

**STATE OF TEXAS**

**COUNTIES OF POTTER  
AND RANDALL**

**CITY OF AMARILLO**

On the 26<sup>th</sup> Day of July 2018, The Greenways Public Improvement District (PID) Advisory Board met at 4:00 PM at the Greenways Development Office located at 6003 Tuscan Village, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Page Butler	Yes	12	11
Stephen Carter	Yes	14	9
Don Carthel	Yes	13	11
Kim Dryden	No	9	6
Seth Thomason	Yes	1	1

**CITY OF AMARILLO STAFF:**

Kelley Shaw, City of Amarillo  
Leslie Schmidt, Asst. City Attny

**OTHERS IN ATTENDANCE:**

Eddie Scott, Developer  
Muff London, Developer  
Cleve Turner, TLA

**ITEM 1: Approval of Minutes from April 25, 2018 meeting**

Mr. Shaw opened the meeting and established a quorum. Mr. Shaw then asked if there were any questions or corrections to the meeting minutes. Mr. Thomason pointed out a misspelled word in Item 2. Mr. Shaw said he would correct the word. Mr. Carthel motioned to approve the minutes of the April 25, 2018 meeting and seconded by Mr. Carter and carried unanimously with Mr. Thomason abstaining.

**ITEM 2: Discuss and consider needs for maintenance and improvements of current and future park areas.**

Ms. London explained issues they have recently been having with the irrigation system breaking and that it was being addressed. Mr. Butler discussed recent issues with teenagers on golf carts in the neighborhood. Mr. Thomason asked how to report dying trees. Ms. London said it would be best for now to contact her. Hearing no other discussion, Mr. Shaw moved to Item 3.

**ITEM 3 Discuss and consider recommendation of Retail/Park improvement project for bid.**

Mr. Shaw asked Mr. Turner to provide an overview of the park project. Mr. Turner presented a video of how the park would look after construction and explained certain features as the video played. As the video played, Board members asked general questions related to materials such as grass, lighting, etc. Mr. Turner presented the bid specifications which will have every specification. Mr. Turner explained that OJD Engineering has prepared drainage studies of the area and will design the drainage

to funnel to the park area but the grade will be sufficient to slow the drainage down in order to soak into ground but will have a drainage inlet which will connect to an existing pipe. Mr. Carter questioned some curb work already being done with drainage being directed into alley. Mr. Turner said the drainage had to go that way in order to avoid draining on adjacent property owners.

Mr. Carthel asked if any consideration was given to synthetic turf. Mr. Turner explained that he believed natural turf would be better for this application and would not recommend synthetic turf for this area as the maintenance would be a nightmare and would be worse for drainage. Ms. London mentioned the drainage utility and it was discussed that in the beginning all areas were being charged but the City had taken a lot of it out as it drained to playa and did receive reimbursements for those charges.

Mr. Turner discussed some specifics about irrigation design, electrical considerations for lighting, etc. and that the base bid cost was \$606,914 but he includes a 10-15 percent contingency on top of that and also included some "add alternates". The grass is planned to be fescue and lighting is LED in order to be as efficient fiscally as possible. Mr. Turner then discussed the bidding process the project would go through with the City, bids would be presented to Board, and then awarded with a Board recommendation to City Council who will award the bid. It was also discussed that this area because of the original platting would remain open space and it just wasn't ever fully developed.

Mr. Shaw asked if the Board wanted to recommend moving forward with the Retail Park project. Mr. Carthel motioned to move forward with the project and bidding process and Mr. Butler seconded the motion. Three board members voted to move forward with the project with one board member voting to not move forward. The motion passed three in favor and one opposed.

**ITEM 4: Discuss and consider for recommendation 2018/19 Budget and 5-year Service Plan.**

Mr. Carthel asked Mr. Shaw about the issue about maintaining improvements in front of the retail development that had previously been discussed. Mr. Shaw stated that issue was still active as nothing had been determined as of this date. Mr. Carthel recommended that be discussed at the next meeting. Mr. Shaw went over the current budget's revised expenses based on incurred expenses so far. Ms. London asked why there was no drainage fee shown. Mr. Shaw said he believed there was some and would check on that. Ms. London stated the drainage fee was on the water bill but looks like those charges are being included in the water charges and not being broken out.

Questions from the Board were raised about when the new park would come on line and what those costs would be. Mr. Shaw asked about how that would affect the current maintenance contract. Ms. London stated she would need to get the specific detail of the project and discuss that with Oscar Ramirez. Mr. Carter asked about the specific areas where the drainage fee was being collected. Ms. London stated there were 7 areas with 2 of those being charged a fee. Ms. London said she would go back and look at current maintenance contract. Mr. Shaw stated that the City doesn't manage the maintenance contract so needed the current contract numbers and how the new park will affect that so the labor cost in the service plan would be correct.

Mr. Shaw then went over the revenues shown on the service plan and stated that a \$25 assessment increase for B lots was being shown as the board discussed last year which would increase other lot types accordingly. Mr. Shaw pointed out that another 50 lots are being shown to be added to the total lot count in FY2020/21 which Ms. London stated that seemed right. Mr. Carthel asked about the surplus and operating reserve. Mr. Shaw explained that the operating reserve was based on a 3 month operating expense number and was included in the overall surplus. Ms. London asked about when would another bond issue be done with the Colonies in order to have one issued for the Greenways and receive as good an interest rate as possible. Mr. Shaw stated the Colonies would be receiving

another reimbursement soon and the Greenways could request one at anytime pending sufficient revenues. Mr. Shaw asked for a motion to table this item. A motion was made by Mr. Thomason to table the item to the next meeting and was seconded by Mr. Carter. The motion passed unanimously.

ITEM 5: Discuss future agenda items

Mr. Shaw stated that the board will discuss the budget at the next meeting and as part of that will need to discuss maintenance of retail areas. Also it was suggested to discuss the assessment increase.

ITEM 6: Adjourn meeting

No further comments were made and the meeting was adjourned.