

## **BILL ANALYSIS**

Senate Research Center  
87R28346 MCF-D

C.S.H.B. 4590  
By: Sanford (Springer)  
Local Government  
5/21/2021  
Committee Report (Substituted)

### **AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

The proposed TRR 243 Municipal Management District (district) will serve approximately 243.82 acres located in the corporate limits of the City of Celina, (city) in Collin County, Texas. Currently, all of the land in the district is vacant and unimproved. The land will be developed for retail and multi-family purposes. The district will construct and finance the water, sewer, drainage facilities, and roads and turn them over to the city for ownership, operation, and maintenance.

The city has adopted a resolution in support of the district's creation.

The city will appoint one of the five directors to the board.

The legislation generally follows the "template" for MMDs except it specifically limits the ability of the district to issue bonds secured by assessments unless issuance is approved by the Texas Commission on Environmental Quality and 75 percent of the property being benefitted by the infrastructure is built.

(Original Author's / Sponsor's Statement of Intent)

C.S.H.B. 4590 amends current law relating to the creation of the TRR 243 Municipal Management District and provides authority to issue bonds and impose assessments, fees, and taxes.

### **RULEMAKING AUTHORITY**

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

### **SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 3793, as follows:

#### CHAPTER 3793. TRR 243 MUNICIPAL MANAGEMENT DISTRICT

Sets forth standard language for the creation of the TRR 243 Municipal Management District (district) in the City of Celina, Texas (city). Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, and approval of the district (Sections 3793.0101-3793.0109);

Size, composition, appointment, compensation, and terms of the board of directors of the district (Sections 3793.0201-3793.0210);

Powers and duties of the district (Sections 3793.0301-3793.0307);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district, including special bond provisions (Sections 3793.0401-3793.0501); and

Dissolution of the district by the city (Sections 3793.0601-3796.0603).

Prohibits the district from exercising the power of eminent domain.

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. Effective date: September 1, 2021.