

By: Williams

S.B. No. 883

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation of the East Montgomery County Municipal
3 Utility District No. 8; providing authority to impose a tax and
4 issue bonds; granting the power of eminent domain.

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

6 SECTION 1. Subtitle F, Title 6, Special District Local Laws
7 Code, is amended by adding Chapter 8112 to read as follows:

8 CHAPTER 8112. EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT

9 NO. 8

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 8112.001. DEFINITIONS. In this chapter:

12 (1) "Board" means the board of directors of the
13 district.

14 (2) "Director" means a member of the board.

15 (3) "District" means the East Montgomery County
16 Municipal Utility District No. 8.

17 Sec. 8112.002. NATURE OF DISTRICT. The district is a
18 municipal utility district in Montgomery County created under and
19 essential to accomplish the purposes of Section 59, Article XVI,
20 Texas Constitution.

21 Sec. 8112.003. CONFIRMATION ELECTION REQUIRED. If the
22 creation of the district is not confirmed at a confirmation
23 election held under Section 8112.023 before September 1, 2010:

24 (1) the district is dissolved September 1, 2010,

1 except that:

2 (A) any debts incurred shall be paid;

3 (B) any assets that remain after the payment of
4 debts shall be transferred to Montgomery County; and

5 (C) the organization of the district shall be
6 maintained until all debts are paid and remaining assets are
7 transferred; and

8 (2) this chapter expires September 1, 2013.

9 Sec. 8112.004. INITIAL DISTRICT TERRITORY. (a) The
10 district is initially composed of the territory described by
11 Section 2 of the Act creating this chapter.

12 (b) The boundaries and field notes contained in Section 2 of
13 the Act creating this chapter form a closure. A mistake made in the
14 field notes or in copying the field notes in the legislative process
15 does not affect:

16 (1) the organization, existence, or validity of the
17 district;

18 (2) the right of the district to impose taxes;

19 (3) the validity of the district's bonds, notes, or
20 indebtedness; or

21 (4) the legality or operation of the district or the
22 board.

23 Sec. 8112.005. APPLICABILITY OF OTHER LAW. Except as
24 otherwise provided by this chapter, Chapters 49 and 54, Water Code,
25 apply to the district.

26 [Sections 8112.006-8112.020 reserved for expansion]

1 SUBCHAPTER A1. TEMPORARY PROVISIONS

2 Sec. 8112.021. TEMPORARY DIRECTORS. (a) On or after
3 September 1, 2005, a person who owns land in the district may submit
4 a petition to the Texas Commission on Environmental Quality
5 requesting that the commission appoint as temporary directors the
6 five persons named in the petition.

7 (b) The commission shall appoint as temporary directors the
8 five persons named in the first petition received by the commission
9 under Subsection (a).

10 (c) If a temporary director fails to qualify for office or
11 if a vacancy occurs in the office of temporary director, the vacancy
12 shall be filled as provided by Section 49.105, Water Code.

13 (d) Temporary directors serve until the earlier of:

14 (1) the date directors are elected under Section
15 8112.023; or

16 (2) the date this chapter expires under Section
17 8112.003.

18 Sec. 8112.022. ORGANIZATIONAL MEETING OF TEMPORARY
19 DIRECTORS. As soon as practicable after all the temporary
20 directors have qualified under Section 49.055, Water Code, the
21 temporary directors shall meet at a location in the district
22 agreeable to a majority of the directors. If a location cannot be
23 agreed upon, the meeting shall be at the Montgomery County
24 Courthouse. At the meeting, the temporary directors shall elect
25 officers from among the temporary directors and conduct any other
26 district business.

27 Sec. 8112.023. CONFIRMATION AND INITIAL DIRECTORS'

1 ELECTION. (a) The temporary directors shall hold an election to
2 confirm the creation of the district and to elect five directors as
3 provided by Section 49.102, Water Code.

4 (b) Section 41.001(a), Election Code, does not apply to a
5 confirmation and initial directors' election held under this
6 section.

