



**GREENWAY TRAILS PUBLIC IMPROVEMENT
DISTRICT BOARD MEETING**
BETTY WARMACK LIBRARY, 760 BARDIN RD, GRAND PRAIRIE, TX
75052
WEDNESDAY, APRIL 17, 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. Consider proposal from Site Landscape Development in the amount of \$1449.08 for March Irrigation repairs from Heritage at Double Oak, and Walnut Ridge.
2. Consider proposal from Site Landscape in the amount of \$1091.92 to Replace a Dead Crape Myrtle at the entrance of Branch Hollow.
3. Consider Proposal form Site Landscape Development in the amount of \$3588.91 to replace missing Live Oak Trees at South Heritage Parkway.
4. Consider proposal from Site Landscape Development in the amount \$1192.40 to pick up trash in the TWRD.
5. Consider proposal from Site Landscape Development in the amount \$2812.32 to add a Field Mow for TRWD areas throughout the Greenway Trails Community. TRWD is supposed to mow (2) times per year, but we are unsure of their schedule and when they would come. This extra mow should take us through Spring.
6. Consider proposal from Lonestar Fountains in the amount \$12000 for Maintenance of Both Ponds at Rainwater Trail and Walnut Ridge.
7. Consider proposal from Lonestar Fountains in the amount of \$598 to Replace broken motor on the Main Pond located on Heritage Parkway.
8. Discussion of Budget to Actual Financial Report for March 31, 2024
9. Appoint One Advisory Board Member to Fill Remaining Term of Vacant Position, Which Expires in 2025
10. Selection of Officers - President, Vice President, Secretary/Treasurer

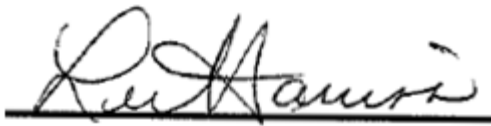
CITIZENS' FORUM

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 12, 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: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider proposal from Site Landscape Development in the amount of \$1449.08 for March Irrigation repairs from Heritage at Double Oak, and Walnut Ridge.

ANALYSIS:

Consider proposal from Site Landscape Development in the amount of \$1449.08 for March Irrigation repairs from Heritage at Double Oak, and Walnut Ridge.



Date: 3/21/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Greenway Trails PID
 3688 Rolling Meadows Dr
 Grand Prairie, TX 76065

March 2024 Irrigation Report

Unless noted below irrigation zones and controllers are considered to be in good working condition. If not listed below no repairs are needed at the time of this irrigation inspection.

Controller 1 - Heritage @ Double Oak

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00
Zone 19 Repair Medium Lateral Line	1.00	\$183.58	\$183.58
Zone 24 Repair Large Lateral Line	1.00	\$229.75	\$229.75
Zone 33 Repair Medium Lateral Line	1.00	\$183.58	\$183.58
Zone 35 Replace 4" Broken/Leaking Spray Head	1.00	\$30.32	\$30.32
Zone 100 Replace 2"/2.5" Faulty Electric Valve	1.00	\$638.27	\$638.27

Controller 2 - Rolling Meadows @ Wintergreen

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 3 - Firefly commons

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			

No Repairs Needed

0.00

\$0.00

Item 1.

Controller 4 - Firefly Ct.

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 5 - Walnut Ridge

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 6 - Walnut Ridge

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Zone 7

Repair Medium Lateral Line	1.00	\$183.58	\$183.58
----------------------------	------	----------	----------

Controller 7 - Cornerstone @ Elm creek

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 8 - Branch Hollow @ Walnut Ridge

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 9 - Pool commons

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 10 - Wintergreen @ Twin Pines

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor			
No Repairs Needed	0.00	\$0.00	\$0.00

Controller 11 - Highland Woods

Items	Quantity	Price/Unit	
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 12 - Walnut Ridge

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

Controller 13 - @ lake

Items	Quantity	Price/Unit	Price
Controller and Rain/Freeze Sensor No Repairs Needed	0.00	\$0.00	\$0.00

PROJECT TOTAL:	\$1,449.08
SALES TAX:	\$0.00
TOTAL:	\$1,449.08

Terms & Conditions

Irrigation in Texas is regulated by Texas Commission on Environmental Quality (TCEQ) (MC-178), P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is:

www.tceq.state.tx.us. TX LI 6823

Average Cost Reference List:

Irrigation Tech Hourly Rate: \$110.00

Irrigation Helper: \$70.00

Emergency Call: \$175.00

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

Thank you for allowing us the ability to provide you with this estimate.

