

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 8th day of September, 2017, the Town Square Public Improvement District (PID) Advisory Board met at 10:30 AM at the Texas Legacy Land Title office, 5701 Time Square Blvd, #150, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Perry Williams	No	2	1
Seth Williams	Yes	2	2
Noah Williams	Yes	2	2

CITY OF AMARILLO STAFF:

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

OTHERS IN ATTENDANCE:

James Bentley, Pega Development

- ITEM 1: Approval of Town Square PID Advisory Board August 22, 2017 Minutes
Mr. Shaw explained that since a quorum of both Town Square and Heritage Hills PID Advisory Boards were present, the notice for today announced both Boards meeting but will focus on the Heritage Hills PID issues. However, since there was a quorum for Town Square PID Advisory Board members, minutes from the annual budget meeting could be approved. Noah Williams motioned to approve the minutes, Seth Williams seconded and the minutes were approved unanimously.
will begin looking at those values in April 2017.
- ITEM 2: Approval of Heritage Hills PID Advisory Board August 22, 2017 Minutes
Noah Williams motioned to approve the minutes, Seth Williams seconded and the minutes were approved unanimously.
- ITEM 3: Discuss future PID improvements projects and the associated procedure for construction of such improvements when reimbursement to the developer is anticipated:
Mr. Shaw asked Seth Williams to discuss his thoughts related to how he would like to pursue the design and construction of PID improvements such as entryway features and landscaped boulevards. Mr. Williams stated that he had visited with Mr. Shaw about the typical public bidding process other PIDs have used but felt that state law allowed for a PID to have improvements constructed and asked what would be the difference in a PID Board hiring a maintenance contractor and the PID Board hiring a contractor for the proposed improvements? He felt that if done through the PID Board and then going to Council for approval (or denial), that there would be savings in cost and time.
- Mrs. Schmidt stated that she understood what he was suggesting but in her opinion, the law and City policy clearly stated that any procurement process for capital

improvements had to go through the City's public bidding process. Because of the petition mentioning a public bidding process, the PIDs and City have agreed to follow the public bidding process and that the statute Mr. Williams was referring to does account for payment of costs to the lowest bidder but does not address the bidding process or the process to award bid and again, she felt strongly that the public bidding process would have to be followed as the PID funds were considered public funds.

Mr. Williams stated that he would like to schedule a meeting separately to discuss this further with the City Attorney. Mrs. Schmidt said she would be happy to arrange such a meeting.

ITEM 4: Discuss methods that reimbursements for the costs of improvements can be requested

Mr. Shaw stated that the petition did allow for reimbursements to the Developer for the improvements. Seth Williams asked Mr. Shaw to explain how the Developer would request such. Mr. Shaw stated there were basically two ways reimbursements could be made. One method would be for the Developer to wait until there was a sufficient amount of assessment revenue coming in to pay for operation and maintenance expenses as well as cover a debt service payment should the City Council agree to issue debt in order to reimburse the Developer. Another way Mr. Shaw pointed out that the Developer had the right to request reimbursement from any surplus funds that remained in the PID account.

ITEM 5: Discuss future agenda items

Mr. Williams asked if once the issue of public bidding was resolved, would there need to be a meeting on the plans and improvements by the Board. Mr. Shaw stated yes.

ITEM 6: Adjourn meeting

Meeting was adjourned