

NOTICE TO THE PUBLIC

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

February 19, 2019
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, February 19, 2019, 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 December 2018 for the Williamson County Tax Assessor/Collector.
3. Discuss, consider and take appropriate action on approving road district collections for the month of January 2019 for the Williamson County Tax Assessor/Collector.
4. 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.
5. Discuss and take action to approve payment to Northwoods Avery Ranch, LLC (Developer) for reimbursement of expenses related to the construction of Staked Plains and improvements to Lakeline Boulevard within the Northwoods Road District in the amount of \$1,994,879.03.

Bill Gravell, Jr., County Judge

Road District

2.

Meeting Date: 02/19/2019

Road District Collections – December 2018

Submitted For: Larry Gaddes

Submitted By: Renee Clark, County Tax Assessor
Collector

Department: County Tax Assessor Collector

Information

Agenda Item

Discuss, consider and take appropriate action on approving road district collections for the month of December 2018 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

120118-123118 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 01/23/2019

Reviewed By

Andrea Schiele

Date

01/23/2019 03:00 PM

Started On: 01/23/2019 02:38 PM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
December 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
2018	\$1,208,804.18	\$2,138.82	\$1,210,943.00	\$814,425.37	\$0.00	\$0.00	\$304,301.95	\$906,641.05	74.87%	74.87%	74.88%
2017 & Prior	\$3,900.69	\$0.00	\$3,900.69	\$7.03	\$1.61	\$0.00	\$3,815.76	\$84.93	2.18%	2.60%	
Total All	\$1,212,704.87	\$2,138.82	\$1,214,843.69	\$814,432.40	\$1.61	\$0.00	\$308,117.71	\$906,725.98	74.64%	74.64%	

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
2018	\$278,424.26	\$790.10	\$279,214.36	\$215,839.88	\$0.00	\$0.00	\$48,800.76	\$230,413.60	82.52%	82.52%	82.52%
2017 & Prior	\$923.16	\$0.00	\$923.16	\$0.00	\$0.00	\$0.00	\$923.16	\$0.00	0.00%	0.00%	
Total All	\$279,347.42	\$790.10	\$280,137.52	\$215,839.88	\$0.00	\$0.00	\$49,723.92	\$230,413.60	82.25%	82.25%	

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
2018	\$682,251.45	\$46.75	\$682,298.20	\$462,283.34	\$0.00	\$0.00	\$169,930.88	\$512,367.32	75.09%	75.09%	75.09%
2017 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$682,251.45	\$46.75	\$682,298.20	\$462,283.34	\$0.00	\$0.00	\$169,930.88	\$512,367.32	75.09%	75.09%	

Road District

3.

Meeting Date: 02/19/2019

Road District Collections – January 2019

Submitted For: Larry Gaddes

Submitted By: Renee Clark, County Tax Assessor
Collector

Department: County Tax Assessor Collector

Information

Agenda Item

Discuss, consider and take appropriate action on approving road district collections for the month of January 2019 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

010119-013119 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 02/13/2019

Reviewed By

Andrea Schiele

Date

02/13/2019 01:20 PM

Started On: 02/13/2019 10:42 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
January 31, 2019

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
2018	\$1,208,804.18	\$2,119.63	\$1,210,923.81	\$277,686.40	\$0.00	\$0.01	\$26,596.35	\$1,184,327.46	97.80%	97.80%	97.81%
2017 & Prior	\$3,900.69	\$0.00	\$3,900.69	\$22.83	\$4.80	\$0.00	\$3,792.93	\$107.76	2.76%	3.31%	
Total All	\$1,212,704.87	\$2,119.63	\$1,214,824.50	\$277,709.23	\$4.80	\$0.01	\$30,389.28	\$1,184,435.22	97.50%	97.50%	

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
2018	\$278,424.26	\$790.10	\$279,214.36	\$45,824.45	\$0.00	\$0.00	\$2,976.31	\$276,238.05	98.93%	98.93%	99.31%
2017 & Prior	\$923.16	\$0.00	\$923.16	\$840.17	\$201.64	\$0.00	\$82.99	\$840.17	0.00%	0.00%	
Total All	\$279,347.42	\$790.10	\$280,137.52	\$46,664.62	\$201.64	\$0.00	\$3,059.30	\$277,078.22	98.91%	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
2018	\$682,251.45	\$44.41	\$682,295.86	\$156,240.32	\$0.00	\$0.00	\$13,688.22	\$668,607.64	97.99%	97.99%	97.99%
2017 & Prior	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0.00%	
Total All	\$682,251.45	\$44.41	\$682,295.86	\$156,240.32	\$0.00	\$0.00	\$13,688.22	\$668,607.64	97.99%	97.99%	

Road District

4.

