

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 26th day of June 2023, The Greenways Public Improvement District (PID) Advisory Board met at 1:30 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	11	11
Greg Houlette	Yes	4	4
Jeff Greenlee	No	11	10
Kim Dryden	Yes	25	18
Seth Thomason	Yes	18	16

CITY OF AMARILLO STAFF:
Justin Oppel, Development Services
Devin Jones, Development Services
Leslie Schmidt, Legal
Laura Storrs, City Manager’s Office/Finance
Matt Poston, 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 May 16, 2023 meeting

Greg motioned to approve the minutes as presented. Seth seconded the motion. The motion passed with a unanimous vote.

ITEM 3: Items for Discussion

3.A. Discuss and Recommend 3rd Party Management Contract

The board asked if Justin had heard back anything on whether the insurance would be required or not. Justin stated that it would have to be required. Kim asked if Justin could explain why. Justin explained that if Sara was out on the property, which is city property, it is just to make sure that she is covered in the case of damage or injury that she is covered. Kim was concerned on Sara’s exposure, and that it wouldn’t be enough to warrant insurance. Laura explained that that any vendor that did work on city property was required to have a certain limit of liability insurance. Laura continued, stating that if the work was all remote, she didn’t know that insurance would be required, but if Sara was physically on the property, insurance would be required. There was further discussion over insurance and ultimately Kim asked to be a part of the discussion with the city on the insurance requirement for Sara.

Sara then stepped out so the board could discuss raising her salary. There was some discussion over how much the HOA pays versus how much the PID paid her and compared with how much the Colonies paid FIMC. Kim stated that if the insurance was going to be required, she felt that the PID should pay for that through her salary.

The board settled on suggesting a raise in Sara's payment.

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

Justin gave the board a quick overview of what had happened when he, Kim, Greg, and Sara met to go over and balance the budget. Justin explained the changes that were proposed within that group.

There was a large discussion over the amounts of money in each line item, and justification for the amounts. The board discussed the accounting error, and Justin gave them a timeline of the budgets to show where the budget error was made. Justin further explained that it was only a three-month time frame that they had been working on the assumption that they had a million dollars more than actual.

There was a discussion over the city administrative fees and why they were having to pay these admin fees. Laura explained that all the PIDs are getting an increased cost, and that's because they added a position that was only for working on the PIDs, they were not allowed to work on any other city parks, so that was why that cost was being allocated out across the PIDs. Laura stated that the city was having this discussion with all of the PIDs because all the admin costs had gone up a lot for every PID across the board to cover the cost of elevated service. Laura stated that they had gotten feedback from all of the PIDs stating that they needed better service from the City, and that was why they added that position. Laura stated that the city was going to be possibly looking into alternative ways of calculation in the future other than just based on their overall budget.

Sara brought up the priority list and stated that they needed to find out what kind of a procedure on the unknown costs from this year due to the flooding. Seth asked if there was going to be anything left over at the end of this year. Sara explained that there likely wouldn't be much, but that they wouldn't know until the end of the fiscal year on September 30th. Sara also mentioned that the last time there was this much rain they spent over \$30,000 in sod according to their Landscape Contractor, and he stated that this was going to be much worse damage than it had been in the time before.

Greg motioned to approve the budget as amended. Kim seconded the motion. The motion passed with a unanimous vote.

3.C. Discuss and Consider Tuscany Village Landscape Design and Specifications

The board listened to a presentation on the Tuscany Village Design from the designer as well as discussing with the current landscaper to be sure that he could handle the changes.

3.D. Discuss and Consider PID's Communication to the Greenways Residents with regard to the status of Scott Park Drainage Issues and Damage.

Justin stated that the request for a third-party engineering firm to review the damage at Scott Park was making its way through purchasing with a scope of work. They are currently waiting to hear back from purchasing about what contractors have bid. Justin stated that Kyle Schniederjan, the Director of Capital Projects and Development Engineering, suggested not to award the bid to a local contractor to avoid any bias. Justin also stated that the internal evaluation committee is already prepared so that things will move swiftly as soon as the evaluation is needed.

Kim asked if someone would communicate to the insurance company for the Architect so that

they do not close the file that was opened while the city is working on the consultant. Justin and Sara stated that they would work together to do this.

3.E. Discuss and Consider PID's Communication to the Greenways Residents regarding the Financial Position of the PID.

Justin stated that there would be a letter sent out in late July or August from the city about assessments. The board discussed how best to let the residents know why their assessments were going up so much. Sara suggested discussing at the next meeting how they are going to handle some items before they communicate this to the residents. Ultimately, they decided that Sara would draft something up and send to the board for their review.

3.F. Discuss and Consider Ongoing PID Maintenance

Justin spoke about the request to speak to City Council about the new City Admin fees. Justin spoke with Jared and Mayor Stanley, and they would like to have a private meeting first. Justin stated that he would have to post a notice of quorum if the entire board wanted to be there. Kim stated that she thought that this was probably due to the new Council getting situated in their new positions and that now might not be the best time to speak to them about this. Kim suggested meeting in the fall with Cole Stanley, but ultimately the board decided not to meet with the mayor.

Sara stated that there was nothing critical going on with the PID until the flooding had been addressed.

Sara also stated that she wants to think about her position with the PID given all the new changes, and that she'd like to discuss with her husband, and she would let the board know her decision in the next week.

3.G. Discuss Future Agenda Items

There were no Future Agenda Items.

ITEM 4: Adjourn meeting

There being no further action, the meeting was adjourned.