

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**

October 18, 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, October 18, 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. Discuss, consider, and take appropriate action on the Avery Ranch Road District, the Pearson Place Road District, the Northwoods Road District and Somerset 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 September 2022 for the Williamson County Tax Assessor/Collector.

Bill Gravell, Jr., County Judge

Road District**2.****Meeting Date:** 10/18/2022

Road District Invoices

Submitted By: Tomika Lynce, County Auditor**Department:** County Auditor

Information**Agenda Item**

Discuss, consider, and take appropriate action on the Avery Ranch Road District, the Pearson Place Road District, the Northwoods Road District and Somerset Road District including, but not limited to payment of bills.

Background

The individual bills are attached for the payments due from Somerset District #4 to Williamson County in the amount of \$10,166,736.42, Pulte in the amount of \$622,503.22 and Sin Tierra, LLC in the amount of \$2,130,559.06. These payments include the principal and interest amounts and represent the original sunk costs for the developers and the County. An audit letter is also attached stating that the Williamson County Auditor's Office has reviewed and audited all expenses as well as additional information.

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

Pulte Invoice

Sin Tierra, LLC Invoice

Williamson County Invoice

Audit Letter

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Tomika Lynce

Final Approval Date: 10/12/2022

Reviewed By

Becky Pruitt

Date

10/12/2022 03:45 PM

Started On: 10/12/2022 11:57 AM



Julie M. Kiley
Auditor's Office
Williamson County Courthouse
710 Main Street, Suite 301
Georgetown, Texas 78626

September 14, 2022

Re: Somerset Road District Pulte Sunk Costs Reimbursement for District #4

Dear Julie Kiley:

Please wire \$587,225 plus interest using the instructions provided. If you need anything else feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Ashlock".

Stephen Ashlock
Vice President of Land Development
512-532-3355



Auditor's Office
c/o Tomika Lynce
Williamson County Courthouse
710 Main Street, Suite 301
Georgetown, Texas 78626
Phone: 512/943-1500
Fax: 512/943-1567

Sin Tierra, LLC (successor in interest from Somerset Hills, Ltd.)
c/o Glenn H. Aaronson (Managing Member)
801 W 5th St Ste 206
Austin, Texas 78703

RE: Somerset Hills Road District No. 3 & 4, Williamson County, Georgetown, Texas

Dear Ms. Lynce,

Sin Tierra, LLC confirms the receipt of the recently executed 'First Amendment to Amended and Restated Development Agreement with Somerset Hills Road Districts No.'s 3 and 4' as well as the 'Somerset Letter' (since corrected) received by the Sin Tierra, LLC partnership; which both detail the terms of provisions of the amounts due from Somerset District #3 and #4 as reimbursable proceeds to both Sin Tierra, LLC and Pulte Homes of Texas.

On this basis, Sin Tierra, LLC kindly requests the disbursement of Two Million, Eight Thousand, Two Hundred and Thirty-Five Dollars and Forty-Nice Cents (\$2,008,235.49) (as Sin Tierra's share of the Developer Sunk Costs from District #4) in addition to One Hundred and Twenty-Two Thousand, Three Hundred and Twenty-Three Dollars and Fifty-Seven Cents (\$122,323.57) (for interest due on said Developer Sunk Cost) for a **total distribution of Two Million, One Hundred and Thirty Thousand, Five Hundred and Fifty-Nine Dollars and Six Cents (\$2,130,559.06)**, as reimbursement proceeds for Somerset District #4 in total.

Sin Tierra, LLC's wire instructions are as follows:

Beneficiary Name: Sin Tierra, LLC
Beneficiary Address: 801 W 5th St Ste 206, Austin, Texas 78703

[REDACTED]

Thank you for your attention to this matter.

Sincerely,


Glenn. H Aaronson



October 11, 2022

Ms. Julie Kiley
Williamson County Auditor's Office
710 Main Street, Suite 301
Georgetown, TX 78626

Dear Ms. Kiley:

Williamson County acknowledges the recently executed 'First Amendment to the Amended and Restated Development Agreement' with Somerset Hills Road Districts 3 and 4. The amendment details the terms of provisions of the amounts due from the Somerset Districts to Williamson County, Sin Tierra, LLC, and Pulte Homes of Texas.

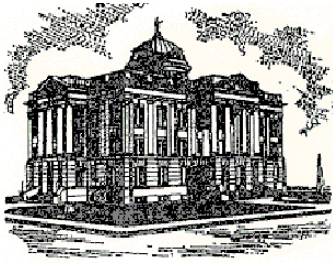
Pursuant to the agreement, Williamson County requests \$9,237,358 plus interest from Somerset Hills Road District 4. The funds will be transferred to the Williamson County Capital Projects Fund to credit Ronald Reagan Boulevard projects.

