



**WESTCHESTER PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING
BETTY WARMACK LIBRARY, 760 BARDIN RD.
TUESDAY, OCTOBER 08, 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. Invocation
2. Consider Meeting Minutes 08.13.2024
3. Discussion of Budget to Actual Financial Report for August 31, 2024 and FY 2025 Budget
4. Discuss work completed by Site Landscape Development in the amount of \$707.06 to repair a broken 2-inch Main Line Repair at Controller 9 located at Longhorn Trail and Carrier Parkway.
5. Discuss work completed by Site Landscape Development in the amount of \$812.98 to repair a broken Main Line Repair at Controller 19 Zone 21 located at Polo and Heatherbrook.
6. Discuss work completed by Site Landscape Development in the amount of \$658.75 to repair a broken Main Line Repair at Controller 9 located at Westchester Parkway and Lanshire.
7. Discuss work completed by Site Landscape Development in the amount of \$560.74 to repair a broken Main Line Repair at Controller 28 located at Westchester Parkway and Lanshire.
8. Discuss work completed by Site Landscape Development in the amount of \$707.76 to repair a broken Main Line Repair at Controller 11 located across from Colin Powell Elementary School.
9. Discuss work completed by Site Landscape Development in the amount of \$1326.13 to repair a broken Main Line Repair at Controller 15 located at Robinson Rd.
10. Discuss work completed by Site Landscape Development in the amount of \$4005.00 to reduce crown density and excess canopy weight, wind resistance and conflicting limbs causing abrasion, crown cleaning to remove deadwood 1 inch and larger, lifting of low, downward growing tips to reduce outer limb weight and canopy reduction to clear lights, remove gridling roots, structures and city code requirements located at Carrier Parkway and I-20.
11. Discuss work completed by Site Landscape Development in the amount of \$9994.05 to mulch all beds throughout the community to give them a fresh look for the fall and Holiday Season. This mulch will also help to put a safety blanket around plant material in case of harsh winter storms.
12. Discuss work completed by Site Landscape Development in the amount of \$9932.58 to install pink Impressions Tulip Bulbs throughout the listed intersections for an enhanced look for Easter 2025. The

bulbs have been ordered and will be planted in the fall to ensure bloom for Easter. Locations are Carrier and Bardin; I-20 and Carrier Median; Bardin and Robinson; Carrier and Polo. This includes Irrigation.

13. Discuss work completed by Site Landscape Development in the amount of \$1350 to trim trees between 211- 215 Shelby that are over hanging a homeowner’s pool located at Bardin and Shelby.

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

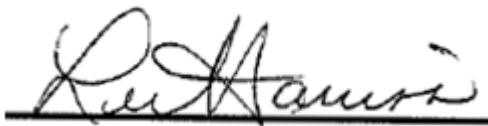
Message of Religious Welcome

As many of you are aware, we customarily begin our meetings with an invocation. This prayer is intended for the benefit of the board members and is directed to them and not the audience. Those who deliver the invocation may reference their own religious faith as you might refer to yours when offering a prayer. We wish to emphasize, however, that members of all religious faiths are welcome, not only in these meetings, but in our community as well. The participation of all our citizens in the process of self-government will help our fine city best serve the good people who live here. Employees and audience members are welcome to pray or not pray, and this choice will have no bearing on any vote made by the board.

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, this meeting agenda was prepared and posted October 4, 2024.

This location 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.



*Lee Harris, CPA
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/10/2024
REQUESTER: Lee Harriss
PRESENTER: Christopher Riddick, President
TITLE: Invocation



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024
REQUESTER: Lisa Miles
PRESENTER: Christopher Riddick, President
TITLE: Consider Meeting Minutes 08.13.2024

ANALYSIS:

Consider Meeting Minutes 08.13.2024.

WESTCHESTER PID BOARD MEETING
TUESDAY, AUGUST 13TH, 2024 @ 6:30 PM
Betty Warmack Library @ 760 Bardin Rd. Grand Prairie, Tx 75052

Chris Riddick, Eula Vaughan (by Proxy : Chris Riddick), Sharon Lockhart, and Mitzi Shafer (by Proxy: Chris Riddick). Others present included Lisa Miles Community Association Manager (VCM), Adan Castor (VCM) Lee Harriss, Special District Administrator (City of Grand Prairie).

