

# **NOTICE TO THE PUBLIC**

## **EVERY RANCH ROAD DISTRICT No. 1** **PEARSON PLACE ROAD DISTRICT** **NORTHWOODS ROAD DISTRICT No. 1** **SOMERSET HILLS ROAD DISTRICT No. 4**

**AUGUST 31, 2021**  
**9:30 A.M.**

The Commissioners Court of Williamson County, Texas, under the authority and pursuant to Texas Transportation Code, Chapter 257, will meet in regular session on Tuesday, August 31, 2021, at 9:30 a.m., the place being the Commissioners Courtroom, 710 Main Street, in Georgetown, Texas to consider the following items:

1. Review and approval of minutes.
2. 10:00 a.m. Public Hearing on the proposed 2021 tax rate of .066500 per \$100 valuation for Avery Ranch Road District #1.
3. 10:00 a.m. Public Hearing on the proposed 2021 tax rate of .090000 per \$100 valuation for Pearson Place Road District.
4. 10:00 a.m. Public Hearing on the proposed 2021 tax rate of .2453 per \$100 valuation for Northwoods Road District #1.
5. 10:00 a.m. Public Hearing on the proposed 2021 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #4.
6. Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Avery Ranch Road District #1.
7. Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Pearson Place Road District.
8. Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Northwoods Road District #1.
9. Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Somerset Hills Road District #4.

---

Bill Gravell, Jr., County Judge

**Road District****2.****Meeting Date:** 08/31/2021

Public Hearing on the Avery Ranch Tax Rate

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

---

**Information****Agenda Item**

10:00 a.m. Public Hearing on the proposed 2021 tax rate of .066500 per \$100 valuation for Avery Ranch Road District #1.

**Background**

This is a public hearing on the proposed 2021 tax rate. The proposed rate was voted on August 17, 2021, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 31, 2021.

Proposed Tax Rate: .066500 per \$100

Preceding Year's Tax Rate: .074096 per \$100

No-New-Revenue Tax Rate: .067452 per \$100

Voter-Approval Tax Rate: .066500 per \$100

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**

*No file(s) attached.*

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:51 PM

Started On: 08/20/2021 02:50 PM

**Road District****3.****Meeting Date:** 08/31/2021

Public Hearing on the Pearson Tax Rate

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

---

**Information****Agenda Item**

10:00 a.m. Public Hearing on the proposed 2021 tax rate of .090000 per \$100 valuation for Pearson Place Road District.

**Background**

This is a public hearing on the proposed 2021 tax rate. The proposed rate was voted on August 17, 2021, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 31, 2021.

Proposed Tax Rate: .090000 per \$100

Preceding Year's Tax Rate: .100000 per \$100

No-New-Revenue Tax Rate: .091190 per \$100

Voter-Approval Tax Rate: .090000 per \$100

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**

*No file(s) attached.*

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:53 PM

Started On: 08/20/2021 03:55 PM

**Road District****4.****Meeting Date:** 08/31/2021

Public Hearing on the Northwoods Tax Rate

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

---

**Information****Agenda Item**

10:00 a.m. Public Hearing on the proposed 2021 tax rate of .2453 per \$100 valuation for Northwoods Road District #1.

**Background**

This is a public hearing on the proposed 2021 tax rate. The proposed rate was voted on August 17, 2021, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 31, 2021.

Proposed Tax Rate: 0.2453 per \$100

Preceding Year's Tax Rate: 0.2725 per \$100

No-New-Revenue Tax Rate: 0.2444 per \$100

Voter-Approval Tax Rate: 0.2453 per \$100

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**

*No file(s) attached.*

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:54 PM

Started On: 08/20/2021 04:00 PM

**Road District****5.****Meeting Date:** 08/31/2021

Public Hearing on the Somerset Tax Rate

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

---

**Information****Agenda Item**

10:00 a.m. Public Hearing on the proposed 2021 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #4.

**Background**

This is a public hearing on the proposed 2021 tax rate. The proposed rate was voted on August 17, 2021, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 31, 2021.

Proposed Tax Rate: 0.290000 per \$100  
Preceding Year's Tax Rate: 0.290000 per \$100  
No-New-Revenue Tax Rate: 0.223269 per \$100  
Voter-Approval Tax Rate: 0.290000 per \$100

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**

*No file(s) attached.*

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:55 PM

Started On: 08/22/2021 01:48 PM

**Road District**

**6.**

**Meeting Date:** 08/31/2021

Fiscal Year 2022 Adopted Tax Rate Avery Ranch

**Submitted For:** Melanie Denny

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

**Department:** County Auditor

---

**Information**

**Agenda Item**

Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Avery Ranch Road District #1.

**Background**

The current tax rate (fiscal year 2021) for the district is \$.074096. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.066500 be adopted to meet the debt service budget of \$1,255,850. 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 Letter

Avery Ranch Road District Tax Rate Order

---

**Form Review**

**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:52 PM

Started On: 08/22/2021 01:54 PM



**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

August 10, 2021

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

**Subject: Avery Ranch Road District #1 – 2021 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 2021 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.0665 per \$100 valuation for tax year 2021. This calculation is based upon the following values/assumptions:

2021 Certified Net Taxable Value of all property in the District: \$1,804,422,863.

2021 Taxpayer's Estimate of Value of Property Still under ARB Review: \$18,819,094.

Fiscal Year 2022 Debt Service Requirements and related fees of the District: \$1,255,850 (includes \$17,700 in other bond-related expenditures).

