

**STATE OF TEXAS**

**COUNTIES OF POTTER  
AND RANDALL**

**CITY OF AMARILLO**

On the 10th day of March 2022, The Greenways Public Improvement District (PID) Advisory Board met at 10:00 AM at the Llano Real Estate Group Office located at 7639 Hillside Rd, Ste 300, 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>
Tommy Stafford	Yes	4	4
Stephen Carter	Yes	24	19
Jeff Greenlee	Yes	4	4
Kim Dryden	Yes	18	12
Seth Thomason	No	11	9

**CITY OF AMARILLO STAFF:**

Justin Oppel, City of Amarillo  
Devin Jones, City of Amarillo  
Matt Poston, City of Amarillo  
Laura Storrs, City of Amarillo  
Leslie Schmidt, City of Amarillo

**OTHERS IN ATTENDANCE:**

Sara Nickson – HOA Manager

**ITEM 1: Approval of Minutes from the January 12th meeting.**

Justin called the meeting to order and introduced himself as well as having everyone introduce themselves for the minutes recording. Kim Dryden mentioned a few typos that needed to be corrected, but they appreciated the minutes being so thorough. They motioned to approve with changes, Stephen motioned, Jeff seconded. Motion passed unanimously

**ITEM 2: Discuss City of Amarillo drainage fee, history of drainage fee charges to the Greenways PID, and consider possible actions related to drainage fees**

Justin stated that while he understood this item had been thoroughly handled, since he was new to the Department, he wanted to make sure there were no further questions or comments that needed to be made. Kim asked Steve what he had to say. Steve asked if that drainage issue included the Scott Park issue. Sara stated that would be discussed in a later item, this was specifically the Drainage Fee issues with the playa lake. Steve stated that he’s moving on from it, but they were having a board meeting about 2014, and stated that numbers were missing, and that people were called and he was given numbers. He stated that they were supposed to be able to trust city hall, and the information they provide. He stated that they were going to be talking numbers today, and that Mr. Hooper had changed the language, which changed the question. And he stated that makes the question moot, and that they were moving on. Sara stated that the new rates would take place March 1<sup>st</sup>. Laura stated that it would be the first billing cycle of March 2022.

**ITEM 3: Discuss the Developer Reimbursement To Eddie Scott.**

Laura stated that the full list of invoices and records for the reimbursement is correct, but it is quite a large document, and didn't want to kill too many trees to print it. She then handed the situation off to Matt Poston, and Matt went over some numbers with them, showing the interest and costs on a few different invoices. Steve asked what Village Park was, Sara stated it's what they call Scott Park, Village Park was the name they originally had for it. Laura and Matt explained about why and where this cost came from, and why it wasn't paid appropriately. The problem really came from not being able to properly calculate the interest due to a time constraint. So at the time, they didn't have proper time to go back and run all the numbers, and it was stated to see how \$1 million would work for them towards paying off their debt to Eddie Scott. Kim stated that the board was told that the developer came to the table with additional requests for funds, so it seemed like there was a translation issue between the city and the board. Kim stated that she'd known all along that it was a miscalculation on the city's part, and that no one would actually say as much. Laura stated she didn't feel it was a miscalculation as much as it was that they city was at a budget meeting, and nobody knew the board was wanting to pay off the full debt, so there was not ample time to make the appropriate checking to verify how much it would be to pay off the full debt. Kim also stated that the board has been waiting for a full story to be given, and she was glad that they were finally getting the real story. Laura apologized for the miscommunications but, mentioned that they had several options to look at and perhaps vote on.

The current plan is to do \$35,000 in one year, and \$35,000 over the next few years. There was another option to go ahead and pay it and make the PID budget very tight for a year or two. There was also the possibility of raising the PID Assessments as well.

Kim stated that the PID board was still going to have to increase more than the proposed in order to be able to have the funds needed. Kim asked if Eddie passed away, if the estate would have the ability to call a note. Leslie stated that is all up to a judge to decide on. It also would possibly incur legal costs if that happened.

Sara asked for a layout of the options they have. Jeff asked about how paying it off would mess with operational funds. Laura stated that it would be tight for a few years. Kim asked how they could state this to their residents. Jeff stated that he didn't feel like it was the city's fault totally. Kim stated that she felt that they needed some time to sit down and play with numbers and process and think through it to have a work session to really dive deep into this. Laura stated that would not be a problem in order to show all of that, but this would need to be approved before July 1<sup>st</sup>. Steve had a question on whether this amount could be tied with further development that might happen in the future. Tommy stated that he'd rather spread it over 5 years. Kim also stated that she'd like some time to think about it.

#### ITEM 4: Discuss and consider ongoing maintenance and operation of PID improvements.

Sara stated that she had the drawing from OJD for the drainage issue at Scott Park. Estimating \$12,000 just for concrete. There was some discussion on changes to the design OJD provided. Steve wanted to talk about the Bidding process. It's been declared that this is a public facility and the city uses it to drain. Steve is asking for this drainage fee to pay for this fix in Village Park. Justin stated that he would do some phone calls to see what we can do about this, and that he would talk to Donnie Hooper about it. Steve stated that the wind has been rocking trees in the park and it looked like they were coming out of the ground, and Sara stated she would talk to Ben about that. There is also non extensive rust developing on the pergola. Discussion of mowing and maintenance on Eddie's last lot, he wants to Deed it over to the city and discussed having the PID pay for the care of the lawn maintenance. Sara stated that they don't want to maintain the full amount, but they will maintain everything inside their sidewalks. They stated that they don't want to maintain all of it. Kim stated that they didn't want to maintain that long term because they would have to spend money they don't have to resod it and put in proper irrigation. Steve stated that there were nature trails out there. Sara stated that they didn't want to maintain it because it adds no overall value to the PID area. Justin stated that the reason the City was asking for the PID to maintain it, was because the city didn't maintain lawn care to

the same standard as the PID does. It was under the understanding that the PID might want that area maintained to the same standard. Mostly they just want the area mowed to the same standards as city parks so that it's not tall grass and unkempt.

ITEM 5: Discuss Class D Lot Assessment and consider possible actions related to Class C Lot assessments

Justin stated that due to a typo on the item, they would not be able to take action, but they could discuss it. Sara talked about the fact that Class D Lots were not calculated appropriately and those Class D lots have been undercharged \$37.50. It was stated that these calculations need to be corrected. Kim asked if it was just put in wrong, and Sara stated she wasn't sure when it happened. Justin asked if they were reclassified at any time, Sara said no, but she thought what might have happened is they just made it a rounded even number, and when they increased they kept that trend, and ended up undercharged. She stated that when the PID Board talked about budget, they could discuss it further then.

ITEM 6: Discuss developer cost estimation for Unit No. 41

Sara showed some documentation showing where they were putting in a drainage pipe. She stated that they were looking \$121,500 rough estimated cost towards reimbursement for PID improvements on Unit 41. It was also suggested for Custom Gardens to do the designs. They are looking at a few years from now for this unit to be given over. Sara believed this was in Phase 2, so it would be some time before it was ready, she just wanted to make the Board aware.

ITEM 5: Discuss future agenda items

No further discussion items. Steve did want it on record that he voted against the park because of the drainage issue, so this was his chance to say 'I told you so'. It was decided that the next PID meeting would be on April 21<sup>st</sup> at 10 AM.

ITEM 6: Adjourn meeting

There being no further action, the meeting was adjourned.