

NOTICE TO THE PUBLIC

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

MARCH 20TH, 2018
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, March 20th, 2018, 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 January 2018 for the Williamson County Tax Assessor/Collector.
3. 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
4. Discuss, consider and take appropriate action on approving road district collections for the month of February 2018 for the Williamson County Tax Assessor/Collector.

Dan A. Gattis, County Judge

Road District**Meeting Date:** 03/20/2018

Road District Collections - January 2018

Submitted For: Larry Gaddes**Submitted By:** Cathy Atkinson, 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 January 2018 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

010118-013118 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Cathy Atkinson

Final Approval Date: 02/28/2018

Reviewed By

Wendy Coco

Date

02/28/2018 02:33 PM

Started On: 02/27/2018 12:30 PM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
January 31, 2018

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
2017	\$1,233,610.86	(\$458.97)	\$1,233,151.89	\$220,100.72	\$0.00	(\$0.30)	\$23,056.49	\$1,210,095.40	98.13%	98.13%	98.01%
2016 & Prior	\$3,436.00	(\$1,563.29)	\$1,872.71	\$30.25	\$9.00	\$0.00	\$3,405.26	(\$1,532.55)	-81.84%	-81.57%	
Total All	\$1,237,046.86	(\$2,022.26)	\$1,235,024.60	\$220,130.97	\$9.00	(\$0.30)	\$26,461.75	\$1,208,562.85	97.86%	97.86%	
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
2017	\$246,520.76	\$212.50	\$246,733.26	\$39,222.20	\$0.00	\$0.00	\$2,437.03	\$244,296.23	99.01%	99.01%	99.01%
2016 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$246,603.75	\$212.50	\$246,816.25	\$39,222.20	\$0.00	\$0.00	\$2,520.02	\$244,296.23	98.98%	98.98%	
Northwoods Road District #1	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
2017	\$628,251.16	(\$29.00)	\$628,222.16	\$106,923.13	\$0.00	\$0.00	\$7,647.23	\$620,574.93	98.78%	98.78%	98.78%
2016 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$628,251.16	(\$29.00)	\$628,222.16	\$106,923.13	\$0.00	\$0.00	\$7,647.23	\$620,574.93	98.78%	98.78%	

Road District**Meeting Date:** 03/20/2018

Road District Invoices

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

Information**Agenda Item**

3. 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

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments[Pearson Place Invoice](#)[Northwoods Invoice](#)[Avery Ranch Invoice](#)[Invoice](#)

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 03/08/2018

Reviewed By

Wendy Coco

Date

03/08/2018 06:37 PM

Started On: 03/06/2018 04:11 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."

February 22, 2018

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 **second quarterly** payment in the amount of **\$386.00** that is due **prior to April 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."

February 22, 2018

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 **second quarterly** payment in the amount of **\$983.75** that is due **prior to April 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."

February 22, 2018

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 **second quarterly** payment in the amount of \$1,931.50 that is due prior to April 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

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

March 14, 2018

Northwoods Road Improvement District No. 1
c/o Sheets and Crossfield, P.C.
309 East Main Street
Round Rock, TX 78644

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 bond issuance by wire transfer to the following account:

Send wire to:

IBC Bank, Laredo, TX
Routing Number [REDACTED]

Credit to:

Northwoods Avery Ranch LLC
500 West 5th Street, Suite 1210
Austin, TX 78701

Account# [REDACTED]

Under this request, the Developer seeks partial distribution of net proceeds of the Bonds in the amount of \$3,799,120.05 for the eligible costs relating to road improvements, as substantiated by the Williamson County Auditor's office.

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 prior discussions with the Auditor Office, we anticipate further discussions on the expenditures. An additional reimbursement will occur 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 Development Agreement dated March 22, 2011.

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

Sincerely,

A handwritten signature in black ink that reads "Gary L. Newman". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Gary L. Newman, Manager
Northwoods Avery Ranch, LLC

Julie Kiley

From: Julie Kiley
Sent: Tuesday, March 13, 2018 8:48 AM
To: 'gnewman@trio-dev.com'
Subject: Update on Northwoods

Importance: High

Mr. Newman:

Below is an updated accounting for Staked Plains. We have adjusted the Land costs to include everything you included in your costs except for the 1.5 acres in the southern channel. This channel is an easement and not fee title. We spoke with staff at Charlie's office to verify how these are handled in our road program. We only pay 90% of the fee title cost for easements. So we reduced the 1.5 acres by 10%.

