

STATE OF TEXAS

COUNTIES OF POTTER

AND RANDALL

CITY OF AMARILLO

On the 4th day of March 2024, The Greenways Public Improvement District (PID) Advisory Board met at 1:30 PM at City Hall, 601 S. Buchanan, Room 306, Amarillo, Texas, with the following people present:

MEMBERS PRESENT	PRESENT	TOTAL NO. MEETINGS HELD	TOTAL NO. MEETINGS ATTENDED
Kim Dryden	Yes	28	21
Greg Houlette	Yes	7	7
Timothy Reid	Yes	2	2
Tommy Stafford	Yes	14	14
Seth Thomason	No	21	18

CITY OF AMARILLO STAFF:

Carrie Roberts, PID's
Michael Lindley, Purchasing
Trent Davis, Purchasing
Floyd Hartman, COA
Laura Storrs, COA
Kyle Schniederjan, COA
Leslie Schmidt, COA
Jessie Montes Jr., Purchasing

OTHERS IN ATTENDANCE:

Sara Nickson, HOA Manager
Cleve Turner, TLA
Jason Habeger, TLA
Justin Kite, CBC
Hayden Morris, Kimley-Horn
Leslie Bruce, Kimley-Horn
Chris MacLaurin, Kimley-Horn
Melanie Lyons, Kimley-Horn
Jessie Arredondo, OJD

- **ITEM 1: Call to Order**
- **ITEM 2: Introduction**

2.A: Introduction of Kimley-Horn Staff, City Staff and Greenways PID Advisory Board Members

Carrie opened the meeting giving a brief introduction and turned it over to Kimley-Horn Staff. Hayden Morris gave a small power point presentation on each Kimley-Horn Staff members involved in the Scott Park Assessment.

- **ITEM 3: Item for Discussion**

3A: Discuss Kimley-Horn's Assessment of Greenways Scott Park

The City wanted to update the drainage study. Hayden discusses the history of Scott Park, and the reasoning behind the assessment. The goal was to assess the existing conditions, get a better understanding of the drainage, and present a preliminary solution to improve existing conditions. The park is surrounded by 10 commercial parcels, 4 of the 10 are undeveloped and zoned for general retail according to COA zoning map. Construction on the park was initiated sometime in 2019 and completed in 2020.

A site visit was done on December 5th, 2023 with the PID Coordinator and HOA Manager.

History:

Hayden shows a bird's eye view of the park area starting in 2017 to the current year. Preconstruction in 2017, water was draining to the existing south concrete channel. The park was completed in 2020 and you can see the issues have already manifested. The dark green areas are expanding through-out the park (water draining into the drainage outlets). In 2022 the dark green areas continued to get worse. Especially in the northwest corner. In 2023 the construction started to the north and northeastern area of the park.

There are four main issues expressed by the HOA manager and the PID Coordinator:

1. Drainage issues since the park was constructed in 2020.
2. Trees have been dead since construction was completed.
3. The dark green areas continue to be saturated and mossy.
4. The landscaper struggles to mow and maintain those areas that remain saturated. and the flower bed mulch continues to wash away from the excess water.

Areas:

Area 1 which is the northwest area that is requiring the most attention. The main concern being the sidewalk near the northwestern outlet remains wet and slippery year-round, which causes that area to be less user friendly and is a safety hazard and difficult to maintain.

Per the assessment, it is believed that the constant irrigation from the Greenways Village area may be causing this issue and is worse during the summer. So, with the irrigation excess, about 2.5 acres of the west commercial development drains to the northwestern outlet daily. Also, minor storm events add more problems to the issue.

Area 2 which is not near as bad as area one, still has drainage issues. Less than 1 acre of commercial property drains over the sidewalk to the middle outlet in the park. Rain events add more to the problem of water flowing over the sidewalk.

Area 3 is located in the southwest corner of the park. It is not as severe as the northwest area, but it is still a concern. There is a sidewalk bridge constructed to allow water to flow under the sidewalk. But debris builds up and doesn't allow the drainage to flow properly, causing the concrete to crack due to pressure from water and debris build up.

Area 4 between the northwest sidewalk and the northern grade inlet of the park. Slope to the east of the sidewalk appears to be flat and inefficient in moving water to the middle drain inlet, keeping that area saturated.

Area 5 is a little bit different from the other areas. This area is east of the gazebo, which is the southeast area of the park. This area is flat as well and water isn't able to drain to the inlet. The slope at the east is too flat. The dark green area indicates runoff remaining in the area and not running off. There isn't a huge concern for this area however will become an issue once the commercial area is developed.

Area 6 is the north area of the park between the berm and the north flower bed. This area is similar to Area 4, flat and inefficient in moving water to the middle drain inlet. The water is splitting from the NW corner. If gets developed and no counter-measures are put in place to address drainage issues, this will worsen and cause more issues.

Overall, as the areas surrounding the park become developed, the drainage issues will continue to worsen. That concluded the assessment overview.

