

NOTICE TO THE PUBLIC

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

August 20, 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, August 20, 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 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.
3. Discuss and take appropriate action to include a record vote on a proposed tax rate for Avery Ranch Road District for tax year 2019.
4. Discuss and take appropriate action to include a record vote on a proposed tax rate for Pearson Place Road District for tax year 2019.
5. Discuss and take appropriate action to include a record vote on a proposed tax rate for Northwoods Road District #1 for tax year 2019.
6. Discuss, consider and take appropriate action on approving road district collections for the month of July 2019 for the Williamson County Tax Assessor/Collector.

Bill Gravell, Jr., County Judge

Road District**2.****Meeting Date:** 08/20/2019

Debt Service August 2019 Payments

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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AttachmentsDebt Service 8.19

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/09/2019

Reviewed By

Andrea Schiele

Date

08/09/2019 12:25 PM

Started On: 08/06/2019 09:01 PM

ROAD DISTRICTS - DEBT SERVICE PAYMENT PAYMENT DUE

Payment Date: August 15, 2019

BOND TITLE	SERIES	DESCRIPTION	AMOUNT
AVERY RANCH DEBT SERVICE			
UNLIMITED TAX REFUNDING BONDS	2012	Principal	\$ 560,000.00
UNLIMITED TAX REFUNDING BONDS	2012	Interest	\$ 18,550.00
UNLIMITED TAX REFUNDING BONDS	2016	Principal	\$ 480,000.00
UNLIMITED TAX REFUNDING BONDS	2016	Interest	\$ 19,750.00
UNLIMITED TAX REFUNDING BONDS	2019	Principal	\$ -
UNLIMITED TAX REFUNDING BONDS	2019	Interest	\$ 27,515.56
		Paying Agent Fee	\$ 400.00
TOTAL FOR AVERY RANCH DEBT SERVICE DUE			\$ 1,106,215.56
PEARSON PLACE DEBT SERVICE			
UNLIMITED TAX ROAD BONDS	2016	Principal	\$ 160,000.00
UNLIMITED TAX ROAD BONDS	2016	Interest	\$ 82,650.00
		Paying Agent Fee	\$ 200.00
TOTAL FOR PEARSON PLACE DEBT SERVICE DUE			\$ 242,850.00
NORTHWOODS ROAD DEBT SERVICE			
UNLIMITED TAX ROAD BONDS	2017	Principal	\$ 365,000.00
UNLIMITED TAX ROAD BONDS	2017	Interest	\$ 158,250.00
UNLIMITED TAX ROAD BONDS	2018	Principal	\$ -
UNLIMITED TAX ROAD BONDS	2018	Interest	\$ 61,491.11
		Paying Agent Fee	\$ 262.16
TOTAL FOR NORTHWOODS ROAD DEBT SERVICE DUE			\$ 585,003.27

Road District**3.****Meeting Date:** 08/20/2019

Fiscal Year 2020 Tax Rate Recommendation - Avery

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

Information**Agenda Item**

Discuss and take appropriate action to include a record vote on a proposed tax rate for Avery Ranch Road District for tax year 2019.

Background

The current tax rate (fiscal year 2019) for the district is \$.08100. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.0766 be adopted to meet the debt service budget of \$1,259,800. 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
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Attachments[Avery Ranch Tax Letter](#)[Avery Ranch Tax Rate Order](#)

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/09/2019

Reviewed By

Andrea Schiele

Date

08/09/2019 01:41 PM

Started On: 08/06/2019 09:04 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

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512.275.7301
garry@spubfin.com

August 1, 2019

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

Subject: Avery Ranch Road District #1 – 2019 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 2019 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.0766 per \$100 valuation for tax year 2019. This calculation is based upon the following values/assumptions:

2019 Certified Net Taxable Value of all property in the District: \$1,518,565,085.

2019 Taxpayer's Estimate of Value of Property Still under ARB Review: \$36,472,367.

Fiscal Year 2020 Debt Service Requirements and related fees of the District: \$1,259,800 (includes \$18,800 in other bond-related expenditures).

Debt service fund balance reduction: \$79,816.

Collection rate: 100%.

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

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE AVERY RANCH ROAD DISTRICT NO. 1 FOR THE TAX YEAR 2019.

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 2019, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.076600 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 _____, 2019.

BILL GRAVELL JR., 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**4.****Meeting Date:** 08/20/2019

Fiscal Year 2020 Tax Rate Recommendation - Pearson

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

Information**Agenda Item**

Discuss and take appropriate action to include a record vote on a proposed tax rate for Pearson Place Road District for tax year 2019.

