TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 9, 2025

The Honorable Dan Patrick
Lieutenant Governor of Texas
Capitol Station
PO Box 12068
Austin, Texas 78711

Re: Responsibility of the Texas Commission on Environmental Quality (TCEQ) Pursuant to Article XVI, Section 59(d), Texas Constitution

Senate Bill (SB) 3047, as Filed by Senator Judith Zaffirini - Relating to the creation of the Pura Vida Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting a limited power of eminent domain.

Dear Governor Patrick:

The following comments are provided pursuant to the Constitutional requirements referenced above. Under those requirements, the TCEQ must submit, to the Governor, Lieutenant Governor and Speaker of the House of Representatives, the TCEQ's recommendations on specific legislation affecting water districts. We recommend that these comments be considered in the evaluation of the proposed legislation.

Sincerely,

Michele Risko, Deputy Director
Water Supply Division

cc: Honorable Paul Bettencourt, Chairman, Senate Local Government Committee
Senator Judith Zaffirini, Texas Senate

Enclosure

SB 3047, as Filed by Senator Judith Zaffirini
Texas Commission on Environmental Quality's Comments

The Legislative Budget Board, in cooperation with the Texas Water Development Board (TWDB) and the Texas Commission on Environmental Quality (TCEQ), has determined that:

This bill creates Pura Vida Municipal Management District No. 1 (the “District”) with the powers and duties of a municipal management district under Local Government Code Chapter 375.

Comments on Powers/Duties Different from Similar Types of Districts: The bill grants the District the same powers as similar municipal management districts. The bill states that if this Act does not receive a two-thirds vote of all the members elected to each house, the District may not exercise the power of eminent domain.

Overlapping Services: TCEQ does not have mapping information for water and/or wastewater providers because this function was transferred from the TCEQ to the Public Utility Commission on September 1, 2014. As a result, TCEQ is unaware of possible overlapping service providers.

TCEQ's Supervision: As with general law districts, the TCEQ will have general supervisory authority, including bond review authority and review of financial reports.

LETTER OF TRANSMITTAL
TEXAS SENATE
STATE OF TEXAS

SB 3047

Bill Number

TO: The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to transmit to you and the Texas Commission on Environmental Quality copies of a bill relating to a conservation and reclamation district and copies of the notice of intention to introduce the bill. One copy is for your files and one for you to forward to the Texas Commission on Environmental Quality, under Section 59(d), Article XVI, Constitution of the State of Texas.

4/16/2025

Date transmitted to
Governor's Office

Patsy Spaw

Secretary of the Senate

TO: Texas Commission on Environmental Quality

SUBJECT: A Bill Relating to a Conservation and Reclamation District

This is to forward to you a copy of a bill relating to conservation and reclamation district and a copy of the notice of intention to introduce the bill.

April 16, 2025

Date transmitted to
Texas Commission on Environmental Quality

Greg Abbott

Governor

TO: The Honorable President of the Senate
The Honorable Speaker of the House of Representatives
The Honorable Governor of Texas

SUBJECT: A Bill Relating to a Conservation and Reclamation District

Attached are recommendations of the Texas Commission on Environmental Quality in compliance with Section 59(d), Article XVI, Constitution of the State of Texas.

Texas Commission on Environmental Quality

By: Zaffirini S.B. No. 3047

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Pura Vida Municipal Management District No. 1; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes; granting a limited power of eminent domain.

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 4013 to read as follows:

CHAPTER 4013. PURA VIDA MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 4013.0101. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Mustang Ridge.

(3) "Director" means a board member.

(4) "District" means the Pura Vida Municipal Management District No. 1.

Sec. 4013.0102. NATURE OF DISTRICT. The Pura Vida Municipal Management District No. 1 is a special district created under Section 59, Article XVI, Texas Constitution.

Sec. 4013.0103. 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.

(b) By creating the district and in authorizing the city and other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

(c) The creation of the district is necessary to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare in the district.

(d) This chapter and the creation of the district may not be interpreted to relieve the city from providing the level of services provided as of the effective date of the Act enacting this chapter to the area in the district. The district is created to supplement and not to supplant city services provided in the district.

Sec. 4013.0104. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) All land and other property included in the district will benefit from the improvements and services to be provided by the district under powers conferred by Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other powers granted under this chapter.

(b) The district is created to serve a public use and benefit.

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

(1) developing and diversifying the economy of the state;

(2) eliminating unemployment and underemployment; and

(3) developing or expanding transportation and commerce.

(d) The district will:

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

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

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

(4) provide for water, wastewater, drainage, road, and recreational facilities for the district.

