

By: Brown of Kaufman

H.B. No. 3614

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation, administration, powers, duties,
3 operation, and financing of the Kingsborough Municipal Utility
4 District No. 8 of Kaufman County.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. DEFINITIONS. In this Act:

7 (1) "Board" means the board of directors of the
8 district.

9 (2) "Commission" means the Texas Commission on
10 Environmental Quality.

11 (3) "District" means the Kingsborough Municipal
12 Utility District No. 8 of Kaufman County.

13 SECTION 2. CREATION. (a) A conservation and reclamation
14 district, to be known as the Kingsborough Municipal Utility
15 District No. 8 of Kaufman County, is created in Kaufman County,
16 subject to approval at a confirmation election under Section 13 of
17 this Act.

18 (b) The district is a governmental agency and a political
19 subdivision of this state.

20 SECTION 3. AUTHORITY FOR CREATION. The district is created
21 under and is essential to accomplish the purposes of Section 52,
22 Article III, and Section 59, Article XVI, Texas Constitution.

23 SECTION 4. FINDING OF BENEFIT AND PUBLIC PURPOSE. (a) The
24 district is created to serve a public use and benefit.

1 (b) All of the land and other property included within the
2 boundaries of the district will be benefited by the works and
3 projects that are to be accomplished by the district under powers
4 conferred by Section 52, Article III, and Section 59, Article XVI,
5 Texas Constitution.

6 SECTION 5. BOUNDARIES. The boundaries of the district are
7 as follows:

8 BEING all that certain lot, tract or parcel of land located in
9 the J. G. Moore Survey, Abstract No. 309 and the D. Wilkerson
10 Survey, Abstract No. 566, Kaufman County, Texas, and being a
11 portion of that certain called 1000 acre tract of land conveyed to
12 Fitzpatrick, Ltd., according to the deed filed for record in Volume
13 1166, Page 368 of the Deed Records of Kaufman County, Texas, and
14 being a portion of that certain called 81 acre tract of land
15 conveyed to said Fitzpatrick, Ltd., according to the deed filed for
16 record in Volume 1166, Page 377, of said Deed Records, and being
17 more particularly described by metes and bounds as follows:

18 COMMENCING at the North corner of said called 1000 acre tract
19 and the East corner of that certain tract of land conveyed to the
20 West Foundation, and described as Tract K31 in the deed filed for
21 record in Volume 749, Page 245, Deed Records, Kaufman County,
22 Texas, said point also being in County Road No. 260 (an undefined
23 width public roadway);

24 THENCE South 47 deg. 51 min. 37 sec. East, along the Northeast
25 boundary line of said called 1000 acre tract, and generally along
26 said County Road No. 260, a distance of 1400.00 feet;

27 THENCE South 46 deg. 15 min. 37 sec. East, continuing along

1 the Northeast boundary line of said called 1000 acre tract and
2 generally along said County Road No. 260, a distance of 1273.15
3 feet, to the POINT OF BEGINNING;

4 THENCE South 46 deg. 15 min. 37 sec. East, continuing along
5 the Northeast boundary line of said called 1000 acre tract, a
6 distance of 2092.15 feet;

7 THENCE South 44 deg. 01 min. 29 sec. West, departing the
8 Northeast boundary line of said called 1000 acre tract, a distance
9 of 8996.63 feet, to the beginning of a non-tangent curve to the left
10 having a radius of 3635.85 feet;

11 THENCE along said curve to the left and in a Southwesterly
12 direction, through a central angle of 02 deg. 17 min. 33 sec., an
13 arc length of 145.47 feet, said non-tangent curve to the left also
14 having a long chord which bears South 86 deg. 07 min. 33 sec. West,
15 145.46 feet, to the West boundary line of the aforementioned called
16 81 acre tract of land;

17 THENCE North 02 deg. 58 min. 25 sec. East, along the West
18 boundary line of said called 81 acre tract, a distance of 566.92
19 feet;

