

MINUTESof theWILLIAMSON COUNTY COMMISSIONERS' COURT MEETINGNovember 18, 2003

THE STATE OF TEXAS)(

COUNTY OF WILLIAMSON)(

BE IT REMEMBERED that at 9:35 a.m. on November 18, 2003, a SPECIAL SESSION of the Commissioners' Court of Williamson County, Texas, was held with the following being present, to-wit:

JOHN C. DOERFLER, County Judge
MICHAEL L. HEILIGENSTEIN, Commissioner, Precinct 1
GREGORY W. BOATRIGHT, Commissioner, Precinct 2
DAVID HAYS, Commissioner, Precinct 3
FRANKIE LIMMER, Commissioner, Precinct 4
EUGENE D. TAYLOR, County Attorney
NANCY E. RISTER, County Clerk

AGENDA ITEM 1

Hear any interested person and consider forming the next agenda or adding items to today's agenda.

David Harper updated the court regarding Capital Metro.

Carol Woods addressed the court in appreciation for support of the Texas Mission of Mercy.

Tom Yantis, in his capacity as the Assistant City Manager of the City of Georgetown, addresses the court on the establishment of a taxing reinvestment zone for the Simon properties, per the regulations set forth in the Texas Tax Code.

Leo Woods and Latriece Hertzler give an update on the Urban Counties entitlement program (HUD), which is being managed by Leo Woods and Associates.

< Attachment >



October 9, 2003

Mr. Mark Bobinger, President
Board of Trustees
Georgetown Independent School District
603 Lakeway Drive
Georgetown, Texas 78628

CERTIFIED MAIL
NO. 7002 0860 0002 2776 9545
RETURN RECEIPT REQUESTED

Honorable John C. Doerfler, County Judge
Williamson County Commissioners' Court
710 Main Street
Georgetown, Texas 78626

CERTIFIED MAIL
NO. 7002 0860 0002 2776 9569
RETURN RECEIPT REQUESTED

Re: Notice of the City of Georgetown's Intent to Create the Wolf Ranch Reinvestment Zone and Notice of Public Hearing

Dear Mr. Bobinger and Judge Doerfler:

I write today to provide you with official notice of the City of Georgetown's intent to commence the process of creating a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code to be known as the Wolf Ranch Reinvestment Zone (the "Zone"). The City is further requesting that the Board of Trustees of the Georgetown Independent School District and the Commissioners' Court of Williamson County, respectively, designate an authorized representative as required by Chapter 311 of the Texas Tax Code to act on behalf of the School District and County, respectively, in connection with any further meetings on the proposed Wolf Ranch Reinvestment Zone. Although the City is not requesting either the School District or the County to participate in the Zone, this notice is required by the Tax Code and the City does want to keep you informed on this matter and be available to answer any questions that you may have.

The area proposed to be included in the Zone consists of the 102 acre tract (+/-) situated at the southwest corner of IH 35 S and SH 29 that is to be developed by an affiliate of SIMON Properties Group as an outdoor shopping and restaurant site. A map showing the general location of the property is enclosed for your reference. Also enclosed is a copy of the Planned Unit Development Ordinance recently approved by the City Council of the City of Georgetown that generally describes the project and the proposed development.

The City Council will hold a public hearing on the creation of the Zone on **December 9, 2003**. The City staff is in the process of developing the project and Financing Plan required by Chapter 311 of the Texas Tax Code; a copy of the plan will be sent to you as soon as it is complete. At this time it is estimated that the general impact of the proposed Zone on property values and tax revenues will be as shown on the attached tables.

Mr. Mark Bobinger
Honorable John C. Doerfler
October 9, 2003
Page 2 of 2

As required by Section 311.003(f) of the Texas Tax Code, the City would like to make a brief formal presentation to the School Board on November 17, 2003, and to the County Commissioner's Court on November 18, 2003. Please let me know as soon as possible if those dates work for you.