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

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

Sec. 4013.0105. INITIAL DISTRICT TERRITORY. (a) The district is initially composed of the territory described by

Section 2 of the Act enacting this chapter.

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

(1) organization, existence, or validity;

(2) right to issue any type of bonds for the purposes for which the district is created or to pay the principal of and interest on the bonds;

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

(4) legality or operation.

Sec. 4013.0106. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES. All or any part of the area of the district is eligible to be included in:

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

(2) a tax abatement reinvestment zone created under Chapter 312, Tax Code.

Sec. 4013.0107. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICTS LAW. Except as otherwise provided by this chapter, Chapter 375, Local Government Code, applies to the district.

Sec. 4013.0108. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes stated in this chapter.

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 4013.0201. GOVERNING BODY; TERMS. (a) The district is governed by a board of five elected directors who serve staggered terms of four years.

(b) Directors are elected in the manner provided by Subchapter D, Chapter 49, Water Code.

Sec. 4013.0202. COMPENSATION; EXPENSES. (a) The district may compensate each director in an amount not to exceed $150 for each board meeting. The total amount of compensation for each director in one year may not exceed $7,200.

(b) A director is entitled to reimbursement for necessary and reasonable expenses incurred in carrying out the duties and responsibilities of the board.

(c) Sections 375.069 and 375.070, Local Government Code, do not apply to the board.

Sec. 4013.0203. TEMPORARY DIRECTORS. (a) On or after the effective date of the Act enacting this chapter, the owner or owners of a majority of the assessed value of the real property in the district according to the most recent certified county tax appraisal roll may submit a petition to the Texas Commission on Environmental Quality requesting that the commission appoint as temporary directors the five persons named in the petition. The commission shall appoint as temporary directors the five persons named in the petition.

(b) The temporary or successor temporary directors shall hold an election to elect five permanent directors as provided by Section 4013.0201.

(c) Temporary directors serve until the earlier of:

(1) the date permanent directors are elected under Subsection (b); or

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

(d) If permanent directors have not been elected under Subsection (b) and the terms of the temporary directors have expired, successor temporary directors shall be appointed or reappointed as provided by Subsection (e) to serve terms that expire on the earlier of:

(1) the date permanent directors are elected under Subsection (b); or

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

(e) If Subsection (d) applies, the owner or owners of a majority of the assessed value of the real property in the district according to the most recent certified county tax appraisal roll may submit a petition to the Texas Commission on Environmental Quality requesting that the commission appoint as successor temporary directors the five persons named in the petition. The commission shall appoint as successor temporary directors the five persons named in the petition.

SUBCHAPTER C. POWERS AND DUTIES

Sec. 4013.0301. GENERAL POWERS AND DUTIES. The district has the powers and duties necessary to accomplish the purposes for which the district is created.

Sec. 4013.0302. IMPROVEMENT PROJECTS AND SERVICES. (a) The district, using any money available to the district for the purpose, may provide, design, construct, acquire, improve, relocate, operate, maintain, or finance an improvement project or service authorized under this chapter or Chapter 375, Local Government Code.

(b) The district may contract with a governmental or private entity to carry out an action under Subsection (a).

(c) The implementation of a district project or service is a governmental function or service for the purposes of Chapter 791, Government Code.

Sec. 4013.0303. NONPROFIT CORPORATION. (a) The board by resolution may authorize the creation of a nonprofit corporation to assist and act for the district in implementing a project or providing a service authorized by this chapter.

(b) The nonprofit corporation:

(1) has each power of and is considered to be a local government corporation created under Subchapter D, Chapter 431, Transportation Code; and

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

(c) The board shall appoint the board of directors of the nonprofit corporation. The board of directors of the nonprofit corporation shall serve in the same manner as the board of directors of a local government corporation created under Subchapter D, Chapter 431, Transportation Code, except that a board member is not required to reside in the district.

Sec. 4013.0304. LAW ENFORCEMENT SERVICES. To protect the public interest, the district may contract with a qualified party, including the city, to provide additional law enforcement services in the district for a fee.

Sec. 4013.0305. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The district may join and pay dues to a charitable or nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 4013.0306. ECONOMIC DEVELOPMENT PROGRAMS. (a) The district may engage in activities that accomplish the economic development purposes of the district.

(b) The district may establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the district, including programs to:

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

(2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers provided to municipalities by:

(1) Chapter 380, Local Government Code; and

(2) Subchapter A, Chapter 1509, Government Code.

Sec. 4013.0307. PARKING FACILITIES. (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain parking facilities or a system of parking facilities, including lots, garages, parking terminals, or other structures or accommodations for parking motor vehicles off the streets and related appurtenances.

(b) The district's parking facilities serve the public purposes of the district and are owned, used, and held for a public purpose even if leased or operated by a private entity for a term of years.

