

STATE OF TEXAS

COUNTIES OF POTTER AND RANDALL

CITY OF AMARILLO

On the 9th day of June 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	6	6
Stephen Carter	Yes	26	21
Jeff Greenlee	Yes	6	6
Kim Dryden	Yes	20	14
Seth Thomason	Yes	13	11

CITY OF AMARILLO STAFF:

Justin Oppel, City of Amarillo
Devin Jones, City of Amarillo
Blair Snow-McCurdy, City of Amarillo
Leslie Schmidt, City of Amarillo

OTHERS IN ATTENDANCE:

Sara Nickson – HOA Manager

ITEM 1: Approval of Minutes from the April 21, 2022 meeting.

Seth mentioned a change in the minutes that was something he said rather than Tommy. Jeff motioned to approve with those changes. Kim seconded. The motion passed unanimously.

ITEM 2: Discuss letter from City of Amarillo Director of Public Works.

Steve stated that in Donnie's letter, he stated that he was calling it private property when in the meeting prior, he'd stated that the playa lake was public property. Justin asked for clarification. Steve stated that he had asked for the drainage fees that they paid to fix the drainage out at Scott Park, he stated that he had a conversation with Donnie and the City Engineer about how his street didn't drain properly, and Donnie explained the drainage fee situation. He stated this hadn't been fixed yet. Steve stated that the PID is a Public Improvement District, and Donnie stated that it was public, so they could charge them the drainage fee, so his way of thinking was that the drainage fee would be available to fix their drainage issues, but in Donnie's letter he's now calling it private property, so he's confused about the terms. Justin stated that he believed that he was referencing the infrastructure and the plants that process the drainage. Steve quoted a previous set of minutes discussing that the city considered the playa lake a public drainage facility due to FEMA regulations. Justin clarified that Steve was talking about Scott Park being a public drainage facility. Steve confirmed, stating that private properties were draining into a public park. Justin stated that he would have to get with Donnie for more clarification because he could not make that determination.

ITEM 3: Discuss Scott Park drainage issue reimbursement from responsible parties.

Sara stated that at the last meeting they had discussed taking steps forward and how they wanted to proceed with this. She was hoping to have heard back from their engineer, but she had not heard anything from them. OJD had told her that they were super swamped, but that they were working on it, and she was still waiting on them to get back to her about this project.

She asked Steve to give a recap of what parties he felt were responsible for this drainage issue, and she wanted to ask each board member to give their opinion on how to proceed. Steve stated that they were all liable. Sara clarified that OJD was the engineer that drew up the plans, Cleve Turner was the architect who drafted the design, and Eddie and Muff were the ones who contracted both of those parties. Steve discussed a few things on how they had been told and communicated that this drainage system would not work several times, and any attempt on the residents' part to make people aware of what was going on was ignored. Sara stated that she believed that they could all agree that it never worked from the beginning. Steve clarified that they believed it was constructed as designed. Steve stated that it all came down to Cleve who signed off on it, and Kelley had to sign off on it as well. Sara stated that she didn't believe anything fell on Kelley, as he was simply the middleman between the PID and the City. She also stated that she didn't feel like Eddie was responsible, because he hired a professional to do a job, and it wasn't done correctly, by that professional.

Kim mentioned that it was a professional liability issue. She stated that she believed the blame lies with whoever had the stamp from the professional services. Steve stated that the responsibility lies with the contracted designers. The board agreed that Eddie was not responsible and should be paid his reimbursement.

ITEM 4: Discuss the criteria used for contractors on Greenways projects.

Kim wanted to know the criteria for contractors due to the fact that they had several small projects that weren't able to be taken care of because people weren't wanting to jump through all the hoops to be approved by the City. She was wondering what could be done about this since those small jobs were now becoming bigger problems because they hadn't been able to get them taken care of.

Justin stated that they did not have a list of approved contractors, but there was a blacklist of contractors. Justin then went further to explain the purchasing process. Justin asked if this answered Kim's question, and she stated yes it did.

ITEM 5: Discuss how the Greenways PID is regulated.

Justin stated that the main document was the petition, other than that, there was a PID Policy. Tommy mainly wanted to know the regulations to make sure he wasn't going to be liable for his contractor's work. Justin stated that he would do some research and would get the purchasing manual to Sara to answer her questions.

ITEM 6: Discuss ongoing PID improvement maintenance items.

Sara stated that Ramirez no longer did residential properties, and Monday through Thursday they spend time at the Greenways, and they do other projects on Fridays. She stated that moving forward, she wanted to let the board know that Ramirez was very good and that she wanted to continue that relationship and keep it a good one.

There was some discussion on the dead trees in Scott Park, and ultimately, they decided to keep them as proof. There was some further discussion on the filing for professional liability, and the large amount of money spent on those plants.

ITEM 7: Discuss and Consider for recommendation 2022/23 Budget and 5-Year Service Plan.

