

By: Kolkhorst

S.B. No. 2177

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to the creation of the Harris-Waller Counties Municipal  
3 Utility District No. 5; granting a limited power of eminent domain;  
4 providing authority to issue bonds; providing authority to impose  
5 assessments, fees, and taxes.

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

7 SECTION 1. Subtitle F, Title 6, Special District Local Laws  
8 Code, is amended by adding Chapter 7903A to read as follows:

9 CHAPTER 7903A. HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT

10 NO. 5

11 SUBCHAPTER A. GENERAL PROVISIONS

12 Sec. 7903A.0101. DEFINITIONS. In this chapter:

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

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

16 (3) "Director" means a board member.

17 (4) "District" means the Harris-Waller Counties  
18 Municipal Utility District No. 5.

19 Sec. 7903A.0102. NATURE OF DISTRICT. The district is a  
20 municipal utility district created under Section 59, Article XVI,  
21 Texas Constitution.

22 Sec. 7903A.0103. CONFIRMATION AND DIRECTOR ELECTION  
23 REQUIRED. The temporary directors shall hold an election to  
24 confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 7903A.0104. CONSENT OF MUNICIPALITY REQUIRED. The  
3 temporary directors may not hold an election under Section  
4 7903A.0103 until each municipality in whose corporate limits or  
5 extraterritorial jurisdiction the district is located has  
6 consented by ordinance or resolution to the creation of the  
7 district and to the inclusion of land in the district.

8 Sec. 7903A.0105. FINDINGS OF PUBLIC PURPOSE AND BENEFIT.

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

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

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

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

17 Sec. 7903A.0106. INITIAL DISTRICT TERRITORY. (a) The  
18 district is initially composed of the territory described by  
19 Section 2 of the Act enacting this chapter.

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

24 (1) organization, existence, or validity;

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

1           (3) right to impose a tax; or

2           (4) legality or operation.

3                   SUBCHAPTER B. BOARD OF DIRECTORS

4           Sec. 7903A.0201. GOVERNING BODY; TERMS. (a) The district  
5 is governed by a board of five elected directors.

6           (b) Except as provided by Section 7903A.0202, directors  
7 serve staggered four-year terms.

8           Sec. 7903A.0202. TEMPORARY DIRECTORS. (a) The temporary  
9 board consists of:

10           (1) Josh Trlicek;

11           (2) Sarah Sessum;

12           (3) Courtney Wilcox;

13           (4) Jonathan Corb; and

14           (5) Tyler Brown.

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

16           (1) the date permanent directors are elected under  
17 Section 7903A.0103; or

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

20           (c) If permanent directors have not been elected under  
21 Section 7903A.0103 and the terms of the temporary directors have  
22 expired, successor temporary directors shall be appointed or  
23 reappointed as provided by Subsection (d) to serve terms that  
24 expire on the earlier of:

25           (1) the date permanent directors are elected under  
26 Section 7903A.0103; or

27           (2) the fourth anniversary of the date of the

1 appointment or reappointment.

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

9 SUBCHAPTER C. POWERS AND DUTIES

10 Sec. 7903A.0301. GENERAL POWERS AND DUTIES. The district  
11 has the powers and duties necessary to accomplish the purposes for  
12 which the district is created.

13 Sec. 7903A.0302. MUNICIPAL UTILITY DISTRICT POWERS AND  
14 DUTIES. The district has the powers and duties provided by the  
15 general law of this state, including Chapters 49 and 54, Water Code,  
16 applicable to municipal utility districts created under Section 59,  
17 Article XVI, Texas Constitution.

18 Sec. 7903A.0303. AUTHORITY FOR ROAD PROJECTS. Under  
19 Section 52, Article III, Texas Constitution, the district may  
20 design, acquire, construct, finance, issue bonds for, improve,  
21 operate, maintain, and convey to this state, a county, or a  
22 municipality for operation and maintenance macadamized, graveled,  
23 or paved roads, or improvements, including storm drainage, in aid  
24 of those roads.

25 Sec. 7903A.0304. ROAD STANDARDS AND REQUIREMENTS. (a) A  
26 road project must meet all applicable construction standards,  
27 zoning and subdivision requirements, and regulations of each

1 municipality in whose corporate limits or extraterritorial  
2 jurisdiction the road project is located.