(c) The district's parking facilities are parts of and necessary components of a street and are considered to be a street or road improvement.

(d) The development and operation of the district's parking facilities may be considered an economic development program.

Sec. 4013.0308. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedure required for a disbursement or transfer of district money.

Sec. 4013.0309. ADDING OR EXCLUDING LAND. Except as provided by Section 4013.0310, the district may add or exclude land in the manner provided by Subchapter J, Chapter 49, Water Code, or by Subchapter H, Chapter 54, Water Code.

Sec. 4013.0310. DIVISION OF DISTRICT. (a) The district may be divided into two or more new districts only if the district:

(1) has no outstanding bonded debt; and

(2) is not imposing ad valorem taxes.

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

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

(d) The board, on its own motion or on receipt of a petition signed by the owner or owners of a majority of the assessed value of the real property in the district, may adopt an order dividing the district.

(e) An order dividing the district must:

(1) name each new district;

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

(3) appoint initial directors for each new district; and

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

(f) On or before the 30th day after the date of adoption of an order dividing the district, the district shall file the order with the Texas Commission on Environmental Quality and record the order in the real property records of each county in which the district is located.

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

(h) Municipal consent to the creation of the district and to the inclusion of land in the district granted under Section 4013.0506 acts as municipal consent to the creation of any new district created by the division of the district and to the inclusion of land in the new district.

Sec. 4013.0311. EMINENT DOMAIN. The district may exercise the power of eminent domain in the manner provided by Section 49.222, Water Code.

SUBCHAPTER D. ASSESSMENTS

Sec. 4013.0401. PETITION REQUIRED FOR FINANCING SERVICES AND IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a service or improvement project with assessments under this chapter unless a written petition requesting that service or improvement has been filed with the board.

(b) A petition filed under Subsection (a) must be signed by the owners of a majority of the assessed value of real property in the district subject to assessment according to the most recent certified county tax appraisal roll.

Sec. 4013.0402. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a) The board by resolution may impose and collect an assessment for any purpose authorized by this chapter in all or any part of the district.

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

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

(2) are superior to any other lien or claim other than a lien or claim for county, school district, or municipal ad valorem taxes; and

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

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

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

SUBCHAPTER E. TAXES AND BONDS

Sec. 4013.0501. TAX ELECTION REQUIRED. (a) The district must hold an election in the manner provided by Chapter 49, Water Code, or, if applicable, Chapter 375, Local Government Code, to obtain voter approval before the district may impose an ad valorem tax.

(b) Section 375.243, Local Government Code, does not apply to the district.

Sec. 4013.0502. OPERATION AND MAINTENANCE TAX. (a) If authorized by a majority of the district voters voting at an election under Section 4013.0501, the district may impose an operation and maintenance tax on taxable property in the district in the manner provided by Section 49.107, Water Code, for any district purpose, including to:

(1) maintain and operate the district;

(2) construct or acquire improvements; or

(3) provide a service.

(b) The board shall determine the operation and maintenance tax rate. The rate may not exceed the rate approved at the election.

Sec. 4013.0503. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS AND OTHER OBLIGATIONS. (a) The district may borrow money on terms determined by the board.

(b) The district may issue, by public or private sale, bonds, notes, or other obligations payable wholly or partly from ad valorem taxes, assessments, impact fees, revenue, contract payments, grants, or other district money, or any combination of those sources of money, to pay for any authorized district purpose.

(c) The limitation on the outstanding principal amount of bonds, notes, or other obligations provided by Section 49.4645, Water Code, does not apply to the district.

(d) The district may issue, by public or private sale, bonds, notes, or other obligations payable wholly or partly from assessments in the manner provided by Subchapter A, Chapter 372, Local Government Code, if the improvement financed by the obligation issued under this section will be conveyed to or operated and maintained by a municipality or other retail utility provider pursuant to an agreement with the district entered into before the issuance of the obligation.

Sec. 4013.0504. BONDS SECURED BY REVENUE OR CONTRACT PAYMENTS. The district may issue, without an election, bonds secured by:

(1) revenue other than ad valorem taxes, including contract revenues; or

(2) contract payments, provided that the requirements of Section 49.108, Water Code, have been met.

Sec. 4013.0505. BONDS SECURED BY AD VALOREM TAXES; ELECTIONS. (a) If authorized at an election under Section 4013.0501, the district may issue bonds payable from ad valorem taxes.

(b) At the time the district issues bonds payable wholly or partly from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct annual ad valorem tax, without limit as to rate or amount, for each year that all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

(c) All or any part of any facilities or improvements that may be acquired by a district by the issuance of its bonds may be submitted as a single proposition or as several propositions to be voted on at the election.