Sincerely,

Robert B. Daigh, P.E.
Senior Director of Infrastructure

WILLIAMSON COUNTY

512.943.3330
bdaigh@wilco.org www.wilco.org
3151 S.E. Inner Loop
Georgetown, TX 78626



AUDITOR'S OFFICE
Williamson County Courthouse
710 Main Street, Suite 301
Georgetown, Texas 78626
Phone: 512/943-1500
Fax: 512/943-1567

Somerset Road District No. 3 & 4
Williamson County
Georgetown, Texas

A review has been completed with respect to the amount to be reimbursed to Somerset Hills Management, as the developer sunk costs and Williamson County, the County sunk costs. The procedures performed are summarized below:

1. Information for the costs to be reimbursed to the developer was obtained from an in-depth review of reimbursable costs. This information included invoices paid by the developer on behalf of the District.
2. Review of construction and other significant documents.
3. Review with District's consultants, including engineers and attorneys, regarding eligibility of items submitted for reimbursement.

As a result of these procedures, the Sunk Costs total \$3,327,512. The sunk costs will be split between District #3 at 22% and District #4 at 78%.

Of this amount, Somerset Hills Management II (Sin Terra, LLC) is due \$2,008,235 from District #4 and \$566,425 from District #3 and Pulte Homes of Texas (Pulte Nevada, I LLC) is due \$165,627 from District #3 and \$587,225 from District #4.

Williamson County is due \$3,273,547 from District #3 and 11,606,214 from District #4.

Eligible reimbursement costs will be reimbursed together with interest calculated from the respective dates of advancement of the of the funds for each eligible reimbursement costs to the date of reimbursement at an annual interest rate equal to the net effective interest rate on the respective series of bonds being issued for such reimbursement or the borrowing rate of the party being reimbursed for the eligible costs, whichever is less.

Sincerely,

Tomika Lynce
Tomika Lynce

Road District**3.****Meeting Date:** 10/18/2022

Road District Collections – September 2022

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 September 2022 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount
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Attachments

090122-093022 Road Dist

Form Review**Inbox**

County Judge Exec Asst.

Form Started By: Renee Clark

Final Approval Date: 10/13/2022

Reviewed By

Becky Pruitt

Date

10/13/2022 09:24 AM

Started On: 10/13/2022 09:09 AM

YEAR TO DATE - COLLECTION REPORT
Williamson County Road Districts
September 30, 2022

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	(\$1,147.62)	\$1,219,386.45	\$576.59	\$145.20	\$0.00	\$1,164.64	\$1,218,221.81	99.90%	100.09%	100.11%
2020 & Prior	\$4,772.89	(\$134.65)	\$4,638.24	(\$119.03)	\$0.00	\$0.00	\$4,465.08	\$173.16	3.73%	5.40%	
Total All	\$1,225,306.96	(\$1,282.27)	\$1,224,024.69	\$457.56	\$145.20	\$0.00	\$5,629.72	\$1,218,394.97	99.54%	99.73%	

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	(\$116.34)	\$399,385.63	\$1,108.17	\$42.34	\$0.00	\$1,852.00	\$397,533.63	99.54%	99.67%	99.70%
2020 & Prior	\$885.34	(\$71.54)	\$813.80	\$0.00	\$0.00	\$0.00	\$697.04	\$116.76	0.00%	0.00%	
Total All	\$400,387.31	(\$187.88)	\$400,199.43	\$1,108.17	\$42.34	\$0.00	\$2,549.04	\$397,650.39	99.36%	99.50%	

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
2021	\$324,002.71	\$1,064.82	\$325,067.53	(\$33.44)	\$0.00	\$0.00	\$0.00	\$325,067.53	100.00%	100.13%	100.13%
2020 & Prior	\$82.99	(\$3.16)	\$79.83	\$0.00	\$0.00	\$0.00	\$82.99	(\$3.16)	0.00%	0.00%	
Total All	\$324,085.70	\$1,061.66	\$325,147.36	(\$33.44)	\$0.00	\$0.00	\$82.99	\$325,064.37	99.97%	100.10%	

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	(\$91.02)	\$690,635.31	\$0.00	\$0.00	\$0.00	\$912.60	\$689,722.71	99.87%	100.03%	100.04%
2020 & Prior	\$2,813.20	\$0.00	\$2,813.20	\$0.00	\$0.00	\$0.00	\$2,787.80	\$25.40	0.00%	0.00%	
Total All	\$693,539.53	(\$91.02)	\$693,448.51	\$0.00	\$0.00	\$0.00	\$3,700.40	\$689,748.11	99.47%	99.63%	