By _____

Jonathan Williams

Date 3/21/2024

Site Landscape Development

By _____

Date _____

Greenway Trails PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider proposal from Site Landscape in the amount of \$1091.92 to Replace a Dead Crape Myrtle at the entrance of Branch Hollow.

ANALYSIS:

Consider proposal from Site Landscape in the amount of \$1091.92 to Replace a Dead Crape Myrtle at the entrance of Branch Hollow.



Date: 11/9/2023
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Greenway Trails PID
 3688 Rolling Meadows Dr
 Grand Prairie, TX 76065

Dead Crape Myrtle Replacements

This proposal is to replace the dead crape myrtle at the entrance of Branch Hollow. This includes irrigation to ensure proper watering for new planted Crape Myrtle.

Dead Crape Myrtle Replacements

Misc Enhancement

Items	Quantity	
30 Gallon Crape Myrtle - 30 Gallon Installation - EN	1.00	
Mulching - Tree Wells	1.00	
Labor - Enhancement	4.00	
		Misc Enhancement : \$817.18

Irrigation Repair

Items	Quantity	
Irrigation Misc Fittings - Design Build - EN	1.00	
Labor - Irrigation design build	2.00	
		Irrigation Repair: \$274.74

PROJECT TOTAL:	\$1,091.92
SALES TAX:	\$0.00
TOTAL:	\$1,091.92

Terms & Conditions

Item 2.

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

Thank you for allowing us the ability to provide you with this estimate.

By _____
Jonathan Williams
Date 11/9/2023

Site Landscape Development

By _____
Date _____

Greenway Trails PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider Proposal form Site Landscape Development in the amount of \$3588.91 to replace missing Live Oak Trees at South Heritage Parkway.

ANALYSIS:

Consider Proposal form Site Landscape Development in the amount of \$3588.91 to replace missing Live Oak Trees.



Date: 2/27/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Greenway Trails PID
 3688 Rolling Meadows Dr
 Grand Prairie, TX 76065

Tree Replacements On South Heritage Parkway

This proposal is to replace the (3) Live Oak's that have been cut down and remove due to winter stress. This includes labor and irrigation to ensure proper watering for newly planted Live Oaks.

Tree Replacements On South Heritage Parkway

Misc Enhancement

Items	Quantity	
3" B&B Live Oak - 3" B&B Installation - EN	3.00	
Labor - Enhancement	8.00	
		Misc Enhancement : \$3,084.40

Irrigation Repair

Items	Quantity	
Labor - Irrigation design build	4.00	
Irrigation Misc Fittings - Design Build - EN	1.00	
		Irrigation Repair: \$504.51

PROJECT TOTAL:	\$3,588.91
SALES TAX:	\$0.00
TOTAL:	\$3,588.91

Terms & Conditions

Item 3.