1. **Call to Order:** The meeting was called to order at 6:33 pm.
2. **Citizen's Forum** – No comments.
3. **Invocation:** By: Sharon Lockhart
4. **Consider Meeting Minutes 07/09/2024-** Approved
5. **Discussion of Budget to Actual Financial Report for July 31st, 2024-** Discussed By: Lee Harriss
6. **Consider FY 2025 Budget and Assessment Rate:** Approved with amendments to line items for Decorations, Fencing, Wall Maintenance.
7. **Discuss work completed by Site Landscape Development in the amount of \$8,415.65 for June Irrigation Repairs from Carrier at Clayton, Carrier at Newberry, Carrier at Queensway, Robinson, Polo at Heather Brook, Westchester at Lion Shire, Bardin at Robinson, Carrier at Camp Wisdom.** Discussed By: Sharon Lockhart
8. **Consider Proposal from Site Landscape Development in the amount of \$124,686.81 to install missing trees throughout the community that have been removed over the years and never replaced located at Carrier Parkway, Bardin, Polo, I-20, Camp Wisdom, Robinson, Sandra, Morningside, Westchester Parkway, Salem, and Dechman. This includes irrigation to install bubblers to ensure proper watering for newly planted trees.** Discussed by: Sharon Lockhart Approved with Amendment- On this item Gary La Gray on the Tree Committee wanted to make sure that the Proposal be reinstated with the spacing of the trees that will be planted along with the species of trees not to include Cedar Elm but Red Oak instead, that no topping of the trees should be allowed

when purchased and that the new proposal also include along with location. Also, if replacement trees are **not** planted in the same place as the original trees, the City of Grand Prairie must review and approve the new plan showing the new locations and varieties to be planted. The PID must now verify with the city before planting by providing a map of the locations where the trees will be planted due to utility easements, and the city must approve first before planting between the curb and the street. The PID manager will email Lee with a map showing the location and variety of trees.

9. **Discuss Tree Trimming Timeline and Map showing when trees in Westchester PID were trimmed and to track when they should be trimmed next at locations Carrier Parkway, Bardin to Polo, Powerline to Polo, I-20 to Bardin, Polo to Camp Wisdom, Bardin, Carrier to Robinson Carrier to Powerlines, Powerlines to Sandra, Robinson, Bardin to Polo, Polo Road, Bardin to Robinson and Morningside, Westchester Parkway, Salem to Dechman to I-20.** Discussed by: Sharon Lockhart. It was presented by Gary La Gray with the Tree Committee that there be an Amendment made to this item that trees only be trimmed when dormant which is between November to February. Would also like for the Landscape Company to take the tree policy that was created in to consideration.
10. **Consider Proposal from Site Landscape Development in the amount of \$70,308.11 on Carrier Parkway form Polo to Camp Wisdom to Valentino to reduce crown density, reduce excess canopy weight, wind resistance and conflicting limbs causing abrasion, crown cleaning to remove dead wood 1 inch and larger, lifting low, downward growing tips to reduce outer limb weight and canopy reduction to clear lights, remove girdling roots, and meet city code requirements.** -Discussed by Sharon Lockhart Approved with Amendment that we Trim Trees in November.
11. **Consider Proposal from Site Landscape Development to replace 5 removed trees at carrier and Bardin with Bald Cypress Trees in the amounts of:**
 - \$9,761.24-65 Gallon
 - \$11,416.09- 100 Gallon
 - \$26,972.59-200 Gallon

-Discussed by: Sharon Lockhart Approved for 100 Gallon in the amount of \$11,416.09 with Amendment It was presented Gary La Gray with the Tree Committee that he would like to know the Diameters and spacing of the trees that will be planted.

12. Consider proposal from Monday.com in the amount of \$30,600.00 to implement Monday.com Technology support for Westchester PID. Discussed By: Chris Riddick Approved with Amendment that we change the package to the Basic Pro Package not to exceed \$10,000 and reduce the number of seats.

13. Recognition Presentation for Westchester PID Contractors –Discussed by: Chris Riddick The PID presented PID Contractors Adan Castor, Lisa Miles and Chad Williams with Letters of Recognition of the work they are doing within the Westchester PID.

