

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**

August 30, 2022
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, August 30, 2022, 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. 9:30 a.m. Public Hearing on the proposed 2022 tax rate of .0414 per \$100 valuation for Avery Ranch Road District #1.
3. 9:30 a.m. Public Hearing on the proposed 2022 tax rate of .07024 per \$100 valuation for Pearson Place Road District.
4. 9:30 a.m. Public Hearing on the proposed 2022 tax rate of .2075 per \$100 valuation for Northwoods Road District #1.
5. 9:30 a.m. Public Hearing on the proposed 2022 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 2022 tax rate for Avery Ranch Road District #1.
7. Discuss, consider and take appropriate action regarding the adoption of the 2022 tax rate for Pearson Place Road District.
8. Discuss, consider and take appropriate action regarding the adoption of the 2022 tax rate for Northwoods Road District #1.
9. Discuss, consider and take appropriate action regarding the adoption of the 2022 tax rate for Somerset Hills Road District #4.

Bill Gravell, Jr., County Judge

Road District**2.****Meeting Date:** 08/30/2022

Public Hearing on the Avery Ranch Tax Rate

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

Information**Agenda Item**

9:30 a.m. Public Hearing on the proposed 2022 tax rate of .0414 per \$100 valuation for Avery Ranch Road District #1.

Background

This is a public hearing on the proposed 2022 tax rate. The proposed rate was voted on August 16, 2022, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 30, 2022.

Proposed Tax Rate: .041400 per \$100

Preceding Year's Tax Rate: 066500 per \$100

No-New-Revenue Tax Rate:.055077 per \$100

Voter-Approval Tax Rate: .041400 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:14 PM

Started On: 08/17/2022 12:43 PM

Road District**3.****Meeting Date:** 08/30/2022

Public Hearing on the Pearson Place Tax Rate

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

Information**Agenda Item**

9:30 a.m. Public Hearing on the proposed 2022 tax rate of .07024 per \$100 valuation for Pearson Place Road District.

Background

This is a public hearing on the proposed 2022 tax rate. The proposed rate was voted on August 16, 2022, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 30, 2022.

Proposed Tax Rate: .070240 per \$100

Preceding Year's Tax Rate: .090000 per \$100

No-New-Revenue Tax Rate: .078277 per \$100

Voter-Approval Tax Rate: .070240 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:14 PM

Started On: 08/17/2022 12:47 PM

Road District**4.****Meeting Date:** 08/30/2022

Public Hearing on the Northwoods Tax Rate

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

Information**Agenda Item**

9:30 a.m. Public Hearing on the proposed 2022 tax rate of .2075 per \$100 valuation for Northwoods Road District #1.

Background

This is a public hearing on the proposed 2022 tax rate. The proposed rate was voted on August 16, 2022, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 30, 2022.

Proposed Tax Rate: 0.207500 per \$100

Preceding Year's Tax Rate: 0.245300 per \$100

No-New-Revenue Tax Rate: 0.208966 per \$100

Voter-Approval Tax Rate: 0.207500 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:15 PM

Started On: 08/17/2022 12:51 PM

Road District**5.****Meeting Date:** 08/30/2022

Public Hearing on the Somerset Tax Rate

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

Information**Agenda Item**

9:30 a.m. Public Hearing on the proposed 2022 tax rate of .2900 per \$100 valuation for Somerset Hills Road District #4.

Background

This is a public hearing on the proposed 2022 tax rate. The proposed rate was voted on August 16, 2022, and this is the rate for the debt service budget for the district. The tax rate will be adopted August 30, 2022.

Proposed Tax Rate: 0.290000 per \$100

Preceding Year's Tax Rate: 0.290000 per \$100

No-New-Revenue Tax Rate: 0.221030 per \$100

Voter-Approval Tax Rate: 0.290000 per \$100

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

No file(s) attached.

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:15 PM

Started On: 08/17/2022 12:53 PM

Road District**6.****Meeting Date:** 08/30/2022

Fiscal Year 2023 Adopted Tax Rate - Avery

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 2022 tax rate for Avery Ranch Road District #1.

Background

The current tax rate (fiscal year 2022) for the district is \$0.0665. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.0414 be adopted to meet the debt service budget of \$1,012,900. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate.