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

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

11 Sec. 7903A.0305. COMPLIANCE WITH MUNICIPAL CONSENT  
12 ORDINANCE OR RESOLUTION. The district shall comply with all  
13 applicable requirements of any ordinance or resolution that is  
14 adopted under Section 54.016 or 54.0165, Water Code, and that  
15 consents to the creation of the district or to the inclusion of land  
16 in the district.

17 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

18 Sec. 7903A.0401. ELECTIONS REGARDING TAXES OR BONDS. (a)  
19 The district may issue, without an election, bonds and other  
20 obligations secured by:

21 (1) revenue other than ad valorem taxes; or  
22 (2) contract payments described by Section  
23 7903A.0403.

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

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

5       Sec. 7903A.0402. OPERATION AND MAINTENANCE TAX. (a) If  
6 authorized at an election held under Section 7903A.0401, the  
7 district may impose an operation and maintenance tax on taxable  
8 property in the district in accordance with Section 49.107, Water  
9 Code.

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

12       Sec. 7903A.0403. CONTRACT TAXES. (a) In accordance with  
13 Section 49.108, Water Code, the district may impose a tax other than  
14 an operation and maintenance tax and use the revenue derived from  
15 the tax to make payments under a contract after the provisions of  
16 the contract have been approved by a majority of the district voters  
17 voting at an election held for that purpose.

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

21               SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

22       Sec. 7903A.0501. AUTHORITY TO ISSUE BONDS AND OTHER  
23 OBLIGATIONS. The district may issue bonds or other obligations  
24 payable wholly or partly from ad valorem taxes, impact fees,  
25 revenue, contract payments, grants, or other district money, or any  
26 combination of those sources, to pay for any authorized district  
27 purpose.

1       Sec. 7903A.0502. TAXES FOR BONDS. At the time the district  
2 issues bonds payable wholly or partly from ad valorem taxes, the  
3 board shall provide for the annual imposition of a continuing  
4 direct ad valorem tax, without limit as to rate or amount, while all  
5 or part of the bonds are outstanding as required and in the manner  
6 provided by Sections 54.601 and 54.602, Water Code.

7       Sec. 7903A.0503. BONDS FOR ROAD PROJECTS. At the time of  
8 issuance, the total principal amount of bonds or other obligations  
9 issued or incurred to finance road projects and payable from ad  
10 valorem taxes may not exceed one-fourth of the assessed value of the  
11 real property in the district.

12       SECTION 2. The Harris-Waller Counties Municipal Utility  
13 District No. 5 initially includes all the territory contained in  
14 the following area:

15       Being a tract of land containing 45.924 acres (2,000,467  
16 square feet) located in the J. Gibbons, Abstract Number (No.) 133 in  
17 Harris County and the J. Gibbons Survey, Abstract No. 286 in Waller  
18 County, Texas; Said 45.924 acre tract being all of a called 45.7143  
19 acre tract recorded in the name of Thomas F. Mathis, Jr., Ronald  
20 Gene Mathis and Cathy Mathis Willhoite in Volume 339, Page 6 of the  
21 Waller County Deed Records (W.C.D.R.) and in Harris County Clerk's  
22 File Number (H.C.C.F. No.) H603706, (all bearings are based on the  
23 Texas Coordinate System of 1983 (NAD83), South Central Zone, per  
24 GPS observations):

25       Beginning at a 1-inch iron pipe found on the occupied West  
26 Right-Of-Way (R.O.W.) line of Mathis Road (called 99 feet wide in  
27 Volume 17, Page 222 of the Harris County Deed Records (H.C.D.R.) and

1 shown as 66 feet wide on the Harris County Engineering Department  
2 R.O.W. Map No. 3912, Sec. 1, 1984), said pipe being at the northeast  
3 corner of a called 45.86 acre tract recorded in the name of Laretta  
4 Rena Callaway in H.C.C.F. No. U998001, for the southeast corner of  
5 the herein described tract, from which found 1/2-inch iron pipe for  
6 the southeast corner of said 45.86 acre tract bears South 02 degrees  
7 31 minutes 13 seconds East, a distance of 605.89 feet;

