

**STATE OF TEXAS**

**COUNTIES OF POTTER**

**AND RANDALL**

**CITY OF AMARILLO**

On the 3<sup>rd</sup> day of April 2024, The Colonies Public Improvement District (PID) Advisory Board met at 3:00 PM at City Hall, Room 306, 601 S. Buchanan, 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>
Jason Burr	Yes	22	22
Clark Damon	Yes	16	16
Luke Austin	Yes	9	8
Josh Langham	Yes	16	15
Trey Wilkinson	Waiting to be appointed		

**CITY OF AMARILLO STAFF:**

Carrie Roberts, PID's  
Michael Lindley, Purchasing  
Trent Davis, Purchasing  
Matt Trujillo, Finance  
Laura Storrs, Finance

**OTHERS IN ATTENDANCE:**

Andrea Vance, FIMC  
Calandra Randolph, FIMC  
Brandi Parker, FIMC  
Trey Wilkinson, Colonies  
James Shelton, TLA  
Matt Griffith, RockRose  
Marc Franklin, RockRose  
Jeremy Hall, RockRose

- **ITEM 1: Call to Order**
- **ITEM 2: Approval of Minutes**

**2.A: Approval of Minutes from the January 03, 2024 Meeting**

Josh moved to approve the minutes. Clark seconded the motion. Motion passed unanimously.

- **ITEM 3: Items for Discussion**

**3A: Discuss and Consider Current Financial Statements**

Jason asked Luke if he had anything he'd like to discuss. Luke stated he has a summary on the financials if anyone wants to see it. Colonies paid RockRose \$50,000.00. They also budgeted \$250,000 for the plants, they only came in at \$147,000, so there is some cushion there. The lighting on Valcour was near \$30,000 and the \$10,000 sod will eat through the majority of our cushion from the plant budget of \$250,000. The only major issue now is the brick repair, and the plan is to push that until next year.

Jason stated that AAA has plans from James showing the lighting lay-out so AAA is assessing everything, making sure what's out, what isn't out and they will be taking before and after pictures as they go along.

Luke stated FIMC needs to keep an eye on the bids and pricing AAA is submitting.

Calandra stated one more item they are getting proposals for is replacement for light poles and heads.

Luke also commented on the poles that need to be painted and stated it won't happen this year from the money standpoint.

### **3.B. Discuss and Consider adding a PID Common Area between Soncy Rd. & Wesley Rd.**

Jason introduces RockRose. Matt Griffith with RockRose gave everyone handouts and stated the main focus is on the area map. This area is the commercial property, that fronts on Soncy that's on the west side of the Colonies at the corner of Hillside and Soncy. Matt states there are several things they'd like to accomplish in the green highlighted area.

Incorporate detention and that will solve the drainage issue. That would entail creating a landscape area that will handle the drainage be a greenbelt buffer space between residential and the commercial properties.

The plan is to have interactions between the commercial and residential properties, in a safe, pleasing way, while at the same time handling the drainage requirements and that will require an additional Phase to what was thought to be a completed Colonies PID.

Matt explains what the budget will look like based off of Colonies budget spreadsheet and how it can be done without raising the assessments and what it will look like if the PID did raise assessments.

Matt continues explaining the positive impact this will have for the Colonies. Matt discusses the deed restrictions for the new business owners.

Jason stated Matt's goal is they want to provide amenities and use of the businesses for the residence of the Colonies.

Matt stated that if this is not permitted and it's not voted on, RockRose will still have to put in those utilitarian drainage structures. So instead of the green space that buffer will be a concrete drainage channel and a concrete pond or depression. Josh inquired if this can be done in phases due to current deferred maintenance within the Colonies and the budget. Matt said yes that was their plan to do this in phases and explained what needs to be done now.

The Board members ask Matt questions pertaining to the potential type of businesses. Clark asked Matt if RockRose could purchase that strip owned by the church, so it can officially become part of the PID and not be something overwritten in the future if Nazarene decides to make that asphalt.

Matt said until their group votes it down, their trajectory is they love the idea, they are willing to deed us the property and we will then put that finger in. It is a 30ft area.

Luke asked Matt if the church would deed the whole property to RockRose. Matt stated that the church has designs on what they want to do with that property. The church will not agree to anything until the park is fully vetted.

PID Board and RockRose continue discussing solutions, and options in reference to the Colonies PID, homeowners and the commercial property Matt is presenting.

Matt is proposing a formal motion and acceptance by the Colonies PID Board of the proposed PID area in it's form as presented.

PID Board agrees to discuss further in their next meeting.

### **3.C. Discuss and Consider ongoing PID Operations and Maintenance**

Jason informed everyone that Calandra has taken a step back from the Colonies and Andrea will be the point person from now on.

Andrea stated some of the things they have been discussing in their monthly “informal” meeting, they have decided to move forward with the seeding and sod where there are bare spots. Cost estimation was \$10,092.74. Jason stated Green Plains will be aerating in the next month and when they do that, that’s when they will do the seeding and sod. Andrea also stated they didn’t have to bid that out since it was a line item in the current contract.

New lighting will be installed along Valcour and should be completed by the end of the week. Jason said this is something they have been working on for three years.

Tree care, all of the trees have had the deep root care and will be moving forward with the dormant oil, insecticide and fungicide in all of the trees and evergreens within the next couple of weeks.

On the flowerbed specifications and plans, Green Plains will start putting in plants on Hillside. The plan is over the next ten days they will be planting flowers. Anything that is over three gallons, they will go ahead and plant, anything under three gallons they are waiting to plant until they can make sure there isn’t going to be a freeze.

Painting on the fountain and other signage through-out the Colonies, bids were received and have decided to go with Renu Painting. That cost will be \$4,987.00.

Cleaning scale off of the fountain stone and brick, Renu has scheduled this to be done in March.

The drinking fountains, FIMC sent an email to all the homeowners in the Colonies and they received 95 responses back stating they wanted us to take the fountains out due to so many issues. FIMC will be gathering specs and bids accordingly.

The deferred maintenance as far as tuck pointing in various areas that need attention, a thorough inspection has not been completed yet, but they will be getting bids on that as well.

As far as the fountain, FIMC will be having the epoxy coating checked and if it needs to be redone, they will move forward with that.

Jason asked if the curb had been fixed and Andrea stated it has been fixed.

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

Discuss and Consider the PID area RockRose presented.

- **ITEM 4: Adjourn Meeting**

There being no further action, the meeting was adjourned.