

STATE OF TEXAS

COUNTIES OF POTTER AND RANDALL

CITY OF AMARILLO

On the 9th Day of November, 2020, The Greenways Public Improvement District (PID) Advisory Board met at 4:00 PM by video conference at the Jim Sims Bldg., 808 S Buchanan, Room 203, 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	No	18	14
Stephen Carter	Yes	20	15
Don Carthel	Yes	19	17
Kim Dryden	Yes	15	11
Seth Thomason	Yes	7	7

CITY OF AMARILLO STAFF:

Kelley Shaw, City of Amarillo

OTHERS IN ATTENDANCE:

Muff London, Developer

Sara Nickson – HOA Manager

ITEM 1: Approval of Minutes from the July 17, 2020 meeting

Mr. Kelley Shaw opened the meeting and established a quorum. Mr. Shaw began the meeting by briefly discussing the purpose of the meeting. Ms. Kim Dryden motioned to approve the July 17, 2020 minutes and was seconded by Mr. Seth Thomason. The motion was approved unanimously.

ITEM 2: Consider for recommendation a request for reimbursement to the Developer for existing public improvements within the Greenways PID boundary.

Mr. Shaw explained to the board that had previously discussed issuing a \$1,000,000 bond for reimbursing the developer and that, despite previous discussion, a formal recommendation from the board is required before the bond can be issued. Mr. Thomason moved to have city council move forward with issuing \$1,000,000 debt for reimbursement to the developer, acknowledging that the assessments are adequate to cover debt service payments. Mr. Don Carthel seconded the motion it was approved unanimously.

ITEM 3: Consider for recommendation a bid award for contract maintenance of Greenways PID improvements

Mr. Shaw explained that the bids have been tallied and that he is unable to go through specific scores. Mr. Shaw then briefly explained that Ramirez Lawn and Sprinkler was the highest qualified bidder. He also explained that the new base bid is comparable to the current contract. He stated that the next process would for the board to recommend moving forward with awarding the bid. Mr. Shaw stated that the new contract is for one year with 2 one-year renewals. Ms. Sara Nickson suggested that in future projects that having a list of expenses for the year prior would be beneficial for review. The board then briefly discussed the process of the bidding and possible improvements.

Mr. Shaw stated that the bid that was received was around \$156,000 and was similar to what was accounted for in the budget and five-year service plan. Mr. Carthel moved to recommend to award the bid to Ramirez Lawn and Sprinkler. Ms. Dryden seconded the motion and it was approved unanimously.

ITEM 4: Discuss future agenda items

Ms. Dryden asked about the landscaping issues with CVS. She stated that the trees had been cut down due to the bird population and health risks, but the grass is dead, as well. Mr. Shaw explained that the city has landscaping requirements that CVS will be required to meet. Ms. Muff London stated that she would try to locate the information that was gathered after speaking with the CEO of CVS and would reach out to them again and Mr. Shaw stated that he would drive by to see the landscape issue and reach out, as well. Mr. Thomason then expressed concern over Bermuda grass taking root on the Northern end of the Greenways. The board briefly discussed that it is on a list of things to address. Mr. Shaw stated that any official action would have to be added to a future agenda for a future meeting. He also stated that a meeting could be called at any time as long as a quorum could be established and a 72 hour public notice (or longer) could be posted. Ms. London stated that, if it is a big-ticket item, a meeting would need to be called but smaller situations, such as the Bermuda grass could be dealt with without official recommendations from the board.

ITEM 5: Adjourn meeting

There being no further action, the meeting was adjourned.