



**WESTCHESTER PUBLIC IMPROVEMENT DISTRICT
BOARD MEETING - AMENDED
SPRING CREEK BARBEQUE, 4108 S CARRIER PKWY.
TUESDAY, MARCH 26, 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 02/13/24
3. Discussion of Budget to Actual Financial Report for February 29, 2024
4. Consider increasing amount for President's approval from \$5000 to \$10000
5. Discuss leaf maintenance clean- up performed December 2023 by Site Landscape Development in the amount of \$8,537.95 that was not part of scheduled maintenance
6. Discuss February Irrigation Repair in the amount of \$30.32 at Carrier Parkway and Queensway.
7. Discuss work completed by Site Landscape Development in the amount of \$703.08 for Backflow Inspection required by City of Grand Prairie on 2 meters at Camp Wisdom and Valentino and Carrier and Burberry.
8. Discuss work approved and completed by Site Landscape Development in the amount of \$658.74 Broken Mainline Repair at Controller 27 Zone 10 at Bardin and Polo.
9. Discuss work approved and completed by Site Landscape Development in the amount of \$658.74 Broken Mainline Repair at Controller 11 Zone 6 at South Carrier Parkway.
10. Consider Screen Wall Preliminary Scope of Work from SITE LINE
(VCM) to be completed on Bardin from Polo Road to Sandra Lane
11. Discuss updates from Tree Committee – Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase
12. Discuss work completed in the amount of \$3168.40 to remove and Replace 2 Dead Eastern Red Cedars at Valentino Way and Camp Wisdom

- 13. Consider Proposal from Site Landscape Development in the amount of \$24,607.84 for Westchester Tree Pruning from Powerline Field to Sandra.
- 14. Consider Proposal from Site Landscape Development in the amount of \$13,859.72 to remove 3 safety hazardous trees and replace them with Red Oaks along Morningside and Polo. This also includes 4 other trees that have been removed over the past few years that were never replaced, and will now be replaced with Red Oaks per The Tree Committee.
- 15. Consider Proposal from Site Landscape Development in the amount of \$43,500 for Tree Pruning on Morningside and Polo from Carrier to Robinson.
- 16. Consider Proposal from Site Landscape Development in the amount of \$26,365.54 for Tree Pruning Westchester Parkway from Salem to Dechman to I-20.

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.

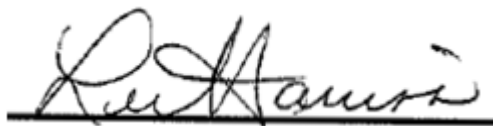
ADJOURNMENT

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 March 22, 2024.



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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024
REQUESTER: Lee Harriss
PRESENTER: Christopher Riddick, President
TITLE: Invocation



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024
REQUESTER: Lisa Miles
PRESENTER: Christopher Riddick, President
TITLE: Consider Meeting Minutes 02/13/24

ANALYSIS:

Consider Meeting Minutes 02/13/2024

WESTCHESTER PID BOARD MEETING
TUESDAY, FEBRUARY 13, 2024 @ 6:30 PM
Spring Creek Barbecue @ 4108 S. Carrier Pkwy. Grand Prairie, Tx 75052

Chris Riddick (by Proxy Eula Vaughn), Eula Vaughn, Jackie Adams (by Proxy Sharon Lockhart), Sharon Lockhart, and Mitzi Shafer (by Proxy Eula Vaughn). Others present included Lisa Miles Community Association Manager (VCM) and 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 Annual Meeting Minutes 12/05/2023-** Approved
5. **Consider Meeting Minutes 01/30/2024-** Approved
6. **Consider proposal from Site Landscape Development in the amount of \$68,550.41 to 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, structures and city code requirements at Carrier Parkway and East Bardin to Powerline Field.** Discussed By: Sharon Lockhart: Proposal was Approved
7. **Discuss removal of Dead Holly's out of the shrub row at The Northwest and Southwest entrance at Queensway and Carrier and replacement with 7-gallon Burford Holly's to get as close to the current height of the shrubbery from Site Landscape Development in the amount of \$1758.98.** Discussed by: Lisa Miles
8. **Discuss removal and replacement of the dead Nellie R. Stevens in the amount of \$1681.14 at Queensway Entrance of Castleridge HOA.** Discussed by: Lisa Miles
9. **Discuss updates from Tree Committee-Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase.** -Tabled
10. **Consider increasing amount for Presidents Approval from \$5000 to \$10000.** -Tabled

11. Consider a proposal form Site Landscape Development for \$70,000 to remove the heavily weighted, dead, declining, and diseased trees (39) that have been damaged from the powerlines and are in jeopardy of falling over on the road. They will replace these with Crape Myrtles. This will help with the future growth of the trees, and they can be manicured so they are not affected by the powerlines. After removal, they will stump grind for new plantings. Locates will be involved to ensure all utility lines are not disturbed at Robinson Rd. Discussed By: Lisa Miles: Proposal Tabled
12. Consider a proposal form Site Landscape Development for \$183,413.88 to plant Crepe Myrtle Trees along the east side of Robinson Road. This is phase 2 of the tree removals. Discussed by: Lisa Miles: Proposal Tabled

Citizen's Forum –

- A citizen thanked The Board for everything they are doing for The community.

