



COMMUNITY DEVELOPMENT CORPORATION MEETING AGENDA

July 8, 2026 at 6:00 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

- A. CALL MEETING TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. PUBLIC PARTICIPATION**

The purpose of this item is to allow citizens an opportunity to address the BCDC Board on issues that are not the subject of a public hearing. Items which require a public hearing will allow citizens or visitors to speak at the time that item is introduced on the agenda. No formal action can be taken by the Board on items that are not posted on the agenda.

D. REGULAR ITEMS

- 1. Consider approval of the June 10, 2026, Bartonville Community Development Corporation Meeting Minutes.
- 2. Discuss and consider quotes received for the Entrance Beautification, Drainage, and Erosion Control Improvements and award project.
- 3. Discuss and consider Signage for Town entrances/exits.
- 4. Discuss and consider hosting a small business event.
- 5. Receive Update on Christmas Lighting at the corner of FM 407 and McMakin (Old Town).
- 6. Discussion of Financial Report ending June 2026.
- 7. Discuss and consider the proposed budget for Fiscal Year 2026-2027.

E. FUTURE ITEMS

F. ADJOURNMENT

The Bartonville Community Development Corporation reserves the right to recess into a closed meeting or executive session as authorized by Chapter 551 of the Texas Government Code, (the Texas Open Meetings Act) on any item posted on its open meeting agenda to seek legal advice pursuant to Texas Government Code Section 551.071, Consultation with Attorney of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Wednesday, July 1, prior to 12:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 8, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Consider approval of the June 10, 2026, Bartonville Community Development Corporation Meeting Minutes.

SUMMARY:

Minutes from June 10, 2026, Bartonville Community Development Corporation Meeting.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve as presented.

ATTACHMENTS:

- June 10, 2026, Bartonville Community Development Corporation Meeting Minutes.

THE BARTONVILLE COMMUNITY DEVELOPMENT CORPORATION MET IN REGULAR SESSION ON THE 10TH DAY OF JUNE 2026, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING DIRECTORS PRESENT, CONSTITUTING A QUORUM:

Brenda Latham, Chair
Chad Carlson, Vice Chair
Scott Daum, Director
Jan Deatherage, Director
Laura Karbash-Smith, Director

Directors Absent:

Laura Pittman, Director

Town Staff Present:

Kirk Riggs, Town Administrator
Shannon Montgomery, Town Secretary

A. CALL MEETING TO ORDER

Chair Latham called the meeting to order at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

Chair Latham led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

The purpose of this item is to allow citizens an opportunity to address the BCDC Board on issues that are not the subject of a public hearing. Items which require a public hearing will allow citizens or visitors to speak at the time that item is introduced on the agenda. No formal action can be taken by the Board on items that are not posted on the agenda.

There was no public participation.

D. REGULAR ITEMS

1. Consider approval of the April 8, 2026, Bartonville Community Development Corporation Meeting Minutes.

Motion made by Director Karbash-Smith, seconded by Director Daum, to **APPROVE** the April 8, 2026, Bartonville Community Development Corporation Meeting Minutes as presented. Motion carried unanimously.

2. Discuss and complete the Request for Proposals for the proposed Town entrance beautification, drainage, and erosion control improvements.

Motion made by Director Latham, seconded by Director Carlson, to **APPROVE** the Request for Proposals with the modification of figure 2 becoming priority and extend the red line further east. Motion carried unanimously.

3. Discuss and consider options for the Old Town Area watering options.

Discussion ensued regarding irrigation options for the Old Town area. Staff will confirm the watering schedule with Cross Timbers Water Supply Corporation and ensure that Evergreen complies with the established schedule. Staff will bring this item back for further discussion after the summer water bills have been received to evaluate whether to remain on Cross Timbers water service or repair the well and return to using well water.

4. Discussion of Financial Report ending May 2026.

Town Secretary Montgomery provided a summary of the financial report ending May 2026 and addressed questions from Directors.

5. Discuss and consider Board meeting schedule.

Town Secretary Montgomery shared that Staff recommend the Board meet monthly throughout the completion of the landscaping and beautification project and shared that the proposed fiscal year 2026-2027 budget will be presented and considered at the July 8, 2026 meeting.

Consensus of the Board is to meet monthly.

E. FUTURE ITEMS

Director Carlson requested items regarding Town Signage at entrances/exits and holding a small business event.

Director Karbash-Smith requested a Christmas Lighting update.

F. ADJOURNMENT

Chair Latham adjourned the meeting at 6:32 pm.

APPROVED this the 8th day of July 2026.

APPROVED:

Brenda Latham,
Chair

ATTEST:

Shannon Montgomery, TRMC,
Town Secretary



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 8, 2026

FROM: Board Discussion

AGENDA ITEM: Discuss and consider quotes received for the Entrance Beautification, Drainage, and Erosion Control Improvements and award project.

SUMMARY:

This item is to review the quotes received for the Entrance Beautification, Drainage, and Erosion Control Improvements and award project.

FISCAL INFORMATION:

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

Quotes/Proposals Received:

- Argyle Landscapes
- Evergreen Lawn & Landscapes



**804 Pioneer Circle East
Argyle, TX 76226**

940-594-7596

Item D2.

Estimate

Date	Estimate #
11/19/2025	11955

Name / Address
Brenda Latham FM 407 and Jeter Rd. Bartonville TX 76226

Terms	Project

Description	Qty	Cost	Total
Drainage Excavation/Swale	5,256	0.96	5,045.76
Native River rock-3x1	48.7	337.50	16,436.25
Moss Boulders	8	360.00	2,880.00
Premium 3-5 gallon shrub	168	68.50	11,508.00
1 Gallon perennial	92	20.95	1,927.40
Nursery Grade Weed block and Erosion control Fabric (Sq ft) for use in areas where river rock is used.	5,256	0.57	2,995.92
Installation-Landscape	1	3,120.00	3,120.00
<p>Proposal includes removal of sod and existing plant material in areas of bed construction. Swale and Drainage construction. Construction of approximately 5256 square feet of landscape bedding. Use of Moss boulders and river rock to create focal points. Plant layout and installation. New beds will be topdressed with River rock.</p>			

Subtotal	\$43,913.33
Sales Tax (8.25%)	\$0.00
Total	\$43,913.33

Note: All pricing good for 30 days from estimate date.