After reviewing the electrical submittal, the preference would be to pay the actual cost of the street lights and the wiring for the street lights for this project. I believe we have agreed to the lump sum street light and that this includes the wiring. If this is the case, then no further reimbursement is appropriate for electrical.

Regarding the water line, we have reviewed several recent projects done by the county in the city limits and the ETJ of Austin. We have also reviewed the Pearson Road District submission. There were no waterline costs in Pearson Road District. Neenah only has hydrants on the north side of the road and Pearson Ranch has no hydrants nor waterline. We do not believe any reimbursement is appropriate for a waterline and that the reimbursement should be limited to the irrigation system.

We are prepared to place an item on the agenda for March 20th if I can get a letter for \$3,799,120.05 which is the balance of proceeds currently available. I will need a request letter like we received for the 1st draw and banking information. I need this by Wednesday, March 14th at 5:00.

I have been in email communication with Charlie. The bill of sale needs to be postponed until we transfer funds for the Lakeline improvements and the balance of approved funds for Staked Plains (\$110,860.19) from the next bond sale.

Original Amount	9,724,988.91
Interest from IBC	1,453,518.10
Land costs	1,529,757.35 *
Deductions on spreadsheet	(4,005,284.12)
Trio mgmt fee Apr11-Feb13, 60% of \$15k	207,000.00
1st draw on December 19, 2017	(5,000,000.00)
Total	3,909,980.24
Available funds	8,799,120.05
Total Approved	8,909,980.24
Difference	\$(110,860.19)

* Land Calculation

Stake Plains ROW	12.104
Lot 4 Detention (10.195*.25)	2.54875
North Drainage Channel	1.25
South Drainage Channel (1.5*.9)	1.35
Total Acres	17.25
Price per Acre	\$88,667.45
Land Cost Total	\$1,529,757.35

Thank you,

Julie M. Kiley
 First Assistant County Auditor
 Williamson County
 512-943-1552
 512-943-1567 (fax)
jkiley@wilco.org

Road District**Meeting Date:** 03/20/2018

Road District Collections - February 2018

Submitted For: Larry Gaddes**Submitted By:** Cathy Atkinson, 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 February 2018 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments020118-022818 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Cathy Atkinson

Final Approval Date: 03/14/2018

Reviewed By

Rebecca Clemons

Date

03/14/2018 09:36 AM

Started On: 03/13/2018 04:23 PM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
February 28, 2018

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
2017	\$1,233,610.86	(\$458.97)	\$1,233,151.89	\$6,985.42	\$474.58	\$0.00	\$16,071.07	\$1,217,080.82	98.70%	98.74%	98.61%
2016 & Prior	\$3,436.00	(\$1,563.29)	\$1,872.71	\$0.00	\$0.00	\$0.00	\$3,405.26	(\$1,532.55)	-81.84%	-81.57%	
Total All	\$1,237,046.86	(\$2,022.26)	\$1,235,024.60	\$6,985.42	\$474.58	\$0.00	\$19,476.33	\$1,215,548.27	98.42%	98.46%	
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
2017	\$246,520.76	\$212.50	\$246,733.26	\$284.20	\$19.89	\$0.00	\$2,152.83	\$244,580.43	99.13%	99.14%	99.14%
2016 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$246,603.75	\$212.50	\$246,816.25	\$284.20	\$19.89	\$0.00	\$2,235.82	\$244,580.43	99.09%	99.10%	
Northwoods Road District #1	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
2017	\$628,251.16	(\$29.00)	\$628,222.16	\$1,500.78	\$105.06	\$0.00	\$6,146.45	\$622,075.71	99.02%	99.04%	99.04%
2016 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$628,251.16	(\$29.00)	\$628,222.16	\$1,500.78	\$105.06	\$0.00	\$6,146.45	\$622,075.71	99.02%	99.04%	