

NOTICE TO THE PUBLIC

AVERY RANCH ROAD DISTRICT No. 1
PEARSON PLACE ROAD DISTRICT
NORTHWOODS ROAD DISTRICT No. 1
SOMERSET HILLS ROAD DISTRICT No. 4

December 21, 2021
10:00 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, December 21, 2021, at 10:00 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. Discuss and take appropriate action on the Avery Ranch Road District, the Pearson Place Road District, the Northwoods Road District and the Somerset Hills Road District including, but not limited to payment of bills.
3. Discuss, consider, and take appropriate action on approving road district collections for the month of October 2021 for the Williamson County Tax Assessor/Collector.
4. Discuss, consider, and take appropriate action on approving road district collections for the month of November 2021 for the Williamson County Tax Assessor/Collector.

Bill Gravell, Jr., County Judge

Road District

2.

Meeting Date: 12/21/2021

Road District Invoices 12.21.21

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, the Northwoods Road District and the Somerset Hills Road District including, but not limited to payment of bills.

Background

The individual bills are attached for the first quarter payment due to Williamson Central Appraisal District (WCAD). The invoice from Sheets and Crossfield are professional services for the Somerset Road District for the month of October and November. The invoice from Specialized Public Finance is the annual debt disclosure service for the Avery Ranch Road District.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

- WCAD Avery Ranch Invoice
- WCAD Pearson Place Invoice
- WCAD Northwoods Invoice
- WCAD Somerset Hills No 4 Invoice
- Sheets & Crossfield October Invoice
- Sheets & Crossfield November Invoice
- Specialized Public Finance Invoice

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 12/14/2021

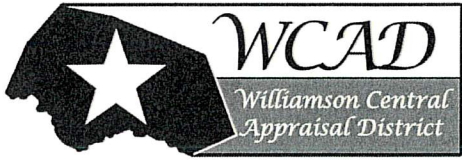
Reviewed By

Becky Pruitt

Date

12/14/2021 03:22 PM

Started On: 12/07/2021 01:01 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."

December 6, 2021

Avery Ranch Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Julie 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 your **first quarterly** payment in the amount of **\$1,633.75...Invoice #2022-003** that is due **prior to January 1, 2022**.

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

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.

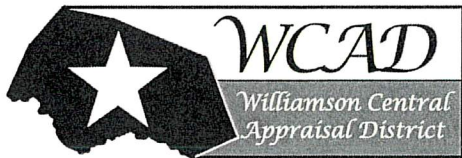
Please feel free to call if you have any questions.

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."

December 6, 2021

Pearson Place Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Julie 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 your **first quarterly** payment in the amount of **\$433.75...Invoice #2022-062** that is due **prior to January 1, 2022.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

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.

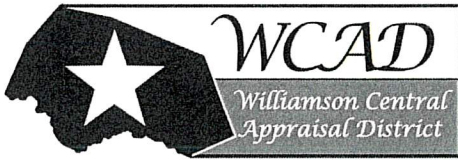
Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/kg



"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."

December 6, 2021

Northwoods Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Julie 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 your **first quarterly** payment in the amount of **\$924.75...Invoice #2022-055** that is due **prior to January 1, 2022.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

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.

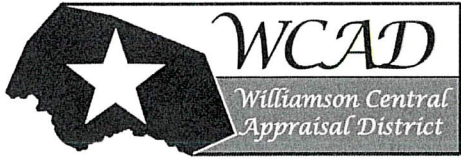
Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/kg



"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."