Preliminary Solutions

Chris said the main goal is to capture the runoff before it enters the park. The park is suffering the consequences of rain and runoff irrigation.

Phase 1

Insert dykes also known as mini dams and stormwater inlets to capture the water and take it to the periphery of the park. This will allow the park to dry out some aside from the rain events and irrigation. Plan is to run a storm pipe up the west side, curl on the north, fill in the berm areas, and do grating and sodding in the area to clean that area up. Future conceptual line work will be done once this area starts being developed. A 24" storm drain with concrete inlets and river rock will be installed. Berms should hide it some. This should be able to handle all existing flower. All will convey a 2-year storm event.

Sidewalk reconstruction is recommended with gaps (bridges), for the water to flow through. Greg asked if there is a large enough slope/grade for water to flow under the bridge gaps? Chris explains the plan on grading the area so water will drain. Chris stated they are not proposing to grade the whole section due to the disturbance it will cause in the park area. Sara asked with the average irrigation they have in the summer season and with the current grade that exist will it still function properly? Chris confirmed that it will and will keep it off the park. Tommy asked approximately how much coverage with the 24" pipe? Chris stated they average about 3'.

Phase II

There is a lack of grade here. Area by the gazebo will be lightly graded and slightly elevated and an inlet added with a 2"x 2" pipe and attached to the existing storm drain.

Phase III

Will be a future extension of Phase I. A berm will be installed to help water run off into another storm inlet. This phase may be pushed off to the future developer.

Chris concludes the three phases of improvement.

Sara asked if there are any major pitfalls or concerns that may be the source of the problem. Chris stated that they need to make sure that this doesn't get perpetuated by future development, that is his only concern. The east area could be a pitfall, but in speaking with Kyle, there will be an agreement with the new developer that they will not be allowed to drain across the park. When there's a rain event, the park will be wet due to flat design.

Chris said with the improvements, the irrigation issues will be fixed, but after a rainfall there will be standing water. The park area is flat.

Sara asked if there have been discussions with developers for the north side and when development starts will the center section be able to handle the runoff and what does that look like long term? Chris said the pipe is sized to where they can connect into it in future development. Chris said there hasn't been any formal conversations yet with the developers. People could tie in.

Floyd chimed in and said what he thinks Carrie is struggling with in the PID management is nobody wanted to offer solutions to fix the problem. That's why the assessment happened is to have solutions. Regardless on how we got to this point, we now have solutions to fix the problems.

We needed a third-party objective view on what is possible and feasible without breaking anybody's bank. Let's ask questions and then move on to cost and who is responsible for what.

Preliminary Cost

Phase I

Approx \$70,000.00

Phases II and III

Approx \$20,000.00 each

Kim asked if any of that included trees. Floyd responded that the trees are a separate issue from the drainage.

Phase I - Floyd stated that the sidewalk replacement is outside of anything the City wants to do for PIDs. The City operations department (drainage and utility operations) will pay for the drainage and pipe installation but won't cover the sidewalk replacement because a public improvement. The PID will be responsible for the cost of the sidewalk. Chris stated the approximate cost for the sidewalk is \$8,500.00

Phase II & III - Floyd said the cost for Phases II and III will be covered by the City and developers.

Tommy asked Floyd what time frame do you anticipate the City to begin? Floyd said it's a matter of getting a construction design and contract from Kyles office. Chris said it takes 6 to 8 weeks to design a pipe layout. Floyd said and the City requires 90 to a 100 days for the bid process, so it could take 6 to 8 months before things started. Construction should take only 2 to 3 months. Floyd said the sidewalk is a whole different project since it will be paid for by the PID. Sara said so as for the sidewalk timeline, that could be done in more of an immediate issue. We can go ahead and start doing that, as we don't have to be in conjunction with the other phases.

Kyle will be walking through the process with future developments surrounding the park. There is not much elevation to deal with.

Greg asked why were grades not considered in regards to drainage? Floyd said all are separate plans and working with existing conditions. There is a gap where multiple phases were not coordinated. That's why we need a better master plan for drainage. All are judged at time of submission. Regulating "nuisance" water is a big task and would require lots of oversight at the city level. Tim asked if coordinating will be

done with the NW and east areas of the park – Floyd said yes. Now we have a full assessment.

Kyle said in 1996 and prior, this area was a drainage easement. Now we have more tools moving forward, especially as new plans come in.

Floyd asked if the PID Advisory Board wanted to move forward with this plan today. Sara said she wants to set up a future date to discuss today's meeting and think through the information presented.

Kyle will do an amendment to Kimley-Horn's current contract to move forward with designing the phases.

3.B. Discuss Future Agenda Items

Schedule Greenways PID Advisory Board Meeting to further discuss Kimley-Horn's assessment go over options.

- **ITEM 4: Adjourn Meeting**

There being no further discussion, meeting was adjourned