

By: Williams

S.B. No. 884

A BILL TO BE ENTITLED

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

AN ACT

relating to the creation of the East Montgomery County Municipal Utility District No. 9; providing authority to impose a tax and issue bonds; granting the power of eminent domain.

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

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8113 to read as follows:

CHAPTER 8113. EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT

NO. 9

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8113.001. DEFINITIONS. In this chapter:

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

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

(3) "District" means the East Montgomery County Municipal Utility District No. 9.

Sec. 8113.002. NATURE OF DISTRICT. The district is a municipal utility district in Montgomery County created under and essential to accomplish the purposes of Section 59, Article XVI, Texas Constitution.

Sec. 8113.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8113.023 before September 1, 2010:

(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. 8113.004. 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. 8113.005. 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 8113.006-8113.020 reserved for expansion]

1 SUBCHAPTER A1. TEMPORARY PROVISIONS

2 Sec. 8113.021. 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 Texas Commission on Environmental Quality shall
8 appoint as temporary directors the five persons named in the first
9 petition received by the commission 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 8113.023; or

16 (2) the date this chapter expires under Section
17 8113.003.

18 Sec. 8113.022. 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. 8113.023. 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. 8113.024. INITIAL ELECTED DIRECTORS; TERMS. The
8 directors elected under Section 8113.023 shall draw lots to
9 determine which two shall serve until the first regularly scheduled
10 election of directors under Section 8113.052 and which three shall
11 serve until the second regularly scheduled election of directors.

12 Sec. 8113.025. FIRST REGULARLY SCHEDULED ELECTION OF
13 DIRECTORS. The board by order may postpone the first election under
14 Section 8113.052 following the confirmation and directors'
15 election held under Section 8113.023 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. 8113.026. EXPIRATION OF SUBCHAPTER. This subchapter
23 expires September 1, 2013.

24 [Sections 8113.027-8113.050 reserved for expansion]

25 SUBCHAPTER B. BOARD OF DIRECTORS

26 Sec. 8113.051. DIRECTORS; TERMS. (a) The district is
27 governed by a board of five directors.

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

2 Sec. 8113.052. 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 8113.053-8113.100 reserved for expansion]

6 SUBCHAPTER C. POWERS AND DUTIES

7 Sec. 8113.101. 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. 8113.102. 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. 9 initially includes all the territory contained in
2 the following area:

3 Being a 400.0 acre tract of land located in the Walker County School
4 Land Survey, A-494, Montgomery County, Texas; said 400.0 acre tract
5 being out of a 1,778.551 acre tract of land recorded in Clerk's File
6 Number 2003-155376 of the Official Public Records of Real Property
7 of Montgomery County, Texas; said 400.0 acre tract being more
8 particularly described by metes and bounds as follows (all bearings
9 are referenced to the south line of said call 1,778.551 acre tract):
10 Beginning at the southwest corner of said 1,778.551 acre tract,
11 same being on the northeasterly right-of-way line of State Highway
12 242 (right-of-way width varies) recorded in Clerk's File Number
13 9050364 of the Official Public Records of Real Property of
14 Montgomery County, Texas, same being on the south line of said
15 Walker County School Land Survey, A-494 and the north line of the
16 George Scott Survey, A-524;

17 Thence, with the southwesterly line of said 1,778.551 acre tract
18 and said northeasterly right-of-way line, the following seven (7)
19 courses and distances:

- 20 (a) North 26 degrees 22 minutes 13 seconds West, a distance
21 of 497.30 feet;
- 22 (b) North 24 degrees 42 minutes 17 seconds West, a distance
23 of 688.11 feet;
- 24 (c) North 28 degrees 46 minutes 57 seconds West, a distance
25 of 712.81 feet;
- 26 (d) North 22 degrees 14 minutes 51 seconds West, a distance
27 of 455.75 feet;

1 (e) North 30 degrees 11 minutes 52 seconds West, a distance
2 of 207.60 feet;

3 (f) North 37 degrees 22 minutes 38 seconds West, a distance
4 of 362.70 feet;

5 (g) 942.12 feet along the arc of a curve to the left, said
6 curve having a central angle of 15 degrees 57 minutes 04
7 seconds, a radius of 3,384.05 feet and a chord that
8 bears North 46 degrees 02 minutes 54 seconds West, a
9 distance of 939.08 feet to the most westerly corner of
10 aforesaid 1,778.551 acre tract and most southerly
11 southeast corner of a 1,092.131 acre tract of land
12 recorded in Clerk's File Number 2004-000027 of the
13 Official Public Records of Real Property of Montgomery
14 County, Texas;

15 Thence, with the northwest line of said 1,778.551 acre tract and
16 southeast line of said 1,092.131 acre tract, North 49 degrees 35
17 minutes 48 seconds East, a distance of 5,342.97 feet;

18 Thence, crossing said 1,778.551 acre tract, South 03 degrees 01
19 minutes 57 seconds East, a distance of 6,582.29 feet to the south
20 line of said 1,778.551 acre tract, same being on the south line of
21 aforesaid Walker County School Land Survey, A-494 and north line of
22 aforesaid George Scott Survey, A-524;

23 Thence, with the south line of said 1,778.551 acre tract, south line
24 of said Walker County School Land Survey, A-494, and north line of
25 said George Scott Survey, A-524, South 86 degrees 58 minutes 03
26 seconds West, a distance of 2,395.34 feet to the Point of Beginning
27 and containing within these calls 400.0 acres of land.

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

8 (b) The governor, one of the required recipients, has
9 submitted the notice and Act to the Texas Commission on
10 Environmental Quality.

11 (c) The Texas Commission on Environmental Quality has filed
12 its recommendations relating to this Act with the governor, the
13 lieutenant governor, and the speaker of the house of
14 representatives within the required time.

15 (d) All requirements of the constitution and laws of this
16 state and the rules and procedures of the legislature with respect
17 to the notice, introduction, and passage of this Act are fulfilled
18 and accomplished.

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