Blair introduced herself and asked the board to review the budget for any changes from the last meeting they had. They discussed the reimbursement payments, and they looked correct from the last meeting to pay out \$35,000 a year, with the final year being around \$6,000. Kim asked Sara about the projects on their list for the upcoming year. During the discussion to clarify Kim's question it was found that the budget shown was not updated. Sara did state that they would be spending somewhere around \$20,000, not including Bayswater Bridge. She stated that they needed to decide how much they wanted to spend on the repairs for Bayswater Bridge, and the company would do as much work as they could for that amount. Sara asked for further clarification on what Kim was asking, and Kim explained that on Tuscany, they had been talking about improvements there, and Sara had said there were other projects that were set up that needed to be looked at prior to the update of Tuscany. She was wondering what those projects were and what specific project they were working on for this year. Sara explained that those projects were for updating flower beds. The ones she has right now are for Bayswater bridge, and Kingsgate bridge over the past year and each flower bed is on a schedule so they will be updated every ten years. Sara went on to explain that back in February they had discussed Tuscany, and she personally didn't feel like Tuscany was ready for an overhaul. The entrance and the Boulevard were not in dire need of an overhaul, yes it was dated, but Scott Park is at the forefront of the next big project they need to consider. Regarding the projects for updating those flowerbeds, she just has a schedule of when those need to be updated.

Justin e-mailed Blair the sheet with the updated amounts so that she could work from there. While Blair was getting the sheet updated, Sara talked about the brickwork, and Seth verified that the brickwork would be coming out of the Repair and Maintenance Improvements line item. Sara confirmed that and went on to explain that \$20,000 of that line item was for brickwork, and the other \$15,000 was for anything that came up that they needed to fix, or that was decided on by the board. Sara then explained how their deal with the ACME Brick was set up. She stated that there were some issues that either it wasn't designed properly, or the bricks were in poor condition, but whatever happened, the bricks should not have to be replaced as often as they need to be. They are having to replace ten to twenty panels a year, so she met with the new owner of ACME Brick, and the previous gentleman who had owned it had made a deal with the Greenways, that he would provide the brick for free, but the Greenways would have to pay for the installation. So, they pay about \$1500 per wall that's replaced. However, the scary part was that the current owner went back to the previous owner and stated that was the deal he had made with them, but they don't know how long that will last. She stated that they were hoping to be able to get the brick in October and that they no longer make that brick, so ACME has ordered a whole bunch to keep on hand for the Greenways. She also explained that was why their brick installer had told her that if they told them how much money they wanted to spend, they would work on it until they reached that monetary threshold.

The board discussed a few projects that needed to be addressed relatively quickly, mainly the issues with Scott Park, and Bayswater Bridge, as these are two focal points of the Greenways. Kim stated that before they thought about beautifying Scott Park again, they needed to address the drainage issue. Kim stated that it might be a good idea to move Scott Park down the list and move some of the other projects up since they would have to figure out everything with the drainage issue before they could think of doing landscaping. Steve suggested using some of the money meant to pay back Eddie Scott towards fixing the drainage. Kim stated that until Eddie Scott agrees to it, they can't count on that, and they needed to get their budget taken care of now because the city needed it in the next 30-45 days. Steve stated that he was just trying to find whatever leverage they could have for that.

Steve asked about the drainage fees, and why they weren't showing up. Blair explained that

those fees were lumped together in the line for Water, but on their monthly statements that were sent to Sara, they were broken out for her to review. They moved \$20,000 additional funds into the other maintenance to cover the issues at Scott Park with the drainage just in case they found that they would in fact be responsible for those costs. Tommy verified that the future improvement costs were not in the 5-year budget, as it was further down the road. Sara stated that no they were not in there. Sara explained that this was one final boulevard, and it was minimal compared to the rest of the improvements in the Greenways. Tommy asked if there was anything in writing saying that there was a time frame in which they had to pay the developer back. Leslie stated that she was unsure, she'd have to go back and look to see, but that was something the PID might have. Tommy stated that they did not, and Laura had given them some information prior, but he'd like something in writing. There was some discussion on the fact that any agreement usually had 10-20 years since something might happen like an economic crash, or trouble collecting assessments. It was to protect the PID because if the money is not there, they can't pay it back.

Blair stated that they were working on a better way to calculate the city administration fee, and stated that it was not changing this year, but it might in the future. Justin also mentioned the new position that was coming online, and that would be affecting their administration fee as well. Sara asked what that would look like, and Justin stated that it was all still in the works. Seth moved to accept the budget. Jeff Greenlee seconded. The budget was approved unanimously.

ITEM 8: Discuss future agenda items.

Justin wanted to let the board know that Sara was doing an amazing job and that she made everything move much smoother.

ITEM 9: Adjourn meeting

There being no further action, the meeting was adjourned.