$ 47,817
Ending Balance**		\$ 1,954	\$ 9,527	\$ 2,128	\$ 44,342	\$ 99,014

Avg. Annual Assessment by Home Value:

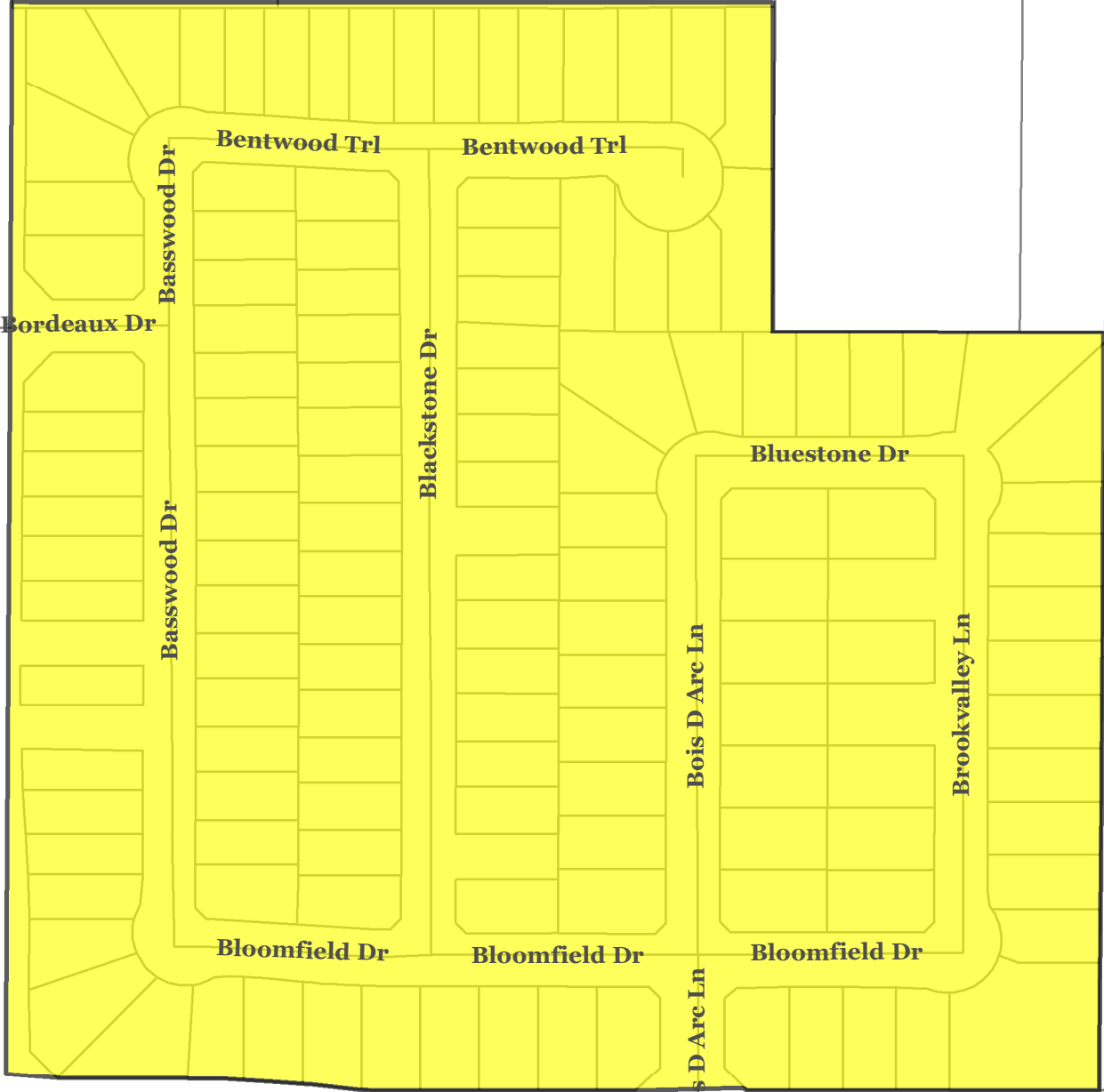
Value	Yrly Assmnt.		
\$200,000	\$ 280		
\$250,000	\$ 350		
\$300,000	\$ 420	Avg. Property Value:	\$ 287,164
\$350,000	\$ 490	Avg. Property Assessment:	\$ 402
\$400,000	\$ 560	No. of Properties:	138
\$450,000	\$ 630		

*Includes flowerbed renovations

**Brick wall repairs/replacement

***Wrought iron street signs

Berkshire Park PID



Arkansas Ln

Arkansas Ln

Robinson Rd

Quail Creek Dr

Blackstone Dr

