

BILL ANALYSIS

Senate Research Center
87R13743 SGM-F

H.B. 4635
By: Bell, Cecil (Kolkhorst)
Local Government
5/18/2021
Engrossed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

H.B. 4635 creates the Waller County Municipal Utility District No. 38 (district) as a political subdivision of the State of Texas. The district will construct and finance water, sewer, drainage, road, and recreational facilities to serve property within the district, which is located in the extraterritorial jurisdiction of the City of Waller in Waller County. The district will be a municipal utility district operating pursuant to Chapters 49 and 54, Water Code.

A special district is needed to finance and construct the infrastructure (water, sewer, drainage, roads, and recreational facilities) necessary to promote the development of the area within the district.

Special districts are created for specific areas. No special district currently serves the area proposed to be included in the district.

The owner of all of the land in the district supports the creation of the district.

There is no known opposition to this legislation.

H.B. 4635 amends current law relating to the creation of the Waller County Municipal Utility District No. 38; grants a limited power of eminent domain; provides authority to issue bonds; and provides authority to 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 F, Title 6, Special District Local Laws Code, by adding Chapter 7944A, as follows:

CHAPTER 7944A. WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 38

Sets forth standard language for the creation of the Waller County Municipal Utility District No. 38 (district). Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, and approval of the district (Sections 7944A.0101-7944A.0106);

Size, composition, appointment, compensation, and terms of the board of directors of the district, including the naming of the initial directors (Sections 7944A.0201 and 7944A.0202);

Powers and duties of the district (Sections 7944A.0301- 7944A.0305);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district (Sections 7944A.0401-7944A.0503);

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. (a) Provides that if this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 7944A, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 7944A.0306, as follows:

Sec. 7944A.0306. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

(b) Provides that this section is not intended to be an expression of a legislative interpretation of the requirements of Section 17(c) (relating to authorization of the legislature to enact the power of eminent domain under certain circumstances), Article I, Texas Constitution.

SECTION 5. Effective date: upon passage or September 1, 2021.