

By: Creighton

S.B. No. 2269

A BILL TO BE ENTITLED

AN ACT

relating to creation of the Bolivar Management District; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is amended by adding Chapter 3942 to read as follows:

CHAPTER 3942. BOLIVAR MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3942.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Galveston.

(3) "County" means Galveston County.

(4) "District" means the Bolivar Management District.

Sec. 3942.002. BOLIVAR MANAGEMENT DISTRICT. The Bolivar Management District is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 3942.003. PURPOSE; DECLARATION OF INTENT. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and in authorizing the county and other political subdivisions to contract with the district, the

1 legislature has established a program to accomplish the public
2 purposes set out in Section 52-a, Article III, Texas Constitution.

3 (b) The creation of the district is necessary to promote,
4 develop, encourage, and maintain employment, commerce,
5 transportation, housing, tourism, recreation, the arts,
6 entertainment, economic development, safety, and the public
7 welfare in the area of the district.

8 (c) This chapter and the creation of the district may not be
9 interpreted to relieve the county from providing the level of
10 services provided, as of the effective date of the Act enacting this
11 chapter, to the area in the district. The district is created to
12 supplement and not to supplant the county services provided in the
13 area in the district.

14 Sec. 3942.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
15 The district is created to serve a public use and benefit.

16 (b) All land and other property included in the district
17 will benefit from the improvements and services to be provided by
18 the district under powers conferred by Sections 52 and 52-a,
19 Article III, and Section 59, Article XVI, Texas Constitution, and
20 other powers granted under this chapter.

21 (c) The creation of the district is in the public interest
22 and is essential to:

23 (1) further the public purposes of development and
24 diversification of the economy of the state;

25 (2) eliminate unemployment and underemployment; and

26 (3) develop or expand transportation and commerce.

27 (d) The district will:

1 (1) promote the health, safety, and general welfare of
2 residents, employers, employees, visitors, and consumers in the
3 district, and of the public;

4 (2) provide needed funding to preserve, maintain, and
5 enhance the economic health and vitality of the district as a
6 community and business center; and

7 (3) promote the health, safety, welfare, and enjoyment
8 of the public by providing pedestrian ways and by landscaping and
9 developing certain areas in the district, which are necessary for
10 the restoration, preservation, and enhancement of scenic beauty.

11 (e) Pedestrian ways along or across a street, whether at
12 grade or above or below the surface, and street lighting, street
13 landscaping, and street art objects are parts of and necessary
14 components of a street and are considered to be a street or road
15 improvement.

16 (f) The district will not act as the agent or
17 instrumentality of any private interest even though the district
18 will benefit many private interests, as well as the public.

19 Sec. 3942.005. DISTRICT TERRITORY. (a) The district is
20 composed of the territory described by Section 2 of the Act enacting
21 this chapter as that territory may have been modified under:

22 (1) Subchapter J, Chapter 49, Water Code; or

23 (2) other law.

24 (b) The boundaries and field notes of the district contained
25 in Section 2 of the Act enacting this chapter form a closure. A
26 mistake made in the field notes or in copying the field notes in the
27 legislative process does not in any way affect the district's:

1 (1) organization, existence, or validity;

2 (2) authority to issue any type of bond for a purpose
3 for which the district is created or to pay the principal of and
4 interest on a bond;

5 (3) right to impose or collect an assessment or tax; or

6 (4) legality or operation.

7 Sec. 3942.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

8 All or any part of the area of the district is eligible to be
9 included in:

10 (1) a tax increment reinvestment zone created under
11 Chapter 311, Tax Code;

12 (2) a tax abatement reinvestment zone created under
13 Chapter 312, Tax Code; or

14 (3) an enterprise zone created under Chapter 2303,
15 Government Code.

16 Sec. 3942.007. APPLICABILITY OF COUNTY DEVELOPMENT
17 DISTRICTS LAW. Except as otherwise provided by this chapter,
18 Chapter 383, Local Government Code, applies to the district.