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

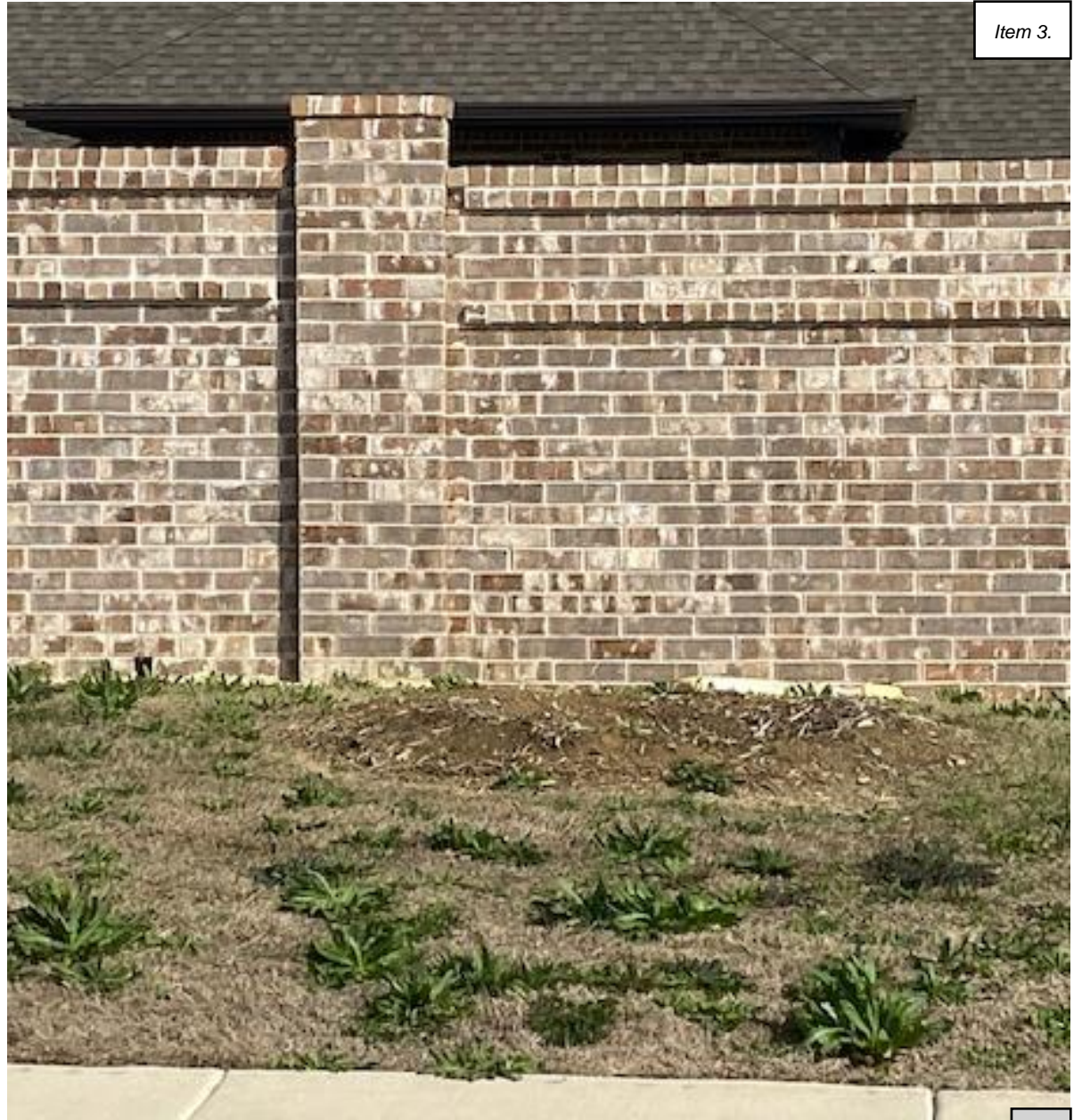
Thank you for allowing us the ability to provide you with this estimate.

By _____
Jonathan Williams
Date 2/27/2024

Site Landscape Development

By _____
Date _____

Greenway Trails PID



Item 3.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider proposal from Site Landscape Development in the amount \$1192.40 to pick up trash in the TWRD.

ANALYSIS:

Consider proposal from Site Landscape Development in the amount \$1192.40 to pick up trash in the TWRD.



Date: 1/18/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Greenway Trails PID
 3688 Rolling Meadows Dr
 Grand Prairie, TX 76065

Trash Pick Up TWRD Field

This proposal is to pick up trash in the TWRD that was in a map provided by VCM.

Trash Pick Up TWRD Field

Misc Enhancement

Items
 Labor - Enhancement

Quantity
 20.00

Misc Enhancement : \$1,192.40

PROJECT TOTAL: \$1,192.40

SALES TAX: \$0.00

TOTAL: \$1,192.40

Terms & Conditions

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

Thank you for allowing us the ability to provide you with this estimate.