Adjournment – The meeting adjourned at 7:10 PM



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lee Harriss

PRESENTER: Christopher Riddick, President

TITLE: Discussion of Budget to Actual Financial Report for February 29, 2024

Budget/Actual Report for Fiscal 2024
321192
Westchester Public Improvement District
as of 2/29/24

	<u>10/1/2023 - 9/30/2024</u>				<u>Current</u> <u>Month</u>	<u>9/30/24</u> <u>Estimated</u>
	<u>Budget</u>	<u>Actual</u>	<u>Difference</u>	<u>% Used</u>		
WCPID						
321192						
Beginning Resource Balance	809,000	1,253,149.74				1,253,149.74
Revenues						
Spec Assess Delinquent	42610	-	2,150.54	2,150.54	0%	431.19
Special Assessment Income	42620	1,269,653	1,188,274.50	(81,378.50)	94%	167,109.11
Interest On Pid Assessment	42630	-	651.19	651.19	0%	625.89
Insurance Recovery Property	42770	-	4,545.00	4,545.00	0%	4,545.00
Oper Contrib-Private Source	46010	-	-	-	0%	-
Miscellaneous	46395	-	-	-	0%	-
Int Earnings - Tax Collections	49470	-	-	-	0%	-
Trnsfr-In Strt Cap Proj (4001)	49625	-	-	-	0%	-
Trsf-In Risk Mgmt Funds (Prop	49686	-	19,228.03	19,228.03	0%	-
Trsf In/Grants Fund (3005)	49755	-	-	-	0%	-
Trsf In/Parks Venue (3170)	49780	58,256	24,271.00	(33,985.00)	42%	4,855.00
Total Revenues	1,327,909	1,239,120.26	(88,788.74)	93%	177,566.19	1,341,787.23
Expenditures						
Office Supplies	60020	1,800	562.09	1,237.91	31%	1.26
Decorations	60132	40,000	37,943.12	2,056.88	95%	600.00
Beautification	60490	200,000	110,988.19	89,011.81	55%	8,088.14
Wall Maintenance	60776	75,000	68,416.38	6,583.62	91%	46,288.38
Professional Engineering Servi	61041	12,000	-	12,000.00	0%	-
Mowing Contractor	61225	307,789	67,082.00	240,707.00	22%	-
Tree Services	61226	80,000	82,063.30	(2,063.30)	103%	-
Collection Services	61380	9,860	9,860.00	-	100%	-
Miscellaneous Services	61485	1,000	77.68	922.32	8%	-
Fees/Administration	61510	29,700	12,500.00	17,200.00	42%	2,500.00
Postage And Delivery Charges	61520	50	-	50.00	0%	-
Light Power Service	62030	6,300	1,464.47	4,835.53	23%	(0.50)
Water/Wastewater Service	62035	175,000	47,889.76	127,110.24	27%	2,105.11
Irrigation System Maintenance	63065	75,000	30,685.83	44,314.17	41%	2,840.11
Decorative Lighting Maintenan	63146	18,000	292.25	17,707.75	2%	292.25
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	480,330.95	1,060,668.05	31%	62,714.75	1,744,460.20
Ending Resource Balance	595,910	2,011,939.05				850,476.77

Westchester Public Improvement District

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



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider increasing amount for President’s approval from \$5000 to \$10000

ANALYSIS:

Consider increasing amount for President’s approval from \$5000 to \$10000



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/13/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss leaf maintenance clean- up performed December 2023 by Site Landscape Development in the amount of \$8,537.95 that was not part of scheduled maintenance

ANALYSIS:



Invoice #18341

P.O. Box 606
Lewisville, TX 75067

Date 12/31/2023
Terms Net 30
PO #
Invoice # 18341
Sales Rep Jonathan Williams

Bill To

Westchester PID c/o
Vision Communities Management, Inc.
5757 Alpha Road
Suite 680
Dallas, TX 75219

Property Address

Westchester PID
4280 S Carrier Parkway
Grand Prairie, TX 75052

Description

Amount

#15425 - Extra Service In December 2023

This proposal is to perform one extra monthly service that is not in contract. This will be to help keep the leaf pile-up, trash, debris to a minimum.

Misc Enhancement - 12/31/2023	\$8,537.95
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	Subtotal	\$8,537.95
	Sales Tax	\$0.00
	Total	\$8,537.95
	Credits/Payments	(\$0.00)
	Balance Due	\$8,537.95

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$81,440.53	\$0.00	\$0.00	\$0.00	\$0.00



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/13/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss February Irrigation Repair in the amount of \$30.32 at Carrier Parkway and Queensway.

ANALYSIS:

Discuss February Irrigation Repair in the amount of \$30.32 at Carrier Parkway and Queensway.



Date: 2/21/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

February 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- Carrier & I-20

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

Controller 2- Carrier & W. Westchester Pkwy.

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

Controller 3- Carrier Pkwy.

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

Controller 4- Carrier & Clayton

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

Controller 5- Carrier & Clayton

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

Controller 6- Carrier & Newberry

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

Controller 7- Carrier & Queens Way

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

Zone 24

Replace 4" Broken/Leaking Spray Head	1.00	\$30.32	\$30.32
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Controller 8- Carrier & Black Walnut

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

Controller 9- Carrier & Devonshire

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

Controller 10- Carrier & Longhorn

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

Controller 11- Carrier & Front of Elementary School

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

Controller 12- Carrier & Sandra

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

Controller 13- Carrier & Burberry

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

No Repairs Needed

0.00

\$0.00

Item 6.

Controller 14- Carrier & Sandra

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

Controller 15- Robinson

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

Controller 16- Polo & Jason

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

Controller 17- Polo & Morningside

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

Controller 18- Polo & Devonshire

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

Controller 19- Polo & Devonshire

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

Controller 20- Polo & Heatherbrook

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

Controller 21- Polo & Fire Station #9

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

No Repairs Needed

0.00

\$0.00

Item 6.

Controller 22- Polo & Westchester Glen

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

Controller 23- Yarrow Court

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

Controller 24- Polo & Appalossa

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

Controller 25- Brenton

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

Controller 26- Polo & Morningside

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

Controller 27- Clydesdale

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

Controller 28- Gotland Dr.

