

BILL ANALYSIS

Senate Research Center
86R19624 JCG-F

H.B. 4744
By: Burns (Birdwell)
Intergovernmental Relations
5/16/2019
Engrossed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

H.B. 4744 creates Wright Farms Municipal Management District of Johnson County (district). The district will encompass approximately 366.96 acres of land located within Johnson County, Texas. The district is located within the extraterritorial jurisdiction of the City of Cleburne, Texas. H.B. 4744 is a “stripped-down/simplified” version of the template. The specific language of the legislation was negotiated between the landowner and the city.

The bill follows the template, except as follows:

- (i) the district has the authority to sub-divide;
- (ii) the district may not hold its bond election until the city and owners of land in the district have entered into a development and operating agreement;
- (iii) the district may not exercise any additional powers granted by the legislature in the future without the consent of the city;
- (iv) directors shall be entitled to a \$150 per diem, not exceeding \$7,200.00 per year;
- (v) the district has no eminent domain powers; and
- (vi) the bill strips out many of the powers otherwise granted under the template.

H.B. 4744 amends current law relating to the creation of the Wright Farm Municipal Management District of Johnson County, 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 3974, as follows:

CHAPTER 3974. WRIGHT FARM MUNICIPAL MANAGEMENT DISTRICT OF JOHNSON COUNTY

Sets forth standard language for the creation of the Wright Farm Municipal Management District of Johnson County (district) in Johnson County. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 3974.0101–3974.0110);

Size, composition, appointment, and terms of the board of directors of the district, including provisions relating to initial directors (Sections 3974.0201–3974.0210);

Powers and duties of the district (Sections 3974.0301–3974.0305);

Provisions related to division of district (3974.0401–3974.0405);

General financial provisions and authority to impose assessments (Sections 3974.0501–3974.0505); and

Authority to impose a tax and to issue bonds and obligations for the district (Sections 3974.0601–3974.1006).

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 have been fulfilled and accomplished.

SECTION 4. Effective date: September 1, 2019.