By _____
Jonathan Williams

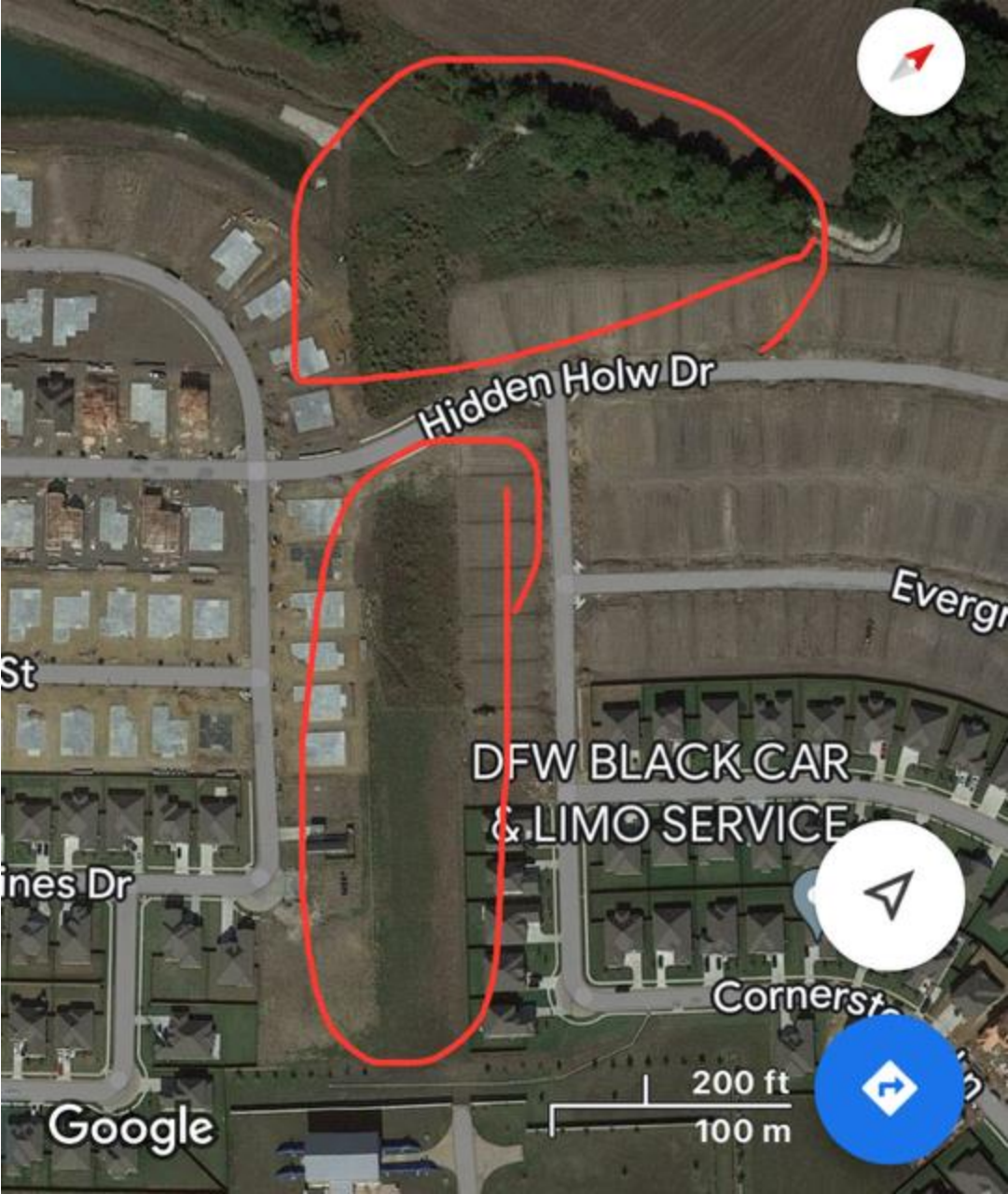
Date 1/18/2024

Site Landscape Development

By _____

Date _____

Greenway Trails PID





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider proposal from Site Landscape Development in the amount \$2812.32 to add a Field Mow for TRWD areas throughout the Greenway Trails Community. TRWD is supposed to mow (2) times per year, but we are unsure of their schedule and when they would come. This extra mow should take us through Spring.

ANALYSIS:

Consider proposal from Site Landscape Development in the amount \$2812.32 to add a Field Mow for TRWD areas throughout the Greenway Trails community. TRWD is supposed to mow (2) times per year, but we are unsure of their schedule and when they would come. This extra mow should take us through Spring.



Date: 11/9/2023
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:
 Casey Herndon
 Vision Communities Management,
 Inc.
 5757 Alpha Road
 Dallas, TX 75240

Property:
 Greenway Trails PID
 3688 Rolling Meadows Dr
 Grand Prairie, TX 76065

Field Mow TRWD November 2023

This proposal is to field mow the TRWD area throughout the center of Greenway Trails community.