www.argylelandscapes.com

Signature _____

PROPOSAL

Entrance Beautification, Drainage, and Erosion Control Improvements

Prepared for
Town of Bartonville, Texas
Bartonville Business Community Development Corporation (BCDC)

Submitted by
Evergreen Lawn & Landscape
1960 Business Park Blvd • Argyle, TX 76226 • 940-321-3081 • Evergreenlls.com

RFP Submission Deadline: July 1, 2026
Date Submitted: July 1, 2026



Cover Letter

June 30, 2026

Brenda Latham, Board Chair
Bartonville Business Community Development Corporation
Town of Bartonville, Texas
Brenda@RepeatRE.com

Dear Ms. Latham and Members of the BCDC Board:

Evergreen Lawn & Landscape is pleased to submit this proposal in response to the BCDC Request for Proposal for Entrance Beautification, Drainage, and Erosion Control Improvements at four priority roadway entrances within the Town of Bartonville. We have reviewed the RFP and the site figures provided and are confident we can deliver an integrated solution that reflects the Town's Hill Country aesthetic while solving the underlying drainage and erosion issues at each location.

As a full-service Landscape company operating dedicated landscape installation, irrigation, fertilization and weed control, and ongoing maintenance divisions in-house, Evergreen is uniquely positioned to carry this project from site assessment and design through construction and long-term plant establishment under a single point of accountability. The same company that installs the improvements will warranty and maintain them, which protects the Town's investment well beyond substantial completion.

We understand that the Jeter Road East & FM 407 entrance (Figure 1) is the Town's number-one priority, with construction to begin on or about July 16, 2026, and we have structured our schedule accordingly.

We appreciate the opportunity to be considered and welcome any questions during the evaluation period.

Respectfully submitted,

Rachel Pulizzi
General Manager
Evergreen Lawn & Landscape
940-321-3081 • Rachel@evergreenlls.com

5.1 Firm Qualifications

Company Overview

Evergreen Lawn & Landscape was established in 1984. The company is headquartered in Argyle, Texas, and provides lawn care, landscaping, irrigation, fertilizer, and weed control services throughout Denton County and surrounding North Texas communities, including Argyle, Northlake, Lantana, Bartonville, Flower Mound, Highland Village, and Denton. Evergreen employs approximately 55 team members and is a locally owned small business with deep roots in the community, serving residential and commercial clients for more than 40 years.

Evergreen provides work across multiple integrated divisions, which together cover the complete life cycle of this project:

- **Landscape Division**— design, site preparation, grading, hardscape, and planting installation.
- **Fertilization & Weed Control Division** — soil amendment, establishment fertilization, and weed management during the plant establishment period (1 year)
- **Maintenance & Enhancement Division**— Maintenance included for 1 year to ensure long-term plant survival and clean appearance.

Because all functions are performed by Evergreen crews rather than subcontracted out, the Town receives single-source accountability, consistent quality standards, and a team that remains responsible for the work after installation is complete.

Relevant Experience

Evergreen's experience aligns directly with the four scope areas in this RFP — drainage correction, erosion control, native and drought-tolerant planting, and roadway/entrance beautification. Representative qualifications include:

- Commercial and municipal entrance, median, and right-of-way landscape installations using Texas Hill Country and native plant palettes.
- Grading and drainage improvements to redirect surface flow and eliminate ponding and rutting in turf and bed areas.
- Erosion-control installations including rock swales, and boulders to deter vehicle encroachment.
- Design and installation suited to drought-tolerant plantings.
- Long-term maintenance options that demonstrate the firm's ability to sustain plant health and appearance through the establishment period and beyond.

Key Personnel & Credentials

The following team will be assigned to the Bartonville project. Evergreen confirms that these individuals will remain available for the duration of the engagement.

Role	Assigned To	Responsibilities & Credentials
Principal / Owner	<i>Rusty McCommas</i>	Executive sponsor; contract authority and final quality accountability.
Project Manager/ GM	<i>Rachel Pulizzi</i>	Single point of contact for BCDC and Town staff; scheduling, coordination, code compliance, and reporting.
Landscape Designer	<i>Cole Schulz</i>	Conceptual and final design; Hill Country / native plant selection and erosion-control planting plans.
Field Superintendent	<i>Noel Flores</i>	On-site supervision of grading, drainage, hardscape, and planting crews; daily quality control and safety.

5.2 Project Approach

Design Philosophy & Methodology

Our approach treats each entrance as both an infrastructure problem and a first impression of the Town. The guiding principle is that beautification must be built on a sound functional foundation — drainage and erosion issues are solved first, and the planting and hardscape design then works with the corrected grading rather than against it. Every recommendation is filtered through three lenses:

- **Function and durability** — plantings and materials selected to stabilize soil, tolerate roadway conditions, and require minimal long-term water and upkeep.
- **Safety and sight lines** — plant heights, placement, and any vehicle-deterrent features designed to maintain clear visibility at intersections and right-of-way areas.
- **Hill Country character** — native and adapted, drought-tolerant species, natural stone, and informal massing that reads as authentically Texas and reflects the community's aesthetic values. Existing elements from the surrounding areas (407 Median, Marty B's shopping, Corner of 407/McMakin and local neighborhoods) have been included to help the design feel like it is connected - See photos below for inspiration:



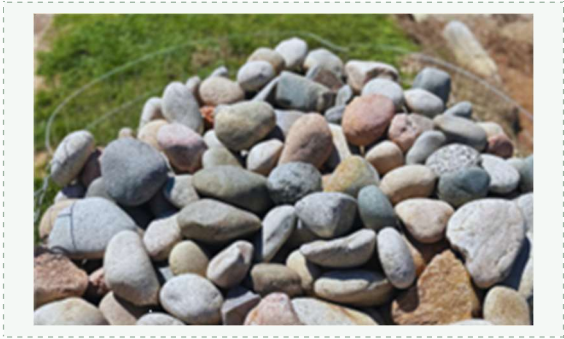
Materials Palette

The following hardscape and softscape elements form the proposed palette for the Bartonville entrances. All selections are drought-tolerant, regionally adapted, and consistent with the Town's Hill Country aesthetic.

Hardscape Materials

Colorado River Rock

Smooth, rounded multicolored river gravel used as decorative ground cover and in drainage swales. It provides erosion control and a clean, natural finish while still allowing water to infiltrate.



Oklahoma Moss Boulders

Large, naturally weathered fieldstone boulders with moss-toned surfaces. Used as accent features and to anchor planting beds, they also help deter vehicles from driving off the roadway edge.



