

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 8th day of November 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:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Tommy Stafford	Yes	7	7
Stephen Carter	Yes	27	22
Jeff Greenlee	Yes	7	7
Kim Dryden	Yes	21	15
Seth Thomason	Yes	14	12

CITY OF AMARILLO STAFF:

Justin Oppel, City of Amarillo
Devin Jones, City of Amarillo
Leslie Schmidt, City of Amarillo

OTHERS IN ATTENDANCE:

Sara Nickson – HOA Manager

ITEM 1: Approval of Minutes from the June 9, 2022 meeting.

Jeff motioned to approve the minutes as presented. Kim seconded. The minutes were approved unanimously.

ITEM 2: Discuss how Scott Park drainage will be addressed.

It was decided that a few people from the board would speak with Cleve Turner.

ITEM 3: Discuss and consider selection of contractor for Scott Park drainage work.

Seth motioned to go with Contractor B, and Kim seconded. The motion to use Contractor B to fix the issues with Scott Park unanimously.

ITEM 4: Discuss drainage concerns from surrounding commercial areas

Justin stated that he got with Kyle Schniderjan, the Director of Capital Projects & Engineering. The board had previously asked if they could look at the documents for these projects, and Kyle drafted a letter for the board to hear. The letter basically stated that the City was going to follow their policies to make sure that development is analyzed properly and listening to the concerns of the board.

The biggest concern was how much of that water was going to drain over the sod in Scott Park. It was stated that it looked like Justin had done well letting the Engineering department know what to look for, and he stated that he would be taking photos to show them.

ITEM 5: Discuss City policy on Developer reimbursement.

Justin stated that Blair from finance was invited to come to the meeting, however there was an

emergency with some auditors, so she was unable to attend. Justin stated that he would read to them what she told him.

“Can you tell the board we are working on it, and we will get it to them as soon as we find something. My thought is that it probably isn’t defined anywhere.”

Justin stated that he was working on developing better PID Policies as everything that he found once he started this job was very basic. Leslie stated that the PID petition speaks on reimbursement and states that “If applicants and the city both agree after the required public bidding, the district will reimburse the developer for the initial cost of the capital improvements within the district.” Leslie stated that what they’ve done with all the PIDs is that if they go through the purchasing process like they are supposed to, they’re able to get reimbursement. The reason for that is because the city is required to do that, and since the money for the PID assessments is held through the city treasury, they are required to follow the same guidelines and laws that the city does.

ITEM 6: Discuss City policy on PID oversight

Justin stated that this really went in with the last discussion item and asked if anyone else had any additional questions. Tommy asked if they still had it in the budget to hire a new PID Manager for city staff. Justin stated that yes, that had been approved, it was just a matter of finding that person. There were no further questions.

ITEM 7: Discuss ongoing PID improvement maintenance items.

Sara brought out her spreadsheet to show the board the items that she had that needed to be done in the area. She spoke about the brick panels, and how they had budgeted \$20,000 for those replacements. The bricks were in, and she doesn’t have a time frame, but that is on the schedule for this year. For the flower beds, they plan on updating those flower beds one a year, last year they did Bayswater and Kingsgate bridge last year. This year she had the next one that was slated was Andover and Parkway. She said that she had been estimating about \$12,000. Kim asked where she got the estimation. Sara stated that she’d spoken with Oscar Ramirez for that estimation. She stated that \$16,000 was going to likely be a more accurate number for both. She stated that for replacing the brick on Bayswater bridge they had budgeted about \$10,000 to work on that replacement. Removing and replacing the trees was going to be about \$1000 per tree, and she has four on the docket to be replaced. She stated that she doesn’t replace every tree that dies, she tries to look and see if they really need a tree there or not. Kim asked why she wasn’t replacing every tree that dies, and Sara said that if she replaced every tree that died they would run out of money every year. Kim stated that she disagreed with Sara, that people lived in the Greenways for the trees and green scape, and you couldn’t get enough trees. Seth stated that he agreed with Kim to a point, but you could get too many trees, because once they start getting bigger. Kim stated that she doesn’t see anywhere that trees are too close together. Sara stated that she speaks to their arborist whenever a tree needs to be removed, and 99% of the time, they’re in agreement whether a tree needs to be replaced or not. Sara gave a few examples of where she replaces them and where she doesn’t. Kim stated that she thought Sara just wasn’t replacing most of the trees. Sara stated that she understands where Kim is coming from, and she agrees that trees need to be replaced because if they don’t in 20 years there will be none, but she doesn’t feel that every single tree needs to be replaced, just most of them.

Sara stated that they did do some seeding, but they need to do some more, because the grass is sparse, and it’s always been that way. She stated that it’s hard to hold on that elevation. She said that they were working on ways to help it grow better. Kim stated that she felt like on the

replacement of the Bermuda grass with Fescue, if that wasn't something that was done soon, it would be something that was more expensive down the line. They discussed the Blue Stem Grass, and the board decided that it needed to be moved from a low priority to a high priority. Sara stated that they needed to discuss how much they wanted to spend, and where they wanted to pull that money from. Kim stated that she had an entirely different thought process. She felt that they needed to discuss what they wanted to do, find out how much it's going to cost, and when they start budgeting for next year, they can make sure they have the money to do what they need to do. Sara stated that she would check with Oscar to see when the timing on when the blue stem removal needed to be done. Sara asked for the board to identify problem areas on the blue stem they wanted her to focus on. Jeff stated that the landscaper should know those problem areas, and to get with him on where the worst areas are. Sara stated that she would reach out to Oscar, and ask him how expensive it is, and if there were certain areas it was more visible.

Kim stated that she'd like to firm up numbers by March 1 so that when they're under the gun for budget, they can be prepared.

Sara stated that she did not feel that Tuscany was a high priority. It would be so expensive to replace it. As a whole, she thinks it's outdated, but she doesn't think it looks terrible. She stated that she thinks they are maintaining everything that is there very well.

Sara asked if there was anything else that the board noticed that was not on the list. Everyone stated no.

ITEM 8: Discuss future agenda items.

The future Agenda Items that were discussed was the new board appointment happening that day at City Council.

ITEM 9: Adjourn meeting

There being no further action, the meeting was adjourned.