Meeting Date: 02/19/2019

Invoices

Submitted For: Melanie Denny

Submitted By: Melanie Denny, County Auditor

Department: County Auditor

Information

Agenda Item

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

[Road Districts Debt Service Payment](#)

[Northwoods Jan Invoice](#)

[Northwoods Dec Invoice](#)

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 02/13/2019

Reviewed By

Andrea Schiele

Date

02/13/2019 08:28 AM

Started On: 02/11/2019 01:18 PM

ROAD DISTRICTS - DEBT SERVICE PAYMENT PAYMENT DUE

Payment Date: February 15, 2019

BOND TITLE	SERIES	DESCRIPTION	AMOUNT
AVERY RANCH DEBT SERVICE			
UNLIMITED TAX REFUNDING BONDS	2012	Principal	\$ -
UNLIMITED TAX REFUNDING BONDS	2012	Interest	\$ 89,550.00
UNLIMITED TAX REFUNDING BONDS	2016	Principal	\$ -
UNLIMITED TAX REFUNDING BONDS	2016	Interest	\$ 19,750.00
		Paying Agent Fee	\$ 400.00
TOTAL FOR AVERY RANCH DEBT SERVICE DUE			\$ 109,700.00
PEARSON PLACE DEBT SERVICE			
UNLIMITED TAX ROAD BONDS	2016	Principal	\$ -
UNLIMITED TAX ROAD BONDS	2016	Interest	\$ 82,650.00
		Paying Agent Fee	\$ 200.00
TOTAL FOR PEARSON PLACE DEBT SERVICE DUE			\$ 82,850.00
NORTHWOODS ROAD DEBT SERVICE			
UNLIMITED TAX ROAD BONDS	2017	Principal	\$ -
UNLIMITED TAX ROAD BONDS	2017	Interest	\$ 158,250.00
		Paying Agent Fee	\$ 200.00
TOTAL FOR NORTHWOODS ROAD DEBT SERVICE DUE			\$ 158,450.00

Sheets & Crossfield, PLLC

309 E. Main St.
Round Rock, TX 78664

(512) 255-8877

January 31, 2018

Invoice 46773

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>
12/27/18	CDC	Read and respond to email from Julie Kiley regarding second funding.	0.20	\$42.00
01/18/19	CDC	Read and respond to email from Tomika regarding timeline.	0.20	\$42.00
Sub-total Fees:			<u>0.40</u>	<u>\$84.00</u>

Total Now Due:

\$84.00

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Charlie Crossfield	0.40	210.00	\$84.00

Sheets & Crossfield, P.C.

309 E. Main St.
Round Rock, TX 78664
(512) 255-8877

December 31, 2018
Invoice 46566

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>
11/26/18	CDC	Read and respond to email from Garry Kimball regarding Northwoods Road.	0.20	\$42.00
12/11/18	CDC	Read and respond to emails from Carol Pumbo regarding Northwoods; read and respond to email from Julie Kiley.	0.50	\$105.00
12/12/18	CDC	Read and respond to email from Carol Pumbo regarding road district.	0.20	\$42.00
12/13/18	CDC	Read and respond to email from Julie Kiley regarding road districts.	0.20	\$42.00
Sub-total Fees:			<u>1.10</u>	<u>\$231.00</u>
Total Now Due:				<u><u>\$231.00</u></u>

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Charlie Crossfield	1.10	210.00	\$231.00

Road District

5.

Meeting Date: 02/19/2019

Developer Payment for Northwoods Road District

Submitted For: Julie Kiley

Submitted By: Julie Kiley, County Auditor

Department: County Auditor

Information

Agenda Item

Discuss and take action to approve payment to Northwoods Avery Ranch, LLC (Developer) for reimbursement of expenses related to the construction of Staked Plains and improvements to Lakeline Boulevard within the Northwoods Road District in the amount of \$1,994,879.03.

Background

All expenses have been reviewed and audited by the Williamson County Auditors Office and reviewed by the County Engineers office for compliance with the Developer Agreement and Bond Covenants for the Northwoods Road District. The reimbursement is related to improvements to Lakeline Blvd. and construction of Staked Plains Blvd. located within the Road District. The payment will reimburse the developer, Northwoods Avery Ranch, LLC, for these roads.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

[Northwoods Invoice-Northwoods AVery Ranch, LLC](#)

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Julie Kiley

Final Approval Date: 02/14/2019

Reviewed By

Andrea Schiele

Date

02/14/2019 08:40 AM

Started On: 02/13/2019 09:37 PM

Northwoods Avery Ranch, LLC
7811 Ranch Road 2238
Georgetown, TX 78633

February 14, 2019

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

RE: \$2,345,000 Northwoods Road District No. 1 Unlimited Tax Road Bonds Series 2018 (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 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 Number: [REDACTED]

Under this request, the Developer seeks reimbursement on Staked Plains in the amount of \$145,362.17 for eligible costs relating to road improvements, as substantiated by the Williamson County Auditor's office.

The developer also seeks reimbursement on Lakeline Blvd in the amount of \$1,849,516.86 for eligible costs relating to road improvements, as substantiated by the Williamson County Auditor's office.

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

Sincerely,



Gary L. Newman, Manager
Northwoods Avery Ranch, LLC