NOTICE TO THE PUBLIC

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

AUGUST 21ST, 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, August 21st, 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 July 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 and take appropriate action to include a record vote on a proposed tax rate for Avery Ranch Road District for tax year 2018.

5. Discuss and take appropriate action to include a record vote on a proposed tax rate for Pearson Place Road District for tax year 2018.

6. Discuss and take appropriate action to include a record vote on a proposed tax rate for Northwoods Road District #1 for tax year 2018.

_____
Dan A. Gattis, County Judge

Road District

Meeting Date: 08/21/2018

Road District Collections – July 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 July 2018 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

070118-073118 Road Dist

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Rebecca Clemons	08/09/2018 11:28 AM
Form Started By: Cathy Atkinson		Started On: 08/09/2018 11:01 AM
Final Approval Date: 08/09/2018		

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
July 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	($477.93)	$1,233,132.93	$2,389.50	$75.25	$0.01	$1,386.76	$1,231,746.17	99.89%	100.00%	99.87%
2016 & Prior	$3,436.00	($1,578.25)	$1,857.75	$0.00	$0.00	$0.00	$3,405.00	($1,547.25)	-83.29%	-83.02%	
Total All	$1,237,046.86	($2,056.18)	$1,234,990.68	$2,389.50	$75.25	$0.01	$4,791.76	$1,230,198.92	99.61%	99.72%	

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	$0.00	$0.00	$0.00	$0.00	$246,733.26	100.00%	100.07%	100.07%
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	$0.00	$0.00	$0.00	$82.99	$246,733.26	99.97%	100.03%	

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	$0.00	$0.00	$0.00	$186.67	$628,035.49	99.97%	100.09%	100.09%
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	$0.00	$0.00	$0.00	$186.67	$628,035.49	99.97%	100.09%	

Road District

Meeting Date: 08/21/2018

Road District Debt Service Aug 2018 Invoice

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

Attachments

Debt Service

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Wendy Coco	08/13/2018 03:19 PM
Form Started By: Melanie Denny		Started On: 08/10/2018 01:12 PM
Final Approval Date: 08/13/2018		

ROAD DISTRICTS - DEBT SERVICE PAYMENT PAYMENT DUE

Payment Date: August 15, 2018

BOND TITLE	SERIES	DESCRIPTION		AMOUNT
AVERY RANCH DEBT SERVICE				
UNLIMITED TAX REFUNDING BONDS	2012	Principal	$	550,000.00
UNLIMITED TAX REFUNDING BONDS	2012	Interest	$	97,800.00
UNLIMITED TAX REFUNDING BONDS	2016	Principal	$	465,000.00
UNLIMITED TAX REFUNDING BONDS	2016	Interest	$	24,400.00
		Paying Agent Fee	$	400.00
TOTAL FOR AVERY RANCH DEBT SERVICE DUE			$	1,137,600.00
PEARSON PLACE DEBT SERVICE				
UNLIMITED TAX ROAD BONDS	2016	Principal	$	70,000.00
UNLIMITED TAX ROAD BONDS	2016	Interest	$	83,350.00
		Paying Agent Fee	$	200.00
TOTAL FOR PEARSON PLACE DEBT SERVICE DUE			$	153,550.00
NORTHWOODS ROAD DEBT SERVICE				
UNLIMITED TAX ROAD BONDS	2017	Principal	$	315,000.00
UNLIMITED TAX ROAD BONDS	2017	Interest	$	161,400.00
		Paying Agent Fee	$	200.00
TOTAL FOR NORTHWOODS ROAD DEBT SERVICE DUE			$	476,600.00

Road District

Meeting Date: 08/21/2018

Fiscal Year 2019 Tax Rate Recommendation

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

Department: County Auditor

Information

Agenda Item

4. Discuss and take appropriate action to include a record vote on a proposed tax rate for Avery Ranch Road District for tax year 2018.

Background

The current tax rate (fiscal year 2018) for the district is $.08500. In order to meet the debt service obligations of the district it is being recommended that a tax rate of $0.08100 be adopted to meet the debt service budget of $1,276,750.00. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate; and an order levying taxes for the Avery Ranch Road District No. 1.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Avery Ranch Tax Rate Letter

Avery Ranch Tax Rate Order

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Wendy Coco	08/13/2018 03:19 PM
Form Started By: Melanie Denny		Started On: 08/10/2018 01:33 PM
Final Approval Date: 08/13/2018		

SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

248 Addie Roy Rd., Suite B-103
Austin, TX 78746
512.275.7301
garry@spubfin.com

July 19, 2018

Ms. Julie Kiley
First Assistant County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Avery Ranch Road District #1 – 2018 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have in prior years recommended the tax rate necessary to satisfy the upcoming year's debt service requirements for outstanding bonds issued by the Avery Ranch Road District #1 (the "District"). We have received the 2018 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of $0.08100 per $100 valuation for tax year 2018. This calculation is based upon the following values/assumptions:

2018 Certified Net Taxable Value of all property in the District: $1,474,640,904.
2018 Taxpayer's Estimate of Value of Property Still under ARB Review: $13,482,944.
Fiscal Year 2019 Debt Service Requirements and related fees of the District: $1,276,750 (includes $18,150 in other bond-related expenditures).
Debt service fund balance reduction: $34,059.
Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

Garry R. Kimball

ORDER

AN ORDER LEVYING TAXES FOR THE AVERY RANCH ROAD DISTRICT NO. 1 FOR THE TAX YEAR 2018.