Background

The current tax rate (fiscal year 2019) for the district is \$0.1200. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.1100 be adopted to meet the debt service budget of \$333,300. 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
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Attachments[Pearson Place Tax Rate Letter](#)[Pearson Place Tax Rate Order](#)

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/09/2019

Reviewed By

Andrea Schiele

Date

08/09/2019 01:45 PM

Started On: 08/06/2019 09:18 PM



SPECIALIZED PUBLIC FINANCE INC.
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August 1, 2019

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

Subject: Pearson Place Road District – 2019 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 2019 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.1100 per \$100 valuation for tax year 2019. This calculation is based upon the following values/assumptions:

2019 Certified Net Taxable Value of all property in the District: \$269,582,392.

2019 Taxpayer's Estimate of Value of Property Still under ARB Review: \$4,597,308.

Fiscal Year 2020 Debt Service Requirements of the District: \$335,300 (includes \$8,200 in other bond-related expenditures).

Debt service fund reduction: \$35,723.

Collection rate: 100%.

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

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE PEARSON PLACE ROAD DISTRICT FOR THE TAX YEAR 2019.

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 2019, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.1100 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 _____, 2019.

BILL GRAVELL JR., County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Pearson Place Road District

Road District**5.****Meeting Date:** 08/20/2019

Fiscal Year 2020 Tax Rate Recommendation - Northwoods

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

Information**Agenda Item**

Discuss and take appropriate action to include a record vote on a proposed tax rate for Northwoods Road District #1 for tax year 2019.

Background

The current tax rate (fiscal year 2019) for the district is \$0.2846. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.2825 be adopted to meet the debt service budget of \$694,000. 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
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Attachments[Northwood Tax Rate Letter](#)[Northwoods Tax Rate Order](#)

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/09/2019

Reviewed By

Andrea Schiele

Date

08/09/2019 01:47 PM

Started On: 08/06/2019 09:26 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

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August 1, 2019

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

Subject: Northwoods Road District #1 – 2019 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 2019 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.2825 per \$100 valuation for tax year 2019. This calculation is based upon the following values/assumptions:

2019 Certified Net Taxable Value of all property in the District: \$238,744,761.

2019 Taxpayer's Estimate of Value of Property Still under ARB Review: \$4,886,631.

Fiscal Year 2020 Debt Service Requirements of the District: \$694,000 (includes \$11,000 in other bond-related expenditures).

Use of debt service fund balance: \$11,100.

Collection rate: 100%.

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

Sincerely,

ORDER

AN ORDER LEVYING TAXES FOR THE NORTHWOODS ROAD DISTRICT NO. 1 FOR THE TAX YEAR 2019.

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 2019, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.2825 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 _____, 2019.

BILL GRAVELL, JR., County Judge
On behalf of the Williamson County
Commissioners Court Sitting as the
Board of Directors of the
Northwoods Road District No. 1

Road District**6.****Meeting Date:** 08/20/2019

Road District Collections – July 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 July 2019 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments070119-073119 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 08/08/2019

Reviewed By

Andrea Schiele

Date

08/08/2019 12:03 PM

Started On: 08/08/2019 11:28 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
July 1-31, 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	\$1,826.64	\$1,210,630.82	\$3,350.76	\$113.70	\$0.00	\$730.35	\$1,209,900.47	99.94%	100.06%	100.06%
2017 & Prior	\$3,900.69	(\$191.88)	\$3,708.81	\$0.00	\$0.00	\$0.00	\$3,718.46	(\$9.65)	-0.26%	0.82%	
Total All	\$1,212,704.87	\$1,634.76	\$1,214,339.63	\$3,350.76	\$113.70	\$0.00	\$4,448.81	\$1,209,890.82	99.63%	99.76%	
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	\$332.10	\$0.00	\$0.00	\$0.00	\$279,214.36	100.00%	100.05%	100.42%
2017 & Prior	\$923.16	\$0.00	\$923.16	\$0.00	\$0.00	\$0.00	\$82.99	\$840.17	0.00%	0.00%	
Total All	\$279,347.42	\$790.10	\$280,137.52	\$332.10	\$0.00	\$0.00	\$82.99	\$280,054.53	99.97%	100.09%	
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	\$2,960.10	\$204.66	(\$0.01)	\$908.61	\$681,387.25	99.87%	99.98%	99.98%
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	\$2,960.10	\$204.66	(\$0.01)	\$908.61	\$681,387.25	99.87%	99.98%	