If you have any questions about the proposed Zone, please do not hesitate to call me at 930-2507 or e-mail me at tky@georgetowntx.org.
Sincerely,



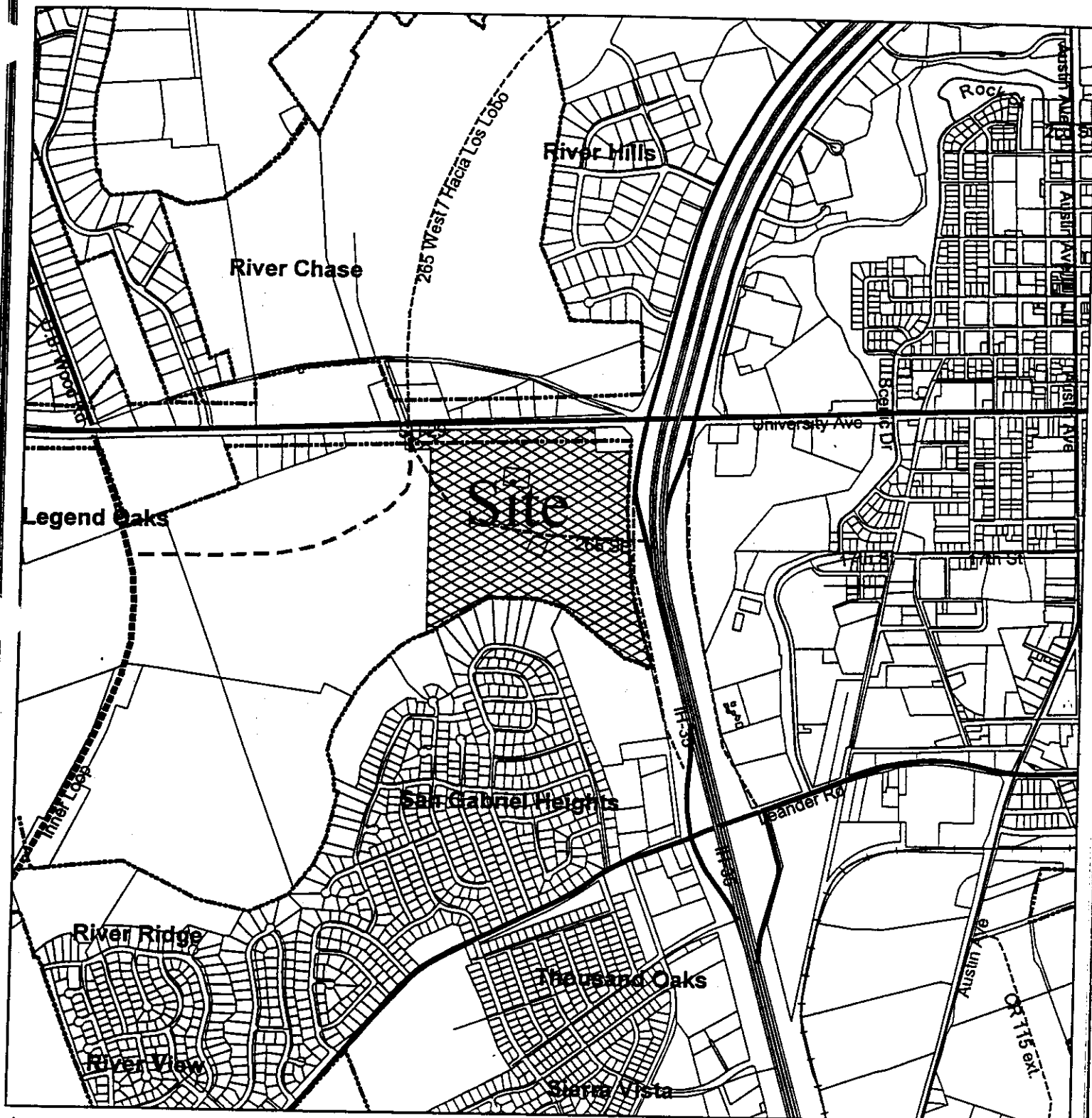
Tom Yantis
Assistant City Manager

Enclosures

cc: (w/o enclosures)
Carol Polumbo, McCall, Parkhurst & Horton
Garry Kimball, First Southwest
Charlie Crossfield, Sheets & Crossfield, LLP
Micki Rundell, Director of Finance, City of Georgetown
Trish Carls, Brown & Carls, LLP

LOCATION MAP

Exhibit A
Simon Wolf Ranch



Legend

- | | |
|------------------|--------------|
| Road Type | City Limits |
| Collector | ETJ Boundary |
| Freeway | Parcels |
| Local | |
| Major Arterial | |
| Minor Arterial | |
| Proposed Art | |
| Proposed Coll | |
| Railroad | |

City of Georgetown
Planning and Development Services Division:
Draft Cartographic Data for Planning Purposes Only
April 25, 2003