Sec. 4013.0506. CONSENT OF MUNICIPALITY REQUIRED. (a) The board may not issue bonds until each municipality in whose corporate limits or extraterritorial jurisdiction the district is located has consented by ordinance or resolution to the creation of the district and to the inclusion of land in the district as required by applicable law.

(b) This section applies only to the district's first issuance of bonds payable from ad valorem taxes.

SUBCHAPTER F. SALES AND USE TAX

Sec. 4013.0601. MEANINGS OF WORDS AND PHRASES. A word or phrase used in this subchapter that is defined by Chapter 151 or 321, Tax Code, has the meaning assigned by Chapter 151 or 321, Tax Code.

Sec. 4013.0602. APPLICABILITY OF CERTAIN TAX CODE PROVISIONS. (a) The provisions of Subchapters C, D, E, and F, Chapter 323, Tax Code, relating to county sales and use taxes apply to the application, collection, and administration of a sales and use tax imposed under this subchapter to the extent consistent with this chapter, as if references in Chapter 323, Tax Code, to a county referred to the district and references to a commissioners court referred to the board.

(b) Sections 323.401-323.404 and 323.505, Tax Code, do not apply to a tax imposed under this subchapter.

Sec. 4013.0603. AUTHORIZATION; ELECTION. (a) The district shall adopt, reduce, or repeal the sales and use tax authorized by this subchapter at an election in which a majority of the voters of the district voting in the election approve the adoption, reduction, or repeal of the tax, as applicable.

(b) The board by order shall call an election to adopt, reduce, or repeal a sales and use tax. The election shall be held on the first authorized uniform election date that occurs after the time required by Section 3.005, Election Code.

(c) The district shall provide notice of the election and shall hold the election in the manner prescribed by Chapter 54, Water Code, for bond elections for municipal utility districts.

(d) The ballots shall be printed to provide for voting for or against the following appropriate proposition:

(1) "Adoption of a ___ percent district sales and use tax in the district";

(2) "Reduction of the district sales and use tax in the

district from ___ percent to ___ percent"; or

(3) "Repeal of the district sales and use tax in the district."

Sec. 4013.0604. EFFECTIVE DATE OF TAX. A tax imposed under this subchapter or the repeal or reduction of a tax under this subchapter takes effect on the first day of the first calendar quarter that occurs after the date the comptroller receives the copy of the resolution as required by Section 323.405(b), Tax Code.

Sec. 4013.0605. SALES AND USE TAX RATE. (a) On adoption of the tax authorized by this subchapter, there is imposed a tax of two percent, or the maximum rate at which the combined tax rate of all local sales and use taxes in any location in the district does not exceed two percent, on the receipts from the sale at retail of taxable items in the district, and an excise tax on the use, storage, or other consumption in the district of taxable items purchased, leased, or rented from a retailer in the district during the period that the tax is in effect.

(b) The rate of the excise tax is the same as the rate of the sales tax portion of the tax and is applied to the sales price of the taxable item.

Sec. 4013.0606. EXAMINATION AND RECEIPT OF INFORMATION. The district may examine and receive information related to the imposition of a sales and use tax to the same extent as if the district were a municipality.

Sec. 4013.0607. ALTERNATIVE METHOD OF IMPOSITION. Notwithstanding any other provision of this subchapter, the district may impose the sales and use tax as provided by Subchapter

F, Chapter 383, Local Government Code, instead of as provided by the other provisions of this subchapter.

SUBCHAPTER G. HOTEL OCCUPANCY TAX

Sec. 4013.0701. DEFINITION. In this subchapter, "hotel" has the meaning assigned by Section 156.001, Tax Code.

Sec. 4013.0702. APPLICABILITY OF CERTAIN TAX CODE PROVISIONS. (a) In this subchapter:

(1) a reference in Chapter 352, Tax Code, to a county is a reference to the district; and

(2) a reference in Chapter 352, Tax Code, to the commissioners court is a reference to the board.

(b) Except as inconsistent with this subchapter, Subchapter A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized by this subchapter, including the collection of the tax, subject to the limitations prescribed by Sections 352.002(b) and (c), Tax Code.

Sec. 4013.0703. TAX AUTHORIZED; TAX RATE. (a) The district may impose a hotel occupancy tax for the purposes described by Section 4013.0705.

(b) The amount of the tax may not exceed seven percent of the price paid for a room in a hotel.

Sec. 4013.0704. INFORMATION. The district may examine and receive information related to the imposition of hotel occupancy taxes to the same extent as if the district were a municipality.