Tejas Rock

A warm, Texas-toned decorative stone used as ground cover and pathway base. It complements the Hill Country palette and helps suppress weeds with minimal upkeep.



Bend-a-board

Flexible landscape edging that forms clean, curved borders between beds, turf, and gravel. It holds mulch and rock neatly in place along the curved roadway entrances.



1" Texas Native Rock

Locally sourced angular native rock (approximately 1") used as durable ground cover and drainage media. It is low-maintenance, regionally appropriate, and reinforces the native character of each site.



Note: Decomposed granite was purposely avoided due to weeds/maintenance issues and runoff on slopes.

Softscape Materials

Color Guard Yucca

An evergreen accent yucca with striking green-and-gold variegated, sword-shaped foliage. It adds year-round structure and color and is extremely drought-tolerant.



Red Yucca

A tough Texas-adapted evergreen with grass-like foliage and tall coral-red flower spikes that attract hummingbirds. It thrives in heat and poor soils with very little water.



Mexican Feather Grass

A fine-textured ornamental grass with soft, flowing blades that sway in the breeze. Drought-tolerant and ideal for naturalistic Hill Country massing.



Whale's Tongue Agave

A bold, sculptural succulent with wide blue-gray leaves that serves as a dramatic focal point. It is highly drought- and heat-tolerant and requires minimal care.



Coral Drift Rose

A low, compact groundcover rose that blooms in waves of coral-orange from spring through frost. Disease-resistant and well-suited to sunny entrance beds.



Desert Willow Tree

A small native flowering tree with willow-like foliage and trumpet-shaped pink-lavender blooms. Drought-tolerant and attractive to pollinators, it provides seasonal interest and light shade.



Vitex Tree

Also called Texas Lilac, a heat-loving small tree with showy purple flower spikes in summer. Drought-tolerant and fast-growing, it makes a strong vertical accent at an entrance.

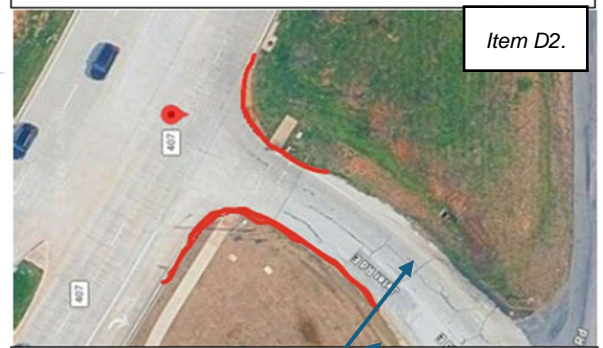


Site-Specific Concepts

Figure 1 — Jeter Road East & FM 407 (Priority 1).

Re-grade and stabilize the rutted west side, install an erosion-resistant surface or swale to manage runoff, and add a low boulder/native-planting edge to deter vehicles from driving off the road, paired with drought-tolerant entrance plantings.

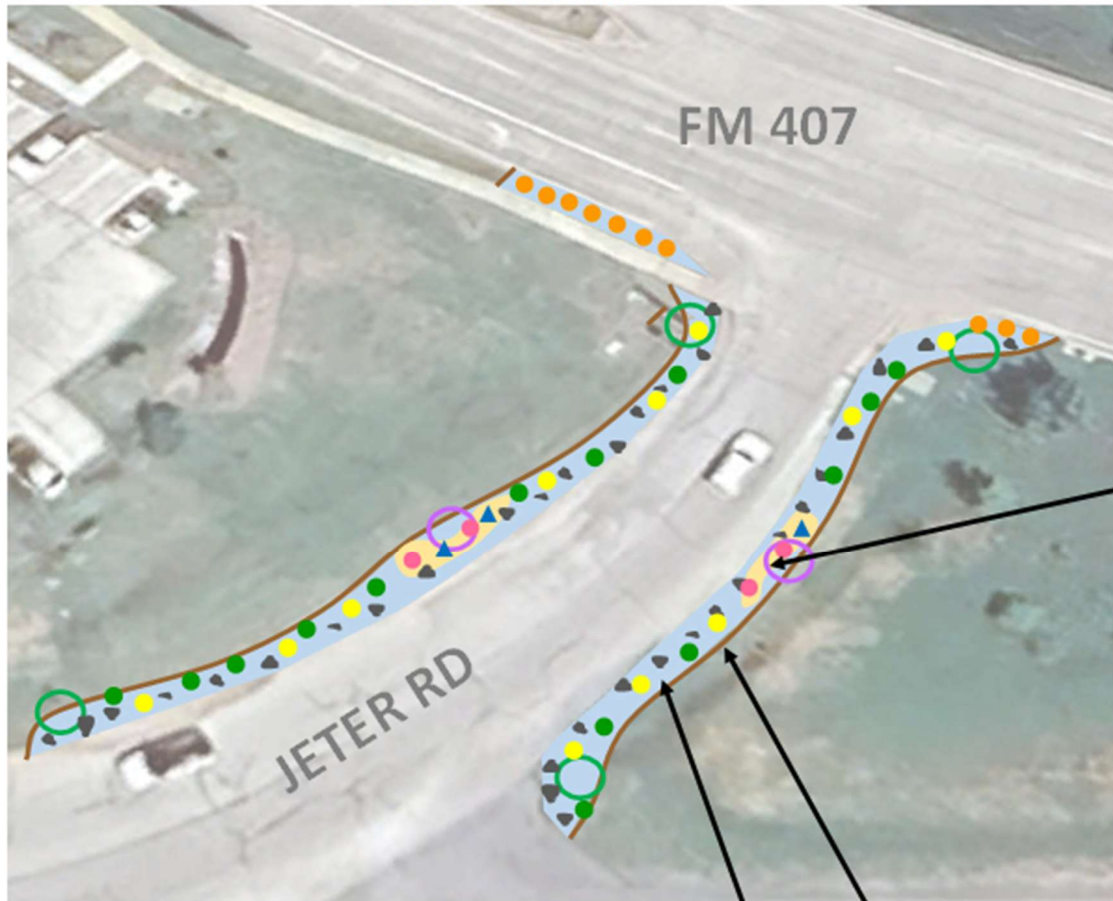
Figure 1



Intersection of FM407 and Jeter East

Note: the location suggested below is larger than the Figure 1 map provided by Bartonville

FIGURE 1—JETER X 407



Focal areas with 1" Native Rock

Bend-a-board edging

Colorado River Rock and Boulders

- 4  Desert Willow
- 2  Vitex
- 10  Mexican Feather Grass
- 4  Coral Drift Rose
- 11  Color Guard Yucca
- 14  Red Yucca
- 3  Whale's Tongue Agave

Figure 2 — I T Neely Drive & FM 407.
 Address erosion along the flagged edges with stabilization plantings and grading, and introduce a coordinated native bed at the entrance.