Field Mow TRWD November 2023

Field Mow November 2023

Items	Quantity		
Labor and Equipment	1.00		
		Field Mow November 2023:	\$2,812.32
			PROJECT TOTAL:
			\$2,812.32
			SALES TAX:
			\$0.00
			TOTAL:
			\$2,812.32

Terms & Conditions

Standard Terms and Conditions Apply. If your office requires a P.O. Number in order for this work to be paid, our office will need to receive the P.O. in written form before we can schedule this work. You can simply sign this estimate and assign a P.O. number on this page and fax it back to our office.

Thank you for allowing us the ability to provide you with this estimate.

By _____
Jonathan Williams
Date 11/9/2023

Site Landscape Development

By _____

Date _____

Greenway Trails PID





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider proposal from Lonestar Fountains in the amount \$12000 for Maintenance of Both Ponds at Rainwater Trail and Walnut Ridge.

ANALYSIS:

Consider proposal from Lonestar Fountains in the amount \$12000 for Maintenance of Both Ponds at Rainwater Trail and Walnut Ridge.



LONE STAR FOUNTAINS

PO Box 3087
Coppell, TX 75019
(972) 724-0071
info@lonestarfountains.com

Item 6.

Estimate

ESTIMATE#	30806
DATE	10/30/2023
PO#	

CUSTOMER
Greenway Trails PID 32.535796890188635, -97.07473829482431 (214) 783-5498

SERVICE LOCATION
Greenway Trails PID Large center fountain - Mansfield 32.535796890188635, -97.07473829482431 (214) 783-5498

DESCRIPTION
<p>2024 - Fountain Maintenance Service Contract</p> <p>The fountains in your PID do not require yearly preventive maintenance. We recommend servicing units on an "as needed" basis. Our costs are detailed below:</p> <p>We propose to inspect and repair the floating fountains at your property as needed. We will clean the debris screen on the fountain as needed, check all light canisters and bulbs, inspect the fountain control panel to verify fountain and light timers are set to customer's preference, check control panel electrical components, apply insect bait to prevent damage by ants and test the fountain motor for proper operating amperage and operating condition.</p> <p>This inspection includes labor but does not include the cost for light bulbs or other repairs that may be required. Prior to completing any repairs we will send a detailed cost proposal for your approval. This proposal does not include labor for any non scheduled services that may be required between regular scheduled inspections. Standard service call rate of \$145.00 per visit will apply for any non scheduled services between regular maintenance visits proposed.</p> <p>Annual maintenance including any additional repairs required for 2023 will not exceed \$12,000.</p> <p>Maintenance agreements remains in effect until either party cancels it for any reason with 30 days written notice</p>

Estimate			
Description	Qty	Rate	Total
Annual maintenance including any additional repairs required for 2024 will not exceed \$12000.	1.00	12,000.00	12,000.00

CUSTOMER MESSAGE

Estimate Total: \$12,000.00

PRE-WORK SIGNATURE

Signed By:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lisa Miles

PRESENTER: Lisa Miles, Community Association Manager

TITLE: Consider proposal from Lonestar Fountains in the amount of \$598 to Replace broken motor on the Main Pond located on Heritage Parkway.

ANALYSIS:

Consider proposal from Lonestar Fountains in the amount of \$598 to Replace broken motor on the Main Pond located on Heritage Parkway.



LONE STAR FOUNTAINS

PO Box 3087
Coppell, TX 75019
(972) 724-0071
info@lonestarfountains.com

Item 7.

Estimate

ESTIMATE#	32251
DATE	02/29/2024
PO#	

CUSTOMER
Greenway Trails PID 32.535796890188635, -97.07473829482431 (214) 783-5498

SERVICE LOCATION
Greenway Trails PID East Fountain - Mansfield 32.5360863298837, -97.07412675121857 (214) 783-5498

DESCRIPTION	
	Brand: aqua control Model: select series 2 5-230-1 SN (as applicable): 12107184
	Reason for Repair: The motor lead has an electrical leak to ground and requires replacement.
	Warranty Status: active
	See the below parts and labor required for your repair.
	NOTE: We are currently encountering extended lead times for product deliveries. We anticipate a delivery timeline of approximately 4 to 6 weeks for most ordered items.
	Prices quoted herein are subject to change within a 30-day period due to the prevailing market conditions. In the event of material cost fluctuations, we retain the right to adjust our pricing accordingly.
	Should we not receive communication from you within a 90-day period following the issuance of this estimate, we reserve the right to initiate the removal and disposal of said property. Prior to the final disposal, our protocol includes a courtesy follow-up contact in an effort to prevent any unintended disposal of your belongings. Please be aware that any expenses incurred during the removal process may be billed to you, and any outstanding charges for services previously rendered will also be due.