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

Controller 29- Sandra & Bardin

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

No Repairs Needed

0.00

\$0.00

Item 6.

Controller 30- Sandra & Bardin

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

Controller 31- Bardin & Newcastle

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

Controller 32- Bardin & Payne

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

Controller 33- Bardin & Sierra

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

Controller 34- Columbia & Newberry

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

Controller 35- Bardin & Sierra (fence)

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

Controller 36- Bardin & Salem

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

Controller 37- Westchester & Lionshire

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

No Repairs Needed

0.00

\$0.00

Item 6.

Controller 38- Bardin & Cedar Ridge

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

NO POWER

Controller 39- Bardin & Cedar Ridge

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

Controller 40- Bardin & Chandra

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

Controller 41- Bardin & Robinson

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

Controller 42- Robinson & Roaring Springs

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

Controller 43- Bardin & Hardemen

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

Controller 44- Bardin & Hardeman

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

Controller 45- Robinson & Morningside

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

Controller 46- Robinson & Ridge Point

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

Controller 47- Carrier & Camp Wisdom

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

Controller 48- Camp Wisdom & Valentino

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

PROJECT TOTAL:	\$30.32
SALES TAX:	\$0.00
TOTAL:	\$30.32

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 2/21/2024

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed by Site Landscape Development in the amount of \$703.08 for Backflow Inspection required by City of Grand Prairie on 2 meters at Camp Wisdom and Valentino and Carrier and Burberry.

ANALYSIS:

Discuss work completed by Site Landscape Development in the amount of \$703.08 for Backflow Inspection required by City of Grand Prairie on 2 meters at Camp Wisdom and Valentino and Carrier and Burberry.



Date: 1/19/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Backflow Inspection Required By City Of GP On Two Meters

This proposal is to perform (2) Backflow Inspections that was requested from the city.
 1. HazID: 24802 Serial #: HD77817 FEBCO/850 /DC/1/IRR - Corner of Camp Wisdom & Valentino
 2. HazID: 24801 Serial #: HD88547 FEBCO/850 /DC/1/IRR - Corner of Carrier & Burberry

Backflow Inspection Required By City Of GP On Two Meters

Backflow Inspection Required By City Of GP On Two Meters

Items	Quantity	
(2) Backflow Inspection Testing	1.00	
Backflow Inspection Required By City Of GP On Two Meters:		\$703.08
		PROJECT TOTAL: \$703.08
		SALES TAX: \$0.00
		TOTAL: \$703.08

Terms & Conditions

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

By _____
Jonathan Williams

Date 1/19/2024

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work approved and completed by Site Landscape Development in the amount of \$658.74 Broken Mainline Repair at Controller 27 Zone 10 at Bardin and Polo.

ANALYSIS:

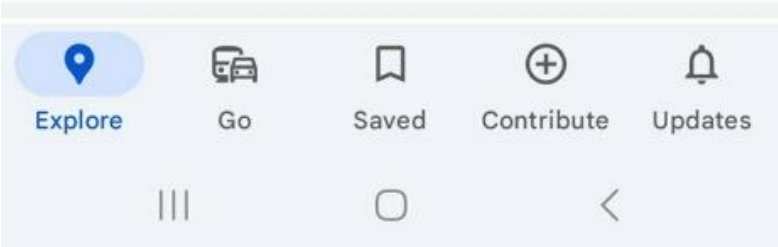
Discuss work approved and completed by Site Landscape Development in the amount of \$658.74 Broken Mainline Repair at Controller 27 Zone 10 at Bardin and Polo.



Main Line 27 and 10



Latest in Grand Prairie





**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work approved and completed by Site Landscape Development in the amount of \$658.74 Broken Mainline Repair at Controller 11 Zone 6 at South Carrier Parkway.

ANALYSIS:

Discuss work approved and completed by Site Landscape Development in the amount of \$658.74 Broken Mainline Repair at Controller 27 Zone 10 at Bardin and Polo.



Date: 3/14/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Broken Mainline Controller 11 Zone 6

This proposal is to repair the 2" broken mainline on controller 11 Zone 6. This includes labor and materials.

Broken Mainline Controller 11 Zone 6

Irrigation Repair

Items	Quantity		
Repair 2" Main Line Leak	1.00		
		Irrigation Repair:	\$658.74
			PROJECT TOTAL:
			\$658.74
			SALES TAX:
			\$0.00
			TOTAL:
			\$658.74

