

## **BILL ANALYSIS**

Senate Research Center  
87R18858 CXP-F

S.B. 2244  
By: Birdwell  
Local Government  
5/7/2021  
As Filed

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

Currently, there is certain undeveloped land located in the City of Lorena in McLennan County, Texas. The creation of a municipal management district over this property is proposed to promote development of the property and to provide infrastructure and supplemental services.

S.B. 2244 amends the Special District Local Laws Code relating to the creation of the Lorena Municipal Management District No. 1 (district). The district will function as a political subdivision of the State of Texas to provide certain improvements, projects, and services for public use and benefit. The district's powers and duties include, subject to certain requirements, the authorization to issue obligations and impose assessments, fees, and property taxes. The bill prohibits the district from exercising the power of eminent domain. Municipal management districts operate pursuant to Chapter 375, Local Government Code.

There is no known opposition to this legislation.

As proposed, S.B. 2244 amends current law relating to the creation of the Lorena Municipal Management District No. 1, 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 C, Title 4, Special District Local Laws Code, by adding Chapter 3791, as follows:

#### CHAPTER 3791. LORENA MUNICIPAL MANAGEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Lorena Municipal Management District No. 1 (district) in McLennan County. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of and public purpose for the district (Sections 3791.0101-3791.0108);

Size, composition, appointment, and compensation and reimbursement of expenses for the board of directors, including composition of the initial district (Sections 3791.0201-3791.0205);

Powers and duties of the district (Sections 3791.0301-3791.0310);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district (Sections 3791.0401-3791.0506); and

Dissolution of the district by the board (Section 3791.0901).

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, 2021.