

STATE OF TEXAS

COUNTIES OF POTTER AND RANDALL

CITY OF AMARILLO

On the 10th day of December, 2015, The Colonies Public Improvement District (PID) Advisory Board met at 10:00 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
Matt Brister	Yes	5	5
Tracy Byars	Yes	25	23
Eric White	No	25	20
Craig Bryan	Yes	24	20
Lew Bradshaw	No	22	16

CITY OF AMARILLO STAFF:

Kelley Shaw, Planning Director
 Rebecca Beckham, Comprehensive Planner II

OTHERS IN ATTENDANCE:

Matt Griffith Bill Chudei
 Cleve Turner James Shelton
 Todd Boykin

ITEM 1: Approval of Minutes from the October 16, 2015 meeting

Ms. Beckham opened the meeting and asked if there were any corrections to the October 16, 2015 meeting minutes. Hearing none, Mr. Brister moved to approve the minutes as presented with Mr. Bryars seconding the motion, and the minutes were approved unanimously.

ITEM 2: Review and consider for recommendation The Colonies Unit No. 64 Princeton Park Streetscape.

Mr. Griffith briefly explained that the Colonies Unit 64 Princeton Park Streetscape project was contingent on the property owners developing the Lot with a high-end office complex as per their agreement with Rockrose Development. Mr. Griffith explained that this phase of the wall would be extended along Hillside and then would transition into the Princeton Park office complex’s private landscaping. He asked if the item could be tabled until the Princeton Park office complex project was underway. Mr. Shaw explained that if the Colonies PID Advisory Board was inclined to do so that they could recommend the project for approval contingent upon the approval of a site plan and the development of the office complex.

The PID Advisory Board agreed and Mr. Turner explained that the wall would be very similar to the existing screen wall along Hillside Road. He explained that the plantings, shrubbery, and iron work would be very similar to those existing from previous projects and would transition into the office complex’s private landscaping. The poles and sidewalks would also be extended. Mr. Turner continued to explain that the wall would drop to 4 ft in height and would have an opening for vehicles.

Mr. Bryan asked if there deed restrictions had been placed on the property. Mr. Griffith explained that there were not deed restrictions, but that there were restrictions in the contract that would stay with the land.

Mr. Bryan made the motion to approve the project contingent on the submittal and approval of a site plan and the construction of the Princeton Park office complex. Mr. Tracy Byars seconded and the motion passed unanimously.

ITEM 3: Discuss and consider PID maintenance contract.

Ms. Beckham updated the PID Advisory Board of the status of the previous meeting of where the contract was and the only changed the City needed was to the payment.

Mr. Griffith suggested to the PID Advisory Board that before they “take conteol of the maintenance that they should review the punch list. Mr. Griffith stated that Mr. Turner and Mr. Shelton had been working on a “punch list” for the Colonies PID Common Areas. The list contains items that need immediate maintenance or repairs as well as those that could be accomplished whenever the time and funds allow. Mr. Griffith asked the PID Advisory Board and Mr. Shaw if it would be possible for the City to review the list and potentially address some or all of the items. Mr. Byars asked if the funds to make repairs would come from PID funds or from City funds. Mr. Shaw stated that he believed PID funds would be used to make repairs even if the City contracted for the repairs.

Mr. Shaw briefly explained how different types of repairs and maintenance would have been handled when the City was responsible for the PID maintenance contract. He stated that the City would look to the PID Advisory Board to give a direction on how and when they wanted the items fixed, but that they would make repairs as they did in the past. The PID Advisory Board discussed the possibility of a capital improvement project to fix the immediately needed repairs or if it should be done incrementally through a maintenance contract. Mr. Shaw stated that there was some reserve funds and the PID always has the ability to have a special assessment to gain funds for improvements. Mr. Shaw said the PID Advisory Board would need to think on how they wanted to handle the repairs.

Mr. Shaw asked if everyone had seen a copy of the maintenance agreement and if everyone was on the same page. Mr. Boykin explained that Exhibit A was for the depreciation of all property included within the PID Boundary. Kelley asked if everyone was comfortable with the scope of work as shown by Exhibit B. The PID Advisory Board expressed that they were comfortable with the general for of the contract and that they would like to move forward with executing the document with a maintenance contractor. Mr. Shaw stated the only change that the City wanted was to extend the payment schedule from 15 days to 30 days. The PID Advisory Board was comfortable with the payment schedule change.

Mr. Shaw stated that once the document was executed by the contract it would be brought back before the PID Advisory Board for consideration. Mr. Shaw asked if the PID Advisory Board had a maintenance contract in mind. Mr. Bryan and FIMC representatives indicated that they had at least three contracts and that they were in the process of interviewing with them.

ITEM 4: Discuss Board member appointments

Ms. Beckham asked if they had formal appoints for the PID Advisory Board. Mr. Craig Bryan and Mr. Matt Griffith stated that they had recommendations for three Board Member appointees. Mr. Dean Crump will be formally recommend by the developer and Mr. Wesley Longhorn and Ms. Vicki Bryan will be formally recommend by the Colonies HOA. Ms. Beckham stated that Mr. Matt Brister and Mr. Tracy Byars terms will expire in September of 2017.

ITEM 5: Discuss future agenda items

No comments were made.

ITEM 6: Adjourn meeting

Being no other business the meeting was adjourned at 11:30 A.M.