19 Sec. 3942.008. LIBERAL CONSTRUCTION OF CHAPTER. This
20 chapter shall be construed liberally in conformity with the
21 findings and purposes stated in this chapter.

22 SUBCHAPTER B. BOARD OF DIRECTORS

23 Sec. 3942.051. GOVERNING BODY; TERMS. (a) Except as
24 provided by Subsection (c), the district is governed by a board of
25 five directors appointed under Section 3942.052.

26 (b) Voting directors serve staggered terms of four years,
27 with two or three directors' terms expiring June 1 of each

1 odd-numbered year.

2 (c) The board by resolution may increase or decrease the
3 number of directors on the board if the board finds it is in the best
4 interest of the district. The board may not consist of fewer than 5
5 or more than 15 directors.

6 Sec. 3942.052. APPOINTMENT OF DIRECTORS. The governing
7 body of the county shall appoint the directors.

8 Sec. 3942.053. CONFLICTS OF INTEREST; ONE-TIME AFFIDAVIT.

9 (a) Except as provided by this section:

10 (1) a director may participate in all board votes and
11 decisions; and

12 (2) Chapter 171, Local Government Code, governs
13 conflicts of interest for directors.

14 (b) Section 171.004, Local Government Code, does not apply
15 to the district. A director who has a substantial interest in a
16 business or charitable entity that will receive a pecuniary benefit
17 from a board action shall file a one-time affidavit declaring the
18 interest. An additional affidavit is not required if the
19 director's interest changes. After the affidavit is filed with the
20 board secretary, the director may participate in a discussion or
21 vote on that action if:

22 (1) a majority of the directors have a similar
23 interest in the same entity; or

24 (2) all other similar business or charitable entities
25 in the district will receive a similar pecuniary benefit.

26 (c) A director who is also an officer or employee of a public
27 entity may not participate in the discussion of or vote on a matter

1 regarding a contract with that public entity.

2 (d) For purposes of this section, a director has a
3 substantial interest in a charitable entity in the same manner that
4 a person would have a substantial interest in a business entity
5 under Section 171.002, Local Government Code.

6 Sec. 3942.054. INITIAL DIRECTORS. (a) The initial board
7 consists of the following directors:

	<u>Pos. No.</u>	<u>Name of Director</u>
8	<u>1</u>	<u>Robert Morgan</u>
9	<u>2</u>	<u>Justin Thompson</u>
10	<u>3</u>	<u>Tom Harrison</u>
11	<u>4</u>	<u>Brad Ballard</u>
12	<u>5</u>	<u>Ross Harrison</u>

13
14 (b) Of the initial directors, the terms of directors
15 appointed for positions one and two expire June 1, 2019, and the
16 terms of directors appointed for positions three through five
17 expire June 1, 2021.

18 (c) Section 3942.052 does not apply to this section.

19 SUBCHAPTER C. POWERS AND DUTIES

20 Sec. 3942.101. ADDITIONAL POWERS OF DISTRICT. The district
21 may exercise the powers given to:

22 (1) a corporation under Chapter 505, Local Government
23 Code, including the power to own, operate, acquire, construct,
24 lease, improve, and maintain projects described by that chapter;

25 (2) a housing finance corporation under Chapter 394,
26 Local Government Code, to provide housing or residential
27 development projects in the district;

1 (3) a county under Chapter 383, Local Government Code;

2 (4) an entity described in Chapters 284 and 441,
3 Transportation Code; and

4 (5) a district governed by Subchapters E and M,
5 Chapter 60, Water Code, and Section 61.116, Water Code.

6 Sec. 3942.102. NONPROFIT CORPORATION. (a) The board by
7 resolution may authorize the creation of a nonprofit corporation to
8 assist and act for the district in implementing a project or
9 providing a service authorized by this chapter.

