

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 7th day of August, 2015, the Point West Public Improvement District (PID) Advisory Board met at 1:30 P.M. in Room 203, on the second floor of City Hall, 509 SE 7th Avenue, Amarillo, Texas with the following individuals present:

<u>MEMBERS</u>	<u>TOTAL NO. MEETINGS ATTENDED</u>	<u>TOTAL NO. MEETINGS HELD</u>
Dick Fausset, Chairman	13	13
Loyd Romans	2	9
Joe McCormick	3	4
Alkesh Patel	4	4
Edwin Leland	3	4

CITY OF AMARILLO STAFF

Kelley Shaw, Planning Director
 Rebecca Beckham, Comprehensive Planner II

ITEM 1: Approval of Minutes from the July 15, 2014 meeting

Mr. Shaw asked if there were any corrections to be made to the meeting minutes. Hearing none, Mr. Fausset moved to approve the minutes as presented, Mr. Patel seconded, and motion carried.

ITEM 2: Discuss ongoing PID operations and maintenance contract

Mr. Shaw asked if there were any changes with the maintenance contract currently held with US Lawn. Mr. Shaw said that in previous conversations, the PID Advisory Board had mentioned issues with watering and wanted to follow up with them. Mr. Fausset said that he had spoken with US Lawns about an area not getting enough water and that the problem, a broken water meter, had been repaired by the City. Mr. Fausset asked if Mr. McCormick had any observations or concerns, Mr. McCormick stated that the common areas were looking much better and that he was happy with the work that had been done to the entrance. Mr. Shaw asked if the contractor cost was going to increase, Mr. Fausset indicated that it would remain the \$835.00 a month and that no changes are recommended for the 2015/16 maintenance contract.

Mr. Shaw asked if anyone had any other comments or concerns. Mr. McCormick asked if the broken curbing at Wallace Blvd. and Gentry Dr. could be fixed. Mr. Shaw mentioned that he had spoken with the Street Department and that curb damage could be repaired.

Mr. Fausset mentioned that due to recent water meter estimations, the Point West PID had been overcharged. Mr. Shaw explained that the Point West PID and the other PIDs do not get charged the residential water rate, instead they are charged the discounted rate that the school districts are charged. He continued to explain that the meter is a “running number” and that even if it was estimated one month, that it would automatically adjust or “true up” the very next time it was physically read. Mr. Fausset said that he meter had been physically read, and that the PID had received credits.

ITEM 3: Consider for recommendation 2015/16 Budget and 5-year Service Plan

Mr. Shaw reviewed the 5-year service plan by line item. Mr. Shaw pointed out that the water usage was estimated high, and that it was based on the first five months of the year. He said that the water usage would most likely be less than what was planned for in the budget. Mr. Shaw pointed out that there had been work done previously in the PID. Mr. Shaw mentioned that if the assessment remained at \$52,000 per year that the ending fund balance and operating reserve would continue to grow. Mr. Shaw stated that the PID was in good shape financially and that money would be available for repairs or additional improvements. Mr. Shaw recommend that the assessment rate be left at \$52,000 for this Fiscal Year with the understanding that it could be lowered next year. He mentioned that water rates were going up 3% this year. The PID Advisory Board agreed that the assessment rate should be left at \$52,000 for the upcoming fiscal year. Mr. McCormick recommended accepting the 5-year service plan and budget as proposed and Mr. Fausset seconded the motion. Motion was unanimously approved.

ITEM 4: Discuss Board member terms.

Mr. Shaw noted that Mr. Edwin Leland and Mr. Patel’s advisory terms will expire September 30, 2015. Mr. Patel stated that he would like to serve a second term. Mr. Shaw asked Mr. Fausset if he thought Mr. Leland would want to serve a second term or if he had another board member recommendation. Mr. Fausset said he would talk with Mr. Leland and other property owners and make a board member recommendation.

ITEM 5: Discuss future agenda items.

Mr. McCormick asked if the Developer still planned on installing an entry feature along Outlook Drive and what the timeline would be. Mr. Fausset stated that he was still interested in the installation of an entry feature, but that it would be at later time. He stated that his priority at this time was to plant trees along Research Drive.

Mr. Patel asked what the timeline for the connection of 9th Street to Point West Pkwy. Mr. Fausset explained that the extension of the street would go through private property. He said that in previous conversations, the property owners had indicated they would be receptive to the extension of 9th Street through their property, but that no formal plans had been made at this time.

ITEM 6: Adjourn Meeting.

There being no further action, the meeting was adjourned.