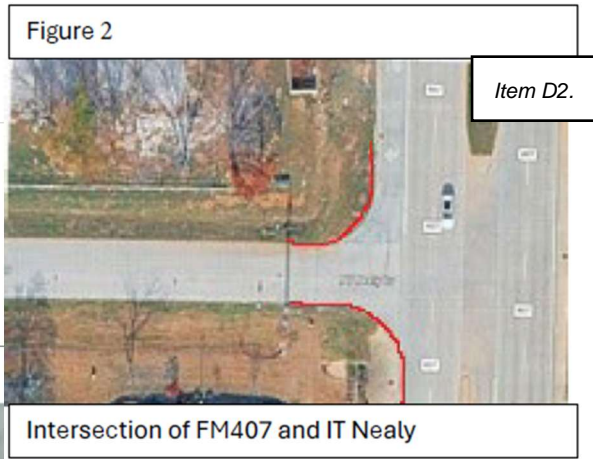
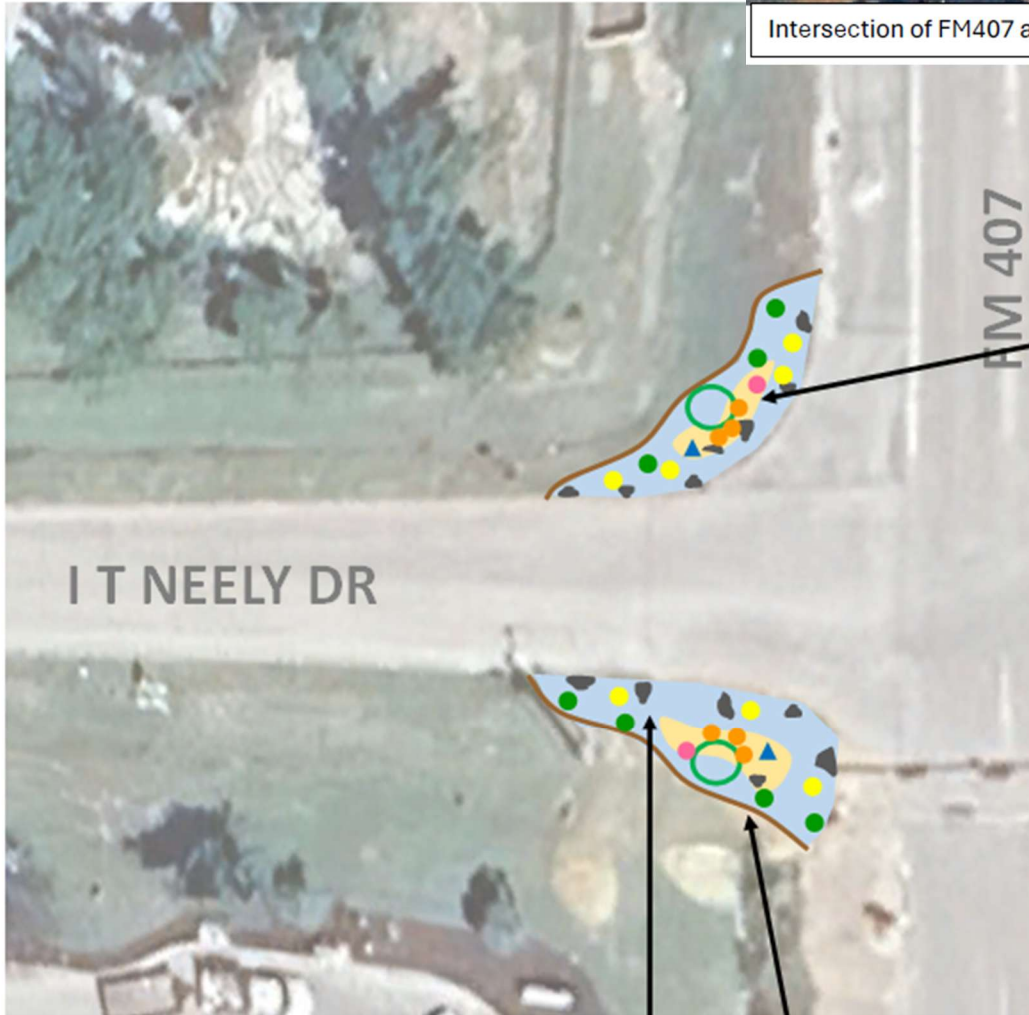


FIGURE 2—I T NELLY X 407



Focal areas with 1”
Native Rock

Bend-a-board edging

Colorado River Rock and Boulders

- 2  Desert Willow
- 0  Vitex
- 6  Mexican Feather Grass
- 2  Coral Drift Rose
- 7  Color Guard Yucca
- 7  Red Yucca
- 2  Whale’s Tongue Agave

Figure 3 — Jeter Road East & McMakin Road.
 Correct erosion at the marked corners and unify the intersection with consistent Hill Country planting and edging.

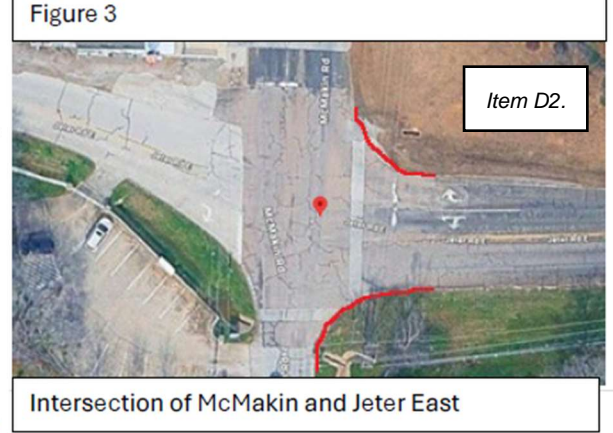


FIGURE 3—JETER X MCKMAKIN



Focal areas with 1" Native Rock

Bend-a-board edging

Colorado River Rock and Boulders

- 2  Desert Willow
- 0  Vitex
- 6  Mexican Feather Grass
- 2  Coral Drift Rose
- 10  Color Guard Yucca
- 13  Red Yucca
- 2  Whale's Tongue Agave

Figure 4 — FM 407 Median at Lantana Town Center.

