

**STATE OF TEXAS**

**COUNTIES OF POTTER  
AND RANDALL**

**CITY OF AMARILLO**

On the 19<sup>th</sup> day of August, 2019, the Town Square Public Improvement District (PID) Advisory Board met at 10:00 AM in the Verdure Building, Suite 100, 5701 Times Square Blvd., Amarillo, Texas, with the following people present:

<b>VOTING MEMBERS</b>	<b>MEMBERS PRESENT</b>	<b>TOTAL NO. MEETINGS HELD SINCE APPOINTMENT</b>	<b>TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT</b>
Perry Williams	No	3	2
Seth Williams	No	3	3
Noah Williams	Yes	4	1
Chris Rhynehart	Yes	1	1
Kevin Golden	Yes	1	1

**CITY OF AMARILLO STAFF:**  
Kelley Shaw, City of Amarillo

**OTHERS IN ATTENDANCE:**  
James Bentley, Pega Development

**ITEM 1: Approval of minutes from August 30, 2019 Advisory Board meeting**

Mr. Shaw opened the meeting gave a brief recap of the August 30, 2018 Advisory Board meeting for new Board members. Mr. Shaw then asked if there was any questions or comments. Hearing none, Mr. Kevin Golden motioned to approve the minutes with Mr. Noah Williams seconding the motion. The minutes were approved unanimously.

**ITEM 2: Discuss future PID operations, expenses and maintenance contract**

Mr. Shaw began by asking if the PID is waiting on numbers or if improvements are being planned. The Board briefly discussed PID Improvements that are planned such as signs and irrigation. The Board also briefly discussed that a city representative will be present at every Board meeting. The possibility of developing an HOA and HOA assessments in addition to PID assessments was also discussed briefly. A question was raised on insurance for improvements made. Mr. Shaw explained that once the improvements are installed and inspected, they are dedicated over to the city and fall under the city's umbrella insurance policy.

Mr. Shaw then explained how to read the proposed budget sheet and explained line-by-line for the new board members. He advised the Board that they can schedule a budget amendment at any time of the year if it is needed. He explained that the numbers shown in the FY 2017/18 revised column were actual numbers, while the numbers in the 2018/19 column are revised estimates, and the numbers in the 2019/20 column are budgeted numbers for this upcoming fiscal year. Mr. Shaw then went on

to review the 2019/20 column by line item with a total of \$83,113 for expenses and \$166,164 coming in from total assessments and therefore continues to build the surplus.

Mr. Shaw explained the future year projections and how it was current projections with an inflationary increase of 2% over each year. Mr. Shaw asked if there were any questions with the annual budget or 5-year projections? Hearing none, Mr. Shaw moved on to Item 3 on the agenda.

ITEM 3: Consider for recommendation 2019/20 Budget and 5-Year Service Plan

Mr. Shaw asked if there were any corrections necessary for the budget or 5-year service plan. Mr. Noah Williams motioned to approve the proposed budget and 5-year service plan as presented. Mr. Chris Rhynehart seconded the motion and the motion was approved unanimously.

ITEM 4: Discuss future agenda items

Mr. Shaw asked if the Board had anything they needed to meet to discuss in the future. The Board expressed a desire to gate in the community from the public and Mr. Shaw explained that, because it is a Public Improvement District, it must be open to the public. He explained that if the PID pays for any improvements, the improvements must be opened to the public, including pools and club houses. Mr. Shaw asked if there were any other future agenda items.

ITEM 5: Adjourn meeting

There being no further action, the meeting was adjourned.