10 (b) The nonprofit corporation:

11 (1) has each power of and is considered for purposes of
12 this chapter to be a local government corporation created under
13 Chapter 431, Transportation Code; and

14 (2) may implement any project and provide any service
15 authorized by this chapter.

16 (c) The board shall appoint the board of directors of the
17 nonprofit corporation. The board of directors of the nonprofit
18 corporation shall serve in the same manner as the board of directors
19 of a local government corporation created under Chapter 431,
20 Transportation Code.

21 Sec. 3942.103. AGREEMENTS; GRANTS. (a) The district may
22 make an agreement with or accept a gift, grant, or loan from any
23 person.

24 (b) The implementation of a project is a governmental
25 function or service for the purposes of Chapter 791, Government
26 Code.

27 Sec. 3942.104. LAW ENFORCEMENT SERVICES. To protect the

1 public interest, the district may contract with the county or the
2 city to provide law enforcement services in the district for a fee.

3 Sec. 3942.105. COMPETITIVE BIDDING. Section 375.221, Local
4 Government Code, applies to the district, but only for a contract
5 that has a value greater than \$15,000.

6 Sec. 3942.106. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. (a)
7 The district may join and pay dues to an organization that:

8 (1) enjoys tax-exempt status under Section 501(c)(3),
9 (4), or (6), Internal Revenue Code of 1986, as amended; and

10 (2) performs a service or provides an activity
11 consistent with the furtherance of a district purpose.

12 (b) An expenditure of public money for membership in the
13 organization is considered to further a district purpose and to be
14 for a public purpose.

15 Sec. 3942.107. ECONOMIC DEVELOPMENT PROGRAMS. The district
16 may establish and provide for the administration of one or more
17 programs to promote state or local economic development and to
18 stimulate business and commercial activity in the district,
19 including programs to:

20 (1) make loans and grants of public money; and

21 (2) provide district personnel and services.

22 SUBCHAPTER D. FINANCIAL PROVISIONS

23 Sec. 3942.151. DISBURSEMENTS OR TRANSFERS OF MONEY. The
24 board by resolution shall establish the number of directors'
25 signatures and the procedure required for a disbursement or
26 transfer of the district's money.

27 Sec. 3942.152. TAX AND BOND ELECTIONS. (a) The district

1 shall hold an election in the manner provided by Subchapter L,
2 Chapter 375, Local Government Code, to obtain voter approval before
3 the district imposes a maintenance tax or issues bonds payable from
4 ad valorem taxes.

5 (b) The board may not include more than one purpose in a
6 single proposition at an election.

7 (c) Section 375.243, Local Government Code, does not apply
8 to the district.

9 Sec. 3942.153. MAINTENANCE AND OPERATION TAX. (a) If
10 authorized at an election held in accordance with Section 3942.152,
11 the district may impose an annual ad valorem tax on taxable property
12 in the district for the:

13 (1) maintenance and operation of the district and the
14 improvements constructed or acquired by the district; or

15 (2) provision of a service.

16 (b) The board shall determine the tax rate.

17 Sec. 3942.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
18 The board by resolution may impose an assessment for any purpose
19 authorized by this chapter.

20 (b) An assessment, a reassessment, or an assessment
21 resulting from an addition to or correction of the assessment roll
22 by the district, penalties and interest on an assessment or
23 reassessment, an expense of collection, and reasonable attorney's
24 fees incurred by the district:

25 (1) are a first and prior lien against the property
26 assessed;

27 (2) are superior to any other lien or claim other than

1 a lien or claim for county, school district, or municipal ad valorem
2 taxes; and

3 (3) are the personal liability of and a charge against
4 the owners of the property even if the owners are not named in the
5 assessment proceedings.

6 (c) The lien is effective from the date of the board's
7 resolution imposing the assessment until the date the assessment is
8 paid. The board may enforce the lien in the same manner that the
9 board may enforce an ad valorem tax lien against real property.

