

By: Zerwas

H.B. No. 4675

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Fort Bend County Municipal Utility District No. 222; granting a limited power of eminent domain; 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 F, Title 6, Special District Local Laws Code, is amended by adding Chapter 8076 to read as follows:

CHAPTER 8076. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 222

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 8076.0101. DEFINITIONS. In this chapter:

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

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

(3) "Director" means a board member.

(4) "District" means the Fort Bend County Municipal Utility District No. 222.

Sec. 8076.0102. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 8076.0103. CONFIRMATION AND DIRECTOR ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent directors as provided by Section 49.102, Water Code.

1       Sec. 8076.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
2 temporary directors may not hold an election under Section  
3 8076.0103 until each municipality in whose corporate limits or  
4 extraterritorial jurisdiction the district is located has  
5 consented by ordinance or resolution to the creation of the  
6 district and to the inclusion of land in the district.

7       Sec. 8076.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

8       (a) The district is created to serve a public purpose and benefit.

9       (b) The district is created to accomplish the purposes of:

10       (1) a municipal utility district as provided by  
11 general law and Section 59, Article XVI, Texas Constitution; and

12       (2) Section 52, Article III, Texas Constitution, that  
13 relate to the construction, acquisition, improvement, operation,  
14 or maintenance of macadamized, graveled, or paved roads, or  
15 improvements, including storm drainage, in aid of those roads.

16       Sec. 8076.0106. INITIAL DISTRICT TERRITORY. (a) The  
17 district is initially composed of the territory described by  
18 Section 2 of the Act enacting this chapter.

19       (b) The boundaries and field notes contained in Section 2 of  
20 the Act enacting this chapter form a closure. A mistake made in the  
21 field notes or in copying the field notes in the legislative process  
22 does not affect the district's:

23       (1) organization, existence, or validity;

24       (2) right to issue any type of bond for the purposes  
25 for which the district is created or to pay the principal of and  
26 interest on a bond;

27       (3) right to impose a tax; or

1           (4) legality or operation.

2                   SUBCHAPTER B. BOARD OF DIRECTORS

3           Sec. 8076.0201. GOVERNING BODY; TERMS. (a) The district is  
4 governed by a board of five elected directors.

5           (b) Except as provided by Section 8076.0202, directors  
6 serve staggered four-year terms.

7           Sec. 8076.0202. TEMPORARY DIRECTORS. (a) On or after the  
8 effective date of the Act enacting this chapter, the owner or owners  
9 of a majority of the assessed value of the real property in the  
10 district may submit a petition to the commission requesting that  
11 the commission appoint as temporary directors the five persons  
12 named in the petition. The commission shall appoint as temporary  
13 directors the five persons named in the petition.

14           (b) Temporary directors serve until the earlier of:

15                   (1) the date permanent directors are elected under  
16 Section 8076.0103; or

17                   (2) the fourth anniversary of the effective date of  
18 the Act enacting this chapter.

19           (c) If permanent directors have not been elected under  
20 Section 8076.0103 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 8076.0103; or

26                   (2) the fourth anniversary of the date of the  
27 appointment or reappointment.

1       (d) If Subsection (c) applies, the owner or owners of a  
2 majority of the assessed value of the real property in the district  
3 may submit a petition to the commission requesting that the  
4 commission appoint as successor temporary directors the five  
5 persons named in the petition. The commission shall appoint as  
6 successor temporary directors the five persons named in the  
7 petition.

8                   SUBCHAPTER C. POWERS AND DUTIES

9       Sec. 8076.0301. GENERAL POWERS AND DUTIES. The district  
10 has the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12       Sec. 8076.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17       Sec. 8076.0303. AUTHORITY FOR ROAD PROJECTS. Under Section  
18 52, Article III, Texas Constitution, the district may design,  
19 acquire, construct, finance, issue bonds for, improve, operate,  
20 maintain, and convey to this state, a county, or a municipality for  
21 operation and maintenance macadamized, graveled, or paved roads, or  
22 improvements, including storm drainage, in aid of those roads.

23       Sec. 8076.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
24 road project must meet all applicable construction standards,  
25 zoning and subdivision requirements, and regulations of each  
26 municipality in whose corporate limits or extraterritorial  
27 jurisdiction the road project is located.

1       (b) If a road project is not located in the corporate limits  
2 or extraterritorial jurisdiction of a municipality, the road  
3 project must meet all applicable construction standards,  
4 subdivision requirements, and regulations of each county in which  
5 the road project is located.

6       (c) If the state will maintain and operate the road, the  
7 Texas Transportation Commission must approve the plans and  
8 specifications of the road project.

9       Sec. 8076.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
10 ORDINANCE OR RESOLUTION. The district shall comply with all  
11 applicable requirements of any ordinance or resolution that is  
12 adopted under Section 54.016 or 54.0165, Water Code, and that  
13 consents to the creation of the district or to the inclusion of land  
14 in the district.

15       Sec. 8076.0306. DIVISION OF DISTRICT. (a) The district may  
16 be divided into two or more new districts only if the district:

- 17               (1) has never issued any bonds; and  
18               (2) is not imposing ad valorem taxes.