Beautify the median with low-water, low-maintenance massed plantings and durable inorganic mulch/rock suited to a high-traffic commercial corridor, with attention to sight lines.

Note: the location suggested below is different than Figure 4 from Bartonville since that area is currently concrete.

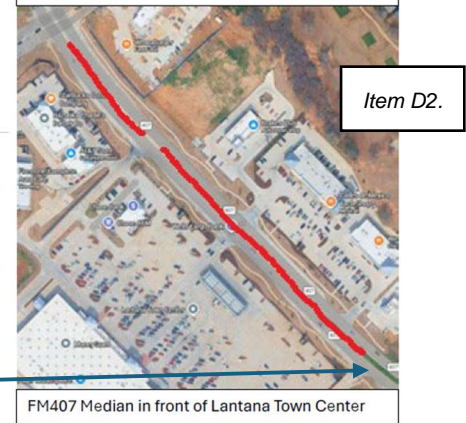
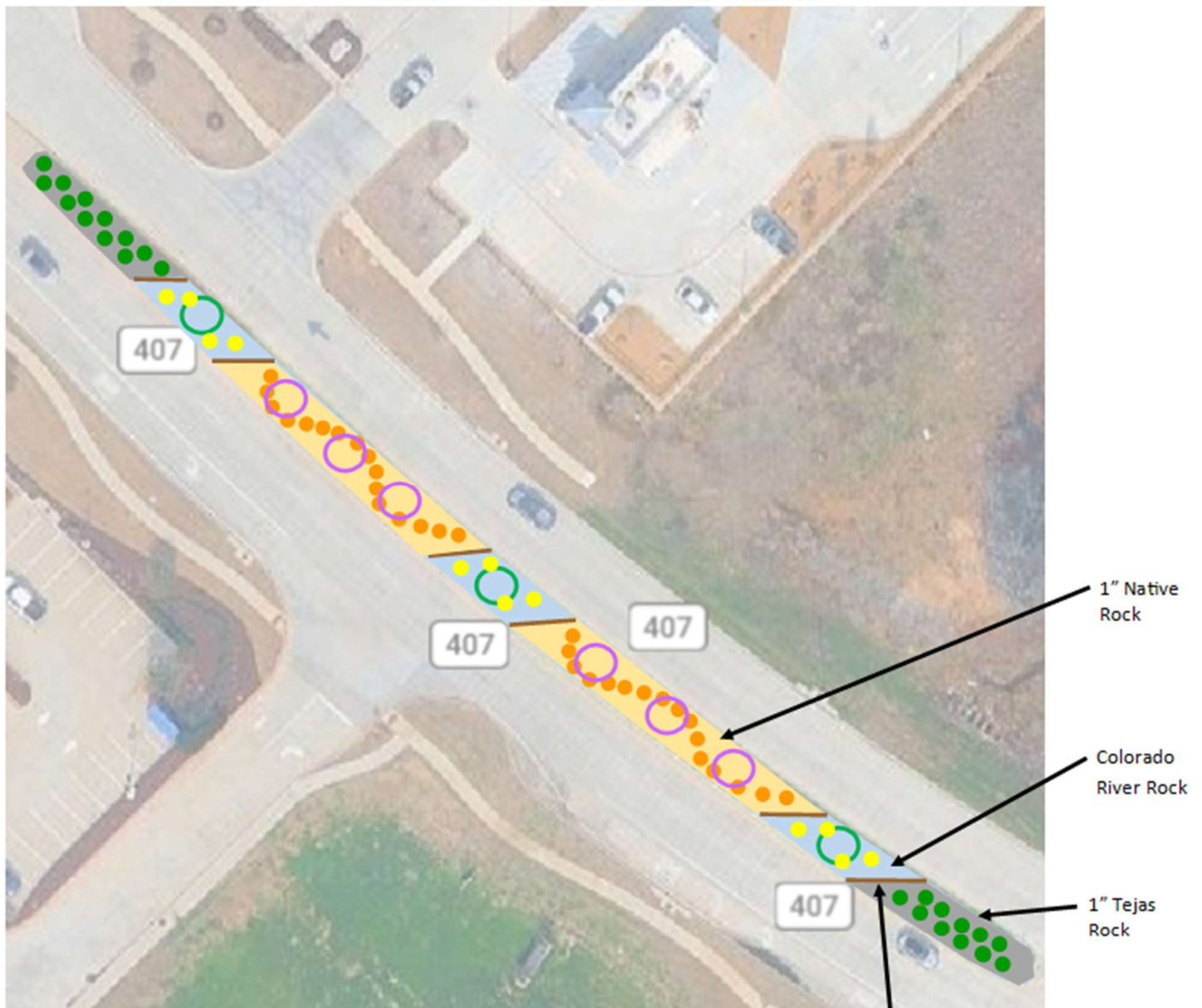


FIGURE 4—MEDIAN IN FRONT OF DUTCH BROS



- 3  Desert Willow
- 6  Vitex
- 32  Mexican Feather Grass
- 0  Coral Drift Rose
- 12  Color Guard Yucca
- 24  Red Yucca
- 0  Whale's Tongue Agave