Sec. 4013.0705. USE OF HOTEL OCCUPANCY TAX. (a) The district may use the proceeds from a hotel occupancy tax imposed under this subchapter for any of the district's purposes and for the purposes described by Section 352.1015, Tax Code, to the extent the board considers appropriate.

(b) During each interval of three calendar years following the date on which a hotel occupancy tax imposed under this subchapter is initially collected, the board may not apply an annual average of more than 10 percent of the amount of tax collected under that section, excluding any interest earnings or investment profits and after a deduction for the costs of imposing and collecting the taxes, for the administrative expenses of the district or a district purpose other than:

(1) the costs of advertising and promoting tourism; or

(2) the costs of business development and commerce, including the costs of planning, designing, constructing, acquiring, leasing, financing, owning, operating, maintaining, managing, improving, repairing, rehabilitating, or reconstructing improvement projects for:

(A) conferences, conventions, meeting space, and exhibitions;

(B) manufacturer, consumer, or trade shows;

(C) hotels, lodging, and hospitality;

(D) arts and entertainment;

(E) parks and recreation;

(F) economic development; and

(G) civic, community, or institutional events.

SUBCHAPTER H. HOTEL AND CONVENTION CENTER PROJECTS

Sec. 4013.0801. DEFINITIONS. (a) In this subchapter, "qualified convention center facility," "qualified hotel," and "qualified project" have the meanings assigned by Section 351.151, Tax Code.

(b) Notwithstanding Section 351.157(a), Tax Code, for purposes of a qualified project of the district, "qualified establishment" means an establishment:

(1) that is:

(A) a restaurant, bar, or retail establishment;

(B) located on land owned by the district; and

(C) constructed on or after the date the district commences a qualified project under this subchapter; and

(2) the nearest exterior wall of which is located not more than 1,000 feet from the nearest exterior wall of a qualified convention center facility or qualified hotel.

Sec. 4013.0802. HOTEL AND CONVENTION CENTER PROJECTS. (a) The board by order may authorize proceeds from the hotel occupancy tax imposed under Subchapter G of this chapter to be used for a qualified project under Subchapter C, Chapter 351, Tax Code. The use authorized by this subsection is in addition to any other use authorized by law.

(b) If the board adopts an order described by Subsection (a):

(1) a reference in Subchapter C, Chapter 351, Tax Code, to a municipality is a reference to the district; and

(2) the district is considered to be a municipality for purposes of Subchapter C, Chapter 351, Tax Code, with the same rights, privileges, and responsibilities as a municipality under that subchapter, including the ability to pledge or commit revenue

under Section 351.155, Tax Code, for bonds or other obligations issued for a qualified project or contractual obligations for a qualified project and to receive certain tax revenue under Sections 351.156 and 351.157, Tax Code.

(c) In the event of a conflict between this section and another provision of this chapter, this section controls.

(d) The comptroller may adopt rules necessary to implement and administer this section.

SUBCHAPTER I. DISSOLUTION

Sec. 4013.0901. DISSOLUTION. (a) The board shall dissolve the district on written petition filed with the board by the owners of:

(1) at least two-thirds of the assessed value of the property subject to assessment by the district based on the most recent certified county property tax rolls; or

(2) at least two-thirds of the surface area of the district, excluding roads, streets, highways, utility rights-of-way, other public areas, and other property exempt from assessment by the district according to the most recent certified county property tax rolls.

(b) The board by majority vote may dissolve the district at any time.

(c) The district may not be dissolved by its board under Subsection (a) or (b) if the district:

(1) has any outstanding bonded indebtedness until that bonded indebtedness has been repaid or defeased in accordance with the order or resolution authorizing the issuance of the bonds;

(2) has a contractual obligation to pay money until that obligation has been fully paid in accordance with the contract; or

(3) owns, operates, or maintains public works, facilities, or improvements unless the district contracts with another person for the ownership, operation, or maintenance of the public works, facilities, or improvements.

(d) Sections 375.261, 375.262, and 375.264, Local Government Code, do not apply to the district.

SECTION 2. The Pura Vida Municipal Management District No. 1 initially includes all territory contained in the following area:

211.348 ACRES LAND OUT THE WILLIAM LEWIS, SR. SURVEY, ABSTRACT NO. 479 AND THE AUGUSTAS KINCHELOE SURVEY NUMBER 2, ABSTRACT NO. 457, TRAVIS COUNTY, TEXAS, BEING ALL OR A PORTION OF THE FOLLOWING EIGHT (8) TRACTS:

TRACT 1: A 70.887 ACRE PORTION OF THAT CERTAIN 141.321 ACRE TRACT CALLED FIRST TRACT CONVEYED TO MUSTANG RIDGE, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2019142513, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS;