10 (d) The board may make a correction to or deletion from the
11 assessment roll that does not increase the amount of assessment of
12 any parcel of land without providing notice and holding a hearing in
13 the manner required for additional assessments.

14 Sec. 3942.155. PETITION REQUIRED FOR FINANCING SERVICES AND
15 IMPROVEMENTS. (a) The board may not finance a service or
16 improvement project with assessments under this chapter unless a
17 written petition requesting that service or improvement has been
18 filed with the board.

19 (b) The petition must be signed by the owners of a majority
20 of the assessed value of real property in the district subject to
21 assessment according to the most recent certified tax appraisal
22 roll for the county.

23 Sec. 3942.156. UTILITY PROPERTY EXEMPT FROM IMPACT FEES AND
24 ASSESSMENTS. The district may not impose an impact fee or
25 assessment on the property, including the equipment,
26 rights-of-way, facilities, or improvements, of:

27 (1) an electric utility or a power generation company

1 as defined by Section 31.002, Utilities Code;

2 (2) a gas utility as defined by Section 101.003 or
3 121.001, Utilities Code;

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

6 (4) a person who provides to the public cable
7 television or advanced telecommunications services.

8 Sec. 3942.157. BONDS AND OTHER OBLIGATIONS. (a) The
9 district may issue bonds or other obligations payable wholly or
10 partly from ad valorem taxes, assessments, impact fees, revenue,
11 grants, or other money of the district, or any combination of those
12 sources of money, to pay for any authorized purpose of the district.

13 (b) In exercising the district's power to borrow, the
14 district may issue a bond or other obligation in the form of a bond,
15 note, certificate of participation or other instrument evidencing a
16 proportionate interest in payments to be made by the district, or
17 other type of obligation.

18 Sec. 3942.158. COUNTY NOT REQUIRED TO PAY DISTRICT
19 OBLIGATIONS. The county is not required to pay a bond, note, or
20 other obligation of the district.

21 Sec. 3942.159. TAX AND ASSESSMENT ABATEMENTS. Without
22 further authorization or other procedural requirement, the
23 district may grant, consistent with Chapter 312, Tax Code, an
24 abatement for a tax or assessment owed to the district.

25 SUBCHAPTER E. DISSOLUTION

26 Sec. 3942.201. DISSOLUTION OF DISTRICT WITH OUTSTANDING
27 DEBT. (a) The board may vote to dissolve a district that has debt.

1 If the vote is in favor of dissolution, the district shall remain in
2 existence solely for the limited purpose of discharging its debts.
3 The dissolution is effective when all debts have been discharged.

4 (b) Section 383.121, Local Government Code, does not apply
5 to the district.

6 SECTION 2. The Bolivar Management District initially
7 includes all the territory contained in the following area:

8 Land lying and being situated in Galveston County, Texas, out
9 of the Port Bolivar Townsite, Samuel Parr Survey, Abstract No. 162,
10 Galveston County, Texas as follows:

11	Block	Lot(s)
12	320	1-33
13	345	13-24
14	346	1-34

15 Water Lots # 33 - 55 Lying North of Intracoastal Waterway.

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

23 (b) The governor, one of the required recipients, has
24 submitted the notice and Act to the Texas Commission on
25 Environmental Quality.

26 (c) The Texas Commission on Environmental Quality has filed
27 its recommendations relating to this Act with the governor,

1 lieutenant governor, and speaker of the house of representatives
2 within the required time.

3 (d) The general law relating to consent by political
4 subdivisions to the creation of districts with conservation,
5 reclamation, and road powers and the inclusion of land in those
6 districts has been complied with.

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

11 SECTION 4. This Act takes effect immediately if it receives
12 a vote of two-thirds of all the members elected to each house, as
13 provided by Section 39, Article III, Texas Constitution. If this
14 Act does not receive the vote necessary for immediate effect, this
15 Act takes effect September 1, 2017.