December 6, 2021

Somerset Hills Road District
Julie Kiley
Williamson County Auditor Office
710 S. Main Street, Suite 301
Georgetown, Texas 78626

Dear Julie 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 your **first quarterly** payment in the amount of **\$534.75...Invoice #2022-070** that is due **prior to January 1, 2022.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

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/kg

Sheets & Crossfield, PLLC

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

October 31, 2021
Invoice 53252

Williamson County
Williamson County Commissioner's Court
Honorable Judge Bill Gravell Jr.
710 Main Street
Georgetown, TX 78626

Somerset Road District 3 & 4
(Somerset Hills - P13)
Matter ID: 1027.0810

Professional Fees:

			<u>Hours</u>	<u>Amount</u>
09/27/21	CDC	Read and respond to email from Julie.	0.20	\$50.00
09/29/21	CDC	Review drafts of Somerset amended development agreement.	1.10	\$275.00
09/30/21	CDC	Phone conference with Julie.	0.20	\$50.00
	CDC	Read and respond to email from Hal regarding summary of abatements; read and respond to email from Julie regarding same.	0.40	\$100.00
10/19/21	CDC	Read and respond to email from Julie.	0.20	\$50.00
10/20/21	CDC	Phone conference with Julie regarding development agreement; read and respond to email from Julie.	0.50	\$125.00
10/22/21	CDC	Phone conference with Julie; prepare worksheet for Julie; draft revision to development agreement.	1.30	\$325.00
10/25/21	CDC	Finalize amended development agreement draft.	0.90	\$225.00
Sub-total Fees:			4.80	\$1,200.00
Total Now Due:				\$1,200.00

Note \$1,100.00 Somerset
\$ 100.00 Wilco

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Charlie Crossfield	4.80	250.00	\$1,200.00

Sheets & Crossfield, PLLC

309 E. Main St.
Round Rock, TX 78664

(512) 255-8877

November 30, 2021

Invoice 53455

Williamson County
Williamson County Commissioner's Court
Honorable Judge Bill Gravell Jr.
710 Main Street
Georgetown, TX 78626

Somerset Road District 3 & 4
(Somerset Hills - P13)
Matter ID: 1027.0810

Professional Fees:

			<u>Hours</u>	<u>Amount</u>
10/26/21	CDC	Conference with Julie.	0.20	\$50.00
10/29/21	CDC	Read and respond to email from Julie regarding agreement amendment.	0.20	\$50.00
11/03/21	CDC	Revise Somerset agreement; emails with Julie.	0.60	\$150.00
11/08/21	CDC	Phone conference with Julie; revise Development Agreement; email to Carol Polumbo.	0.50	\$125.00
Sub-total Fees:			<u>1.50</u>	<u>\$375.00</u>

Total Now Due:

\$ 375.00

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Charlie Crossfield	1.50	250.00	\$375.00



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

INVOICE

248 Addie Roy Road, Suite B-103
Austin, Texas 78746
Phone 512.275.7300 Fax 512.275.7305

DATE: April 7, 2021
INVOICE # 260-2021

Bill To:

Ms. Jerri Jones
Williamson County
710 Main Street
Suite 301
Georgetown, Texas 78626

Re: Avery Ranch Road District No. 1

DESCRIPTION	AMOUNT
Preparation and Filing of 2020 Annual Disclosure for General Obligation Debt	\$ 1,000.00
TOTAL	\$ 1,000.00

Make all checks payable to **Specialized Public Finance Inc.**
If you have any questions concerning this invoice, contact Monica Melvin at 512.275.7300

THANK YOU FOR YOUR BUSINESS!

Road District

3.

Meeting Date: 12/21/2021

Road District Collections – OCTOBER 2021

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 October 2021 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

100121-103121 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 11/18/2021

Reviewed By

Becky Pruitt

Date

11/18/2021 10:41 AM

Started On: 11/18/2021 10:38 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
October 31, 2021

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
2021	\$1,220,534.07	\$0.00	\$1,220,534.07	\$47,119.43	\$0.00	\$0.00	\$1,173,414.64	\$47,119.43	3.86%	3.86%	3.86%
2020 & Prior	\$4,772.89	\$0.00	\$4,772.89	\$23.30	\$4.90	\$0.00	\$4,749.59	\$23.30	0.49%	0.59%	
Total All	\$1,225,306.96	\$0.00	\$1,225,306.96	\$47,142.73	\$4.90	\$0.00	\$1,178,164.23	\$47,142.73	3.85%	3.85%	

