

NOTICE TO THE PUBLIC

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

JUNE 20TH, 2017
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, June 20th, 2017, 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, consider and take appropriate action on approving road district collections for the month of May 2017 for the Williamson County Tax Assessor/Collector.
3. Discuss, and take appropriate action on the Avery Ranch Road District including, but not limited to payment of bills.
4. Discuss, and take appropriate action on the Pearson Place Road District including, but not limited to payment of bills.
5. Consideration and action to authorize the District's financial Advisor to proceed with the issuance of up to \$9,500,000 in Series 2017 Northwoods Road District #1 Unlimited Tax Road Bonds.

Dan A. Gattis, County Judge

Road District**Meeting Date:** 06/20/2017

Road District Collections – May 2017

Submitted For: Larry Gaddes**Submitted By:** Sandra Surratt, County Tax Assessor Collector**Department:** County Tax Assessor Collector

Information**Agenda Item**

2. Discuss, consider and take appropriate action on approving road district collections for the month of May 2017 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

050117-053117 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Sandra Surratt

Final Approval Date: 06/08/2017

Reviewed By

Wendy Coco

Date

06/08/2017 11:51 AM

Started On: 06/08/2017 11:44 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
May 31, 2017

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
2016	\$1,212,414.71	(\$133.83)	\$1,212,280.88	\$2,444.21	\$104.64	\$0.00	\$4,046.44	\$1,208,234.44	99.67%	99.79%	99.81%
2015 & Prior	\$3,320.93	(\$9.75)	\$3,311.18	\$0.00	\$0.00	\$0.00	\$3,113.74	\$197.44	5.96%	7.35%	
Total All	\$1,215,735.64	(\$143.58)	\$1,215,592.06	\$2,444.21	\$104.64	\$0.00	\$7,160.18	\$1,208,431.88	99.41%	99.54%	

Pearson Place 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
2016	\$288,391.72	\$307.65	\$288,699.37	\$286.20	\$0.00	\$0.00	\$369.19	\$288,330.18	99.87%	100.01%	100.01%
2015 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$288,391.72	\$307.65	\$288,699.37	\$286.20	\$0.00	\$0.00	\$369.19	\$288,330.18	99.87%	100.01%	

Road District**Meeting Date:** 06/20/2017

Avery Ranch Road Invoice 06-20-2017

Submitted For: Melanie Denny**Submitted By:** Angela Schmidt, County Auditor**Department:** County Auditor

Information**Agenda Item**

3. Discuss, and take appropriate action on the Avery Ranch Road District including, but not limited to payment of bills.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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AttachmentsWCAD Avery Ranch Invoice

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Angela Schmidt

Final Approval Date: 06/13/2017

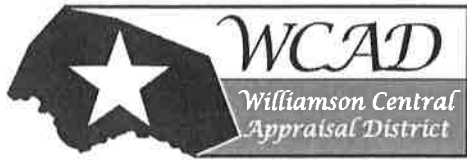
Reviewed By

Wendy Coco

Date

06/13/2017 03:07 PM

Started On: 06/12/2017 04:07 PM



"We will provide quality service with the highest standards of professionalism, integrity and respect. We will uphold these standards while providing an accurate, fair and cost-effective appraisal roll in compliance with the laws of the State of Texas."

May 25, 2017

Avery Ranch Road
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Ms. Kiley:

As you know, the Property Tax Division of the State Comptroller's Office periodically audits the Appraisal District. One area of audit is in the proper receipt and processing of each taxing unit's payment to the District.

Section 6.06(e) of the Property Tax Code states, "Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due." Section 6.06(f) of the Property Tax Code states, "Payments shall be made to a depository designated by the district board of directors."

Please make note of the District's Depository and their address for your **third quarterly** payment in the amount of **\$2,025.75** that is due **prior to July 1, 2017.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Mail Teller
Union State Bank
1100 Williams Drive
Georgetown, Texas 78628

In the past the District has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krp

Road District**Meeting Date:** 06/20/2017

Pearson Place Invoice 06-20-2017

Submitted For: Melanie Denny**Submitted By:** Angela Schmidt, County Auditor**Department:** County Auditor

Information**Agenda Item**

4. Discuss, and take appropriate action on the Pearson Place Road District including, but not limited to payment of bills.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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AttachmentsWCAD Pearson Place Invoice

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Angela Schmidt

Final Approval Date: 06/13/2017

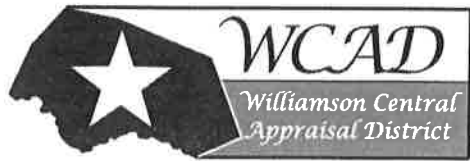
Reviewed By

Wendy Coco

Date

06/13/2017 03:07 PM

Started On: 06/12/2017 04:12 PM



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May 25, 2017

Pearson Place Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

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Please make note of the District's Depository and their address for your **third quarterly** payment in the amount of \$482.00 that is due **prior to July 1, 2017**.

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1100 Williams Drive
Georgetown, Texas 78628

In the past the District has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krig

Road District**Meeting Date:** 06/20/2017

Series 2017 Northwood Road District #1 Unlimited Tax Road Bonds

Submitted For: Julie Kiley**Submitted By:** Julie Kiley, County Auditor**Department:** County Auditor

Information**Agenda Item**

5. Consideration and action to authorize the District's financial Advisor to proceed with the issuance of up to \$9,500,000 in Series 2017 Northwoods Road District #1 Unlimited Tax Road Bonds.

Background

Garry Kimball of Specialized Public Finance (Financial Advisor to the District) will be present to go over the financial data and status for the first Bond issuance for the Northwoods Road District #1. Attached is data regarding values from the appraisal district and a bond capacity pro forma. This is a non-binding item to start the process and further action would be required by the District in August to authorize the actual sale of the Bonds.

