

**STATE OF TEXAS**

**COUNTIES OF POTTER  
AND RANDALL**

**CITY OF AMARILLO**

On the 3<sup>rd</sup> day of July, 2013, The Greenways Public Improvement District (PID) Advisory Board met at 1:30 PM in Room 305, on the Third Floor of City Hall, 509 East 7<sup>th</sup> Avenue, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Shane Brooks	Yes	3	3
Jim Schooler	Yes	3	3
Boyd Johnston	Yes	11	10
Don Woolsey	No	6	3
Grant Smith	No	7	6

**CITY OF AMARILLO STAFF:**

Kathleen Collins, Comprehensive Planner  
Laura Hasting, City Auditor  
Clint Stoddard, Parks Superintendent

**OTHERS IN ATTENDANCE:**

Eddie Scott, Developer  
Muff London, Developer

**MEETING MINUTES  
for  
July 3, 2013**

**ITEM 1: Approval of Minutes from the January 13, 2013 meeting**

Ms. Kathleen Collins requested approval of the January 13, 2013 meeting minutes. Mr. Brooks moved to approve the minutes as presented with Mr. Schooler seconding the motion, and minutes were approved.

**ITEM 2: Discuss PID Improvement Projects and Maintenance and Operations**

Ms. Collins invited Ms. London to speak on this item. Ms. London noted the perimeter fencing along Coulter St. near Southbend Dr. is approaching completion.

Ms. London stated \$10,000 reserved within the 2012/13 budget to replace lighting is being used to replace sod in several areas of the main parkway where Bermuda grass and weeds have started growing. She added that the main parkway was installed in 1996 and there hasn't been any major resodding or reseeding in the past. With the large parkways, it has been suggested to set aside money for sod and reseeding. She also stated the replacement of lighting was phased into multiple years, including the 2013/14 budget and 2014/15 proposed budget. Mr. Schooler noted the sodded area near his residence is being replaced.

Mr. Stoddard stated five sections of the perimeter brick wall have been repaired and they will continue to repair the remaining damaged walls as PID funds allow. He noted the repairs were built into the budget last year and have been included as three phases.

Mr. Stoddard noted several residents within the PID have contacted the Parks and Recreation Department concerning the maintenance of common areas. He explained that as the PID area has expanded, more time is needed in supervising maintenance contractors. A Parks and Recreation district foreman has been assigned to oversee the maintenance and operation of common areas. Mr. Stoddard added the PID account will only be charged for the hours the foreman is present. An estimated cost associated with this position has been incorporated in the 2013/14 budget and 5-year service plan.

**ITEM 3: Consider for recommendation FY 2013/14 Budget and 5-Year Service Plan**

Ms. Collins invited Ms. Hastings to discuss this item. Ms. Hastings detailed the maintenance and operation costs by line item, identifying the costs associated with each expense. She also noted a \$700,000 bond issuance is budget for FY 2013/14 in order to reimburse the Developer for PID improvements as the Petition allows. In order to enjoy lower interest rates on the bond, it was recommended to issue it within the next 12 months. However, to cash flow to issue the bond, assessment rates will need to be increased by \$40 based on class "B" lots. Ms. Hasting also mentioned that Mr. Scott is anticipating 100 lots being platted by December 31, 2013 which will aid in revenue for 2014/15. By platting the additional lots, additional rate increases are not considered necessary. Ms. London stated business owners who develop commercial corners will also pay assessments, and it is anticipated that commercial development will continue southward.

Mr. Johnson asked how the Greenways PID rates compare with the Colonies PID rates. Ms. Collins stated that the Greenways assessment rates are based on Class "A" Lot (adjacent to linear parkways), Class "B" Lot (interior lots), Class "C" Lot (commercial), and Class "D" Lot (Tuscany Village lots) whereas the Colonies assessment rates are based on lot square footage. Therefore, a 10,000 square foot lot (Class "B" Lot) within the Greenways is proposed to be assessed \$575 for FY 2013/14 and a 10,000 square foot lot in the Colonies will be assessed \$0.07 per square foot or \$700 for FY 2013/14.

Mr. Smith moved to approve the 2013/14 budget and 5-year service plan with the \$40 increase in assessment rates, Mr. Johnston seconded the motion, and it was unanimously approved.

**ITEM 4: Discuss appointment/reappointment of members whose terms expire September 30, 2013.**

Ms. Collins stated Mr. Woosley and Mr. Smith's terms will expire on September 30, 2013. Both PID Board members were recommended by the Greenways Homeowners Association (HOA), therefore, Ms. Collins requested a letter prepared by the HOA recommending PID Board nominees be submitted to Planning staff no later than September 1st. Ms. London mentioned the Greenways HOA would meet the third Tuesday in August.

**ITEM 5: Discuss future agenda items**

None.