



Legislation Details (With Text)

File #:	19-0063	Version:	1	Name:	MUD 74 Utility Agreement Amendment
Type:	Agenda Item	Status:		Status:	Approved
File created:	1/10/2019	In control:		In control:	City Council
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Title: Consider and take action on an ordinance authorizing an amended and restated utility agreement with Richard K. Duncan, Sr. regarding Galveston County Municipal Utility District No. 74 (Director of Planning & Development)

Staff recommends approval on first and final reading.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Proposed Ordinance, 3. Exhibit A - Amended and Restated Utility Agreement, 4. Exhibit B - Map of MUD 74

Date	Ver.	Action By	Action	Result
1/22/2019	1	City Council	Approved	Pass
1/22/2019	1	City Council	Approved First and Final Reading	Pass

Consider and take action on an ordinance authorizing an amended and restated utility agreement with Richard K. Duncan, Sr. regarding Galveston County Municipal Utility District No. 74 (Director of Planning & Development)

Staff recommends approval on first and final reading.

Approval of this ordinance will authorize an amended and restated utility agreement with Richard K. Duncan ("RKD") regarding Galveston County Municipal Utility District No. 74. A municipal utility district (MUD) is a political subdivision of the State of Texas authorized by the Texas Commission on Environmental Quality (TCEQ) to provide water, sewage, drainage and other utility-related services within the MUD boundaries. The purpose of a MUD is to provide a developer with an alternative way to finance infrastructure within the MUD. A MUD sells bonds to generate income so that the MUD can reimburse a developer for authorized improvements. A MUD then repays its bond debt by assessing taxes on the property owners within the MUD.

On July 11, 2006, the City consented to the creation of Galveston County Municipal Utility District #74 ("MUD 74") through Resolution 2006-30. MUD 74 encompasses approximately 585.09 acres of undeveloped property within League City. On July 25, 2006, the City authorized a utility agreement with Galveston County Municipal Utility District 74, through Ordinance 2006-75, but the board of directors for MUD 74 was never appointed. When the development of MUD 74 stalled, a new developer, RKD, subsequently acquired all property interests in MUD 74. Once the board of directors for MUD 74 is appointed, RKD intends to assign his interest to MUD 74 through its board of directors.

RKD has requested that the City amend certain provisions of the 2006 utility agreement so that it can proceed with its project plan for MUD 74. A summary of the requested changes is listed as follows:

- changes the name of the developer
- adds authority to MUD to construct and finance roads
- clarifies that district will own and maintain all detention, drainage and recreational facilities
- reduces the minimum bond issuance from \$2.5 million to \$1 million
- clarifies that the MUD has road powers as granted by the Texas Legislature

In addition, RKD requested a maximum tax rate of \$1.50 be included as part of the MUD Agreement terms. Staff is opposed to this request and has informed RKD that an Ordinance will be presented to City Council with a recommended maximum tax rate of \$1.00.

CONTRACT ORIGINATION: The amended and restated Utility Agreement has been reviewed and approved by the City Attorney's Office.

Attachments:

1. Data Sheet
2. Proposed Ordinance
3. Exhibit A - Amended and Restated Utility Agreement
4. Exhibit B - Map

FUNDING

{x} NOT APPLICABLE

STRATEGIC PLANNING

{x} NOT APPLICABLE