TRACT 2: ALL OF THAT CERTAIN 23.625 ACRE TRACT DECRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2020003359, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 3: ALL OF THAT CERTAIN 0.892 ACRE TRACT CALLED SECOND TRACT DESCRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2019142513, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS;

TRACT 4: ALL OF THAT CERTAIN 19.283 ACRE TRACT DECRIBED IN A

DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2023073358, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 5: ALL OF THAT CERTAIN 2.986 ACRE TRACT DECRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2022052056, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 6: ALL OF THAT CERTAIN 16.383 ACRE TRACT DECRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2021040262, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 7: ALL OF THAT CERTAIN 74.555 ACRE TRACT, CALLED 74.557 ACRES, DESCRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2022039968 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 8: ALL OF THAT CERTAIN 2.737 ACRE TRACT DECRIBED IN A DEED TO MUSTANG RIDGE, LLC RECORDED IN DOCUMENT NUMBER 2020099394, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THE SAID 211.348 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183 AT THE NORTHERLY MOST CORNER OF THE SAID TRACT 3;

THENCE, S 04°08'59" E, A DISTANCE OF 1924.31 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183, THE SAME BEING THE EAST LINE OF THE SAID TRACT 3, TRACT 2 AND TRACT 6, TO A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC AT THE SOUTHEAST CORNER OF THE SAID TRACT 6;

THENCE, S 85°47'49" W, A DISTANCE OF 825.12 FEET TO A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED HINKLE AT THE SOUTHWEST

CORNER OF THE SAID TRACT 6, THE SAME BEING THE SOUTHEAST CORNER OF THE SAID TRACT 5;

THENCE S 71°51'32" W, A DISTANCE OF 668.21 FEET TO A COMPUTED POINT AT THE SOUTHWEST CORNER OF THE SAID TRACT 5 ON THE NORTHEAST LINE OF THE SAID TRACT 7;

THENCE, S 47°08'40" E, A DISTANCE OF 630.54 FEET TO A1/2 INCH DIAMETER STEEL IN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1327 AT THE SOUTHEAST CORNER OF THE SAID TRACT 7;

THENCE, S 73°47'17" W, A DISTANCE OF 1483.54 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1327 TO A COMPUTED POINT AT AN EXTERIOR CORNER OF THE SAID TRACT 7;

THENCE, N 47°25'48" W, A DISTANCE OF 478.19 FEET TO A 1/2 INCH DIAMETER STEEL PIN FOUND AT AN INTERIOR CORNER OF THE SAID TRACT 7;

THENCE, S 42°24'52" W, A DISTANCE OF 313.00 FEET TO A 1/2 INCH DIAMETER STEEL PIN FOUND AT AN EXTERIOR CORNER OF THE SAID TRACT 7;

THENCE, N 62°17'17" W, A DISTANCE OF 1295.87 FEET TO A 1/2 INCH DIAMETER STEEL PIN FOUND AT THE MOST WESTERLY OR SOUTHWEST CORNER OF THE SAID TRACT 7;

THENCE, N 28°02'48" E, A DISTANCE OF 1393.50 FEET TO A 1/2 INCH DIAMETER STEEL PIN FOUND WITH CAP MARKED LENZ & ASSOC AT THE NORTHWEST CORNER OF THE SAID TRACT 7, THE SAME BEING THE SOUTHWEST CORNER OF THE SAID TRACT 8;

THENCE, N 27°41'52" E A DISTANCE OF 1635.14 FEET ALONG THE WEST LINE OF THE SAID TRACT 8 AND TRACT 1, CROSSING THE SAID 141.321 ACRE MUSTANG RIDGE, LLC TRACT, TO A 1/2 INCH DIAMETER STEEL PIN FOUND AT THE SOUTHWEST CORNER OF THE SAID TRACT 4;

THENCE, N 27°30'40" E, A DISTANCE OF 378.90 FEET TO A 1/2 INCH

DIAMETER STEEL PIN FOUND WITH CAP MARKED CHAPARRAL AT THE NORTHWEST CORNER OF THE SAID TRACT 4;

THENCE, S 61°49'55" E, A DISTANCE OF 2300.72 FEET TO A 1/2 INCH DIAMETER STEEL PIN FOUND AT THE NORTHEAST CORNER OF THE SAID TRACT 4 ON WEST LINE OF THE SAID TRACT 3;

THENCE, N 42°24'59" E, A DISTANCE OF 552.95 FEET TO THE PLACE OF BEGINNING, CONTAINING 211.348 ACRES OF LAND, MORE OR LESS.