Bend-a-board edging

5.3 Cost Proposal

Date: 6/30/2026
 Estimate #: 21887
 Valid Until: 7/30/2026

Estimate Description	Quantity	Rate	Amount
2026 - LANDSCAPE ENHANCMENTS Evergreen Lawn & Landscape is proud to present a landscaping enhancement plan for the Town of Bartonville. Our goal is to elevate the community's visual appeal while improving safety and long-term sustainability in public spaces. Project includes installing new landscape beds throughout key town areas to create a welcoming and well-maintained appearance. These enhancements are designed to reflect the town's charm and provide year-round visual interest. We will incorporate decorative boulders and natural river rock, and low-maintenance plantings to protect high-traffic corners and preserve landscape integrity.	1	0.00	0.00
FIGURE 1 LOCATION- JETER X 407 Site Prep & Grading, clean up and restoration.	1	2000.00	2000.00
Weed Fabric (sq ft)	4190	1.04	4357.60
Colorado River Rock 2in - 4in (ton)	60	799.95	47997.00
Moss Boulders (Large 200lb - 300lb) (each)	32	262.95	8414.40
Bend-a-board Edging (Inft)	340	9.95	3383.00
Mex Feather Grass (1g)	10	39.95	399.50
Rose- Drift Coral (3g)	4	74.95	299.80
Yucca - Color Guard (3g)	11	69.95	769.45
Yucca - Red (3g)	14	52.95	741.30
Agave - Whale's Tongue (15g)	3	549.95	1649.85
Texas Native 1in Rock (ton)	3	314.95	944.85
Desert Willow (45g)	4	993.75	3975.00
Vitex - Shoal Creek (45g)	2	899.95	1799.90
FIGURE 2 LOCATION-I T NELLY X 407 Site Prep & Grading, clean up and restoration.	1	700.00	700.00
Weed Fabric (sq ft)	1357	1.04	1411.28
Colorado River Rock 2in - 4in (ton)	19	799.95	15199.05
Moss Boulders (Large 200lb - 300lb) (each)	13	262.95	3418.35
Bend-a-board Edging (Inft)	120	9.95	1194.00
Desert Willow (45g)	2	993.75	1987.50
Mex Feather Grass (1g)	6	39.95	239.70
Rose- Drift Coral (3g)	2	74.95	149.90
Yucca - Color Guard (3g)	7	69.95	489.65
Yucca - Red (3g)	7	52.95	370.65
Agave - Whale's Tongue (15g)	2	549.95	1099.90
Texas Native 1in Rock (ton)	2	314.95	629.90

FIGURE 3 LOCATION—JETER X MCKAKIN Site Prep & Grading, clean up and restoration.	1	800.00	800.00
Weed Fabric (sq ft)	1745	1.04	1814.80
Colorado River Rock 2in - 4in (ton)	23	799.95	18398.85
Moss Boulders (Large 200lb - 300lb) (each)	14	262.95	3681.30
Desert Willow (45g)	2	993.95	1987.90
Mex Feather Grass (1g)	6	39.95	239.70
Rose- Drift Coral (3g)	2	74.95	149.90
Yucca - Color Guard (3g)	10	69.95	699.50
Yucca - Red (3g)	13	52.95	688.35
Agave - Whale's Tongue (15g)	2	549.95	1099.90
Texas Native 1in Rock (ton)	3	314.95	944.85
Bend-a-board Edging (lft)	150	9.95	1492.50
FIGURE 4 - MEDIAN IN FRONT OF DUTCH BROS Site Prep & Grading, clean up and restoration.	1	6000.00	6000.00
Bend-a-board Edging (lft)	100	9.95	995.00
Weed Fabric (sq ft)	5850	1.04	6084.00
Colorado River Rock 2in - 4in (ton)	16	799.95	12799.20
Texas Native 1in Rock (ton)	38	314.95	11968.10
Tejas Black Rock - 1" (ton)	13	799.95	10399.35
Desert Willow (45g)	3	993.75	2981.25
Vitex - Shoal Creek (45g)	6	899.95	5399.70
Mex Feather Grass (1g)	32	39.95	1278.40
Yucca - Color Guard (3g)	12	69.95	839.40
Yucca - Red (3g)	24	52.95	1270.80
Please Note:	1	0.00	0.00
<ul style="list-style-type: none"> • Irrigation is not included in this proposal. • Plant and tree selections have been carefully chosen for their drought tolerance and compatibility with native conditions. • Fall planting is highly recommended to provide optimal establishment time and encourage strong root development prior to the summer months. 			
		Subtotal	\$195,634.28
		Sales Tax	\$0.00
		Total	\$195,634.28

Pricing Options	Option A — Base Bid	Option B — October Install	Option C — Oct + Substitutions
Base project total	\$195,634.28	\$195,634.28	\$195,634.28
Alt #2 — 2" Texas Native Rock sub	—	—	-\$57,230.00
Alt #3 — 30-gal Tree sub	—	—	-\$6,732.20
Subtotal	\$195,634.28	\$195,634.28	\$131,672.08
Alt #1 — October install (15% discount)	—	-\$29,345.14	-\$19,750.81
PROJECT TOTAL	\$195,634.28	\$166,289.14	\$111,921.27

Pricing Options Summary

The itemized base cost above is presented three ways so the BCDC can select the approach that best fits its budget and timing. Option A is the full base bid installed over the summer. Option B keeps the complete design and material specification but shifts the majority of installation to October for a 15% value-engineering discount — the option Evergreen highly recommends for plant survival. Option C combines the October timing with the rock and tree substitutions for the lowest overall cost. The two substitutions may also be elected individually under any option.

Optional Alternates & Value-Engineering Options

Alternate 1 Value-engineering option — In lieu of installing over the summer months, move majority of installation timeline to the month of October. This will increase the likelihood of all plants and trees surviving and thriving without irrigation. The result would be a 15% discount on the project if approved to install during the month of October.

15% off entire project

Alternate 2 – Remove Colorado River rock and substitute with 2” Texas Native rock
\$57,230.00 savings

Alternate 3 - Plant Material Substitution: Use smaller tree sizes – reduce to 30 gal to reduce initial installation cost while maintaining the overall design intent.
\$6,732.20 savings

5.4 Schedule

Evergreen's schedule aligns with the RFP timeline, with construction of Priority 1 (Figure 1) beginning on or about July 16, 2026. The estimated durations below are to be finalized following site assessment; the remaining three locations follow in sequence to maintain consistent crews and quality. All dates are weather dependent. The milestones below are shown for each pricing option: Option A installs over the summer, while Options B and C shift the majority of installation to October (see Section 5.3, Pricing Options).