Sommerset Hills 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
2021	\$399,501.97	\$0.00	\$399,501.97	\$21,455.45	\$0.00	\$0.00	\$378,046.52	\$21,455.45	5.37%	5.37%	5.42%
2020 & Prior	\$885.34	\$0.00	\$885.34	\$188.30	\$16.95	\$0.00	\$697.04	\$188.30	0.00%	0.00%	
Total All	\$400,387.31	\$0.00	\$400,387.31	\$21,643.75	\$16.95	\$0.00	\$378,743.56	\$21,643.75	5.41%	5.41%	

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
2021	\$324,002.71	\$0.00	\$324,002.71	\$14,566.64	\$0.00	\$0.00	\$309,436.07	\$14,566.64	4.50%	4.50%	4.50%
2020 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$324,085.70	\$0.00	\$324,085.70	\$14,566.64	\$0.00	\$0.00	\$309,519.06	\$14,566.64	4.49%	4.49%	

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
2021	\$690,726.33	\$0.00	\$690,726.33	\$19,505.27	\$0.00	\$0.00	\$671,221.06	\$19,505.27	2.82%	2.82%	2.82%
2020 & Prior	\$2,813.20	\$0.00	\$2,813.20	\$0.00	\$0.00	\$0.00	\$2,813.20	\$0.00	0.00%	0.00%	
Total All	\$693,539.53	\$0.00	\$693,539.53	\$19,505.27	\$0.00	\$0.00	\$674,034.26	\$19,505.27	2.81%	2.81%	

Road District

4.

Meeting Date: 12/21/2021

Road District Collections – November 2021

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 November 2021 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

110121-113021 Road Dist

Form Review

Inbox

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 12/16/2021

Reviewed By

Becky Pruitt

Date

12/16/2021 09:07 AM

Started On: 12/16/2021 08:52 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
November 30, 2021

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
2021	\$1,220,534.07	(\$326.94)	\$1,220,207.13	\$71,032.57	\$0.00	\$0.02	\$1,102,055.11	\$118,152.02	9.68%	9.68%	9.69%
2020 & Prior	\$4,772.89	(\$19.08)	\$4,753.81	\$4.03	\$5.08	\$0.00	\$4,726.48	\$27.33	0.57%	0.78%	
Total All	\$1,225,306.96	(\$346.02)	\$1,224,960.94	\$71,036.60	\$5.08	\$0.02	\$1,106,781.59	\$118,179.35	9.65%	9.65%	

Sommerset Hills 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
2021	\$399,501.97	(\$314.49)	\$399,187.48	\$19,321.02	\$0.00	\$0.00	\$358,411.01	\$40,776.47	10.21%	10.21%	10.27%
2020 & Prior	\$885.34	\$0.00	\$885.34	\$0.00	\$0.00	\$0.00	\$697.04	\$188.30	0.00%	0.00%	
Total All	\$400,387.31	(\$314.49)	\$400,072.82	\$19,321.02	\$0.00	\$0.00	\$359,108.05	\$40,964.77	10.24%	10.24%	

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
2021	\$324,002.71	\$1,239.67	\$325,242.38	\$26,158.38	\$0.00	\$0.00	\$284,517.36	\$40,725.02	12.52%	12.52%	12.52%
2020 & Prior	\$82.99	\$0.00	\$82.99	\$0.00	\$0.00	\$0.00	\$82.99	\$0.00	0.00%	0.00%	
Total All	\$324,085.70	\$1,239.67	\$325,325.37	\$26,158.38	\$0.00	\$0.00	\$284,600.35	\$40,725.02	12.52%	12.52%	

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
2021	\$690,726.33	\$73.30	\$690,799.63	\$43,792.34	\$0.00	\$0.00	\$627,502.02	\$63,297.61	9.16%	9.16%	9.17%
2020 & Prior	\$2,813.20	\$0.00	\$2,813.20	\$25.19	\$5.58	\$0.21	\$2,787.80	\$25.40	0.00%	0.00%	
Total All	\$693,539.53	\$73.30	\$693,612.83	\$43,817.53	\$5.58	\$0.21	\$630,289.82	\$63,323.01	9.13%	9.13%	