

STATE OF TEXAS

**COUNTIES OF POTTER
AND RANDALL**

CITY OF AMARILLO

On the 4th day of September, 2014, The Colonies Public Improvement District (PID) Advisory Board met at 9:00 AM in Room 305, on the Third Floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Joe Norman, Chair	Yes	32	30
Tracy Byars	Yes	20	20
Eric White	Yes	20	16
Craig Bryan	Yes	19	16
Lew Bradshaw	Yes	17	13

CITY OF AMARILLO STAFF:

Kathleen Collins, Comprehensive Planner
Clint Stoddard, Parks Superintendent
David Martinez, Parks Department

OTHERS IN ATTENDANCE:

Brian Shanall, Representing Developer
Cleve Turner
James Shelton

ITEM 1: Approval of Minutes from the July 10, 2014 meeting

Mr. Norman opened the meeting and asked if there were any corrections to the July 10, 2014 meeting minutes. Hearing none, Mr. White moved to approve the minutes as presented with Mr. Bradshaw seconding the motion, and minutes were approved.

ITEM 2: Discuss and consider Colonies Public Improvement District amenity repairs within entire PID area

Ms. Collins stated there are several common area improvements that have some wear and tear on them that has happened over the past ten years, so this agenda item is to discuss cleaning and repairing such areas. In doing so, the new management company or private business overseeing the PID maintenance and operations will have a fresh product. In the previous meeting, Mr. Griffith stated that Mr. Turner was creating a list of items that require immediate or near future repair. Ms. Collins asked Mr. Turner to present his findings.

Mr. Turner mentioned he and his team have thoroughly inspected everything from the irrigation system, patches of grass, brick walls, and the clock tower in order to create a comprehensive list of items needing replaced or repaired. He stated their office has shared a list of irrigation items with the City of Amarillo's Parks Department and they have been making incremental repairs. The Parks staff has completed the irrigation portion where it needs to be.

Mr. Turner has created a list of projects based on unit, amenity repairs, and anticipated costs associated with the repairs. Mr. Turner anticipates the total cost to repair and replace the items listed in the nearly 12 acres of Colonies PID common area to be between \$165,000 and \$225,000.

Mr. Bryan asked if the list includes tree and sod replacement. Mr. Turner stated these items are on the list and included in the total estimate.

Mr. Stoddard stated the bulk expenses in the Colonies annual PID budget include watering and labor associated with turf and tree maintenance. He mentioned the common areas are similar to that of a home and as the neighborhood and common areas age, more repairs will be necessary.

After much discussion, Mr. Bradshaw moved that Mr. Turner complete his list of repairs and submit the project for bidding and look at the bids that are submitted. Mr. Bryan seconded the motion and the request was approved.

ITEM 3: Discuss and consider method of payment for amenity repairs within entire PID area

Ms. Collins stated there are several of ways to fund the amenity repairs. One method could be by way of a special assessment on property owners within the PID boundary. Another alternative could be phasing the maintenance of improvements over several years. Yet another option would be to publicly bid the project where the developer pays the up-front costs and homeowners pay the developer back over time.

Mr. Bryan stated that he didn't believe a special assessment would be an appropriate method as home owners are currently paying annual assessment fees, HOA dues, etc. Mr. White asked if the same objective would be covered if the project would be completed in phases over multiple years. Mr. Norman commented that as time lapses, the list of repair items may need updating and may be more costly overall. Mr. Bryan moved to publicly bid the project as one phase with the developer paying the total cost, and reimbursing the developer at a later date. Mr. Bradshaw seconded the motion and it was approved.

ITEM 4: Discuss transition of PID maintenance and operations from City Parks to private group

Ms. Collins stated during the previous meeting, the City Parks staff would renew the PID maintenance contract with Reeder Landscaping for Fiscal Year 2014/15. At the end of this extended contract, PID maintenance and a majority of operations would be the responsibility of either the Colonies PID Advisory Board or the Colonies Homeowners Association.

Mr. Bryan mentioned he serves on the Colonies Homeowners Association and the Colonies PID Advisory Board. As a HOA member, he has been communicating with a private company to determine the possibility of select one company to oversee the PID and the HOA, or if each unit (PID and HOA) should be guided by individual companies. He believes some aspects—big picture—of the PID and HOA overlap; however there is enough differentiation between the two to keep them separate. Mr. Bryan went on to say that the HOA Board will be moving forward with selecting a management company for the HOA, but the PID is probably going to still need to fund and pay for a private manager as more of the maintenance and operation responsibility becomes the PID's responsibility.

ITEM 5: Discuss future agenda items

None.

ITEM 6: Public Forum: Comments from interested citizens on matters directly pertaining to Colonies program or services

None.

ITEM 7: Adjourn Meeting

Meeting was adjourned at 9:47 AM.