Citizen's Forum – No Comments

Adjournment – The meeting adjourned at 7:48 PM



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lee Harriss

PRESENTER: Christopher Riddick, President

TITLE: Discussion of Budget to Actual Financial Report for August 31, 2024 and FY 2025 Budget

**Budget/Actual Report for Fiscal 2024
321192
Westchester Public Improvement District
as of 8/31/24**

	<u>10/1/2023 - 9/30/2024</u>				<u>Current Month</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>	
WCPID 321192					
Beginning Resource Balance	809,000	1,253,149.74			
Revenues					
Spec Assess Delinquent	42610	-	(6,545.63)	0%	367.22
Special Assessment Income	42620	1,269,653	1,214,005.93	(55,647.07)	96%
Interest On Pid Assessment	42630	-	3,000.39	3,000.39	0%
Insurance Recovery Property	42770	-	35,577.33	35,577.33	0%
Oper Contrib-Private Source	46010	-	-	-	0%
Miscellaneous	46395	-	-	-	0%
Interest Earnings	49410	-	30,303.51	30,303.51	0%
Int Earnings - Tax Collections	49470	-	-	-	0%
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-	0%
Trsfr-In Risk Mgmt Funds (Prop)	49686	-	15,234.00	15,234.00	0%
Trsf In/Grants Fund (3005)	49755	-	-	-	0%
Trsf In/Parks Venue (3170)	49780	58,256	53,401.00	(4,855.00)	92%
Total Revenues	1,327,909	1,344,976.53	17,067.53	101%	38,039.35
Expenditures					
Office Supplies	60020	1,800	1,201.57	598.43	67%
Decorations	60132	40,000	40,583.12	(583.12)	101%
Beautification	60490	200,000	177,589.75	22,410.25	89%
Wall Maintenance	60776	75,000	153,004.71	(78,004.71)	204%
Professional Engineering Servi	61041	12,000	-	12,000.00	0%
Mowing Contractor	61225	307,789	274,986.82	32,802.18	89%
Tree Services	61226	80,000	339,529.64	(259,529.64)	424%
Collection Services	61380	9,860	9,860.00	-	100%
Miscellaneous Services	61485	1,000	162.28	837.72	16%
Fees/Administration	61510	29,700	25,000.00	4,700.00	84%
Postage And Delivery Charges	61520	50	-	50.00	0%
Light Power Service	62030	6,300	3,821.13	2,478.87	61%
Water/Wastewater Service	62035	175,000	112,611.78	62,388.22	64%
Irrigation System Maintenance	63065	75,000	59,722.43	15,277.57	80%
Decorative Lighting Maintenan	63146	18,000	4,659.93	13,340.07	26%
Property Insurance Premium	64080	6,000	6,576.00	(576.00)	110%
Liability Insurance Premium	64090	3,500	3,929.88	(429.88)	112%
Fencing	68061	500,000	-	500,000.00	0%
Row/Easement Title Purchase	68091	-	-	-	0%
Architect/L/Engineering Servcs	68240	-	-	-	0%
Landscaping	68250	-	-	-	0%
Construction	68540	-	-	-	0%
Total Expenditures	1,540,999	1,213,239.04	327,759.96	79%	163,304.51
Ending Resource Balance	595,910	1,384,887.23			

Westchester Public Improvement District

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

**Exhibit A-1
GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 1
Westchester
Five Year Service Plan 2025 - 2029 BUDGET**

**Income based on Assessment Rate of \$0.09 per \$100 of appraised value.
The FY 2024 rate was \$0.09 per \$100 of appraised value
Service Plan projects a 10% increase in assessed value per year.**