Milestone	Option A — Summer	Option B — October	Option C — October
Anticipated award (per RFP)	By July 15, 2026	By July 15, 2026	By July 15, 2026
Fig. 1 construction start (per RFP)	On/about July 16, 2026	October 1, 2026	October 1, 2026
Fig. 2, 3 & 4 Installation	Aug.–Sept. 2026	October 1, 2026	October 1, 2026
Final completion — all locations	September 1, 2026	October 31, 2026	October 31, 2026
Plant warranty begins	Not warranted* See page 18	October 31, 2026	October 31, 2026
PROJECT TOTAL	\$195,634.28	\$166,289.14	\$111,921.27

5.5 References

In addition to formal project references below, Evergreen’s reputation is reflected in our strong Google reviews from local customers throughout Denton County

<https://share.google/urhRk612K8dL2ZFdP>

Evergreen Lawn & Landscape

4.9 ★★★★★ 367 Google reviews

Lawn care service in Denton County, Texas

Evergreen has consistently delivered more than 500 landscape related projects per year, which requires **strong project management, careful coordination of supplies and materials, and an experienced landscape team capable of delivering quality work for hundreds of landscaping customers each year.**

#	Client / Project	Contact	Scope & Year
1	Town of Bartonville/ Landscape enhancements of Corner of 407 & McMakin	Kirk Riggs 817-693-5286 Kriggs@townofbartonville.com	2025
2	Robson Ranch/ Sales Office and Model Village- Property enhancements	Gabe Schmid 940-246-1005 Gabe.Schmid@robson.com	Multiple projects over 2025 & 2026
3	Bruce & Shannon Bordelon/ Rock/drainage/Erosion project	Bruce Borderlon 817-896-6266 bbordelon@gmail.com	2022 – to Present

5.6 Insurance & Compliance

Proof of Insurance

Evergreen Lawn & Landscape maintains insurance coverage appropriate for work of this type and will furnish certificates of insurance naming the Town of Bartonville and the BCDC as additional insureds upon award. Current coverage includes:

- **Commercial General Liability** — \$1,000,000 occurrence/ \$2,000,000 aggregate
- **Automobile Liability** — \$1,000,000
- **Workers' Compensation** — \$1,000,000
- **Umbrella / Excess Liability** — \$1,000,000



MCMOHOL01C

DRSMITH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INSURICA 2400 N Glenville Dr, Ste B125 Richardson, TX 75082		CONTACT NAME PHONE (A/C, No, Ext): (469) 443-3488 FAX (A/C, No): (866) 652-9394 E-MAIL ADDRESS:	
INSURED McMonies Holdings LLC dba Evergreen Lawn & Landscape 1924 Victoria Circle McKinney, TX 75072		INSURER(S) AFFORDING COVERAGE INSURER A : National American Insurance Company INSURER B : Texas Mutual Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :	
		NAIC # 23663 22945	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PER <input type="checkbox"/> LOC OTHER:			MP47760142	9/28/2025	9/28/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			MP47760142	9/28/2025	9/28/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			MB72580142	9/28/2025	9/28/2026	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0002117265	9/28/2025	9/28/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER *****INFORMATION ONLY*****	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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Licenses & Certifications

Evergreen holds the licenses and certifications required to perform this scope of work in Texas, including:

- **Texas Licensed Irrigator (LI)** — #LI0024773 for irrigation design and installation.
- **TDA Pesticide / Herbicide Applicator License** — #0609724 for weed control during establishment.

Landscape Warranty

Recommended installation timing (October) — Because this project does not include a permanent irrigation system, all plant material must establish on natural rainfall alone. In North Texas, planting during the summer exposes young plants to extreme heat, intense sun, and extended dry spells at the very stage when their root systems are smallest and least able to take up water, which sharply increases transplant shock and plant loss even with regular hand-watering. Installing in October reverses those conditions: cooler air and soil temperatures, shorter days, and the region's more dependable fall, winter, and early-spring moisture allow roots to develop steadily through the cool season. By the time the first North Texas summer arrives, the plantings are well established and far better able to withstand heat and drought on their own. For these reasons Evergreen highly recommends the October installation window, and the plant-material warranty below is structured to reflect the substantially higher survival rate it provides.

Evergreen warrants its work as follows. Because the same firm maintains the installations through the establishment period, warranty performance is actively supported rather than reactive:

- **Plant material** — ***If installed prior to October 1st – No warranty. If installed after October 1st, then warranty through June 1st 2027.** Dead or declining plants replaced at no cost during the warranty period.
- **Workmanship** —labor warranted for 1 year
- **Exclusions** — damage from vandalism, vehicle impact, drought or ice beyond design assumptions.

Code & Regulatory Compliance

Evergreen will comply with all applicable Town of Bartonville codes, regulations, and safety requirements throughout the project. Because the work areas are located near active roadways, Evergreen will prioritize clear communication and coordination before and during construction. Evergreen will provide advance notice of any anticipated lane closure dates and times so the Town of Bartonville can notify the Police Department and Emergency Services District (ESD) and prepare for any potential traffic impacts.

Closing Statement

Evergreen Lawn & Landscape appreciates the opportunity to submit this proposal to the Town of Bartonville BCDC. As a local company with more than 40 years of experience serving North Texas properties, Evergreen understands the importance of creating attractive, functional, and sustainable entrance improvements that reflect the Town's character. Our team is prepared to work closely with BCDC and Town staff to develop a practical, cost-conscious, and visually appealing solution that addresses drainage, erosion control, and beautification needs across the identified project locations.



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 8, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Receive Update on Christmas Lighting at the corner of FM 407 and McMakin (Old Town).

SUMMARY:

At the April meeting, the Directors discussed the possibility of utilizing the same vendor for the Old Town Christmas Lighting while continuing to use the Christmas tree and lighting decorations from the 2025 season.

Staff obtained two proposals from the vendor: one for the purchase of the Christmas tree and one for leasing the tree. The purchase option exceeded the annual marketing expenditure limitations established for the Board. To remain within the Board's authorized marketing budget and funding guidelines, staff elected to lease the Christmas tree for both the 2026 and 2027 holiday seasons at a cost of \$14,000 per year.

This approach allows the Board to continue enhancing the Old Town Christmas event while maintaining compliance with established marketing expenditure requirements.

FISCAL INFORMATION:

FY2026 - \$14,000

FY2027 - \$14,000

RECOMMENDED MOTION OR ACTION:

Discussion only; no action to take.

ATTACHMENTS: N/A



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 8, 2026
FROM: Shannon Montgomery, Town Secretary
AGENDA ITEM: Discussion of Financial Report ending June 2026.

SUMMARY:

June 2026 Monthly Financial Report.

FISCAL INFORMATION: N/A

RECOMMENDED MOTION OR ACTION: N/A

ATTACHMENTS:

- June 2026 Revenue and Expense Report

Town of Bartonville
 Revenue and Expense Report
 As of June 30, 2026

7/2/2026

Item D6.

800 - Bartonville Community Devel Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.