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

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

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

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

SECTION 4. (a) Section 4013.0311, Special District Local Laws Code, as added by Section 1 of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(b) If this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 4013, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 4013.0311 to read as follows:

Sec. 4013.0311. NO EMINENT DOMAIN POWER. The district may not exercise the power of eminent domain.

SECTION 5. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2025.

PUBLISHER'S AFFIDAVIT

STATE OF WISCONSIN

COUNTY OF ___BROWN__________

Before me, a Notary Public in and for ___Brown_________ County, this day personally appeared ______Keegan Moran____________________ who, being duly sworn, states that the following advertisement paid for by Ross Martin, Winstead PC, was published in ____Austin American Statesman______ on ___January 26____, 2024:

[AFFIX COPY OF NOTICE]

Keegan Moran
Affiant

Sworn to and subscribed before me this __29___ day of ____January______, 2024.

Vicky Felty

[Affix Notary Seal]

VICKY FELTY
Notary Public
State of Wisconsin

919.25 - fp

Bids & Proposals

Integral Care is currently soliciting proposals to provide Moving Services. The Request for Proposals (RFP) may be accessed at integralcare.org/business-opportunities. The deadline to submit a proposal under the RFP is 5:00 P.M. CST on February 25, 2025. Historically Underutilized Businesses, including Minority-Owned Businesses and Women-Owned Businesses, are encouraged to apply.
Jan. 24, 26, 31, Feb. 2, 2025

REQUEST FOR PROPOSALS (RFP #25-010RFP)
FOR DISTRICTWIDE VOIP HANDSET REPLACEMENT AND SYSTEM UPGRADE

Manor ISD is soliciting proposals from qualified vendors for the installation and implementation of a modernized Voice Over IP (VOIP) phone system. This project aligns with the district's safety priorities and compliance with Alyssa's Law, which emphasizes the critical need for panic button solutions to ensure rapid response to emergencies. The district seeks to leverage Cisco hardware, including the "action button" feature available on Cisco phones, as an integrated panic button solution to address these requirements. Proposals must adhere to the terms, conditions, and requirements outlined in this Request for Proposals ("RFP").
All RFP procurement packages are available at: https://manorisd.bonfirehub.com/projects. Respondents will find information about using Bonfire on the District's website at: https://www.manorisd.net/Page/1781. Submissions must be uploaded electronically to https://manorisd.bonfirehub.com. Hard copy submissions will not be accepted. The deadline to submit Proposals is 2:00 PM (CST), January 30, 2025. All questions regarding this invitation must be submitted in writing via Bonfire (https://manorisd.bonfirehub.com) until 4:00 p.m. on January 22, 2025. Answers to questions will also be posted on Bonfire. Addenda will be posted to https://manorisd.bonfirehub.com. Further details are included in the District's Request for Proposals package. The District reserves the right to reject all submissions and to waive any informalities.
1/15, 1/19, 1/26/25 10943867

Public Notices

Integral Care is currently soliciting proposals to provide Residential Services. The Request for Proposals (RFP) may be accessed at integralcare.org/business-opportunities. The deadline to submit a proposal under the RFP is 5:00 P.M. CST on February 20, 2025. Historically Underutilized Businesses, including Minority-Owned Businesses and Women-Owned Businesses, are encouraged to apply.
#10960471 1/24, 1/26, 1/31, 2/2/25

CITY OF KYLE, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Kyle, Texas on February 4, 2025 at or after 7:00 p.m. at Kyle City Hall, 100 W. Center Street, Kyle, Texas 78640. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #5 of the 6 Creeks Public Improvement District (the "District") and to consider the issuance of two series of special assessment revenue bonds to provide public improvements in connection with the 6 Creeks Public Improvement District Improvement Area #3B Project and the 6 Creeks Public Improvement District Improvement Area #5 Project, respectively, in an aggregate approximate amount of $9,018,000, all pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. The City is authorized to issue special assessment revenue bonds without an election pursuant to Section 372.024, Texas Local Government Code, as amended. No provision is made for a petition or an election in connection with such special assessment revenue bonds. The special assessment revenue bonds, if issued, will be payable from the special assessments on the property in Improvement Area #3 and Improvement Area #5 of the District.
The proposed improvements to be undertaken at this time include, with respect to Improvement Area #5, street improvements, drainage improvements, water improvements, wastewater improvements, landscaping improvements, detention improvements, costs related to designing, constructing, and installing of the improvements, other improvements similar to those described above, costs related to the establishment, administration, maintenance and operation of the District, bond issuance costs, and the first year annual collection costs (collectively, the "Improvement Area #5 Improvements").
The total costs of the Improvement Area #5 Authorized Improvements, including administrative costs and the costs of issuing bonds, is $4,063,723.
The boundaries of the District include approximately 858.7 acres of land located approximately 2.5 miles northwest of the City center near Interstate Highway 35 and Farm to Market Road 150, within the extraterritorial jurisdiction of the City. The boundaries of Improvement Area #5 of the District include approximately 15.92 acres of land within the District, as more particularly described by the metes and bounds descriptions available at Kyle City Hall for public inspection.
All written or oral objections on the proposed assessments within Improvement Area #5 of the District will be considered at the public hearing.
Copies of the proposed Improvement Area #5 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #5 that benefits from the Improvement Area #5 Authorized Improvements, are available for public inspection at the office of the City Secretary, 100 W. Center Street, Kyle, Texas 78640.
Jan 26, 2025 10973532