0 500 1,000 1,500 2,000 4,000 Feet

TAX IMPACT - WOLF RANCH TIRZ

Williamson County TaxRate	0.000001
Georgetown ISD TaxRate	0.000001
Annual Growth	3%

YEAR	APPRaised VALUATION	Williamson County		Georgetown ISD	
		Annual Revenue	Cumulative Revenue	Annual Revenue	Cumulative Revenue
Base Year	\$ 3,615,480				
1	\$ 28,225,177	\$ 135,992	\$ 135,992	\$ 498,174	\$ 498,174
2	\$ 43,110,729	\$ 207,712	\$ 343,704	\$ 760,904	\$ 1,259,079
3	\$ 53,540,752 (1)	\$ 257,965	\$ 601,668	\$ 944,994	\$ 2,204,073
4	\$ 55,146,975	\$ 265,704	\$ 867,372	\$ 973,344	\$ 3,177,417
5	\$ 56,801,384	\$ 273,675	\$ 1,141,047	\$ 1,002,544	\$ 4,179,962
6	\$ 58,505,425	\$ 281,885	\$ 1,422,932	\$ 1,032,621	\$ 5,212,582
7	\$ 60,260,588	\$ 290,342	\$ 1,713,273	\$ 1,063,599	\$ 6,276,182
8	\$ 62,068,406	\$ 299,052	\$ 2,012,325	\$ 1,095,507	\$ 7,371,689
9	\$ 63,930,458	\$ 308,023	\$ 2,320,348	\$ 1,128,373	\$ 8,500,062
10	\$ 65,848,372	\$ 317,264	\$ 2,637,612	\$ 1,162,224	\$ 9,662,285
11	\$ 67,823,823	\$ 326,782	\$ 2,964,394	\$ 1,197,090	\$ 10,859,376
12	\$ 69,858,537	\$ 336,585	\$ 3,300,980	\$ 1,233,003	\$ 12,092,379
13	\$ 71,954,294	\$ 346,683	\$ 3,647,663	\$ 1,269,993	\$ 13,362,372
14	\$ 74,112,922	\$ 357,083	\$ 4,004,746	\$ 1,308,093	\$ 14,670,465
15	\$ 76,336,310	\$ 367,796	\$ 4,372,542	\$ 1,347,336	\$ 16,017,801
16	\$ 78,626,399	\$ 378,830	\$ 4,751,372	\$ 1,387,756	\$ 17,405,557
17	\$ 80,985,191	\$ 390,195	\$ 5,141,567	\$ 1,429,389	\$ 18,834,946
18	\$ 83,414,747	\$ 401,901	\$ 5,543,467	\$ 1,472,270	\$ 20,307,216
19	\$ 85,917,189	\$ 413,958	\$ 5,957,425	\$ 1,516,438	\$ 21,823,655
20	\$ 88,494,705	\$ 426,376	\$ 6,383,801	\$ 1,561,932	\$ 23,385,586
21	\$ 91,149,546	\$ 439,168	\$ 6,822,969	\$ 1,608,789	\$ 24,994,376
22	\$ 93,884,032	\$ 452,343	\$ 7,275,312	\$ 1,657,053	\$ 26,651,429
23	\$ 96,700,553	\$ 465,913	\$ 7,741,224	\$ 1,706,765	\$ 28,358,193
24	\$ 99,601,570	\$ 479,890	\$ 8,221,115	\$ 1,757,968	\$ 30,116,161

(1) Buildout occurs in Year 3, valuations increase annually 3% thereafter

AGENDA ITEM 2

Read and approve the minutes of the meeting of November 4, 2003.

Moved: **Commissioner Limmer**

Seconded: **Commissioner Boatright**

Motion: To approve the minutes of the meeting of November 4, 2003, with the understanding the Item 28 is pending approval by the county attorney.

Vote: **4 – 0**. **Commissioner Hays** was absent from the dais.

AGENDA ITEM 3

Hear County Auditor concerning invoices and bills submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To authorize the payment of bills totaling \$1,775,762.39 in computer printout from the proper line items, if found by the County Auditor to be legal expenses as appropriated in the 2003/2004 County Budget.

Vote: **4 – 0**. **Commissioner Hays** was absent from the dais. **Commissioner Limmer** abstained from the vote on Invoices #200395 & #200397 from Providence Funeral Home. (page 12 for November 14, 2003 bills and page 8 of November 7, 2003 bills). (Conflict of Interest affidavit attached).

< Attachment >