

## **NOTICE TO THE PUBLIC**

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

**DECEMBER 19TH, 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, December 19th, 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 and take appropriate action on the Avery Ranch Road District, the Pearson Place Road District and the Northwoods Road District including, but not limited to payment of bills.

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Dan A. Gattis, County Judge

**Road District****Meeting Date:** 12/19/2017

Road District Invoices 12-19-2017

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

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**Information****Agenda Item**

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

**Background**

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**Fiscal Impact**

From/To	Acct No.	Description	Amount
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**Attachments**[Avery Ranch](#)[Northwoods](#)[Pearson Place](#)[Northwoods Sheets & Crossfield](#)[Northwoods2](#)

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**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Angela Schmidt

Final Approval Date: 12/11/2017

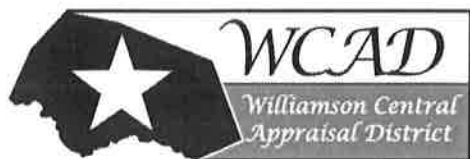
**Reviewed By**

Wendy Coco

**Date**

12/11/2017 01:54 PM

Started On: 12/08/2017 08:32 AM



*"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."*

November 15, 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 **first quarterly** payment in the amount of **\$1,931.50** that is due **prior to January 1, 2018.**

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.

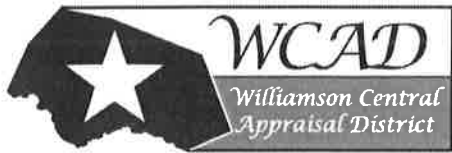
Please feel free to call if you have any questions.

With kindest regards,

*Alvin Lankford*

Alvin Lankford  
Chief Appraiser

AL/krp



*"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."*

November 20, 2017

Northwoods Road District  
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 **first quarterly** payment in the amount of \$983.75 that is due **prior to January 1, 2018**.

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.

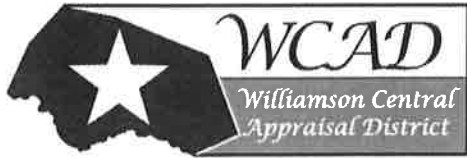
Please feel free to call if you have any questions.

With kindest regards,

*Alvin Lankford*

Alvin Lankford  
Chief Appraiser

AL/krq



*"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."*

November 15, 2017

Pearson Place Road District  
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 **first quarterly** payment in the amount of \$386.00 that is due **prior to January 1, 2018**.

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/krq

**Sheets & Crossfield, P.C.**309 E. Main St.  
Round Rock, TX 78664

(512) 255-8877

November 30, 2017

Invoice 43929

Williamson County  
Attn: Julie Kiley  
710 Main Street  
Georgetown, TX 78626

Northwoods Road District

Matter ID: 1368.1002

**Professional Fees:**

			<u>Hours</u>	<u>Amount</u>
11/01/17	CDC	Phone conference with Julie Kiley.	0.20	\$42.00
	CDC	Read and respond to email from Julie Kiley regarding Bill of Sale for Northwoods.	0.20	\$42.00
11/08/17	CDC	Read and respond to email from Jana Edwards regarding Northwoods; read and respond to email from Garry Kimball regarding same; read and respond to email from Tammy Smith regarding same.	0.60	\$126.00
11/14/17	CDC	Read and respond to emails from Gary Newman regarding extension of Lakeline.	0.30	\$63.00
Sub-total Fees:			<u>1.30</u>	<u>\$273.00</u>
<b>Total Now Due:</b>				<u><b>\$273.00</b></u>

**Timekeeper Summary**

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Charlie Crossfield	1.30	210.00	\$273.00

Northwoods Avery Ranch, LLC  
7811 Ranch Road 2338  
Georgetown, TX 78633

December 11, 2017

Northwoods Road Improvement District No. 1  
c/o Williamson County Auditor's Office  
710 S. Main St, Ste 301  
Georgetown, TX 78626

RE: \$9,500,000 Northwoods Road District No. 1 Unlimited Tax Road Bonds Series 2017 (the "Bonds")

Ladies and Gentlemen:

The undersigned, Northwoods Avery Ranch, LLC ("Developer"), hereby requests and instructs Northwoods Road District No.1 to disburse and distribute a portion of the funds payable to the Developer from the above-referenced Bonds by wire transfer to the following account:

Send wire to:

IBC Bank, Laredo, TX  
Routing Number [REDACTED]  
Account No.: [REDACTED]

Credit to:

Northwoods Avery Ranch LLC  
500 West 5<sup>th</sup> Street, Suite 1210  
Austin, TX 78701

Under this request, the Developer seeks partial distribution of net proceeds of the Bonds in the amount of \$5,000,000 for partial reimbursement of eligible costs relating to road improvements, and improvements in aid thereof, in accordance with the terms and conditions of the Development Agreement dated March 22, 2011. This represents only a portion of the eligible costs previously incurred by the Developer that are eligible for reimbursement under the Development Agreement.

Pursuant to our discussions with the Williamson County Auditor's Office, the Developer is in the process of preparing additional documentation to substantiate the eligibility of additional costs and expenses to be reimbursed with the proceeds of the Bonds. Based on such discussions, we anticipate that the remaining net proceeds of the Bonds will be distributed in January, 2018, and that additional bonds will be issued by the District for subsequent reimbursement upon completion of the Lakeline Boulevard road improvements.

By making this request for partial distribution of bond proceeds, the Developer does not waive, and reserves for all purposes, its rights to additional reimbursement from the proceeds of the Bonds and future bonds issued by the District in accordance with the terms of the.

If you have any questions about this matter, please contact Mr. Gary Newman at 512-751-3337.

Sincerely,

*Gary L. Newman*

Gary L. Newman, Manager  
Northwoods Avery Ranch, LLC





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

December 19, 2017

Northwoods Road Improvement District No. 1  
Williamson County  
Georgetown, Texas

A partial review has been completed with respect to the amount to be reimbursed to the developer. The procedures performed are summarized below:

1. Information for the costs to be reimbursed to the developer was obtained from in-depth review of reimbursable costs. This information included invoices paid by the developer on behalf of the District, related proof of payment documents, and contracts.
2. Review of construction and other significant documents.
3. Review with District's consultants, including engineers and attorneys, regarding eligibility of items submitted for reimbursement.

As a result of these procedures, costs totaling \$7,483,585.82 have been substantiated; therefore, the developer request of \$5,000,000 is eligible for reimbursement.

Respectfully,

Jalyn Morris, CIA, CGAP  
Assistant Internal Audit Director