Request for Proposal AISD Burnet Middle School
JOERIS GENERAL CONTRACTORS, LTD.,

Joeris General Contractors will be accepting competitive Proposals from Subcontractors and Suppliers for the: AISD Burnet Middle School until 2:00PM on Wed, Feb 19, 2025. Proposals will be received by email at bidsAustin@joeris.com

Project Description: Early release package for Concrete, Earthwork, SWPPP, Utilities and construction services for AISD Burnet Middle School.

Plans may be reviewed at:
Joeris Website - www.joeris.com
or at Joeris General Contractors,
9211 Waterford Centre Blvd, Suite 150, Austin, TX 78758
O: (512) 920-0338; F: (512) 920-0339

Participation by S/M/W/DBE firms & Certified HUB firms is encouraged. Joeris General Contractors is an equal opportunity (EEO) employer.
January 26, February 2 2025
LACO0219775

Public Sale

NOTICE OF PUBLIC SALE

There will be a public sale on Sunday, Feb. 2nd at 10:00 AM for property sold to satisfy a landlord's lein for a tenent's non payment of rent. It will be held at Boathandlers, 21514 Darley Road, Spicewood, TX 78669. The contents of the space of Clint Arnold contains vending machines.
January 19, 26 2025
LACO0222815

Govt Public Notices

NOTICE OF INTENT TO INTRODUCE LEGISLATION

This is to give notice of intent to introduce in the 89th Legislature, Regular Session, a bill to be entitled an Act relating to the creation of the Pura Vida Municipal Management District No. 1, a special district operating under Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution; and Chapters 372 and 375, Texas Local Government Code, providing authority for the District to impose assessments, fees, and taxes, and providing authority to issue bonds, affecting lands in Travis County, Texas, being generally located in the northern portion of the corporate limits and the extraterritorial jurisdiction of the City of Mustang Ridge, Texas, in the area northwest of the intersection of U.S. Highway 183 and F.M Highway 1327. The lands to be included in the District include portions of William Lewis, Sr. Survey, Abstract No. 479, and the Augustus Kincheloe Survey No. 2, Abstract No. 457, in Travis County, Texas. The costs for the publication of this notice were paid by Ross Martin, Winstead PC.
January 26 2025
LACO0225967

Request for Qualifications

DATE: 1/21/2025

TO: Austin American-Statesman

FROM: Dave Marsh, General Manager

RE: Publication of Notice

Please publish the text below in your newspaper's Public Notice section on the following days:

Sunday, January 26 and Sunday, February 2, 2025

Capital Area Rural Transportation System (CARTS) is soliciting proposals for the selection of a Comprehensive Design, Architecture, Engineer and Planning Firm to provide professional services for the planning and design through construction documents and construction administration for expansion of the existing park-and-ride lot at CARTS Bastrop Intermodal Station in Bastrop, Texas.

Request for Qualifications documents will be available on the CARTS Website beginning at 2:00 PM, Tuesday, February 11, 2025, Go to : https://www.ridecarts.com/procurement/ select the Bastrop Station link and follow the instructions.

A pre-proposal conference (not mandatory but recommended) will be held at 2:00 PM, Tuesday, February 18, 2025 CARTS, 5300 Tucker Hill Lane, Cedar Creek, Texas.

The schedule is:

Tuesday, February 11, 2025 2:00 PM – RFQ documents available for download

Tuesday, February 18, 2025 2:00 PM – Pre-proposal conference

Tuesday, February 25, 2025 5:00 PM – Deadline for proposal questions

Tuesday, March 4, 2025 5:00 PM - Responses to questions posted on website

Tuesday, March 18, 2025 2:00 pm – Proposals due at CARTS

Proposals will be evaluated on cost, qualifications, experience, the quality and content of the submittal.

David Marsh
General Manager
Capital Area Rural Transportation System

Please direct billing for this publication and send an Affidavit of Publication and tear sheets after completion to CARTS, P.O. Box 2107, Bastrop, TX 78602
January 26, February 2 2025
LACO0226471