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 3/14/2024

Site Landscape Development

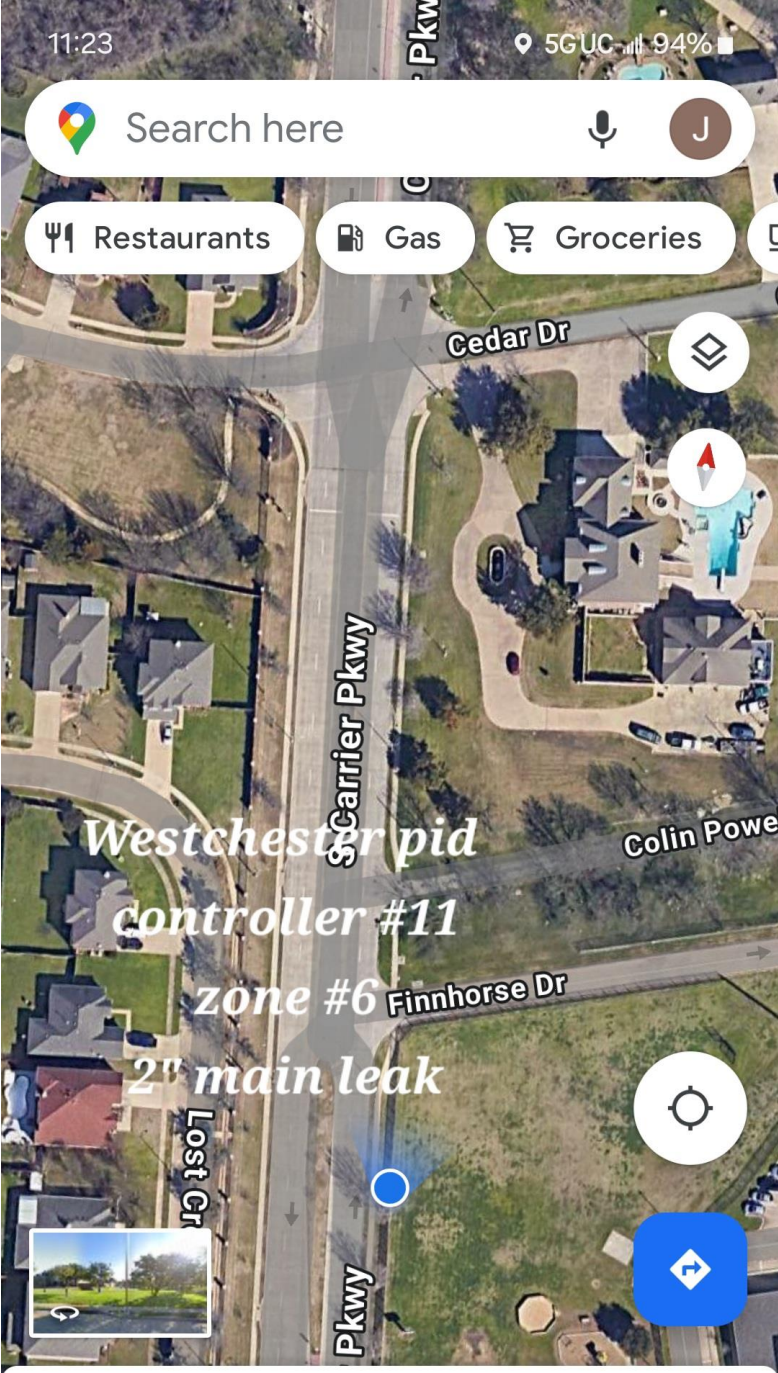
By _____

Date _____

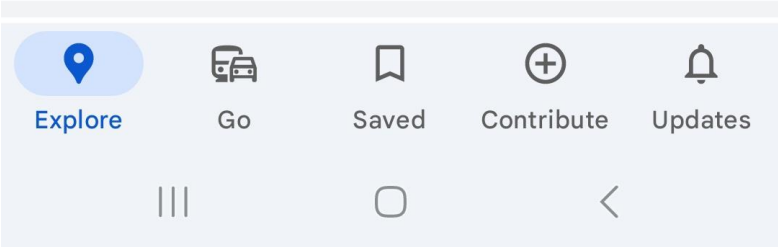
Westchester PID



Main Line 11 and 6



Latest in Grand Prairie





**CITY OF GRAND PRAIRIE
COMMUNICATION**

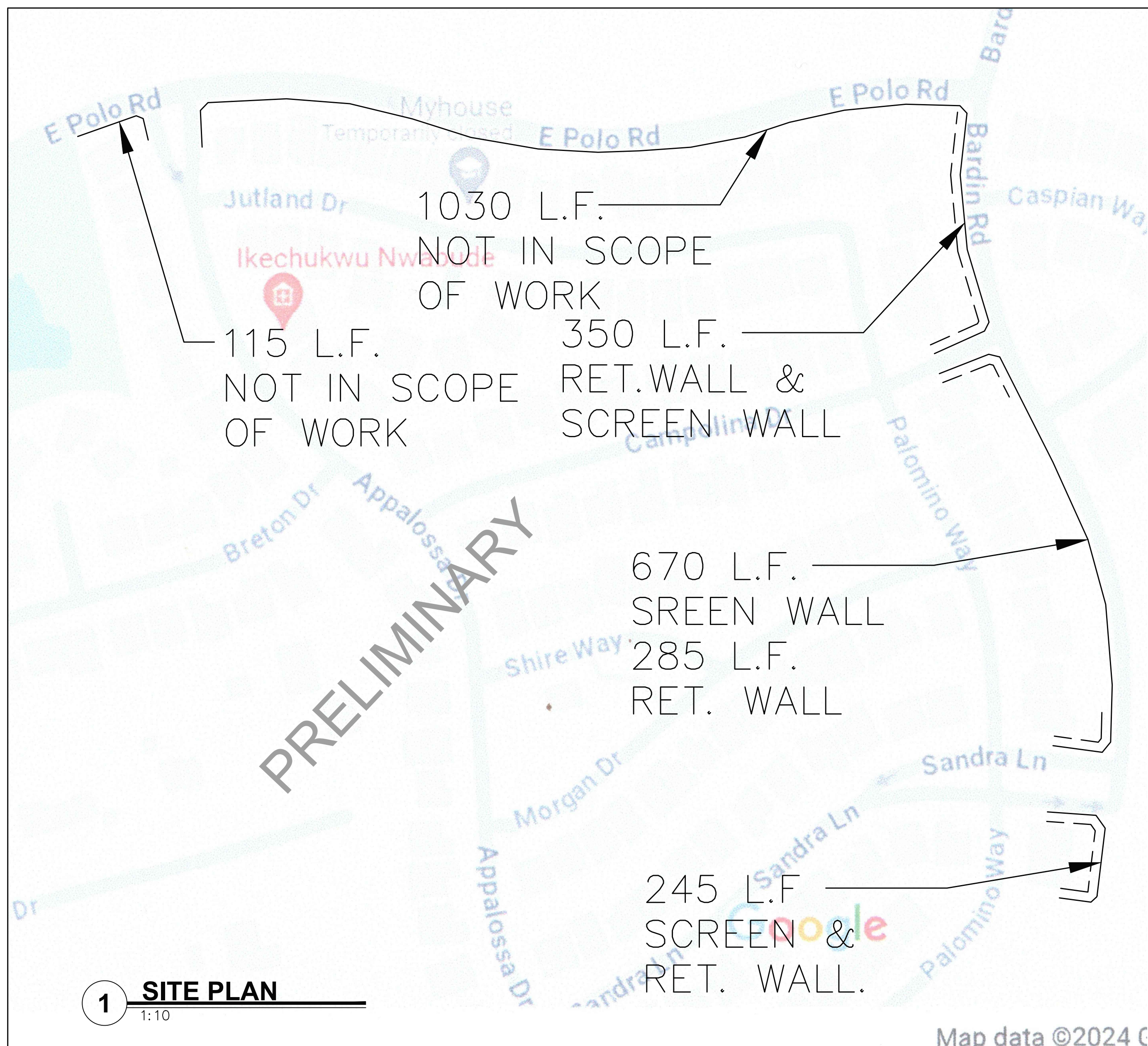
MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider Screen Wall Preliminary Scope of Work from SITE LINE (VCM) to be completed on Bardin from Polo Road to Sandra Lane