<u>Sales & Mixed Beverage Tax</u>							
-4025 Sales Tax Revenue	8,303.53	97,202.44	120,000.00	22,797.56	19.00%	89,491.64	122,823.71
Total Sales & Mixed Beverage Tax	<u>8,303.53</u>	<u>97,202.44</u>	<u>120,000.00</u>	<u>22,797.56</u>	<u>19.00%</u>	<u>89,491.64</u>	<u>122,823.71</u>
<u>Other/Transfer</u>							
-4250 Interest Earned	2,423.60	21,064.16	25,000.00	3,935.84	15.74%	19,717.54	27,469.22
-4999 Transfer In	0.00	0.00	16,125.00	16,125.00	100.00%	0.00	0.00
Total Other/Transfer	<u>2,423.60</u>	<u>21,064.16</u>	<u>41,125.00</u>	<u>20,060.84</u>	<u>48.78%</u>	<u>19,717.54</u>	<u>27,469.22</u>
Total	<u>10,727.13</u>	<u>118,266.60</u>	<u>161,125.00</u>	<u>42,858.40</u>	<u>26.60%</u>	<u>109,209.18</u>	<u>150,292.93</u>
Total Revenue	<u>10,727.13</u>	<u>118,266.60</u>	<u>161,125.00</u>	<u>42,858.40</u>	<u>26.60%</u>	<u>109,209.18</u>	<u>150,292.93</u>

Town of Bartonville
 Revenue and Expense Report
 As of June 30, 2026

7/2/2026

Item D6.

800 - Bartonville Community Development Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
10-Administration							
<u>Supplies</u>							
10-5147 Computer Software & Maintenance	0.00	3,000.00	3,000.00	0.00	0.00%	3,000.00	3,000.00
10-5158 Copier/Printing Expense and Supplies	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
Total Supplies	0.00	3,000.00	3,500.00	500.00	14.29%	3,000.00	3,000.00
<u>Contracted Service</u>							
10-5149 Consulting Fees	0.00	0.00	1,500.00	1,500.00	100.00%	0.00	0.00
10-5381 Legal	0.00	0.00	1,500.00	1,500.00	100.00%	35.00	1,227.37
10-5488 Traffic Study	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
Total Contracted Service	0.00	0.00	13,000.00	13,000.00	100.00%	35.00	1,227.37
<u>Other</u>							
10-5280 Grant Expenses	0.00	0.00	100,000.00	100,000.00	100.00%	0.00	8,700.00
10-5289 Marketing	0.00	14,000.00	14,000.00	0.00	0.00%	14,687.50	19,585.00
10-5514 Postage	0.00	0.00	625.00	625.00	100.00%	0.00	730.00
Total Other	0.00	14,000.00	114,625.00	100,625.00	87.79%	14,687.50	29,015.00
<u>Maintenance</u>							
10-5481 Old Town Maintenance & Repairs	5,501.82	12,687.30	10,000.00	(2,687.30)	(26.87%)	6,805.95	13,642.45
Total Maintenance	5,501.82	12,687.30	10,000.00	(2,687.30)	(26.87%)	6,805.95	13,642.45
<u>Salary & Benefits</u>							
10-5627 Salary Transfer to Town	0.00	0.00	20,000.00	20,000.00	100.00%	10,000.00	10,000.00
Total Salary & Benefits	0.00	0.00	20,000.00	20,000.00	100.00%	10,000.00	10,000.00
Total Administration	5,501.82	29,687.30	161,125.00	131,437.70	81.57%	34,528.45	56,884.82

Town of Bartonville
 Revenue and Expense Report
 As of June 30, 2026

7/2/2026

Item D6.

800 - Bartonville Community Devel Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total Expense	<u>5,501.82</u>	<u>29,687.30</u>	<u>161,125.00</u>	<u>131,437.70</u>	<u>81.57%</u>	<u>34,528.45</u>	<u>56,884.82</u>



COMMUNITY DEVELOPMENT CORPORATION COMMUNICATION

DATE: July 8, 2026
FROM: Kirk Riggs, Town Administrator
AGENDA ITEM: Discuss and consider the proposed budget for Fiscal Year 2026-2027.

SUMMARY:

This is the budget discussion for the BCDC directors to determine spending levels for the coming fiscal year.

ATTACHMENTS:

- Proposed FY2026-2027 Budget

**BCDC
FY2027 Proposed Budget**

Item D7.

Account #	Description	2022-2023 Adopted	2023-2024 AMENDED	2024-2025 Adopted	2025-2026 Adopted	Current YTD	2026-2027 PROPOSED
800-4025	Sales Tax Revenue	\$ 197,950	\$ 120,000	\$ 120,000	\$ 120,000	\$ 97,202	\$ 110,000
800-4250	Interest Earned	\$ 12,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 21,064	\$ 20,000
800-4999	Transfer In from Fund Balance	\$ 37,795	\$ 252,725	\$ 2,125	\$ 16,125	\$ -	
	Total Revenue	\$ 247,745	\$ 397,725	\$ 147,125	\$ 161,125	\$ 118,267	\$ 130,000

800-10-5147	Computer Software & Maintenance	\$ 4,000	\$ 1,000	\$ 1,000	\$ 3,000	\$ 3,000	\$ 3,000
800-10-5149	Consulting Fees	\$ 50,000	\$ 25,000	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
800-10-5158	Copier/Printing Expense and Supplies	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ 500
800-10-5280	Grant Expenses	\$ 100,000	\$ 243,500	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
800-10-5289	Marketing	\$ 19,750	\$ 14,500	\$ 12,000	\$ 14,000	\$ 14,000	\$ 14,000
800-10-5381	Legal	\$ 6,000	\$ 6,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
800-10-5481	Old Town Maintenance & Repairs	\$ 40,000	\$ 40,000	\$ 10,000	\$ 10,000	\$ 11,365	\$ 23,000
800-10-5488	Traffic Study	\$ 6,100	\$ 6,100	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
800-10-5514	Postage	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ 625
800-10-5520	Professional Development	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 500
800-10-5627	Salary Transfer to Town	\$ 20,000	\$ 10,000	\$ 10,000	\$ 20,000	\$ -	\$ 20,000
new account	Beautification/Drainage/Erosion Control						
	Total Expenses	\$ 247,475	\$ 397,725	\$ 147,125	\$ 161,125	\$ 29,865	\$ 174,625

Revenue Over (Under) Expenses	\$ 270	\$ -	\$ -	\$ -	\$ 88,401
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