

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 19th day of April 2023, The Greenways Public Improvement District (PID) Advisory Board met at 2:00 PM 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	9	9
Greg Houlette	Yes	2	2
Jeff Greenlee	Yes	9	9
Kim Dryden	Yes	23	16
Seth Thomason	Yes	16	14

CITY OF AMARILLO STAFF:

Justin Oppel, Development Services
Devin Jones, Development Services
Carrie Roberts, Development Services
Leslie Schmidt, Legal
Blair Snow-McCurdy, Finance
Matt Trujillo, Finance

OTHERS IN ATTENDANCE:

Sara Nickson – HOA Manager

ITEM 1: Call to Order

ITEM 2: Approval of Minutes

2.A. Approval of Minutes from the February 13, 2023 meeting

There were no changes to the minutes requested. Greg Houlette motioned to approve the minutes as presented. Jeff Greenlee seconded the motion. The minutes were approved unanimously.

ITEM 3: Items for Discussion

3.A. Discuss and Consider 2023-24 Budget and 5-year Service Plan

Blair discussed the budget as it currently was. There was some concern from the board on the water rate projected for the next year, and it was explained that the rate for water charges were going up. Blaire went on further to explain that the City Admin fee had gone up, and what it covered. There was some discussion on this, and the board wanted to be able to see the breakdown and know what they were paying for. Justin stated he would get that information to them.

Sara spoke about her list of projects that needed to be prioritized, and that they needed to go over that before they could have an accurate number to put in their different line items. Kim mentioned putting in a 5% increase to the assessment rate for 23/24, and to continue with at 5% increase every year. With the increase every year there was more money for them to use for projects that might be needed in the future. Blair said that they could clean up and resend the information to Justin to distribute to the board. Jeff asked for Blair to e-mail him the past 10 years of Administrative Costs to see the way it had fluctuated.

3.B. Discuss and Consider Ongoing PID Maintenance

Sara discussed her list of items they would like to be completed so that the board could prioritize those projects. There was discussion on the Tuscany entrance and what they could do to make sure it looked nice while they didn't waste money on something that wouldn't match an overall design. The board wants to investigate having the area redesigned, and then sent out for bid for the construction. It was also suggested to do the wrought iron repainting and the light pole repainting done at the same time, and Sara stated that she would investigate that to see if it was possible. There was also discussion on the rusting of the pergola, and it was determined that likely it did not get enough of a powder coat and would need to be repainted. Sara had the board re-prioritize the list she brought so that she could have some firm numbers to bring back for the next budget meeting.

Justin discussed that the city had reached out to Muff London about the Scott Park drainage issue for more information, and that after speaking with her, and doing more research, the drainage was a large concern. The city is going to pay for an independent consulting firm to assess the drainage issue. Justin said he is unsure on the time frame, but as soon as he knows he'll communicate that with the board. He also discussed with them about a drainage easement and that they were working with the engineers to figure out a way to get the drainage underground without tearing up the park. He assured the board that the city was paying very close attention to the drainage in the area near Scott Park. Sara asked on a time frame on the consultant, he said that he did not have a time frame, but possibly two months, but he could not guarantee that time frame. He stated that with the analysis from the consultant, they will be giving solution suggestions on the drainage issue in Scott Park.

Ultimately the board decided that their main priority would be Tuscany for the next year, pulling out the dead box woods and leaving the rest until they decided on a design for the area. Sara stated that she felt there wasn't much more that she could do this year without maintaining a margin to make sure they didn't go over budget in their water and sewer line item. Tommy asked if they would be able to take care of Tuscany with the assessments being raised next year. Sara said that yes, they should be fine. Greg asked about low level tree trimming across the full property and possibly doing that this year if funding allows. Sara said she will investigate when it was last done.

3.C. Discuss Future Agenda Items

The meeting was set for May 16th at the Llano Real Estate Office. They also wanted to put Tuscany Village on the agenda to Discuss and Consider.

ITEM 4: Adjourn meeting

There being no further action, the meeting was adjourned.