19       (b) This chapter applies to any new district created by  
20 division of the district, and a new district has all the powers and  
21 duties of the district.

22       (c) A new district created by division of the district may  
23 not, at the time the new district is created, contain any land  
24 outside the area described by Section 2 of the Act enacting this  
25 chapter.

26       (d) The board, on its own motion or on receipt of a petition  
27 signed by the owner or owners of a majority of the assessed value of

1 the real property in the district, may adopt an order dividing the  
2 district.

3 (e) The board may adopt an order dividing the district  
4 before or after the date the board holds an election under Section  
5 8076.0103 to confirm the district's creation.

6 (f) An order dividing the district shall:

7 (1) name each new district;

8 (2) include the metes and bounds description of the  
9 territory of each new district;

10 (3) appoint temporary directors for each new district;

11 and

12 (4) provide for the division of assets and liabilities  
13 between or among the new districts.

14 (g) On or before the 30th day after the date of adoption of  
15 an order dividing the district, the district shall file the order  
16 with the commission and record the order in the real property  
17 records of each county in which the district is located.

18 (h) A new district created by division of the district shall  
19 hold a confirmation and directors' election as required by Section  
20 8076.0103.

21 (i) If the creation of the new district is confirmed, the  
22 new district shall provide the election date and results to the  
23 commission.

24 (j) A new district created by division of the district must  
25 hold an election as required by this chapter to obtain voter  
26 approval before the district may impose a maintenance tax or issue  
27 bonds payable wholly or partly from ad valorem taxes.

1       (k) Municipal consent to the creation of the district and to  
2 the inclusion of land in the district granted under Section  
3 8076.0104 acts as municipal consent to the creation of any new  
4 district created by division of the district and to the inclusion of  
5 land in the new district.

6               SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

7       Sec. 8076.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
8 The district may issue, without an election, bonds and other  
9 obligations secured by:

10               (1) revenue other than ad valorem taxes; or

11               (2) contract payments described by Section 8076.0403.

12       (b) The district must hold an election in the manner  
13 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
14 before the district may impose an ad valorem tax or issue bonds  
15 payable from ad valorem taxes.

16       (c) The district may not issue bonds payable from ad valorem  
17 taxes to finance a road project unless the issuance is approved by a  
18 vote of a two-thirds majority of the district voters voting at an  
19 election held for that purpose.

20       Sec. 8076.0402. OPERATION AND MAINTENANCE TAX. (a) If  
21 authorized at an election held under Section 8076.0401, the  
22 district may impose an operation and maintenance tax on taxable  
23 property in the district in accordance with Section 49.107, Water  
24 Code.

25       (b) The board shall determine the tax rate. The rate may not  
26 exceed the rate approved at the election.

27       Sec. 8076.0403. CONTRACT TAXES. (a) In accordance with

1 Section 49.108, Water Code, the district may impose a tax other than  
2 an operation and maintenance tax and use the revenue derived from  
3 the tax to make payments under a contract after the provisions of  
4 the contract have been approved by a majority of the district voters  
5 voting at an election held for that purpose.

6 (b) A contract approved by the district voters may contain a  
7 provision stating that the contract may be modified or amended by  
8 the board without further voter approval.

9 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

10 Sec. 8076.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
11 OBLIGATIONS. The district may issue bonds or other obligations  
12 payable wholly or partly from ad valorem taxes, impact fees,  
13 revenue, contract payments, grants, or other district money, or any  
14 combination of those sources, to pay for any authorized district  
15 purpose.

16 Sec. 8076.0502. TAXES FOR BONDS. At the time the district  
17 issues bonds payable wholly or partly from ad valorem taxes, the  
18 board shall provide for the annual imposition of a continuing  
19 direct ad valorem tax, without limit as to rate or amount, while all  
20 or part of the bonds are outstanding as required and in the manner  
21 provided by Sections 54.601 and 54.602, Water Code.

22 Sec. 8076.0503. BONDS FOR ROAD PROJECTS. At the time of  
23 issuance, the total principal amount of bonds or other obligations  
24 issued or incurred to finance road projects and payable from ad  
25 valorem taxes may not exceed one-fourth of the assessed value of the  
26 real property in the district.

27 SECTION 2. The Fort Bend County Municipal Utility District



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1 No. 222 initially includes all the territory contained in the  
2 following area:

3 BEING a 1,309.2 acre tract of land situated in the Micajah  
4 Autrey Survey, Abstract No. 100, the H. & T.C. R.R. Co. Survey,  
5 Section 75, Abstract No. 732, and the John J. Bond Survey, Abstract  
6 No. 113 of Fort Bend County, Texas and being a portion of a called  
7 1,316.47 acre tract of land as described in an instrument to F, H, &  
8 L 2012 Trust U/T/A, et. al. recorded under Fort Bend County Clerk's  
9 File Number (F.B.C.C.F. No.) 2012149037, said 1,309.2 acre tract of  
10 land described by metes and bounds as follows:

11 BEGINNING at a 1/2-inch iron pipe with cap stamped "KALKOMEY  
12 SURVEYING" found for the Southwest corner of the herein described  
13 tract, lying in the South line of said John J. Bond Survey, same  
14 being the common North line of the Rufus Wright Survey, Abstract  
15 No. 344 and a called 461.36 acre tract of land described as Tract 2  
16 in an instrument to FF Texas Holdings LP recorded under F.B.C.C.F.  
17 No. 2013104491, lying on the East right-of-way line of Jordan Road  
18 (80 feet wide) as recorded under Volume 398, Page 94 through 100 of  
19 the Deed Records of Fort Bend County (D.R.F.B.C.), and bears N 87°  
20 31'41" E, 39.79 feet from the common Southwest corner of said  
21 1,316.47 acre tract and said John J. Bond Survey lying on the  
22 centerline of said Jordan Road and the East line of the Nathan  
23 Brookshire League, Abstract No. 14;

24 THENCE, along and with the East right-of-way line of said  
25 Jordan Road, the following courses and distance:

26 N 02° 21' 18" W, a distance of 1,588.78 feet to a 1/2-inch  
27 pipe with cap stamped "BGE INC" for an angle point in the West line

1 of the herein described tract;

2 N 02° 16' 07" W, continuing along the East right-of-way line  
3 of said Jordan Road for a total distance of 5,174.62 feet to a  
4 1/2-inch pipe with cap stamped "BGE INC" for an angle point in the  
5 West line of the herein described tract;

6 N 02° 30' 17" W, continuing along and with the East  
7 right-of-way line of said Jordan Road for a total distance of  
8 1,757.92 feet to a 1/2-inch pipe with cap stamped "BGE INC" for the  
9 Northwest corner of the herein described tract from which the  
10 centerline of Jordan Road and the Northwest corner of said 1,316.47  
11 acre tract bears S 87° 38' 20" W, 40.00 feet;

12 THENCE, N 87° 38' 20" E, continuing along and with the North  
13 line of said 1,316.47 acre tract for a total distance of 5,994.26  
14 feet to a 2-inch pipe found for the common Northeast corner of said  
15 1,316.47 acre tract and the herein described tract,

16 THENCE, S 01° 59' 02" E, along and with the common East line  
17 of said 1,316.47 acre tract and said H. & T.C. R.R. Co. Survey,  
18 Section 75, A-732 for a total distance of 5,617.04 feet to a  
19 1/2-inch iron pipe with cap stamped "BGE INC" for the common  
20 interior corner of said 1,316.47 acre tract, said Micajah Autrey  
21 Survey, and the herein described tract;

22 THENCE, N 87° 50' 09" E, a distance of 2,143.64 feet along and  
23 with the common line of said 1,316.47 acre tract and said Micajah  
24 Autrey Survey, to a 1-1/2-inch iron pipe found for a common corner  
25 of said 1,316.47 acre tract and the herein described tract;

26 THENCE, S 02° 28' 42" E, along and with the East line of said  
27 1,316.47 acre tract for a total distance of 2,879.51 feet to a

1 1-inch iron pipe found for the common Southeast corner of said  
2 1,316.47 acre tract, said John J. Bond Survey, and the herein  
3 described tract;

4         THENCE, S 87° 29' 13" W, a distance of 2,539.09 feet along and  
5 with the common South line of said 1,316.47 acre tract and said John  
6 J. Bond Survey to a found 5/8-inch iron rod;

7         THENCE, S 87° 31' 41" W, a distance of 5,571.85 feet along and  
8 with the common South line of said 1,316.47 acre tract and said John  
9 J. Bond Survey to the POINT OF BEGINNING and containing 1,309.2  
10 acres of land.

11         Bearing orientation is based on the Texas Coordinate System  
12 of 1983 (NAD83), South Central Zone 4204 and is referenced to  
13 monuments found along the perimeter of a called 1,316.47 acre tract  
14 of land as cited herein and as shown on a survey plat of even date  
15 prepared by the undersigned in conjunction with this metes and  
16 bounds description.

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

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

27         (c) The Texas Commission on Environmental Quality has filed

1 its recommendations relating to this Act with the governor, the  
2 lieutenant governor, and the speaker of the house of  
3 representatives within the required time.

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

8 SECTION 4. (a) If this Act does not receive a two-thirds  
9 vote of all the members elected to each house, Subchapter C, Chapter  
10 8076, Special District Local Laws Code, as added by Section 1 of  
11 this Act, is amended by adding Section 8076.0307 to read as follows:

12 Sec. 8076.0307. NO EMINENT DOMAIN POWER. The district may  
13 not exercise the power of eminent domain.

14 (b) This section is not intended to be an expression of a  
15 legislative interpretation of the requirements of Section 17(c),  
16 Article I, Texas Constitution.

17 SECTION 5. This Act takes effect immediately if it receives  
18 a vote of two-thirds of all the members elected to each house, as  
19 provided by Section 39, Article III, Texas Constitution. If this  
20 Act does not receive the vote necessary for immediate effect, this  
21 Act takes effect September 1, 2019.