7 Sec. 8112.024. INITIAL ELECTED DIRECTORS; TERMS. The
8 directors elected under Section 8112.023 shall draw lots to
9 determine which two shall serve until the first regularly scheduled
10 election of directors under Section 8112.052 and which three shall
11 serve until the second regularly scheduled election of directors.

12 Sec. 8112.025. FIRST REGULARLY SCHEDULED ELECTION OF
13 DIRECTORS. The board by order may postpone the first election under
14 Section 8112.052 following the confirmation and directors'
15 election held under Section 8112.023 if:

16 (1) the election would otherwise occur not later than
17 the 60th day after the date on which the confirmation election is
18 held; or

19 (2) the board determines that there is not sufficient
20 time to comply with the requirements of law and to order the
21 election.

22 Sec. 8112.026. EXPIRATION OF SUBCHAPTER. This subchapter
23 expires September 1, 2013.

24 [Sections 8112.027-8112.050 reserved for expansion]

25 SUBCHAPTER B. BOARD OF DIRECTORS

26 Sec. 8112.051. DIRECTORS; TERMS. (a) The district is
27 governed by a board of five directors.

1 (b) Directors serve staggered four-year terms.

2 Sec. 8112.052. ELECTION OF DIRECTORS. On the uniform
3 election date in May of each even-numbered year, the appropriate
4 number of directors shall be elected.

5 [Sections 8112.053-8112.100 reserved for expansion]

6 SUBCHAPTER C. POWERS AND DUTIES

7 Sec. 8112.101. UTILITIES. The district may not impose an
8 impact fee or assessment on the property, equipment, rights-of-way,
9 facilities, or improvements of:

10 (1) an electric utility as defined by Section 31.002,
11 Utilities Code;

12 (2) a gas utility as defined by Section 101.003 or
13 121.001, Utilities Code;

14 (3) a telecommunications provider as defined by
15 Section 51.002, Utilities Code; or

16 (4) a cable operator as defined by 47 U.S.C. Section
17 522, as amended.

18 Sec. 8112.102. COMPLIANCE WITH MUNICIPAL CONSENT
19 ORDINANCES OR RESOLUTIONS. Subject to the limitations of Section
20 54.016, Water Code, the district shall comply with all applicable
21 requirements of any ordinance or resolution adopted by a
22 municipality in the corporate limits or extraterritorial
23 jurisdiction of which the district is located, including an
24 ordinance or resolution adopted before September 1, 2005, that
25 consents to the creation of the district or to the inclusion of
26 lands within the district.

27 SECTION 2. The East Montgomery County Municipal Utility

1 District No. 8 initially includes all the territory contained in
2 the following area:

3 Being a 314.6 acre tract of land located in the Walker County School
4 Land Survey, A-494, Montgomery County, Texas; said 314.6 acre tract
5 being all of a 314.556 acre tract of land recorded in Clerk's File
6 Number 2004-020689 of the Official Public Records of Real Property
7 of Montgomery County, Texas; said 314.6 acre tract being more
8 particularly described by metes and bounds as follows (all bearings
9 are referenced to the west line of said 314.556 acre tract):

10 Beginning at the southwest corner of said 314.556 acre tract, the
11 southwest corner of said Walker County School Land Survey, A-494,
12 the southeast corner of the Beasley Prewitt Survey, A-419, the
13 northeast corner of the Beasley Prewitt Survey, A-420, and the
14 northwest corner of the Thos. J. Alsbury Survey, A-65;

15 Thence, with the west line of said 314.556 acre tract, west line of
16 said Walker County School Land Survey, A-494, and east line of said
17 Beasley Prewitt Survey, A-419, North 03 degrees 07 minutes 40
18 seconds West, a distance of 3,870.14 feet to the northwest corner of
19 said 314.556 acre tract, same being on the southwesterly
20 right-of-way line of State Highway 242 (right-of-way width varies)
21 recorded in Clerk's File Number 9050364 of the Official Public
22 Records of Real Property of Montgomery County, Texas;

