

STATE OF TEXAS

COUNTIES OF POTTER

AND RANDALL

CITY OF AMARILLO

On the 10th day of June, 2021 The Colonies Public Improvement District (PID) Advisory Board met at 11:00 AM by video conference in Room 203, second floor of the Jim Simms Bldg., 808 S. Buchanan St., Amarillo, Texas, with the following people present:

VOTING MEMBERS	MEMBERS PRESENT	TOTAL NO. MEETINGS HELD SINCE APPOINTMENT	TOTAL NO. MEETINGS ATTENDED SINCE APPOINTMENT
Clay Allen	Yes	4	4
Tracy Byars	Yes	40	38
Keith Hunt	No	5	4
Jason Burr	Yes	5	5
Wesley Lawhorn	No	15	11

CITY OF AMARILLO STAFF:

Kelley Shaw, Community Development
Kim Conley, Development Services
Matt Poston, Accounting
Leslie Schmidt, Legal
Laura Storrs, Assistant City Manager

OTHERS IN ATTENDANCE:

Calandra Randolph, FIMC
Brittany Stephens, FIMC
Cleve Turner, TLA
James Shelton, TLA
Blair Snow, Finance

ITEM 1: Approval of Minutes from the August 26, 2020 meeting

Mr. Shaw opened the meeting by establishing a quorum. The board briefly looked over the meetings from the last meeting. Mr. Tracy Byers moved to approve the minutes from the August 26, 2020 meeting and was seconded by Mr. Jason Burr. The minutes were approved unanimously.

ITEM 2: Election of interim Colonies PID Board chair

Mr. Shaw discussed with the board the need to elect an interim board chair. After brief discussion, the board elected Mr. Burr as the interim board chair unanimously.

ITEM 3: Discuss ongoing operations and maintenance of PID improvements

Ms. Calandra Randolph reviewed a list of issues previously addressed in past meetings. She stated that Custom Gardens was having trouble finding evergreen trees to replace the dead trees at Westminster Circle. She also stated that there has been a lot of damage in the landscaping at the Spartanburg cul-de-sac. TLA and Rockrose developed a plan to remove the landscaping to prevent more damage and a bid has been received from Greenplains for \$16,743. Ms. Randolph informed the board that the rose rot is back throughout the Colonies and that Custom Gardens is suggesting the roses be removed and replaced with a different plant.

Ms. Randolph also informed the board that the roof on the bridge has been replaced and re-staining the bridge as discussed last year had two bids for \$6,000 and \$13,000. She stated that she would try to get a third bid. Additionally, McCracken Electric has been contacted to look at the inground lighting and tree lighting as numerous fixtures

are out. Ms. Randolph stated that there are 22 fixtures out and McCracken estimated \$12,080 for repairs or to replace them completely with above-ground fixtures. The board discussed the life-time of the current light fixtures and the possibility of repair or replacing them. Ms. Randolph stated that TLA had agreed that replacing the lights the lighting located at Bennington & Spartanburg & London Court with above-ground fixtures would be the best option. Ms. Randolph also stated that once the contract with TLA is entered into, further direction will be given regarding the other lighting issues in the Colonies.

Ms. Randolph listed a few other issues including damage done to various Colonies entrances. There is no police report for the accident done at the Pennsylvania/Coulter entrance. Ms. Randolph stated that she will reach out to Joe Solis for a bid to repair the hardscape feature at Pennsylvania and Coulter. She stated that the repair expenses for both this damage and the damage to the hardscape feature at Soncy and Patriot would be sent to the City's Risk Management Department. She also stated that an accident on Hillside damaged a light pole, she is waiting on an estimate from McCracken and the brick facing is sliding off at Sundial Park. Finally, she stated that she had spoken with the HOA board regarding cameras at the fountain and received two bids: Technical Solutions bid \$4,000 and Allstate bid \$6,189. She stated that some of these items will be covered in the 2020/2021 budget as Repair and Maintenance still shows \$10,760 budgeted.

ITEM 4: Discuss and consider PID landscape maintenance consulting agreement

Mr. Shaw asked if the board would like to discuss the consulting agreement with TLA. Ms. Randolph stated that the board approved moving forward with TLA in a past meeting, they are just waiting on the landscape contract to be accepted.

ITEM 5: Discuss and consider landscape maintenance contract

Mr. Shaw stated that the city's Purchasing department is in the process of putting together all of the paperwork and score sheets for the bid for the meeting next Tuesday. He stated that the review panel can look at the three bids next week. He also stated that once there is a recommendation from the review panel, there will need to be another meeting for the board to recommend the contract to city council.

ITEM 6: Consider for recommendation 2021/22 Budget and 5-Year Service Plan

Mr. Matt Poston began reviewing the proposed 2021/2022 budget and 5-Year Service Plan by line item and looking at revised numbers from the current fiscal year and proposed expenses for the Fiscal Year 2021/22. Mr. Poston explained that one of the largest contributions of the cost of the PID is the water and sewer costs due to the addition of Colonies 72 and the heat. Additionally, Mr. Shaw stated that the bids received for the maintenance contract came in a wide range and that the \$180,000 used on the proposed budget sat at a middle ground. The board also discussed the \$60,250 budgeted for hardscape repairs and the possibility that the PID would still need that amount to address some of the issues Ms. Randolph mentioned in item 3.

Mr. Poston stated that the revised maintenance costs for 2020/2021 has increased to 555,624 but it is difficult to estimate water usage as it depends heavily on weather. This brings the total revised maintenance and operations cost to \$595,000. Total expenditures with the debt service correction comes to a little over \$1 million. After including the \$100,000 from the HOA, it is projected the fund balance as \$987,961 with the three-month operating reserve at \$261,978 and an ending surplus of \$725,983. Mr. Poston stated that after increasing the maintenance contract budget

and the water and sewer budget, the total maintenance and operations comes to \$665,101.

Mr. Poston stated that the 5th debt issuance was also included on the proposed budget and that the Colonies still owes the developer approximately \$3.2 million. He stated that waiting until the following year would bring the debt up to \$3.5 million and it will continue to increase as the PID holds off on reimbursement. He also stated that the reimbursement would bring expenditures up to \$1,275,164. He reminded the board that the surplus of the 5-year plan must stay a positive number to be brought before city council and passed. The board discussed the negative amounts listed on the service plan and increasing the assessments to allow for debt issuance and a positive surplus.

The board held a lengthy discussion on increasing assessments periodically over time or increasing in one large amount at once. Mr. Burrs requested a spreadsheet that shows how different increases in assessments will affect the budget. The board requested a second meeting to further discuss the possible options in increasing Colonies assessments scheduled for Monday, June 21, 2021, at 1:30 P.M.

ITEM 7: Discuss future agenda items

Aside from revisiting the budget and 5-year service plan, the board did not discuss future agenda items.

ITEM 8: Adjourn meeting

There being no further business, the meeting was adjourned.