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		\$1,465,883,630	\$ 0.09	\$ 1,319,295		
Description	Account	2025	2026	2027	2028	2029
Beginning Balance (Projected)		\$ 1,246,000	\$ 450,186	\$ 217,829	\$ 100,699	\$ 211,814
P.I.D. Assessment	42620	\$ 1,319,295	\$ 1,451,225	\$ 1,596,347	\$ 1,755,982	\$ 1,931,580
Interest Earnings	49410	19,052	19,052	19,052	19,052	19,052
City Contribution	49780	76,209	76,209	76,209	76,209	76,209
TOTAL INCOME		\$ 1,414,556	\$ 1,546,486	\$ 1,691,608	\$ 1,851,243	\$ 2,026,841
Amount Available		\$ 2,660,556	\$ 1,996,671	\$ 1,909,437	\$ 1,951,942	\$ 2,238,655
EXPENSES:		2025	2026	2027	2028	2029
Description						
Office Supplies	60020	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
Decorations	60132	44,100	44,100	44,100	44,100	44,100
Beautification	60490	200,000	200,000	200,000	200,000	200,000
Wall Maintenance	60776	200,000	200,000	200,000	200,000	200,000
Professional Engineering Services	61041	12,000	12,000	12,000	12,000	12,000
Mowing Contractor	61225	346,636	363,968	382,166	401,274	421,338
Tree Services	61226	300,000	300,000	300,000	300,000	300,000
Collection Service (\$2.90/Acct)	61380	9,933	9,933	9,933	9,933	9,933
Misc.	61485	1,000	1,000	1,000	1,000	1,000
Admin./Management	61510	30,000	31,500	33,075	34,729	36,465
Postage	61520	50	50	50	50	50
Electric Power	62030	6,300	6,615	6,946	7,293	7,658
Water Utility	62035	175,000	183,750	192,938	202,584	212,714
Irrigation System Maint.	63065	75,000	75,000	75,000	75,000	75,000
Decorative Lighting Maintenance	63146	18,000	18,000	18,000	18,000	18,000
Property Insurance Premium	64080	7,000	7,350	7,718	8,103	8,509
Liability Insurance Premium	64090	4,500	4,725	4,961	5,209	5,470
Fencing*	68061	760,000	300,000	300,000	200,000	200,000
Construction	68540	-	-	-	-	-
Trans to General Fund (1001)	90015	19,052	19,052	19,052	19,052	19,052
		-	-	-	-	-
TOTAL EXPENSES		\$ 2,210,370	\$ 1,778,842	\$ 1,808,738	\$ 1,740,128	\$ 1,773,087
Ending Balance*		\$ 450,186	\$ 217,829	\$ 100,699	\$ 211,814	\$ 465,568

Avg. Annual Assessment by Home Value:

Value	Yrly Assmnt.	Avg. Property Value:	\$ 427,995
\$100,000	\$90	Avg. Property Assessment:	\$ 385
\$200,000	\$180	No. of Properties:	3,425
\$300,000	\$270		
\$400,000	\$360		
\$500,000	\$450		
\$600,000	\$540		

*Future wall replacements



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$707.06 to repair a broken 2- inch Main Line Repair at Controller 9 located at Longhorn Trail and Carrier Parkway.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$707.06 to repair a broken 2- inch Main Line Repair at Controller 9 located at Longhorn Trail and Carrier Parkway.



Date: 9/4/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
 Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

Controller 9 Broken 2 inch Mainline

This proposal is to repair the broken mainline on controller 9. This includes irrigation labor and materials to complete repairs.

Controller 9 Broken 2 inch Mainline

Irrigation Repair

Items	Quantity		
Repair 2" Main Line Leak	1.00		
		Irrigation Repair:	\$707.76
			PROJECT TOTAL:
			\$707.76
			SALES TAX:
			\$0.00
			TOTAL:
			\$707.76

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 9/4/2024

Site Landscape Development

By _____
Date _____

Westchester PID





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$812.98 to repair a broken Main Line Repair at Controller 19 Zone 21 located at Polo and Heatherbrook.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$812.98 to repair a broken Main Line Repair at Controller 19 Zone 21 located at Polo and Heatherbrook.





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$658.75 to repair a broken Main Line Repair at Controller 9 located at Westchester Parkway and Lanshire.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$658.75 to repair a broken Main Line Repair at Controller 9 located at Westchester Parkway and Lanshire.



Estimate #22081 Item 6.

Date: 8/23/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
 Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

Controller 9 Broken Mainline

This proposal is to repair the broken mainline on Controller 9. This includes irrigation labor and materials to complete repairs.