ANALYSIS:

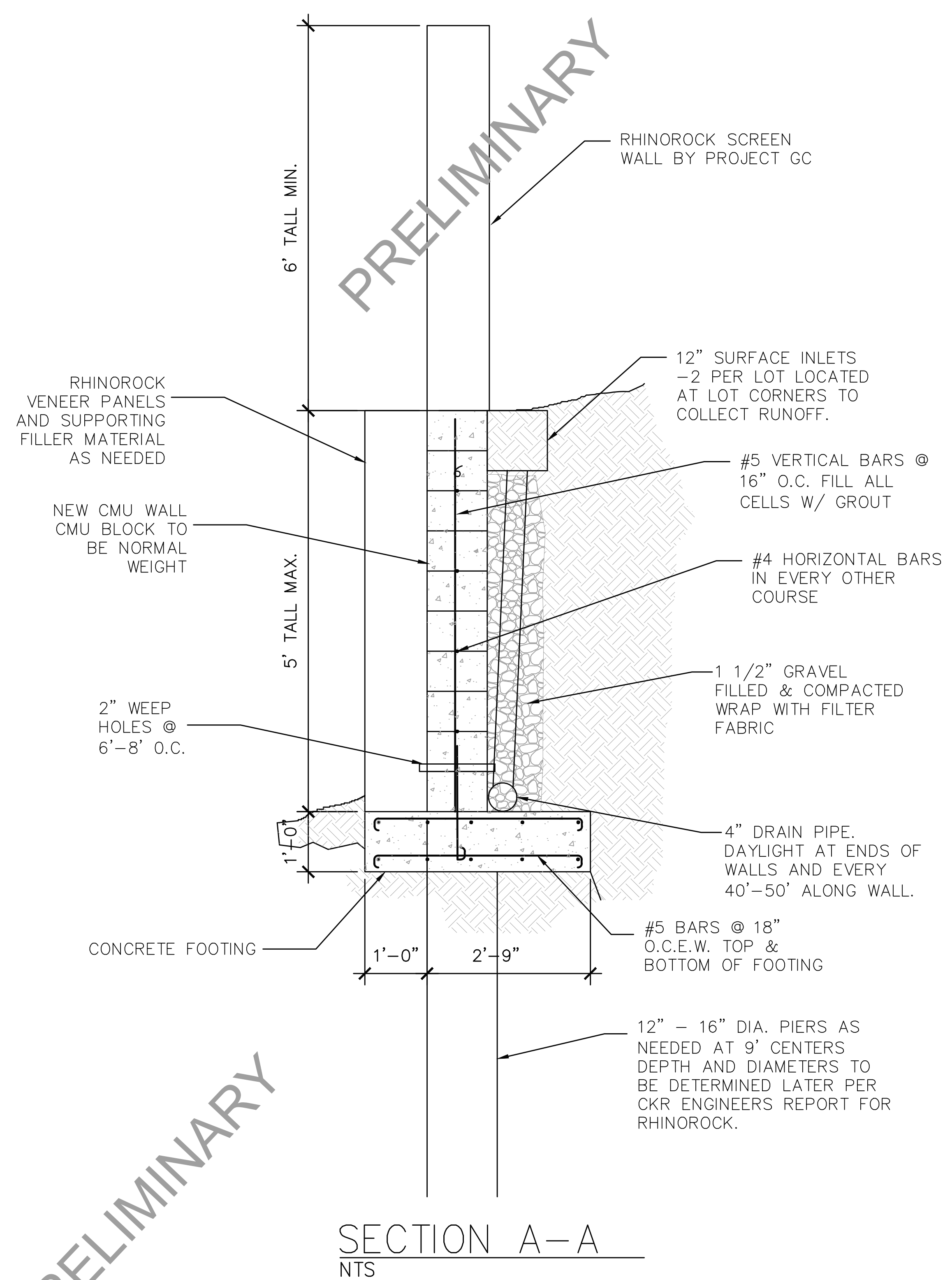


1 SITE PLAN
1:10

Map data ©2024 G

NOTE: ALL DIMENSIONS ARE PRELIMINARY AND NEED TO BE REFINED FOR FINAL DESIGN PLANS AND DETAILS

PRELIMINARY



SECTION A-A
NTS

NOTE: WHERE NO RETAINING WALL IS BELOW SCREEN WALL, PROVIDE AT GRADE CONCRETE MOW STRIP WITH DRAINAGE NOTCHES.