Fiscal Impact

From/To	Acct No.	Description	Amount
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AttachmentsNorthwoods Bond Pro FormaWCAD Preliminary Values Northwoods

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 06/15/2017

Reviewed By

Wendy Coco

Date

06/15/2017 11:05 AM

Started On: 06/15/2017 10:27 AM

Northwoods Road District
Bond Capacity Proforma



Case: **No Growth (beyond 1/1/17)**

Maximum Bond Tax Rate \$ 0.2900
Collection % 99.0%
Interest Rate On Proposed Bonds 4.50% (1)

Results: Par Bond Capacity \$ 9,500,000

Tax Year (as of 1/1)	Projected Taxable Assessed Valuation (2)	Bond Tax Rate	Tax Collections	Estimated Capitalized Interest	Available for Debt Service	Proposed \$ 9,500,000 Series 2017 (3) Bonds	Total Projected Debt Service (D/S)	Projected Ending Debt Service Fund Balance	% of Next Year's D/S
2016	153,707,919	-	-	-	-	-	-	-	N/A
2017	220,630,976	0.2900	633,432	427,500	1,060,932	427,500	427,500	633,432	97%
2018	220,630,976	0.2900	633,432	-	1,266,863	655,377	655,377	611,486	93%
2019	220,630,976	0.2900	633,432	-	1,244,918	655,377	655,377	589,541	90%
2020	220,630,976	0.2900	633,432	-	1,222,973	655,377	655,377	567,596	87%
2021	220,630,976	0.2900	633,432	-	1,201,027	655,377	655,377	545,651	83%
2022	220,630,976	0.2900	633,432	-	1,179,082	655,377	655,377	523,705	80%
2023	220,630,976	0.2900	633,432	-	1,157,137	655,377	655,377	501,760	77%
2024	220,630,976	0.2900	633,432	-	1,135,192	655,377	655,377	479,815	73%
2025	220,630,976	0.2900	633,432	-	1,113,246	655,377	655,377	457,870	70%
2026	220,630,976	0.2900	633,432	-	1,091,301	655,377	655,377	435,924	67%
2027	220,630,976	0.2900	633,432	-	1,069,356	655,377	655,377	413,979	63%
2028	220,630,976	0.2900	633,432	-	1,047,411	655,377	655,377	392,034	60%
2029	220,630,976	0.2900	633,432	-	1,025,465	655,377	655,377	370,089	56%
2030	220,630,976	0.2900	633,432	-	1,003,520	655,377	655,377	348,143	53%
2031	220,630,976	0.2900	633,432	-	981,575	655,377	655,377	326,198	50%
2032	220,630,976	0.2900	633,432	-	959,630	655,377	655,377	304,253	46%
2033	220,630,976	0.2900	633,432	-	937,684	655,377	655,377	282,307	43%
2034	220,630,976	0.2900	633,432	-	915,739	655,377	655,377	260,362	40%
2035	220,630,976	0.2900	633,432	-	893,794	655,377	655,377	238,417	36%
2036	220,630,976	0.2900	633,432	-	871,849	655,377	655,377	216,472	33%
2037	220,630,976	0.2900	633,432	-	849,903	655,377	655,377	194,526	30%
2038	220,630,976	0.2900	633,432	-	827,958	655,377	655,377	172,581	26%
2039	220,630,976	0.2900	633,432	-	806,013	655,377	655,377	150,636	23%
2040	220,630,976	0.2900	633,432	-	784,068	655,377	655,377	128,691	20%
2041	220,630,976	0.2900	633,432	-	762,122	655,377	655,377	106,745	N/A
2042	220,630,976	-	-	-	106,745	-	-	106,745	N/A
				\$ 427,500		\$ 16,156,543	\$ 16,156,543		

(1) Estimated, subject to market conditions at time of issuance.

(2) Assumes WCAD value for TY2015 - TY2017.

(3) Proposed bonds assumed to be issued September 30 of year shown. Includes 12 mos. of capitalized interest.

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2017** As of: **Preliminary** Table Generated: **4/2/2017 10:00:36 AM**

R08 - Northwoods Rd Dist #1 (ARB Approved Totals)

Number of Properties: 555

Land Totals

Land - Homesite	(+)	\$33,544,977		
Land - Non Homesite	(+)	\$4,107,988		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$37,652,965	(+)	\$37,652,965

Improvement Totals

Improvements - Homesite	(+)	\$184,377,096		
Improvements - Non Homesite	(+)	\$26,248		
Total Improvements	(=)	\$184,403,344	(+)	\$184,403,344

Other Totals

Personal Property (5)		\$101,363	(+)	\$101,363
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$222,157,672
Total Market Value 100%			(=)	\$222,157,672
Total Homestead Cap Adjustment (40)				(-) \$1,054,439
Total Exempt Property (2)				(-) \$600

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$221,102,633

Exemptions

(HS Assd 142,085,607)

(HS) Homestead Local (291)	(+)	\$0		
(HS) Homestead State (291)	(+)	\$0		
(O65) Over 65 Local (28)	(+)	\$0		
(O65) Over 65 State (28)	(+)	\$0		
(DP) Disabled Persons Local (2)	(+)	\$0		
(DP) Disabled Persons State (2)	(+)	\$0		
(DV) Disabled Vet (7)	(+)	\$51,500		
(DVX/MAS) Disabled Vet 100% (1)	(+)	\$420,157		
Total Exemptions	(=)	\$471,657	(-)	\$471,657
Net Taxable (Before Freeze)			(=)	\$220,630,976