Debt service fund balance reduction: \$43,390.

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 2021.**

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 2021, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.06650 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 \_\_\_\_\_, 2021.

---

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**

**7.**

**Meeting Date:** 08/31/2021

Fiscal Year 2022 Adopted Tax Rate Pearson Place

**Submitted For:** Jerri Jones

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

**Department:** County Auditor

---

### Information

#### Agenda Item

Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Pearson Place Road District.

#### Background

The current tax rate (fiscal year 2021) for the district is \$0.1000. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.0900 be adopted to meet the debt service budget of \$334,950. 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 Road District Tax Rate Order

---

### Form Review

#### Inbox

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

#### Reviewed By

Becky Pruitt

#### Date

08/23/2021 02:54 PM

Started On: 08/22/2021 02:10 PM



**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

August 10, 2021

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

**Subject: Pearson Place Road District – 2021 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 2021 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.0900 per \$100 valuation for tax year 2021. This calculation is based upon the following values/assumptions:

2021 Certified Net Taxable Value of all property in the District: \$356,932,146.

2021 Taxpayer's Estimate of Value of Property Still under ARB Review: \$2,679,346.

Fiscal Year 2022 Debt Service Requirements of the District: \$334,950 (includes \$9,450 in other bond-related expenditures).

Debt service fund reduction: \$11,298.

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 2021.**

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 2021, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.0900 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 \_\_\_\_\_, 2021.

---

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**

**8.**

**Meeting Date:** 08/31/2021

Fiscal Year 2022 Adopted Tax Rate Northwoods

**Submitted For:** Melanie Denny

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

**Department:** County Auditor

---

**Information**

**Agenda Item**

Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Northwoods Road District #1.

**Background**

The current tax rate (fiscal year 2021) for the district is \$0.2725. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.2453 be adopted to meet the debt service budget of \$691,800. 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 Northwoods Road District #1.

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**

Northwoods Tax Rate Letter

Northwoods Road District #1 Tax Rate Order

---

**Form Review**

**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:55 PM

Started On: 08/22/2021 02:15 PM



**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

August 10, 2021

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

**Subject: Northwoods Road District #1 – 2021 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 2021 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.2453 per \$100 valuation for tax year 2021. This calculation is based upon the following values/assumptions:

2021 Certified Net Taxable Value of all property in the District: \$281,971,645.

2021 Taxpayer's Estimate of Value of Property Still under ARB Review: \$-0-.

Fiscal Year 2022 Debt Service Requirements of the District: \$691,800 (includes \$12,000 in other bond-related expenditures).

Use of debt service fund balance: \$122

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 2021.**

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 2021, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.2453 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 \_\_\_\_\_, 2021.

---

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****9.****Meeting Date:** 08/31/2021

Fiscal Year 2022 Adopted Tax Rate Somerset

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

---

**Information****Agenda Item**

Discuss, consider and take appropriate action regarding the adoption of the 2021 tax rate for Somerset Hills Road District #4.

**Background**

In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.2900 be adopted to meet the debt service budget of \$460,246. 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 Road District.

---

**Fiscal Impact**

From/To	Acct No.	Description	Amount
---------	----------	-------------	--------

**Attachments**

Somerset Hill Tax Rate Letter Revised

Somerset Hills Road District #4 Tax Rate Order

---

**Form Review****Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2021

**Reviewed By**

Becky Pruitt

**Date**

08/23/2021 02:56 PM

Started On: 08/22/2021 02:20 PM





**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

August 16, 2021 (Revised)

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

**Subject: Somerset Hills Road Improvement District #4 – 2021 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 being issued by the Somerset Hills Road Improvement District #4 (the "District"). We have received the 2021 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.2900 per \$100 valuation for tax year 2021. This calculation is based upon the following values/assumptions:

2021 Certified Net Taxable Value of all property in the District: \$137,866,852.

2021 Taxpayer's Estimate of Value of Property Still under ARB Review: \$165,203.

Fiscal Year 2022 Debt Service Requirements of the District: \$460,246 (includes \$9,000 in other bond-related expenditures).

Use of debt service fund balance: \$50,952

Collection rate: 100%.

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

Sincerely,

## ORDER

### **AN ORDER LEVYING TAXES FOR THE SOMERSET HILLS ROAD DISTRICT NO. 4 FOR THE TAX YEAR 2021.**

BE IT ORDERED BY THE BOARD OF THE SOMERSET HILLS ROAD DISTRICT NO. 4:

I.

That there is hereby levied and there shall be collected for the SOMERSET HILLS ROAD DISTRICT NO. 4, for the tax year 2021, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.2900 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 \_\_\_\_\_, 2021.

---

BILL GRAVELL, JR., County Judge  
On behalf of the Williamson County  
Commissioners Court Sitting as the  
Board of Directors of the  
Somerset Hills Road District No. 4