20 THENCE North 45 deg. 15 min. 01 sec. East, departing the West
21 boundary line of said called 81 acre tract, a distance of 717.14
22 feet, to the beginning of a non-tangent curve to the left having a
23 radius of 2640.00 feet;

24 THENCE along said non-tangent curve to the left and in a
25 Northwesterly direction, through a central angle of 68 deg. 55 min.
26 31 sec., an arc length of 3175.85 feet, said non-tangent curve also
27 having a long chord which North 10 deg. 47 min. 15 sec. East,

1 2987.79 feet;

2 THENCE North 44 deg. 01 min 29 sec. East, a distance of
3 5450.63 feet, to the POINT OF BEGINNING and containing 323.765
4 acres (14,103,216 square feet), of land.

5 SECTION 6. FINDINGS RELATING TO BOUNDARIES. The
6 legislature finds that the boundaries and field notes of the
7 district form a closure. If a mistake is made in the field notes or
8 in copying the field notes in the legislative process, the mistake
9 does not affect in any way:

10 (1) the organization, existence, or validity of the
11 district;

12 (2) the right of the district to impose taxes; or

13 (3) the legality or operation of the district or the
14 board.

15 SECTION 7. GENERAL POWERS. (a) Except as provided by
16 Subsection (b) of this section, the district has all of the rights,
17 powers, privileges, authority, functions, and duties provided by
18 the general law of this state, including Chapters 49 and 54, Water
19 Code, applicable to municipal utility districts created under
20 Section 59, Article XVI, Texas Constitution. This Act prevails
21 over any provision of general law that is in conflict or
22 inconsistent with this Act.

23 (b) The district may not provide retail water service to an
24 area designated by ordinance or resolution of the governing body of
25 a municipality as within the water service area, extraterritorial
26 jurisdiction, or corporate limits of that municipality if the
27 municipality:

1 (1) has a population of less than 5,000; and

2 (2) has not given its express written consent.

3 SECTION 8. ADDITIONAL POWERS. (a) The district has the
4 additional rights, powers, privileges, authority, and functions
5 provided by this section.

6 (b) To the extent authorized by Section 52, Article III,
7 Texas Constitution, the district may provide for the construction,
8 maintenance, and operation inside or outside the boundaries of the
9 district of:

10 (1) paved roads and turnpikes; or

11 (2) works, facilities, or improvements related to the
12 roads and turnpikes.

13 SECTION 9. BONDS. (a) The district may issue bonds as
14 provided by Chapters 49 and 54, Water Code, and the general laws of
15 this state.

16 (b) The district may issue bonds, notes, or other
17 obligations of the district to finance construction, maintenance,
18 and operation under Section 8 of this Act and may impose a tax to pay
19 the principal of or interest on bonds issued under this subsection.

20 (c) The district may not issue bonds under Subsection (b) of
21 this section unless the issuance is approved by a vote of a
22 two-thirds majority of the qualified voters of the district voting
23 at an election called for that purpose. Bonds, notes, or other
24 obligations issued or incurred under Subsection (b) of this section
25 may not exceed one-fourth of the assessed value of the real property
26 in the district.

27 (d) Sections 49.181 and 49.182, Water Code, do not apply to

1 projects undertaken by the district under Section 8(b) of this Act
2 or to bonds issued by the district under Subsection (b) of this
3 section.

4 SECTION 10. EMINENT DOMAIN. The district may exercise the
5 right of eminent domain, as provided by Section 49.222, Water Code,
6 only within the boundaries of the district.

7 SECTION 11. BOARD OF DIRECTORS. (a) The district is
8 governed by a board of five directors.

9 (b) Temporary directors serve until initial directors are
10 elected under Section 13 of this Act.

11 (c) Initial directors serve until permanent directors are
12 elected under Section 14 of this Act.

13 (d) Permanent directors serve staggered four-year terms.