- MASONRY NOTES:**
- MASONRY ROCK & MORTAR WALL SHALL COMPLETELY FILL DIMENSIONAL CALL OUTS FOR THE WALL BATTERS. CRUSHED ROCK WITH ANGULAR SURFACES ARE PREFERRED AND ROCK SIZE SHOULD RANG FROM 4"-8" IN SIZE FOR BETTER FIT UP.
 - MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED IN THE RATIO OF 1 PART PORTLAND CEMENT, 1/4 PART MINIMUM TO 1/2 PART MAXIMUM LIME PUTTY OR HYDRATED LIME, DAMP LOOSE SAND NOT LESS THAN 2-1/2 AND NOT MORE 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED, AND SHALL CONFORM TO ASTM C270.
 - GROUT FOR POURING SHALL BE OF FLUID CONSISTENCY AND MIXED IN THE RATIO BY VOLUMES, 1 PART PORTLAND CEMENT, 2 PARTS MINIMUM TO 3 PARTS MAXIMUM DAMP LOOSE SAND, 2 PARTS PEA GRAVEL.
 - THE COMPRESSIVE STRENGTH OF THE MASONRY (f_m) SHALL BE 1500 PSI.
 - MASONRY WALLS SHALL HAVE CONTROL JOINTS AT APPROXIMATELY 30 FEET ON CENTER. COORDINATE THE LOCATION OF JOINTS WITH THE ARCHITECT.
 - LOCATE ALL REINFORCING BARS TOWARD THE FRONT FACE OF WALL IF POSSIBLE.

- GENERAL NOTES:**
- THIS RETAINING WALL AND FOOTING IS DESIGNED IN ACCORDANCE WITH ACI STANDARDS AND MODIFICATIONS BASED ON LOCAL EXPERIENCE.
 - ALL CONCRETE TO BE 3000 PSI STRENGTH AT 28 DAYS AND SHALL CONTAIN A MINIMUM OF (5) SACKS OF PORTLAND CEMENT PER CUBIC YARD. THE MAX. AGGREGATE SIZE SHALL BE 3/4" AND THE SLUMP OF THE CONCRETE SHALL BE 3 - 5" FOR THE GRADE BEAMS AND SLABS AND 5 - 7" FOR THE PIERS. CONCRETE TO BE NORMAL WEIGHT.
 - ALL REINFORCING BARS TO BE GRADE 40 UP TO SIZE #4 & GRADE 60 FOR #5 BARS AND LARGER AND SHALL BE FREE OF RUST AND OTHER BOND REDUCING AGENTS.
 - ALL CONSTRUCTION WILL CONFORM TO BUILDING CODE REQUIREMENTS IN THE 2015 INTERNATIONAL BUILDING CODE.

NOTE:

THIS RETAINING WALL HAS BEEN DESIGNED WITH A FACTOR OF SAFETY OF 1.55 IN SLIDING & 2.54 IN OVERTURNING, WHICH EXCEED THE MINIMUM FACTOR OF SAFETY OF 1.5

THE SOIL DATA FOR THIS SITE ARE:

SOIL PHI = 25 FOR RETAINED SOILS

SOIL BEARING PRESSURE = 1500 PSF AT BEARING DEPTH

Drainage Aggregate: Clean crushed stone or granular fill meeting the following gradation as determined in accordance with ASTM D448:

Sieve Size	Percent Passing
1/2 inch	100
3/4 inch	75 to 100
No. 4	0 to 60
No. 40	0 to 50
No. 200	0 to 5

Backfill: Soil free of organics and debris and consisting of either GP, GW, SP, SW, or SM type, classified in accordance with ASTM D2487 and the USCS classification system.

- Soils classified as SC and CL are considered suitable soils for segmental retaining walls with a total height of less than 15 feet unless the Plasticity Index (PI) is 20 or more.
- Maximum particle size for backfill is 2 inches.
- Unsuitable soils are organic soils and those soils classified as CH, OH, MH, OL, or PT.

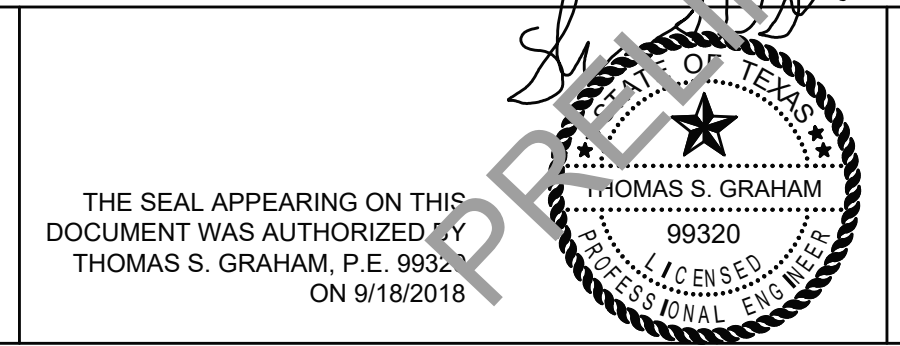
Impervious Material: Clayey soil or other similar material which will prevent percolation into the drainage zone behind the wall.

G: Drainage Pipe: Perforated or slotted PVC or corrugated HDPE pipe manufactured in accordance with D3034 and/or ASTM F405. The pipe may be covered with a geotextile filter fabric to function as a filter.

