

NOTICE TO THE PUBLIC

AVERY RANCH ROAD DISTRICT No. 1 PEARSON PLACE ROAD DISTRICT NORTHWOODS ROAD DISTRICT No. 1

OCTOBER 11TH, 2016
10:00 A.M.

The Commissioner's Court of Williamson County, Texas pursuant to V.A.C.S. art. 6702-1, acting as ex-officio road commissioners of their respective precincts, will meet in regular session on Tuesday, October 11thm 2016, at 10:00 a.m. or immediately following special session, the place being the Commissioner's Courtroom, 710 Main Street, in Georgetown, Texas to consider the following items:

1. Review and approval of minutes.
2. Discuss and take appropriate action on the Avery Ranch Road District including, but not limited to payment of bills.
3. Discuss, consider and take appropriate action on approving road district collections for the month of August 2016 for the Williamson County Tax Assessor/Collector.
4. Discuss, consider and take appropriate action on approving road district collections for the month of September 2016 for the Williamson County Tax Assessor/Collector.
5. Discuss and take appropriate action regarding approval of the Reimbursement Audit, Disbursement to Developers, Bill of Sale, and any other Conveyance Documents for Neenah Avenue in the Pearson Ranch Road District.

Dan A. Gattis, County Judge

Road District

Meeting Date: 10/11/2016

Road District Collections – August 2016

Submitted For: Deborah Hunt

Submitted By: Sandra Surratt, County Tax Assessor Collector

Department: County Tax Assessor Collector

Information

Agenda Item

3. Discuss, consider and take appropriate action on approving road district collections for the month of August 2016 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

080116-083116 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Sandra Surratt

Final Approval Date: 09/15/2016

Reviewed By

Wendy Coco

Date

09/15/2016 11:46 AM

Started On: 09/15/2016 11:07 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road District
August 31, 2016

Avery Ranch Road District	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2015	\$1,243,469.87	\$1,057.38	\$1,244,527.25	\$406.65	\$75.93	\$0.00	\$810.83	\$1,243,716.42	99.93%	100.08%	100.38%
2014 & Prior	\$5,706.75	(\$50.32)	\$5,656.43	\$7.62	\$2.37	\$0.00	\$2,795.06	\$2,861.37	50.59%	65.52%	
Total All	\$1,249,176.62	\$1,007.06	\$1,250,183.68	\$414.27	\$78.30	\$0.00	\$3,605.89	\$1,246,577.79	99.71%	99.93%	

Road District

Meeting Date: 10/11/2016

Road District Collections – September 2016

Submitted For: Deborah Hunt

Submitted By: Sandra Surratt, County Tax Assessor Collector

Department: County Tax Assessor Collector

Information

Agenda Item

4. Discuss, consider and take appropriate action on approving road district collections for the month of September 2016 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

090116-093016 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Sandra Surratt

Final Approval Date: 10/06/2016

Reviewed By

Wendy Coco

Date

10/06/2016 11:22 AM

Started On: 10/05/2016 04:32 PM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road District
September 30, 2016

Avery Ranch Road District	Annual Assessment Liens	Adjustments	Adjusted Assessment Liens	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P&I	YTD Percent Collected w/P&I & Prior Years
2015	\$1,243,469.87	\$1,057.38	\$1,244,527.25	\$277.39	\$54.18	\$0.00	\$533.44	\$1,243,993.81	99.96%	100.11%	100.41%
2014 & Prior	\$5,706.75	(\$50.32)	\$5,656.43	\$7.57	\$2.42	\$0.00	\$2,787.49	\$2,868.94	50.72%	65.70%	
Total All	\$1,249,176.62	\$1,007.06	\$1,250,183.68	\$284.96	\$56.60	\$0.00	\$3,320.93	\$1,246,862.75	99.73%	99.95%	

Road District

Meeting Date: 10/11/2016

Pearson Ranch Disbursement to Developer and Bill of Sale

Submitted For: Julie Kiley

Submitted By: Julie Kiley, County Auditor

Department: County Auditor

Information

Agenda Item

5. Discuss and take appropriate action regarding approval of the Reimbursement Audit, Disbursement to Developers, Bill of Sale, and any other Conveyance Documents for Neenah Avenue in the Pearson Ranch Road District.

