

## **BILL ANALYSIS**

Senate Research Center  
85R13793 SMT-F

S.B. 320  
By: Nichols  
Intergovernmental Relations  
4/28/2017  
As Filed

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

S.B. 320 creates an improvement district in Liberty County to be known as the River Ranch Improvement District (district). This district will be a political subdivision of the State of Texas and will be located within the extraterritorial jurisdiction of the City of Dayton in Liberty County. The land will be developed for both commercial and residential purposes.

A special district is needed to finance and construct the utility infrastructure (water, sewer, drainage, roads, and recreational facilities) necessary to promote the development of the area within the district. Currently, this area is undeveloped and no special district serves this area.

As proposed, S.B. 320 amends current law relating to the creation of River Ranch Improvement District of Liberty County, provides authority to issue bonds, and provides authority to impose assessments, fees, or 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 3948, as follows:

#### CHAPTER 3948. RIVER RANCH IMPROVEMENT DISTRICT OF LIBERTY COUNTY

Sets forth standard language for the creation of the River Ranch Improvement District of Liberty County (district) in Liberty County. Sets forth definitions, standards, procedures, requirements, and criteria for:

Creation, nature, purpose, initial district territory, and applicability of municipal management districts law (Sections 3948.001-3948.050);

Size, composition, compensation, appointment of voting and nonvoting directors including the naming of the initial directors (Sections 3948.051-3948.100);

Powers and duties of the district (Sections 3948.101-3948.150);

General financial provisions and authority to impose taxes and issue bonds and obligations for the district (Sections 3948.151-3948.250); and

Authority to establish defined areas or designated property and to declare result and issues order, procedure for election, and authority to impose certain taxes and bonds in defined areas or designated property of the district (Sections 3948.251-3948.255).

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 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: upon passage or September 1, 2017.