8       Thence, with the line common to said 45.86 acre tract and said  
9 45.7143 acre tract, South 87 degrees 45 minutes 20 seconds West, a  
10 distance of 3314.83 feet (called 3297.22 feet) to a 5/8-inch iron  
11 rod with a Miller Survey Group (MSG) cap set on the east line of a  
12 called 36.3038 acre tract, recorded in the name of Leslie W. Lofton  
13 and Catherine A. Lofton in Volume 670, Page 885 of the W.C.D.R.,  
14 same being the northwest corner of said 45.86 acre tract for the  
15 southwest corner of said 45.7143 acre tract and the herein  
16 described tract, from which a found 3/4-inch pinch top pipe bears  
17 South 01 degrees 57 minutes 35 seconds East, a distance of 604.28  
18 feet;

19       Thence, with the line common to said 36.3038 acre tract and  
20 said 45.7143 acre tract, North 01 degrees 57 minutes 35 seconds  
21 West, a distance of 603.94 feet to a 5/8-inch iron rod with a MSG cap  
22 set at the southwest corner of a called 37.759 acre tract of land  
23 recorded in the name of Brandon J. Cotton, et.al. in H.C.C.F.  
24 No. W570059, for the northwest corner of said 45.7143 acre tract  
25 and the herein described tract, from which a found 5/8-inch iron rod  
26 at the northwest corner of said 37.759 acre tract bears North 01  
27 degrees 57 minutes 35 seconds West, a distance of 697.56 feet and



1 from which a found 5/8-inch iron rod bears North 07 degrees 06  
2 minutes West, a distance of 7.0 feet;

3       Thence, with the south line of a called 37.759 acre tract and  
4 the south line of a called 5.7142 acre tract recorded in the name of  
5 Jesus Duran in RP-2016-303676 of the Official Public Records of  
6 Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), same  
7 being the north line of said 45.7143 acre tract, North 87 degrees 45  
8 minutes 20 seconds East, at a distance of 1649.83 feet pass a found  
9 2-inch iron pipe at the common south corner of said 37.759 acre  
10 tract and said 5.7142 acre tract, and continue for a total distance  
11 of 3309.87 feet (called 3297.22 feet) to a 5/8-inch iron rod with a  
12 MSG cap set on the west R.O.W. line of said Mathis Road, at the  
13 southeast corner of said 5.7142 acre tract, for the northeast  
14 corner of said 45.7143 acre tract and the herein described tract,  
15 from which a found 3/4-inch iron pipe at the northeast corner of  
16 said 5.7142 acre tract, bears North 02 degrees 25 minutes 47 seconds  
17 West, a distance of 150.00 feet;

18       Thence, with the west R.O.W. line of said Mathis Road, same  
19 being the east line of said 45.7143 acre tract, South 02 degrees 25  
20 minutes 47 seconds East, a distance of 603.94 feet to the Point of  
21 Beginning and containing 45.924 acres (2,000,467 square feet) of  
22 land.

23       SECTION 3. (a) The legal notice of the intention to  
24 introduce this Act, setting forth the general substance of this  
25 Act, has been published as provided by law, and the notice and a  
26 copy of this Act have been furnished to all persons, agencies,  
27 officials, or entities to which they are required to be furnished

1 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
2 Government Code.

3 (b) The governor, one of the required recipients, has  
4 submitted the notice and Act to the Texas Commission on  
5 Environmental Quality.

6 (c) The Texas Commission on Environmental Quality has filed  
7 its recommendations relating to this Act with the governor, the  
8 lieutenant governor, and the speaker of the house of  
9 representatives within the required time.

10 (d) All requirements of the constitution and laws of this  
11 state and the rules and procedures of the legislature with respect  
12 to the notice, introduction, and passage of this Act are fulfilled  
13 and accomplished.

14 SECTION 4. (a) If this Act does not receive a two-thirds  
15 vote of all the members elected to each house, Subchapter C, Chapter  
16 7903A, Special District Local Laws Code, as added by Section 1 of  
17 this Act, is amended by adding Section 7903A.0306 to read as  
18 follows:

19 Sec. 7903A.0306. NO EMINENT DOMAIN POWER. The district may  
20 not exercise the power of eminent domain.

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

24 SECTION 5. This Act takes effect immediately if it receives  
25 a vote of two-thirds of all the members elected to each house, as  
26 provided by Section 39, Article III, Texas Constitution. If this  
27 Act does not receive the vote necessary for immediate effect, this

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1 Act takes effect September 1, 2021.