Construction Adhesive: Exterior grade adhesive as recommended

REVISIONS		
#	DATE	DESCRIPTION
Δ		

THOMAS S. GRAHAM, PE
2600 CINNAMON PARK CIR., #616
ARLINGTON, TEXAS 76016
OFFICE / CELL: (817) 966-7388
TX FIRM # 24946 -- email: engineerdsc@gmail.com



RETAINING/SCREEN WALL
BARDING & POLO DRIVES
GRAND PRAIRIE, TX 75052
CONTACT NAME: MARCUS BANNER
CONTACT COMPANY: BANNER RETAINING WALLS
CONTACT PHONE: 817-690-8081

PROJECT NO. **24-542**
SHEET NUMBER **1**



Dragoo Construction LLC

311 S. Oak St. Ste. 275
Roanoke, Tx 76262

972-872-0374

blake@dragooconstruction.com

Estimate

Item 10.

Date	Estimate#
3/18/2024	1760

Name / Address
Parker Estates HOA VCM, INC. 5757 Alpha Road. Suite 680 Dallas, Tx 75240

Job Address
VCM, INC Hills of Westchester Bardin Rd. Grand Prairie, Tx 75052

Change Order	Project
	Hills of Westchester ...

Description
<p>Hills of Westchester:</p> <p>Demo & Haul away walls. 1550 LF . Grading and clean up included on areas 25' from street.</p> <p>Chip down existing piers 8".</p> <p>Drill piers place rebar and pour concrete. 2 #6 rebar 14 " Dia. x 5-7 ' deep. ** Drilling into rock or casings will be extra** Estimated depth of pier 5-7'. If deeper then pier price will be extra per foot.</p> <p>3' 9" footing x 1' deep. #5 rebar 18" OC top and bottom.</p> <p>New Engineered and permitted CMU Retaining wall along 881 linear feet of the properties. Height varies from 1ft.-6ft. tall. Drainage work is also included. CMU Blocks shall be 8x16 and 12X16 as needed for necessary height. These will be set on top of engineered footing. A mow strip is placed on the neighboring property side. Distance to be determined.</p> <ul style="list-style-type: none"> -Concrete and rebar filled voids (as detailed on final engineers plan). -1-3 inch Sized drain rock with 3 Oz industrial fabric. -2-3 inch weep holes as needed. -Rebar is #4 (or ½ inch). -Standard grey mortar for joints. -Drain boxes are 12 X12 and placed at each end of the seven properties. <p>Site visit required to verify work space, elevations, and to ensure accuracy of this project if job is awarded to Dragoo Construction LLC. Price subject to change after site visit</p> <p>Note: No sprinkler, fence, utility line, or sod work is included unless requested. Any changes or unforeseen obstacles may require an up-charge with immediate notification assured.</p>

Please contact Blake Dragoo at 972-872-0374 If you have any questions.	Total
------------------------------------------------------------------------	--------------

This is an estimate only. Final invoice may vary depending on unforeseen issues. All change orders to be discussed before any additional work. Deposit required. Draw schedule for payments will be based on progress. Your signature shows that you have read and agree to all terms.



Dragoo Construction LLC

311 S. Oak St. Ste. 275
Roanoke, Tx 76262

972-872-0374

blake@dragooconstruction.com

Estimate

Item 10.

Date	Estimate#
3/18/2024	1760

Name / Address
Parker Estates HOA VCM, INC. 5757 Alpha Road. Suite 680 Dallas, Tx 75240

Job Address
VCM, INC Hills of Westchester Bardin Rd. Grand Prairie, Tx 75052

Change Order	Project
	Hills of Westchester ...

Description
<p>This price includes all labor and material that is stated in the above estimate, all construction and control joints that are detailed on plans/PDF drawings, all vapor barrier if called for on plans, all chairs and dowels to tie concrete to existing paving or in control joints, all labor/fuel and cost to complete job that is detailed in the above estimate. If anything that is not stated in the above estimate, then there will be an additional charge. Slab and paving elevations shall be with in a 10th.ALL CONCRETE IS TO BE 3000 PSI. unless stated above. Digging or drilling into rock or any hard surface will be extra charge depending on type material. All gas lines, electrical lines, water lines, water sprinkler lines and heads, must be located & marked. Concrete wash area is to be provided for concrete trucks to wash out. If no entry rock is supplied by GC or owner, then not responsible for dirt are debris left by construction vehicles on the public roads or streets. This price includes all labor and material that is stated in the above quote. No dirt haul off included unless stated above. Water & Electricity must be provided for use at all times. Cracks in concrete may occur and Dragoo Construction LLC will not take responsibility if they do happen. We do everything per plan to pass all inspections prior to pour. Concrete mixes are approved by the engineer to use. If the city, or engineer report has additional requirements price may increase.</p>

Please contact Blake Dragoo at 972-872-0374 if you have any questions.	Total \$478,147.02
------------------------------------------------------------------------	---------------------------

This is an estimate only. Final invoice may vary depending on unforeseen issues. All change orders to be discussed before any additional work. Deposit required. Draw schedule for payments will be based on progress. Your signature shows that you have read and agree to all terms.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss updates from Tree Committee – Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase

ANALYSIS:

Discuss updates from Tree Committee – Carrier, Dechman, Robinson, Polo, Bardin Rd., Sandra, Camp Wisdom, Morningside, Westchester, and Westchase



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Discuss work completed in the amount of \$3168.40 to remove and Replace 2 Dead Eastern Red Cedars at Valentino Way and Camp Wisdom

ANALYSIS:

Discuss work completed in the amount of \$3168.40 to remove and Replace 2 Dead Eastern Red Cedars at Valentino Way and Camp Wisdom.



2 Dead Eastern Red Cedars at the Entrance of Camp Wisdom and Valentino Way at Westchester PID



Date: 2/26/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Replace Two Dead Eastern Red Cedars At Valentino Way and Camp Wisdom

This proposal is to remove and replace the (2) dead Eastern Red Cedars at Valentino Way and Camp Wisdom entrance. SITE will stump grind for new trees and replace the missing grass around the tree rings with Bermuda sod. This includes dump fee, labor, and irrigation to ensure proper watering for newly planted trees.