23 Thence, with the northeasterly line of said 314.556 acre tract and
24 said southwesterly right-of-way line, the following thirteen (13)
25 courses and distances:

26 (a) South 87 degrees 24 minutes 39 seconds East, a distance
27 of 464.21 feet;

- 1 (b) North 77 degrees 52 minutes 58 seconds East, a distance
2 of 292.37 feet;
- 3 (c) 396.59 feet along the arc of a curve to the right, said
4 curve having a central angle of 07 degrees 10 minutes 54
5 seconds, a radius of 3,164.04 feet and a chord that
6 bears North 89 degrees 20 minutes 14 seconds East, a
7 distance of 396.33 feet;
- 8 (d) South 85 degrees 02 minutes 59 seconds East, a distance
9 of 387.06 feet;
- 10 (e) 823.99 feet along the arc of a curve to the right, said
11 curve having a central angle of 14 degrees 52 minutes 27
12 seconds, a radius of 3,174.04 feet and a chord that
13 bears South 72 degrees 38 minutes 06 seconds East, a
14 distance of 821.68 feet;
- 15 (f) South 61 degrees 27 minutes 20 seconds East, a distance
16 of 533.51 feet;
- 17 (g) 729.38 feet along the arc of a curve to the right, said
18 curve having a central angle of 13 degrees 07 minutes 30
19 seconds, a radius of 3,184.04 feet and a chord that
20 bears South 49 degrees 00 minutes 37 seconds East, a
21 distance of 727.79 feet;
- 22 (h) South 34 degrees 14 minutes 57 seconds East, a distance
23 of 580.71 feet;
- 24 (i) South 30 degrees 11 minutes 52 seconds East, a distance
25 of 192.64 feet;
- 26 (j) South 29 degrees 12 minutes 20 seconds East, a distance
27 of 446.26 feet;

1 (k) South 24 degrees 45 minutes 42 seconds East, a distance
2 of 712.46 feet;

3 (l) South 30 degrees 20 minutes 43 seconds East, a distance
4 of 288.51 feet;

5 (m) South 26 degrees 22 minutes 13 seconds East, a distance
6 of 811.01 feet to the southeast corner of aforesaid
7 314.556 acre tract, same being on the south line of
8 aforesaid Walker County School Land Survey, A-494 and
9 north line of the George Scott Survey, A-524;

10 Thence, with the south line of said 314.556 acre tract, south line
11 of said Walker County School Land Survey, A-494, and north line of
12 said George Scott Survey, A-524, South 86 degrees 58 minutes 03
13 seconds West, a distance of 855.84 feet to the northwest corner of
14 said George Scott Survey, A-524 and northeast corner of aforesaid
15 Thos. J. Alsbury Survey, A-65;

16 Thence, continuing with the south line of said 314.556 acre tract,
17 south line of said Walker County School Land Survey, A-494, and
18 north line of said Thos. J. Alsbury Survey, A-65, South 87 degrees
19 00 minutes 04 seconds West, a distance of 3,718.90 feet to the Point
20 of Beginning and containing within these 314.6 acres of land.

21 SECTION 3. (a) The legal notice of the intention to
22 introduce this Act, setting forth the general substance of this
23 Act, has been published as provided by law, and the notice and a
24 copy of this Act have been furnished to all persons, agencies,
25 officials, or entities to which they are required to be furnished
26 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
27 Government Code.

1 (b) The governor, one of the required recipients, has
2 submitted the notice and Act to the Texas Commission on
3 Environmental Quality.

4 (c) The Texas Commission on Environmental Quality has filed
5 its recommendations relating to this Act with the governor, the
6 lieutenant governor, and the speaker of the house of
7 representatives within the required time.

8 (d) All requirements of the constitution and laws of this
9 state and the rules and procedures of the legislature with respect
10 to the notice, introduction, and passage of this Act are fulfilled
11 and accomplished.

12 SECTION 4. This Act takes effect September 1, 2005.