BE IT ORDERED BY THE BOARD OF THE AVERY RANCH ROAD DISTRICT NO. 1:

I.

That there is hereby levied and there shall be collected for the AVERY RANCH ROAD DISTRICT NO. 1, for the tax year 2018, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of $0.081000 cents on each One Hundred Dollars ($100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____day of _____, 2018.

_____

DAN A. GATTIS, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Avery Ranch Road District No. 1

Road District

Meeting Date: 08/21/2018

Fiscal Year 2019 Tax Rate Recommendation

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

Department: County Auditor

Information

Agenda Item

5. Discuss and take appropriate action to include a record vote on a proposed tax rate for Pearson Place Road District for tax year 2018.

Background

The current tax rate (fiscal year 2018) for the district is $0.157799. In order to meet the debt service obligations of the district it is being recommended that a tax rate of $0.1200 be adopted to meet the debt service budget of $333,350. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate; and an order levying taxes for the Pearson Place Road District.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Pearson Place Tax Rate Letter

Pearson Place Tax Rate Order

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Wendy Coco	08/13/2018 03:19 PM
Form Started By: Melanie Denny		Started On: 08/10/2018 01:38 PM
Final Approval Date: 08/13/2018		

SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
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garry@spubfin.com

July 19, 2018

Ms. Julie Kiley
First Assistant County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Pearson Place Road District – 2018 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Pearson Place Road District (the "District"). We have received the 2018 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of $0.1200 per $100 valuation for tax year 2018. This calculation is based upon the following values/assumptions:

2018 Certified Net Taxable Value of all property in the District: $231,974,240.
2018 Taxpayer's Estimate of Value of Property Still under ARB Review: $239,934.
Fiscal Year 2019 Debt Service Requirements of the District: $333,350 (includes $8,050 in other bond-related expenditures).
Debt service fund reduction: $50,243.
Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

Garry R. Kimball

ORDER

AN ORDER LEVYING TAXES FOR THE PEARSON PLACE ROAD DISTRICT FOR THE TAX YEAR 2018.

BE IT ORDERED BY THE BOARD OF THE PEARSON PLACE ROAD DISTRICT:

I.

That there is hereby levied and there shall be collected for the PEARSON PLACE ROAD DISTRICT, for the tax year 2018, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of $0.1200 cents on each One Hundred Dollars ($100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____day of _____, 2018.

_____

DAN A. GATTIS, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Pearson Place Road District

Road District

Meeting Date: 08/21/2018

Fiscal Year 2019 Tax Rate Recommendation

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

Department: County Auditor

Information

Agenda Item

6. Discuss and take appropriate action to include a record vote on a proposed tax rate for Northwoods Road District #1 for tax year 2018.

Background

The current tax rate (fiscal year 2018) for the district is $0.2900. In order to meet the debt service obligations of the district it is being recommended that a tax rate of $0.2846 be adopted to meet the debt service budget of $701,455. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate; and an order levying taxes for the Northwoods Road District #1.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Northwoods Tax Rate Letter

Northwoods Tax Rate Order

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Wendy Coco	08/13/2018 03:19 PM
Form Started By: Melanie Denny		Started On: 08/10/2018 01:44 PM
Final Approval Date: 08/13/2018		

SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

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July 23, 2018

Ms. Julie Kiley
First Assistant County Auditor
Williamson County, Texas
710 Main Street, Suite 301
Georgetown, TX 78626

Subject: Northwoods Road District #1 – 2018 Tax Rate for Bonds

Dear Julie,

As Financial Advisors to Williamson County, we have been asked to recommend the tax rate necessary to satisfy the upcoming year's debt service requirements for bonds issued by the Northwoods Road District #1 (the "District"). We have received the 2018 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of $0.2846 per $100 valuation for tax year 2018. This calculation is based upon the following values/assumptions:

2018 Certified Net Taxable Value of all property in the District: $237,536,220.
2018 Taxpayer's Estimate of Value of Property Still under ARB Review: $1,337,180.
Fiscal Year 2019 Debt Service Requirements of the District: $701,455 (includes $19,955 in other bond-related expenditures).
Use of debt service fund balance: $21,621.
Collection rate: 100%.

Please feel free to contact me if you should have any questions.

Sincerely,

Garry R. Kimball

ORDER

AN ORDER LEVYING TAXES FOR THE NORTHWOOD ROAD DISTRICT NO. 1 FOR THE TAX YEAR 2018.

BE IT ORDERED BY THE BOARD OF THE NORTHWOODS ROAD DISTRICT NO. 1:

I.

That there is hereby levied and there shall be collected for the NORTHWOODS ROAD DISTRICT NO. 1, for the tax year 2018, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of $0.2846 cents on each One Hundred Dollars ($100.00) valuation of property.

II.

The Board hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Order was adopted was posted and that such meeting was open to the public as required by law at all times during which this Order and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on this the _____day of _____, 2018.

_____

DAN A. GATTIS, County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Northwoods Road District No. 1