Replace Two Dead Eastern Red Cedars At Valentino Way and Camp Wisdom

Misc Enhancement

Items	Quantity	
4" B&B Eastern Red Cedar - 4" B&B Installation - EN	2.00	
Bermuda Sod Install - EN	20.00	
Labor and Dump Fee	8.00	
		Misc Enhancement : \$2,859.91

Irrigation Repair

Items	Quantity	
Labor - Irrigation design build	2.00	
Irrigation Misc Fittings - Design Build - EN	1.00	
		Irrigation Repair: \$308.49

PROJECT TOTAL:	\$3,168.40
SALES TAX:	\$0.00
TOTAL:	\$3,168.40

Terms & Conditions

Item 12.

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 2/26/2024

Site Landscape Development

By _____
Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider Proposal from Site Landscape Development in the amount of \$24,607.84 for Westchester Tree Pruning from Powerline Field to Sandra.

ANALYSIS:

Consider Proposal from Site Landscape Development in the amount of \$24,607.84 for Westchester Tree Pruning from Powerline Field to Sandra.



Date: 1/26/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Westchester Tree Pruning Powerline Field To Sandra

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, structures and city code requirements.

This will start on Bardin from Powerline Field to Sandra.

Westchester Tree Pruning Powerline Field To Sandra

Bardin Road

Items	Quantity		
Powerline Field To Sandra On East Bardin	1.00		
		Bardin Road:	\$24,607.84
			PROJECT TOTAL:
			\$24,607.84
			SALES TAX:
			\$0.00
			TOTAL:
			\$24,607.84

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 1/26/2024

Site Landscape Development

By _____
Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024
REQUESTER: Lisa Miles
PRESENTER: Christopher Riddick, President

TITLE: Consider Proposal from Site Landscape Development in the amount of \$13,859.72 to remove 3 safety hazardous trees and replace them with Red Oaks along Morningside and Polo. This also includes 4 other trees that have been removed over the past few years that were never replaced, and will now be replaced with Red Oaks per The Tree Committee.

ANALYSIS:

Consider Proposal from Site Landscape Development in the amount of \$13,859.72 to remove 3 safety hazardous trees and replace them with Red Oaks along Morningside and Polo. This also includes 4 other trees that have been removed over the past few years that were never replaced, and will now be replaced with Red Oaks per The Tree Committee.



Date: 2/29/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Tree Removal and Replacements Along Morningside And Polo

This proposal is to remove (3) trees that are a safety hazard along Morningside and Polo. We will replace these trees with 3" Red Oaks. There are also 4 other trees that have been removed over the passed few years that were never replaced, therefore SITE will also replace this at the same time with 3" Red Oaks as well. Irrigation is included in this proposal to ensure proper watering for newly planted trees and SITE will add bubblers to each tree.

Tree Removal and Replacements Along Morningside And Polo

Tree Removals and Stump Grind

Items	Quantity
Labor and Materials	1.00

Tree Removals and Stump Grind: \$6,151.96

Misc Enhancement

Items	Quantity
3" B&B Red Oak - 3" B&B Installation - EN	7.00
Labor - Enhancement	15.00

Misc Enhancement : \$6,978.29

Irrigation Repair

Items	Quantity
Labor - Irrigation design build	4.00
Irrigation Misc Fittings - Design Build - EN	1.00

Irrigation Repair: \$729.47

PROJECT TOTAL: \$13,859.72

SALES TAX: \$0.00

TOTAL: \$13,859.72

Terms & Conditions

Item 14.

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 2/29/2024

Site Landscape Development

By _____
Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider Proposal from Site Landscape Development in the amount of \$43,500 for Tree Pruning on Morningside and Polo from Carrier to Robinson.

ANALYSIS:

Consider Proposal from Site Landscape Development in the amount of \$43,500 for Tree Pruning on Morningside and Polo from Carrier to Robinson.



Date: 2/29/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Westchester Tree Pruning Morningside and Polo 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. This will be all of Morningside and Polo (From Carrier to Robinson).

Westchester Tree Pruning Morningside and Polo Road

Polo and Morningside Tree Trimming and Girdling Root Removal

Items	Quantity	
Labor and Materials	1.00	
		Polo and Morningside Tree Trimming and Girdling Root Removal: \$43,500.00
		PROJECT TOTAL: \$43,500.00
		SALES TAX: \$0.00
		TOTAL: \$43,500.00

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 2/29/2024

Site Landscape Development

By _____

Date _____

Westchester PID



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/26/2024

REQUESTER: Lisa Miles

PRESENTER: Christopher Riddick, President

TITLE: Consider Proposal from Site Landscape Development in the amount of \$26,365.54 for Tree Pruning Westchester Parkway from Salem to Dechman to I-20.

ANALYSIS:

Consider Proposal from Site Landscape Development in the amount of \$26,365.54 for Tree Pruning Westchester Parkway from Salem to Dechman to I-20.



Date: 2/5/2024
PO #
Terms: Net 30
Sales Rep: Jonathan Williams

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

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

Tree Prune Westchester Parkway and Dechman

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. This will be all of Westchester parkway from Salem to Dechman to i20.

Tree Prune Westchester Parkway and Dechman

Westchester Parkway and Dechman to I-20

Items	Quantity		
Tree Pruning	1.00		
		Westchester Parkway and Dechman to I-20:	\$26,365.54
			PROJECT TOTAL:
			\$26,365.54
			SALES TAX:
			\$0.00
			TOTAL:
			\$26,365.54

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 2/5/2024

Site Landscape Development

By _____

Date _____

Westchester PID