

**STATE OF TEXAS**

**COUNTIES OF POTTER**

**AND RANDALL**

**CITY OF AMARILLO**

On the 10<sup>th</sup> day of April 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:

<b>MEMBERS PRESENT</b>	<b>PRESENT</b>	<b>TOTAL NO. MEETINGS HELD</b>	<b>TOTAL NO. MEETINGS ATTENDED</b>
Kim Dryden	Yes	30	23
Greg Houlette	Yes	9	9
Timothy Reid	Yes	4	4
Tommy Stafford	Yes	16	16
Seth Thomason	Yes	23	20

**CITY OF AMARILLO STAFF:**

Carrie Roberts, PID's  
Matt Trujillo, Finance

**OTHERS IN ATTENDANCE:**

Sara Nickson, HOA Manager

- **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**

**2.C. Discuss and Consider Minutes from our March 15, 2024 Meeting**

Sarah made some edits to the March 15 meeting and Carrie corrected those. Correction of Eddie name spelling in the March 15 minutes. A motion to approve was made and seconded to approve all minutes with the suggested changes.

- **ITEM 3: Items for Discussion**

**3.A.: Discuss and Consider the 2024/2025 Budget and Five-year Service Plan**

Sara brought up the February balance sheet that money was moved from one account to another, and Matt stated that he would make an adjustment to move the money back as it got lumped in with some capital adjustments.

Sara went over the budget items for the following years budget. She gave a breakdown of the irrigation and labor budget. It is at \$65 an hour rate, which is still a good price but will affect the bottom line when considering budget for that account. For 23/24 year \$17,600 in labor and \$13,000.00 in supplies has been spent. For the following year looking \$38,500.00 as a rough estimate. Labor going from \$17,600 to \$25,500. There could be a 2% or 3% increase in material, we just know at this time. It was decided to make it an even 40,000.00 in case of any large irrigation repairs and cover original maintenance.

Sara went over a breakdown of the other improvements. That \$20,000 is on reserve for Scott Park which includes walls, major repairs, and Bayswater Bridge. The sidewalk repair would be out maintenance of improvements, which \$75,000 has been allocated for that and the 20,000 for Scott Park and then the account would be left with \$5,000.00

Electricity amount going up to \$4,900.00, contract labor at \$20,200.00 with a built in 2% increase. The city Admin fee would hopefully be updated by the end of April. A 5% increase in built in for the next 4 years for assessments. Phase II should be platted in 2025. May get 7 to 8 acres on the commercial track. Carrie to check units 42, 43, and 44 of the Greenways. Discussion on the rate for Sara for salary increase, 6% was decided.

### **3.B.: Discuss and Consider Kimley-Horn Phase I, II and III Scott Park Improvements**

There were not a lot of clear answers on the sidewalk repair. Kyle has extended a contract to Kimley-Horn. They are in negotiation phases right now. Hopefully go to council before long. It will be updated to homeowners that a plan is in motion and once more information is available we will pass it on.

### **3.C.: Discuss and Consider Reimbursement to Developer**

With the developer reimbursement there are about 2 payments left with about \$8000 or \$9000 for last payment in the 3<sup>rd</sup> year.

### **3.D.: Discuss and Consider Drainage Channel Clean-out**

Carrie stated that is the PIDS responsibility. The city has done channel clean out all the way down the main parkway. They got a skid loader out and got everything cleared out of Bayswater Bridge. The city this week is supposed to be clearing directly under the bridge. Andover Alley was also addressed, and a proposal was put together and a price was given of \$2,600.00 by the people working with the HOA.

### **3.E.: Discuss and Consider Ongoing PID Operations and Maintenance**

Carrie caught that an Xcel Energy bill for \$8,029.96 for the sprinklers at Raintree was an error on their side and they are working on getting that reimbursed as the it has already been processed through the city system. Working on better system for bill review so a mistake like this can be avoided in the future.

For Bayswater Bridge, Oscar would like to replant some lilies and some blind ambition and would essentially mimic Jake Lemon Park, an estimate for was \$3,360.00. Wait until Fall to make any decisions on that update. An estimate for the Bayswater entrance update is about \$2,500.00. Looking at re sodding or seeding at Kingsgate Bridge. Maybe decide around next spring, could cost up to \$20,000.00. Sara talked to Ben about the trees, and he checked those at Eastwater South and things are looking good.

City permanent pump, Carrie can look into an exact date for that but that it is moving forward.

**3.D.: Discuss Future Agenda Items**

- **ITEM 4: Adjourn Meeting**

There being no further discussion, meeting was adjourned.