Fiscal Impact

From/To	Acct No.	Description	Amount
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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: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:16 PM

Started On: 08/17/2022 12:55 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

Garry R. Kimball
Managing Director

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August 2, 2022

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

Subject: Avery Ranch Road District #1 – 2022 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 2022 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.0414 per \$100 valuation for tax year 2022. This calculation is based upon the following values/assumptions:

2022 Certified Net Taxable Value of all property in the District: \$2,183,129,148.

2022 Taxpayer's Estimate of Value of Property Still under ARB Review: \$28,331,676.

Fiscal Year 2023 Debt Service Requirements and related fees of the District: \$1,012,900 (includes \$18,400 in other bond-related expenditures).

Debt service fund balance reduction: \$97,350.

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 2022.

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 2022, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.0414 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 _____, 2022.

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:** 08/30/2022

Fiscal Year 2023 Adopted Tax Rate - Pearson Place

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 2022 tax rate for Pearson Place Road District.

Background

The current tax rate (fiscal year 2022) for the district is \$0.090000. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.07024 be adopted to meet the debt service budget of \$336,425. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate.

Fiscal Impact

From/To	Acct No.	Description	Amount
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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: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:16 PM

Started On: 08/17/2022 12:56 PM



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August 2, 2022

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

Subject: Pearson Place Road District – 2022 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 2022 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.07024 per \$100 valuation for tax year 2022. This calculation is based upon the following values/assumptions.

2022 Certified Net Taxable Value of all property in the District: \$412,082,177.

2022 Taxpayer's Estimate of Value of Property Still under ARB Review: \$3,329,292.

Fiscal Year 2023 Debt Service Requirements of the District: \$336,425 (includes \$9,325 in other bond-related expenditures).

Debt service fund reduction: \$44,476.

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 2022.

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 2022, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.07024 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 _____, 2022.

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:** 08/30/2022

Fiscal Year 2023 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 2022 tax rate for Northwoods Road District #1.

Background

The current tax rate (fiscal year 2022) for the district is \$0.2453. In order to meet the debt service obligations of the district it is being recommended that a tax rate of \$0.2075 be adopted to meet the debt service budget of \$694,850. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation and the recommendation for the rate.

Fiscal Impact

From/To	Acct No.	Description	Amount
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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: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:17 PM

Started On: 08/17/2022 12:57 PM



SPECIALIZED PUBLIC FINANCE INC.
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August 2, 2022

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

Subject: Northwoods Road District #1 – 2022 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 2022 certified values from the Williamson County Appraisal District and would recommend the County adopt a debt service tax rate of \$0.2075 per \$100 valuation for tax year 2022. This calculation is based upon the following values/assumptions:

2022 Certified Net Taxable Value of all property in the District: \$326,374,132.

2022 Taxpayer's Estimate of Value of Property Still under ARB Review: \$4,138,946.

Fiscal Year 2023 Debt Service Requirements of the District: \$694,850 (includes \$11,850 in other bond-related expenditures).

Use of debt service fund balance: \$9,033

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 2022.

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 2022, upon all property, real, personal, and mixed, within the corporate limits of said District subject to taxation, of a debt rate of \$0.2075 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 _____, 2022.

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:** 08/30/2022

Fiscal Year 2023 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 2022 tax rate for Somerset Hills Road District #4.

Background

The current tax rate (fiscal year 2022) 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 \$0.2900 be adopted to meet the estimated debt service budget of \$960,146. Attached is a letter from Garry Kimball, financial advisor, that gives the highlights of the assessed valuation.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Somerset Hill Tax Rate Letter

Somerset Hills Road District #4 Tax Rate Order

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Melanie Denny

Final Approval Date: 08/23/2022

Reviewed By

Becky Pruitt

Date

08/23/2022 01:17 PM

Started On: 08/17/2022 12:58 PM



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

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August 8, 2022

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 – 2022 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 2022 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 2022. This calculation is based upon the following values/assumptions:

2022 Certified Net Taxable Value of all property in the District: \$260,515,254.

2022 Taxpayer's Estimate of Value of Property Still under ARB Review: \$10,418,888.

Fiscal Year 2023 Debt Service Requirements of the District: \$960,146 (includes \$11,000 in other bond-related expenditures).

Use of debt service fund balance: \$174,485

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 2022.

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 2022, 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 _____, 2022.

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