14 (e) Each director must qualify to serve as director in the
15 manner provided by Section 49.055, Water Code.

16 SECTION 12. APPOINTMENT OF TEMPORARY DIRECTORS. (a) On or
17 after the effective date of this Act, a person who owns land in the
18 district may submit a petition to the commission requesting that
19 the commission appoint as temporary directors the five persons
20 named in the petition.

21 (b) Subject to Subsection (e) of this section, the
22 commission shall appoint as temporary directors the five persons
23 named in the first petition received by the commission.

24 (c) If a temporary director fails to qualify for office, the
25 commission shall appoint a person to fill the vacancy.

26 (d) As soon as practicable after all of the temporary
27 directors have qualified, the temporary directors shall meet and

1 elect officers from among their membership.

2 (e) The commission may appoint temporary directors for a
3 district that is located wholly or in part within an area designated
4 by ordinance or resolution of the governing body of a municipality
5 with a population of less than 5,000 as the water service area,
6 extraterritorial jurisdiction, or corporate limits of that
7 municipality only if the municipality has given its express written
8 consent to the creation of the district. The municipality may give
9 its consent only on the execution of a written agreement between the
10 developer of the district and a school district affiliated with the
11 municipality providing that the district will:

12 (1) fund the construction of buildings and
13 improvements for the school district; and

14 (2) establish an educational fund for the school
15 district of an amount based on an annually determined transaction
16 fee on the sale and resale of any home within the district
17 boundaries for the duration of the existence of the district.

18 SECTION 13. CONFIRMATION AND INITIAL DIRECTORS ELECTION.

19 (a) Subject to Subsection (b) of this section, the temporary board
20 of directors shall call and hold an election to confirm
21 establishment of the district and to elect five initial directors
22 in the manner provided by Chapter 49, Water Code.

23 (b) The temporary board of directors may call and hold an
24 election to confirm establishment of a district that is located
25 wholly or in part within an area designated by ordinance or
26 resolution of the governing body of a municipality with a
27 population of less than 5,000 as the water service area,

1 extraterritorial jurisdiction, or corporate limits of that
2 municipality only if the municipality has given its express written
3 consent to the creation of the district. The municipality may give
4 its consent only on the execution of a written agreement between the
5 developer of the district and a school district affiliated with the
6 municipality providing that the district will:

7 (1) fund the construction of buildings and
8 improvements for the school district; and

9 (2) establish an educational fund for the school
10 district of an amount based on an annually determined transaction
11 fee on the sale and resale of any home within the district
12 boundaries for the duration of the existence of the district.

13 SECTION 14. ELECTION OF DIRECTORS. The board shall call and
14 hold elections to elect permanent directors in the manner provided
15 by Chapter 49, Water Code.

16 SECTION 15. FINDINGS RELATED TO PROCEDURAL REQUIREMENTS.

17 (a) The legal notice of the intention to introduce this Act,
18 setting forth the general substance of this Act, has been published
19 as provided by law, and the notice and a copy of this Act have been
20 furnished to all persons, agencies, officials, or entities to which
21 they are required to be furnished under Section 59, Article XVI,
22 Texas Constitution, and Chapter 313, Government Code.

23 (b) The governor has submitted the notice and Act to the
24 commission.

25 (c) The commission has filed its recommendations relating
26 to this Act with the governor, lieutenant governor, and speaker of
27 the house of representatives within the required time.

1 (d) All requirements of the constitution and laws of this
2 state and the rules and procedures of the legislature with respect
3 to the notice, introduction, and passage of this Act are fulfilled
4 and accomplished.

5 SECTION 16. EFFECTIVE DATE; EXPIRATION DATE. (a) This Act
6 takes effect September 1, 2003.

7 (b) If the creation of the district is not confirmed at a
8 confirmation election held under Section 13 of this Act before
9 September 1, 2005, this Act expires on that date.