Controller 9 Broken Mainline

Irrigation Repair

Items	Quantity		
Repair 2" Main Line Leak	1.00		
		Irrigation Repair:	\$658.75
		PROJECT TOTAL:	\$658.75
		SALES TAX:	\$0.00
		TOTAL:	\$658.75

Terms & Conditions

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

By _____
Jonathan Williams
Date 8/23/2024

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$560.74 to repair a broken Main Line Repair at Controller 28 located at Westchester Parkway and Lanshire.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$560.74 to repair a broken Main Line Repair at Controller 28 located at Westchester Parkway and Lanshire.



Date: 8/23/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
Westchester PID
4280 S Carrier Parkway
Grand Prairie, TX 75052

Controller 28 Broken Mainline

This proposal is to repair the broken mainline on Controller 28. This includes irrigation labor and materials to complete repairs.

Controller 28 Broken Mainline

Irrigation Repair

Items
Repair 1.5" Main Line Leak

Quantity
1.00

Irrigation Repair:	\$560.74
PROJECT TOTAL:	\$560.74
SALES TAX:	\$0.00
TOTAL:	\$560.74

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

By _____
Jonathan Williams
Date 8/23/2024

Site Landscape Development

By _____
Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$707.76 to repair a broken Main Line Repair at Controller 11 located across from Colin Powell Elementary School.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$707.76 to repair a broken Main Line Repair at Controller 11 located across from Colin Powell Elementary School.



Date: 9/12/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
Westchester PID
4280 S Carrier Parkway
Grand Prairie, TX 75052

Broken Mainline On Carrier Across From Colin Powell Elementary

This proposal is to repair the broken 2 inch mainline on Controller 11 on Carrier across from Colin Powell Elementary. This includes irrigation labor and materials.

Broken Mainline On Carrier Across From Colin Powell Elementary

Irrigation Repair

Items
Repair 2" Main Line Leak

Quantity
1.00

Irrigation Repair:	\$707.76
PROJECT TOTAL:	\$707.76
SALES TAX:	\$0.00
TOTAL:	\$707.76

Terms & Conditions

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

By _____
Jonathan Williams
Date 9/12/2024

Site Landscape Development

By _____
Date _____

Westchester PID





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$1326.13 to repair a broken Main Line Repair at Controller 15 located at Robinson Rd.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$1326.13 to repair a broken Main Line Repair at Controller 15 located at Robinson Rd.



Date: 8/2/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
Westchester PID
4280 S Carrier Parkway
Grand Prairie, TX 75052

Broken Mainline Repair Controller 15

This proposal is to repair the broken mainline on Controller 15. This includes irrigation labor and materials.

Broken Mainline Repair Controller 15

Irrigation Repair

Items	Quantity
Labor - Irrigation design build	12.00
Irrigation Misc Fittings - Design Build - EN	1.00

Irrigation Repair: \$1,326.13

PROJECT TOTAL: \$1,326.13

SALES TAX: \$0.00

TOTAL: \$1,326.13

Terms & Conditions

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

By _____
Jonathan Williams

Date 8/2/2024
Site Landscape Development

By _____

Date _____
Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024
REQUESTER: Lisa Miles
PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$4005.00 to reduce crown density and excess canopy weight, wind resistance and conflicting limbs causing abrasion, crown cleaning to remove deadwood 1 inch and larger, lifting of low, downward growing tips to reduce outer limb weight and canopy reduction to clear lights, remove gridling roots, structures and city code requirements located at Carrier Parkway and I-20.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$4005.00 to reduce crown density and excess canopy weight, wind resistance and conflicting limbs causing abrasion, crown cleaning to remove deadwood 1 inch and larger, lifting of low, downward growing tips to reduce outer limb weight and canopy reduction to clear lights, remove gridling roots, structures and city code requirements located at Carrier Parkway and I-20.



Item 10.
Estimate #21793

Date: 8/13/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
Westchester PID
4280 S Carrier Parkway
Grand Prairie, TX 75052

Trim Trees Around Carrier and I-20 Access Road

Reduce crown density to reduce excess canopy weight, wind resistance and conflicting limbs causing abrasion, crown cleaning to remove deadwood 1 inch and larger, lifting of low, downward growing tips to reduce outer limb weight and canopy reduction to clear lights, remove girdling roots, structures and city code requirements.