Estimate

Description	Qty	Rate	Total
ACI MOTOR LEAD 2W W/GROUND 3P W/QUICK DISCONNECT	1.00	0.00	0.00
Heat Shrink Splice	1.00	60.00	60.00
Freight	1.00	43.00	43.00
Labor	1.00	495.00	495.00

CUSTOMER MESSAGE

Estimate Total:

\$59 Item 7.

PRE-WORK SIGNATURE

Signed By:



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 11/08/2023

REQUESTER: Lee Harriss

PRESENTER: Katie Sabin, Secretary/Treasurer

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

Budget/Actual Report for Fiscal 2024
322992
Greenway Trails Public Improvement District
as of 3/31/24 Preliminary

	<u>10/1/2023 - 9/30/2024</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
GTPID					
322992					
Beginning Resource Balance	54,000	62,049.47			
Revenues					
Spec Assess Delinquent	42610	-	39.28	39.28	0%
Special Assessment Income	42620	551,892	536,853.02	(15,038.98)	97%
Interest On Pid Assessment	42630	-	260.08	260.08	0%
Insurance Recovery Property	42770	-	-	-	0%
Devlpr Particip/Projects	46110	-	336.19	336.19	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	2,057	860.00	(1,197.00)	42%
Total Revenues	553,949	538,348.57	(15,600.43)	97%	3,119.05
Expenditures					
Office Supplies	60020	600	74.72	525.28	12%
Decorations	60132	15,000	9,476.72	5,523.28	63%
Beautification	60490	10,000	-	10,000.00	0%
Graffiti Cleanup	60775	1,000	380.00	620.00	38%
Wall Maintenance	60776	1,000	-	1,000.00	0%
Professional Engineering Servi	61041	-	-	-	0%
Mowing Contractor	61225	174,152	46,789.72	127,362.28	27%
Legal Services	61360	-	-	-	0%
Collection Services	61380	2,018	2,005.70	12.30	99%
Miscellaneous Services	61485	500	31.96	468.04	6%
Fees/Administration	61510	18,900	4,499.96	14,400.04	24%
Postage And Delivery Charges	61520	600	-	600.00	0%
Light Power Service	62030	24,310	5,606.68	18,703.32	23%
Water/Wastewater Service	62035	52,500	4,638.33	47,861.67	9%
Bldgs And Grounds Maintenance	63010	-	-	-	0%
Pond Maintenance-Aquatic	63038	16,000	1,529.41	14,470.59	10%
Pond Maintenance-Equipment	63039	12,000	734.00	11,266.00	6%
Irrigation System Maintenance	63065	2,000	5,557.41	(3,557.41)	278%
Roadway Markings/Signs Maint	63115	-	-	-	0%
Playgrounds/Picnic Areas Maint	63135	1,000	-	1,000.00	0%
Decorative Lighting Maintanc	63146	2,000	250.00	1,750.00	13%
Property Insurance Premium	64080	1,400	1,713.00	(313.00)	122%
Liability Insurance Premium	64090	1,200	857.33	342.67	71%
Fencing	68061	-	-	-	0%
Architect/L/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Irrigation Systems	68635	-	-	-	0%
Total Expenditures	336,180	84,144.94	252,035.06	25%	15,078.30
Ending Resource Balance	271,769	516,253.10			

Greenway Trails Public Improvement District

These are Greenway Trails PID assessments collected from PID residents to pay for PID maintenance.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lee Harriss

PRESENTER: Katie Sabin, Secretary/Treasurer

TITLE: Appoint One Advisory Board Member to Fill Remaining Term of Vacant Position, Which Expires in 2025



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/17/2024

REQUESTER: Lee Harriss

PRESENTER: Katie Sabin, Secretary/Treasurer

TITLE: Selection of Officers - President, Vice President, Secretary/Treasurer
