

By: Williams

S.B. No. 891

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the East Montgomery County Municipal Utility District No. 14; 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 8118 to read as follows:

CHAPTER 8118. EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT

NO. 14

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8118.001. 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. 14.

Sec. 8118.002. 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. 8118.003. CONFIRMATION ELECTION REQUIRED. If the creation of the district is not confirmed at a confirmation election held under Section 8118.023 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. 8118.004. 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. 8118.005. 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 8118.006-8118.020 reserved for expansion]

1 SUBCHAPTER A1. TEMPORARY PROVISIONS

2 Sec. 8118.021. 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 8118.023; or

16 (2) the date this chapter expires under Section
17 8118.003.

18 Sec. 8118.022. 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. 8118.023. 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. 8118.024. INITIAL ELECTED DIRECTORS; TERMS. The
8 directors elected under Section 8118.023 shall draw lots to
9 determine which two shall serve until the first regularly scheduled
10 election of directors under Section 8118.052 and which three shall
11 serve until the second regularly scheduled election of directors.

12 Sec. 8118.025. FIRST REGULARLY SCHEDULED ELECTION OF
13 DIRECTORS. The board by order may postpone the first election under
14 Section 8118.052 following the confirmation and directors'
15 election held under Section 8118.023 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. 8118.026. EXPIRATION OF SUBCHAPTER. This subchapter
23 expires September 1, 2013.

24 [Sections 8118.027-8118.050 reserved for expansion]

25 SUBCHAPTER B. BOARD OF DIRECTORS

26 Sec. 8118.051. DIRECTORS; TERMS. (a) The district is
27 governed by a board of five directors.

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

2 Sec. 8118.052. 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 8118.053-8118.100 reserved for expansion]

6 SUBCHAPTER C. POWERS AND DUTIES

7 Sec. 8118.101. 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. 8118.102. 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. 14 initially includes all the territory contained in
2 the following area:

3 Being a 560.2 acre tract of land located in the Walker County School
4 Land Survey, A-494, Montgomery County, Texas; said 560.2 acre
5 tract being out of a 835.884 acre tract of land recorded in Clerk's
6 File Number 2004-000030 of the Official Public Records of Real
7 Property of Montgomery County, Texas; said 560.2 acre tract being
8 more particularly described by metes and bounds as follows (all
9 bearings are referenced to the southeast line of said 835.884 acre
10 tract):

11 Beginning at the northeast corner of said 835.884 acre tract of
12 land, same being in the center of F.M. 2090 (100-foot wide
13 right-of-way);

14 Thence, with the east line of said 835.884 acre tract, South 06
15 degrees 58 minutes 07 seconds West, a distance of 1102.87 feet;

16 Thence, with the southeast line of said 835.884 acre tract, the
17 following two (2) courses and distances:

18 (a) South 50 degrees 21 minutes 44 seconds West, a distance
19 of 2778.01 feet;

20 (b) South 49 degrees 35 minutes 48 seconds West, a distance
21 of 3598.61 feet to the most southerly corner of said 835.884 acre
22 tract;

23 Thence, with the southwesterly line of said 835.884 acre tract,
24 North 32 degrees 25 minutes 49 seconds West, a distance of 3701.27
25 feet an exterior corner of said 835.884 acre tract;

26 Thence, with an interior line of said 885.884 acre tract, North 72
27 degrees 13 minutes 18 seconds East, a distance of 1046.28 feet to an

1 interior corner of said 835.884 acre tract;

2 Thence, crossing said 835.884 acre tract, the following six (6)
3 courses and distances:

4 (a) North 50 degrees 21 minutes 44 seconds East, a distance
5 of 3425.86 feet;

6 (b) North 34 degrees 06 minutes 30 seconds West, a distance
7 of 739.80 feet;

8 (c) North 44 degrees 43 minutes 31 seconds West, a distance
9 of 630.18 feet;

10 (d) North 68 degrees 17 minutes 02 seconds West, a distance
11 of 439.81 feet;

12 (e) North 72 degrees 59 minutes 00 seconds West, a distance
13 of 372.37 feet;

14 (f) North 16 degrees 29 minutes 17 seconds East, a distance
15 of 1188.42 feet to the centerline of aforesaid F.M. 2090 and
16 northerly line of aforesaid 885.884 acre tract;

17 Thence, with the centerline of said F.M. 2090 and northerly line of
18 said 885.884 acre tract, the following five (5) courses and
19 distances:

20 (a) 465.73 feet along the arc of a curve to the right, said
21 curve having a central angle of 13 degrees 58 minutes 19 seconds, a
22 radius of 1909.86 feet and a chord that bears South 66 degrees 31
23 minutes 33 seconds East, a distance of 464.58 feet;

24 (b) South 59 degrees 32 minutes 24 seconds East, a distance
25 of 2420.61 feet;

26 (c) 695.54 feet along the arc of a curve to the right, said
27 curve having a central angle of 20 degrees 51 minutes 58 seconds, a

1 radius of 1909.86 feet and a chord that bears South 49 degrees 06
2 minutes 25 seconds East, a distance of 691.7 feet;

3 (d) South 38 degrees 40 minutes 26 seconds East, a distance
4 of 415.82 feet;

5 (e) 1573.82 feet along the arc of a curve to the left, said
6 curve having a central angle of 47 degrees 12 minutes 53 seconds, a
7 radius of 1909.86 feet and a chord that bears South 62 degrees 16
8 minutes 53 seconds East, a distance of 1529.67 feet to the Point of
9 Beginning and containing 560.2 acres of land.

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

17 (b) The governor, one of the required recipients, has
18 submitted the notice and Act to the Texas Commission on
19 Environmental Quality.

20 (c) The Texas Commission on Environmental Quality has filed
21 its recommendations relating to this Act with the governor, the
22 lieutenant governor, and the speaker of the house of
23 representatives within the required time.

24 (d) All requirements of the constitution and laws of this
25 state and the rules and procedures of the legislature with respect
26 to the notice, introduction, and passage of this Act are fulfilled
27 and accomplished.

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