

STATE OF TEXAS

COUNTIES OF POTTER

AND RANDALL

CITY OF AMARILLO

On the 6th day of August 21, 2017 The Colonies Public Improvement District (PID) Advisory Board met at 9:30 AM in Room 208, on the Second Floor of the Simms Municipal Building, 808 S. Buchanan Street, 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	13	13
Tracy Byars	Yes	33	31
Vicki Bryan	Yes	8	8
Dean Crump	Yes	8	5
Wesley Lawhorn	Yes	8	6

CITY OF AMARILLO STAFF:

Kelley Shaw, Community Development
Leslie Schmidt, Asst. City Attorney
Stephanie Coggins, City Management Analysis

OTHERS IN ATTENDANCE:

Calandra Randolph
Matt Griffith
Cleve Turner

ITEM 1: Approval of Minutes from the February 6, 2017 meeting

Mr. Brister opened the meeting and asked if there were any corrections to the meeting minutes. Hearing none, Mr. Crump moved to approve the minutes as presented with Ms. Bryan seconding the motion. Motion carried unanimously.

ITEM 2: Discuss ongoing PID operations and maintenance contract.

Mr. Brister asked Ms. Randolph to give an overview of the PID operations and maintenance of the PID improvements. Ms. Randolph stated that Custom Gardens have been doing an excellent job regarding maintaining the improvements. However, there have been some issues with the main fountain on Continental as the grates had not been cleaned is quite some time. The grates have been cleaned but there still is a problem with the water flow. The board discussed on the east side it was flowing well, but other areas were not and maybe the fountain has settled. It was discussed that getting a laser measurement could help determine that. Discussion followed about different aspects of fountain maintenance and operation and that maybe the pump needs to be looked at as well. Mr. Turner said they would need to go through a process of elimination to find the issue.

Mr. Griffith gave a brief history of how the fountain used to flow too much and had a lot of spray effect. And to be cautious when trying to get more flow so that you go back to that the spray problem. He also stated that an older picture showed the same flows on certain sides then as it appears now.

Ms. Randolph stated Custom Garden had completed the landscaping "capital list" tasks but knows there are some dead trees that need to be taken care of. Mrs. Bryan stated that there was a dog station that looked damaged. The board discussed how some dog waste bags have been found in the fountain and that hopefully now

that the camera has been cleaned, they could see who might be doing this. Ms. Randolph stated the clock tower was not keeping time consistently and that McCracken Electric was looking at it and will be giving estimates to fix that. Mr. Turner stated that they may want to see why the satellite signal may not be working. Ms. Randolph stated that McCracken is suggesting to use LED lighting when possible as other lights go out. TLA staff gave an update on what has been completed regarding the "capital list" and what is still left. The board felt like the capital list was being addressed adequately.

ITEM 3: Discuss and consider future development and maintenance items within the Colonies PID

Mr. Brister asked Mr. Lawhorn to give the board an update on the AISD/Siakowski property. Mr. Lawhorn stated that through their legal team he learned that the Siakowski development was going to be put on hold. Mr. Lawhorn then discussed how the plat of the property was vacated without notices going out. Mr. Shaw stated that there were certain processes that had to be followed in the vacation of a plat but depending on how it was done would require property owner notices and/or notices in the paper but that he was not involved in that process and did not know the specifics of how that particular vacation was handled. Mrs. Bryan asked if the HOA and PID board would be noticed? Matt stated that at this time a protest to the validity of the vacation was being submitted to the City.

Mrs. Bryan asked if there was any action the PID board needed to take regarding the assessments. Mr. Griffith stated that he believed at this time, the Colonies Unit 62 plat is the plat of record. Mr. Shaw stated that the PID board doesn't really have any authority over the platting process but did need to be aware of how the results of platting and/or vacating could affect the assessment revenue. Mr. Shaw stated regardless of which plat is in effect, the owner could not pay his assessments and really all that could be done is a lien could be placed on the property. It was discussed that even the single lot plat would still have assessments. Mr. Shaw stated that property has been assessed.

Mr. Griffith suggested the board err on the side of prudence and not count on the assessments being discussed. Ms. Coggins stated that not counting the assessments would necessitate increasing the assessment to .09 to cover expenses and debt service. Mr. Shaw was then made aware of a letter from the Planning Director stating the plat was vacated and then platted with all proper notices being done and said that it serves as the City's position, and that assessments were still owed on those platted lots regardless of when vacated.

Ms. Coggins then explained the options of how to address the assessments not being paid and projecting out revenues. Mr. Griffith stated that there are no plans for additional improvements after the "Siakowski" development. Mr. Lawhorn asked what the surplus could be used for and Ms. Coggins explained it could be used for maintenance costs, improvements or reimbursements. Mr. Griffith explained in his opinion that increasing assessments to .10 would be best for the future and then have the knowledge that the additional revenue would eventually come in from the additional Colonies #62 lots.

ITEM 4: Discuss developer reimbursement

It was suggested to move to Item 5 and discuss reimbursement as part of the assessment discussion.

ITEM 5: Discuss and consider possible assessment rate changes

Mr. Brister stated that the Board should state what they all were thinking as far as assessments given previous discussions. Mr. Lawhorn asked what the benefit of issuing \$2million debt instead of \$3million other than the \$75,000/yr interest. Mr. Griffith felt that it was just an effort to make it more comfortable for the Board given current circumstances. Ms. Coggins stated the .10 assessment would be sufficient to cover the \$2 millions debts service payment as well as the \$3 million issue.

Discussion followed on revenues covering all expenses and perhaps look at \$2million debt in addition to using surplus funds to reimburse developer. Mr. Griffith stated that the Board certainly could do what they want but the surplus in minor in the context of the overall reimbursement and would recommend the Board not use the surplus for reimbursements.

The board stated that given the numbers, they should consider the \$.10 assessment with a \$3million debt service. Mr. Lawhorn motioned to increase the assessment rate for the FY 17/18 and subsequent years to\$.10 with Mr. Brister seconding. The motion was approved unanimously. A second motion was made by Mr. Lawhorn to issue a \$3million debt service with Mr. Brister seconding and the motion passed unanimously. Mr. Lawhorn also asked Ms. Coggins to separate the Colonies Unit 62 lots out from the other residential numbers for planning purposes.

ITEM 6: Discuss and consider for recommendation 2017/18 Budget and 5-year Service Plan

Mr. Lawhorn motioned to approve the FY 17/18 budget and 5-year service plan subject to the previous motions and subsequent changes needed. Staff will calculate budget with new numbers and if there was a problem, staff would let them know. Mr. Brister seconded the motion and it was approved unanimously.

ITEM 7: Discuss future agenda items

Mr. Brister stated the fountain would most likely be a topic needing to be discussed.

ITEM 8: Adjourn Meeting

With no further business, the meeting was adjourned.