

STATE OF TEXAS

COUNTIES OF POTTER

AND RANDALL

CITY OF AMARILLO

On the 15th day of March 2024, The Greenways Public Improvement District (PID) Advisory Board met at 2:00 PM at Llano Real Estate Group Office, suite 300, Amarillo, Texas, with the following people present:

MEMBERS PRESENT	PRESENT	TOTAL NO. MEETINGS HELD	TOTAL NO. MEETINGS ATTENDED
Kim Dryden	Yes	29	22
Greg Houlette	Yes	8	8
Timothy Reid	Yes	3	3
Tommy Stafford	Yes	15	15
Seth Thomason	Yes	22	19

CITY OF AMARILLO STAFF:

Carrie Roberts, PID's
Trent Davis, Purchasing
Matt Trujillo, Finance

OTHERS IN ATTENDANCE:

Sara Nickson, HOA Manager
Ben Wethington, WLM
Steve Carter, Greenways homeowner

- **ITEM 1: Call to Order**
- **ITEM 2: Approval of Minutes –**

2.A: Discuss and Consider Minutes from our February 02, 2024 Meeting

2.B: Discuss and Consider Minutes from our March 04, 2024 Meeting

Minutes Tabled and will be presented at the next Greenways PID Advisory Board meeting. Copies of the minutes were given to the PID Board to review only due to the nature of the meetings. Sara and Carrie will edit the minutes prior to the next meeting.

- **ITEM 3: Items for Discussion**

3.A.: Discuss and Consider Preliminary Budget

Matt went over the allocation of the administration fees and how it is broken down. Matt stated they will file this years with the Federal Government by March 31st and will have that # once it is approved.

Sara asked what adjustments are being made in the formula that would make the number different in this next coming year.

Matt replied the biggest movement you will see if you are looking at the plans and going through the breakdown, is Carrie was housed through the City Managers department and is now housed through the Purchasing department. It will look like it increased, but in reality it is just a reallocation of where she is now. The number maybe a little higher or a little lower.

Sara said because of the extensive amount of the water bills \$250,000, that is one of the big topics of the conversation, it's an unfair assessment based on the high volume

of water bills and they have mentioned if there is a way that can be extracted out and the formula is applied to the rest of our budget?

Matt replied the way that works is the water bills and the \$250,000 we aren't necessarily taking that into account. We are looking at how much money we are holding for you and how many payment vouchers we are processing. The amount and the fact that those numbers are higher, we don't see a \$200,000 payment voucher any different than we see a \$200 payment voucher. Matt said the City did a poor job of explaining the formula process last year. It was more so the number of payment vouchers and also the dollars being held versus the dollars being spent.

PID Board is ready to move forward with Phase I of the budget approval. Sara, Matt and Board members discuss making changes on budget items.

3.B.: Discuss and Consider Kimley-Horn Assessment Option 1 Side-Walk Replacement in Scott Park

Carrie opens the discussion with a recap of the Kimley-Horn's presentation.

Tommy asked if the price included them designing the sidewalk. Carrie confirmed it did.

Carrie stated the City will be extending Kimley-Horn's contract that includes them generating the designs and will also include the assessment on the trees.

Sara asked if the assessment could include the flower beds that continue to be washed out. Carrie responded, no, just the trees.

Sara asked if she could meet the Arborist on site for the walk through. Carrie confirmed she could.

Board discusses concerns on having the sidewalk done prior to the rest of phase I and the impact it may have on the sidewalk drying time. Carrie attempts to contact Hayden with Kimley-Horn to answer questions of concern. Hayden was not in the office. Sara and Carrie will send all questions via email to Kimley-Horn. Sara discusses the timeline for the construction.

Sara asks who is responsible for cleaning out the drainage channels. Carrie stated she believed the City took care of that but Sara said City has not been doing that but Ramirez has. Carrie said she will find out who is responsible (**UPDATE:** After the meeting, Carrie spoke to Drainage Utility and confirmed that the PID is responsible for the open drainage channels that run through The Greenways. The City is responsible for areas under bridges and inside drainage pipes). Tommy stated since they are now paying drainage, it should be the City's responsibility.

Sara asked for clarification on the phase I, Phase II and Phase III costs. Carrie stated the City will be paying for Phase I, minus the sidewalk which is the PIDs responsibility. City will be paying for Phase II and Phase III as well. Carrie explained that Phase III is a wait and see what happens. Kyle will be making negotiations with the developer and new property owner to share the cost on drainage improvements.

3.C.: Discuss and Consider Ongoing PID Operations and Maintenance

Tommy wants to review the Greenways PID Petition. In the past Eddy has done the construction of the PID area and was reimbursed upon completion over time either as the PID had funds or they sold bonds to have funds to pay Eddy. So, our next phases

aren't going to be near as expensive as our prior phases. If they could budget ahead of time to pay for the construction as it comes due instead of the developer paying for it out of pocket and getting reimbursed. When the land was purchased from Eddy and Muff, he was told he wouldn't have out of pocket expenses for the PID, ever. Now we have an area that is going to be coming up for PID expense. **Is there a city policy as to how the Developer has to be reimbursed? Does the petition allow or require the developer to pay up front and then be reimbursed? Or can they work it through the budget?**

3.D.: Discuss Future Agenda Items

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

- **ITEM 4: Adjourn Meeting**

There being no further discussion, meeting was adjourned.