

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 27th Day of August 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	13	12
Stephen Carter	Yes	15	10
Don Carthel	Yes	14	12
Kim Dryden	No	10	6
Seth Thomason	Yes	2	2

CITY OF AMARILLO STAFF:
Kelley Shaw, City of Amarillo

OTHERS IN ATTENDANCE:
Eddie Scott, Developer
Muff London, Developer

ITEM 1: Approval of Minutes from July 26, 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. Butler motioned to approve the minutes of the July 26, 2018 meeting and was seconded by Mr. Thomason and was unanimous.

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

Ms. London briefly discussed the issues discussed at the last meeting regarding the irrigation system breaking and was being addressed and trees were being looked at. Mr. Carter asked about how the new park area would be incorporated into maintenance contract? Mr. Shaw stated that if there were no other issues this would be a good time to go to next agenda item.

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

Mr. Shaw provided an overview of the park project stating that Mr. Turner gave an excellent description of the project and improvements at the Board's last meeting by showing a video of the proposed project. Mr. Shaw asked if any Board members had any other questions related to materials such as grass, lighting, etc. which were discussed at the last meeting?

There was some general discussion by the Board regarding the type of tuff being proposed with fescue being the one specified in the bid package as well as LED lights. Mr. Shaw stated the base bid as prepared by TLA was \$606,914 with a 10-15 percent contingency on top of that and also included some "add alternates".

Mr. Shaw stated that with the Board's recommendation of moving forward with the bidding process, he would be getting back with the Board once bids were in. The bids would be presented to Board, and then awarded with a Board recommendation to City Council who will take action to award the bid

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

Mr. Shaw began this agenda item by stating that a lot of issues and/or questions about the upcoming budget was discussed at the last meeting but there were a few things that needed to be cleared up and was why this item was tabled from the last meeting.

The Board discussed maintaining improvements in front of the new retail development as well as existing and future retail developments. It was stated that this topic had been discussed several times and the Board's consensus now after consideration was that at this time, they did not think it should be the PID's responsibility to fund maintenance of those areas that were required to be landscaped by City ordinance.

Mr. Shaw then gave a brief overview of the questions that arose at the last meeting. Mr. Shaw stated that the drainage fees were not shown separately as they were incorporated into the water/sewer numbers. Mr. Shaw stated that as addressed by Ms. London at the last meeting, there used to be several accounts used for billing drainage fees but it was determined that all areas other than the sidewalks along Hillside and Coulter were not be charged fees as they drained to the playa south and the fees being charged for those areas along Hillside and Coulter totaled \$1,800 a year at the current rate.

The Board discussed the maintenance contract being renewed with Ramirez Landscaping and Mr. Shaw stated that contract extension had been incorporated into the proposed budget and would be formally discussed in the next agenda item. The maintenance contract was estimated to increase by about \$600 for Mr. Ramirez to maintain the new park area.

Mr. Shaw then went over the revenues shown on the budget and service plan and stated that revenues would increase given the discussed \$25 increase in B lots which would then by way of the formulas in the Petition, increase the assessments in the remaining lot types and would equal a total assessment of \$643,362. Mr. Shaw pointed out that as discussed last time, another 50 residential lots are project to come on line in FY2020/21. Given expenses projected to total \$618,604, and revenues being \$643,362 and interest income, an increase in the fund balance would equal \$24,871.

Mr. Thomason motioned to recommend approval of the proposed FY 2018/19 Budget and 5-Year Service Plan with Mr. Carthel seconding the motion. The motion passed unanimously.

ITEM 5: Discuss and consider renewal of PID Improvement maintenance contract

Mr. Shaw stated that Ms. London had spoken with Mr. Ramirez regarding the possible one of two 1-year renewals allowed by the current maintenance contract. Mr. Ramirez stated that he estimated the new park area would be an additional \$575 whenever it came on-line and that he is fine with the current

contract and is not seeking any changes and would like to renew the contract. Mr. Carter motioned to extend the contract with Mr. Butler seconding the motion. The motion was approved unanimously.

ITEM 6: Discuss future agenda items

Mr. Shaw stated that the board will discuss the park area bids when ready.

ITEM 7: Adjourn meeting

No further comments were made and the meeting was adjourned.