WESTCHESTER TREE TEMPLATE

Trim Trees Around Carrier and I-20 Access Road

Items	Quantity	
Labor, Materials, Disposal	1.00	
		Trim Trees Around Carrier and I-20 Access Road: \$4,005.00
		PROJECT TOTAL: \$4,005.00
		SALES TAX: \$0.00
		TOTAL: \$4,005.00

Terms & Conditions

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

By _____
Jonathan Williams
Date 8/13/2024

Site Landscape Development

By _____
Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024
REQUESTER: Lisa Miles
PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$9994.05 to mulch all beds throughout the community to give them a fresh look for the fall and Holiday Season. This mulch will also help to put a safety blanket around plant material in case of harsh winter storms.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$9994.05 to mulch all beds throughout the community to give them a fresh look for the fall and Holiday Season. This mulch will also help to put a safety blanket around plant material in case of harsh winter storms.



Date: 8/5/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
 Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

Fall Mulch All Beds

This proposal is to mulch all beds throughout the property to give them a fresh look for the fall holiday season. This fall mulch will also help to put a safety blanket around plant material incase of harsh winter storms. This includes mulch materials and labor for installation.

Fall Mulch All Beds

Misc Enhancement

Items	Quantity	
Hardwood Shredded Mulch 2" Depth By CY - EN	90.00	
		Misc Enhancement : \$9,994.05
		PROJECT TOTAL: \$9,994.05
		SALES TAX: \$0.00
		TOTAL: \$9,994.05

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 8/5/2024

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024
REQUESTER: Lisa Miles
PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$9932.58 to install pink Impressions Tulip Bulbs throughout the listed intersections for an enhanced look for Easter 2025. The bulbs have been ordered and will be planted in the fall to ensure bloom for Easter. Locations are Carrier and Bardin; I-20 and Carrier Median; Bardin and Robinson; Carrier and Polo. This includes Irrigation.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$9932.58 to install pink Impressions Tulip Bulbs throughout the listed intersections for an enhanced look for Easter 2025. The bulbs have been ordered and will be planted in the fall to ensure bloom for Easter. Locations are Carrier and Bardin; I-20 and Carrier Median; Bardin and Robinson; Carrier and Polo. This includes Irrigation.



Date: 8/23/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:

Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

Spring Tulip Installation

This proposal is to install Pink Impressions Tulip Bulbs throughout the listed intersections to give these beds an enhanced look for Easter 2025.

Listed Intersection:

- Carrier and Bardin (5 beds)
- I-20 and Carrier Median (2 beds)
- Bardin and Robinson (2 beds)
- Carrier and Polo (4 beds)

This includes irrigation labor to adjust irrigation and ensure proper watering.

Spring Tulip Installation

Misc Enhancement

Items	Quantity	
Tulip Bulbs	1.00	
Labor - Enhancement	80.00	
		Misc Enhancement : \$9,540.54

Irrigation Repair

Items	Quantity	
Labor - Irrigation design build	4.00	
		Irrigation Repair: \$392.04

PROJECT TOTAL:	\$9,932.58
SALES TAX:	\$0.00
TOTAL:	\$9,932.58

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By _____
Jonathan Williams
Date 8/23/2024

Site Landscape Development

By _____
Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 10/08/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$1350 to trim trees between 211- 215 Shelby that are over hanging a homeowner's pool located at Bardin and Shelby.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$1350 to trim trees between 211- 215 Shelby that are over hanging a homeowner's pool located at Bardin and Shelby.



Date: 8/27/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

Customer:

Property:
 Westchester PID
 4280 S Carrier Parkway
 Grand Prairie, TX 75052

215 Shelby Lane Tree Trimming City Request

This proposal is to trim the trees that are hanging over the homeowners pool at 215 Shelby Lane. This was reported to us due to the home owner contacting the city.

215 Shelby Lane Tree Trimming City Request

215 Shelby Lane Tree Trimming City Request

Items
 Labor and Disposal

Quantity
 1.00

215 Shelby Lane Tree Trimming City Request: \$1,350.00

PROJECT TOTAL: \$1,350.00

SALES TAX: \$0.00

TOTAL: \$1,350.00

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

By _____
Jonathan Williams
Date 8/27/2024

Site Landscape Development

By _____

Date _____

Westchester PID