Background

Attached is a letter regarding the results of the reimbursement audit performed by county staff for Neenah Avenue. The amount being recommended for reimbursement to the developer, Century Land Holdings II, LLC is \$4,564,346.30. The Bill of Sale and Assignment for Neenah Avenue is also attached and requires approval and execution as well.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Disbursement Audit Letter

Bill of Sale and Assignment

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 10/06/2016

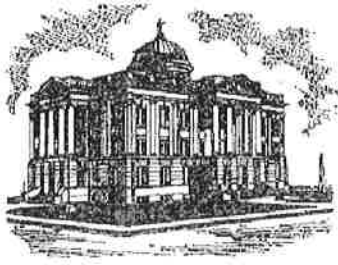
Reviewed By

Wendy Coco

Date

10/06/2016 11:23 AM

Started On: 10/06/2016 09:43 AM



AUDITOR'S OFFICE
Williamson County Courthouse
710 Main Street, Suite 301
Georgetown, Texas 78626
Phone: 512/943-1500
Fax: 512/943-1567

October 6, 2016

Pearson Place Road District
Williamson County
Georgetown, Texas

I have performed the procedures below with respect to the amount to be reimbursed to the developer. This report provides information relating to the use of bond proceeds and is not to be used for any other purpose. The procedures performed are summarized as follows:

1. Information for the costs to be reimbursed to the developer was obtained from review of reimbursable costs. This information included all invoices paid by the developer on behalf of the District and related canceled checks.
2. Review of construction and other significant documents.
3. Review with the District's consultants, including County Engineer and attorney, regarding eligibility of items submitted for reimbursement.

As a result of these procedures, the following amount is reimbursable to the developer:

Neenah Avenue Extension

Civil Engineering
Landscape Design
Surveying
Street Improvements
Drainage Improvements
Erosion Controls
Street Lights/Signs
Irrigation
Landscaping
Inspection fees

Amount to be reimbursed to Developer

\$4,564,346.30

Respectfully,

Handwritten signature of Jalyn Morris in cursive script.

Jalyn Morris, CIA, CGAP
Assistant Internal Audit Director

BILL OF SALE AND ASSIGNMENT

This Bill of Sale and Assignment (this "Bill of Sale") is executed by Century Land Holdings II, LLC, a Colorado limited liability company, D/B/A Century LH II, LLC, as the developer of Pearson Place at Avery Ranch ("Developer") and the Pearson Place Road District ("District");

WHEREAS, on the 20th day of July, 2016, the Commissioners' Court of Williamson County has authorized the creation of the Pearson Place Road District (the "District"); and

WHEREAS, as consideration for the creation of the District, the Developer agreed to the construction of the four-lane divided portion of Neenah Avenue from the Davis Springs Subdivision to the Brushy Creek MUD and related improvements (the "Project") within the District, as set forth in the Development Agreement executed by and between the Developer's predecessor and Williamson County (the "County"), dated April 13, 2010, and the First Amendment to the Development Agreement dated May 17, 2013 (collectively, the "Development Agreement");

WHEREAS, the Developer will dedicate or cause to be dedicated in fee simple to the County the necessary right-of-way for the Project;

WHEREAS, the Developer has completed construction of the Project (being the right-of-way described in Exhibit "A" attached hereto), including all landscaping, irrigation, fencing, and related improvements in accordance with the Development Agreement;

WHEREAS, that portion of the right-of-way for the Project, which is described on Exhibit "A" attached hereto, is sometimes referred to as the "Applicable Right-of-Way";

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer does hereby ASSIGN, TRANSFER, SET OVER AND DELIVER to District the following described property (the "Assigned Property") to the extent that the same is located on, in, or under the Applicable Right-of-Way;

- (a) all public improvements for the Project including the road and related irrigation, landscaping, fencing, and drainage facilities as further provided in the Order of the County creating the District, to the extent that the same related to and are part of the four-lane divided portion of Neenah Avenue;
- (b) all plans and specifications for construction, development, or improvement of the four-lane divided portion of Neenah Avenue;
- (c) all Developer's rights under any construction contracts as they relate to the four-lane divided portion of Neenah Avenue (and all payment and performance bonds, statutory or otherwise, issued by any surety in connection with the construction contracts, and the proceeds of such bonds) providing for the construction, development or improvement of the four-lane divided portion of Neenah Avenue;

(d) all Developer's rights under any engineering contracts as they relate to the four-lane divided portion of Neenah Avenue providing for the design, engineering or supervision of the construction, development or improvement of the four-lane divided portion of Neenah Avenue.

TO HAVE AND TO HOLD the personal property of the Project (the "Personal Property") unto the District, and the District's successors or assigns, forever.

The Developer expressly retains the right and a license to enforce, sue upon, make claim under and upon, and otherwise exercise all rights and remedies of the Developer under the Personal Property listed and described in paragraphs (b), (c) and (d) above.

The Developer expressly retains an irrevocable license to enter upon the Applicable Right-of-Way to maintain, replace, upgrade, and repair the wall and fencing, landscaping, irrigation systems, and related improvements constructed or to be constructed by the Developer therein, conditioned upon the County's reasonable approval of a standard license agreement, such approval not to be unreasonably withheld, conditioned, or delayed.

EXECUTED as of the _____ day of _____, 2016.

DEVELOPER:

CENTURY LAND HOLDINGS II, LLC,
a Colorado limited liability company,
D/B/A Century LH II, LLC

By: 
Its: President

DISTRICT:

By: _____
Its: _____

Exhibit A

