

House Bill 1322

By: Representatives Holt of the 112<sup>th</sup>, Mumford of the 95<sup>th</sup>, and Lunsford of the 110<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To provide for the creation of one or more community improvement districts in the City of  
2 Covington; to provide for a short title; to provide for the purposes of said district or districts;  
3 to provide for definitions; to provide for a board to administer said district or districts; to  
4 provide for the appointment and election of members of said board or boards; to provide for  
5 taxes, fees, and assessments; to provide for establishment of the boundaries of said district  
6 or districts; to provide for a tax cap; to specify conditions whereby the continued existence  
7 of the district or districts or the continued existence of any one or more of the powers granted  
8 to the district or districts may be terminated; to provide procedures for termination of the  
9 district or districts; to provide for the alteration of district boundaries and the practices,  
10 procedures, and requirements related thereto; to provide for debt of said district or districts;  
11 to provide for cooperation with local governments; to provide for powers of said boards; to  
12 provide for notes and other obligations of said district or districts; to provide for authorized  
13 contents of agreements and instruments of the board generally, use of proceeds of notes or  
14 other obligations, and subsequent issues of notes or other obligations; to provide for  
15 construction; provide that no notice, proceeding, publication, or referendum shall be  
16 required; to provide for dissolution; to provide the procedures connected with all of the  
17 foregoing; to repeal conflicting laws; and for other purposes.

18 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA**

19 **SECTION 1.**

20 This Act shall be known and may be cited as the "City of Covington Community  
21 Improvement District Act."



1 (6) "District" means the geographical area designated as such by the resolution of the  
2 governing body of the City of Covington consenting to the creation of the community  
3 improvement district or districts or as thereafter modified by any subsequent resolution  
4 of the governing body or bodies within which the district is or is to be located. "District"  
5 may also mean a body corporate and politic being a community improvement district  
6 created and activated pursuant hereto, as the context requires or permits.

7 (7) "Elector" means the owner of real property within the given district which is subject  
8 to taxes, fees, and assessments levied by the board as such owner appears on the most  
9 recent ad valorem real property tax return records of the City of Covington. "Elector"  
10 may also mean one officer or director of a corporate elector, one trustee of a trust which  
11 is an elector, one partner of a partnership elector, or one designated representative of an  
12 elector whose designation is made in writing to the tax commissioner of the Newton  
13 County and the city clerk at least ten days prior to an election. An owner of property that  
14 is subject to taxes, fees, or assessments levied by the board shall have one vote for an  
15 election based on numerical majority. An owner of multiple parcels has one vote, not one  
16 vote per parcel, for an election based on numerical majority. Multiple owners of one  
17 parcel have one vote for an election based on numerical majority which must be cast by  
18 one of their number who is designated in writing.

19 (8) "Equity electors" means electors who cast votes equal to each \$1,000.00 value of all  
20 owned real property within the given district which is then subject to taxes, fees, and  
21 assessments levied by the board. Value of real property shall be the assessed value.

22 (9) "Forestry" means the planting and growing of trees for sale in a program which  
23 includes reforestation of harvested trees, regular underbrush and undesirable growth  
24 clearing, fertilizing, pruning, thinning, cruising, and marking which indicates an active  
25 tree farming operation. The term does not include the casual growing of trees on land  
26 otherwise idle or held for investment, even though some harvesting of trees may occur  
27 thereon.

28 (10) "Hereby," "herein," "hereunder," and "herewith" mean under this Act.

29 (11) "Project" means the acquisition, construction, installation, modification, renovation,  
30 or rehabilitation of land, interests in land, buildings, structures, facilities, or other  
31 improvements, including operation of facilities or other improvements, located or to be  
32 located within or otherwise providing service to the district and the acquisition,  
33 installation, modification, renovation, rehabilitation, or furnishing of fixtures, machinery,  
34 equipment, furniture, or other property of any nature whatsoever used on, in, or in  
35 connection with any such land, interest in land, building, structure, facility, or other  
36 improvement for the purposes set forth in Section 2 of this Act.

1 (12) "Property owner" or "owner of real property" means any entity or person shown as  
 2 a taxpayer for one or more parcels of real estate on the most recent ad valorem tax  
 3 records of Newton County within the district as certified by the tax commissioner of the  
 4 Newton County.

5 (13) "Property used nonresidentially" means property or any portion thereof used for  
 6 neighborhood shopping, planned shopping centers, general commercial buildings,  
 7 transient lodging facilities, tourist services, office or institutional buildings, office  
 8 services, light industry, heavy industry, central business district, parking, or other  
 9 commercial or business use or vacant land zoned or approved for any of the  
 10 aforementioned uses which do not include residential.

11 (14) "Residential" means a specific structure, work, or improvement undertaken  
 12 primarily to provide either single family or multifamily dwelling accommodations for  
 13 persons and families of four units or less and for which an application for a homestead  
 14 exemption has been filed and accepted.

15 (15) "Taxpayer" means an entity or person paying ad valorem taxes on real property,  
 16 whether on one or more parcels of property within the district. Multiple owners of one  
 17 parcel shall constitute one taxpayer and shall designate in writing one of their number to  
 18 represent the whole.

19 (16) "Value" or "assessed value" of property means the values established in the most  
 20 recent ad valorem tax reassessment of such properties certified by the chairperson of the  
 21 the Newton County Board of Tax Assessors.

## 22 **SECTION 4.**

### 23 **Creation.**

24 Pursuant to Article IX, Section VII of the Constitution, there is created one or more  
 25 community improvement districts to be located in the City of Covington wholly within the  
 26 incorporated area thereof, which shall be activated upon compliance with the conditions set  
 27 forth in this section. Each district, if more than one are implemented, shall be governed as  
 28 directed by this Act. The conditions for such activation shall be:

29 (1) The adoption of a resolution consenting to the creation of the community  
 30 improvement district or districts by the city governing authority and imposing such  
 31 conditions on the projects and activities which may be undertaken as will ensure their  
 32 compatibility with adopted city policies and planning for the area; and

33 (2) The written consent to the creation of the community improvement district by:

34 (A) A majority of the owners of real property within the given district which will be  
 35 subject to taxes, fees, and assessments levied by the board of the given district; and

1 (B) The owners of real property within the given district which constitutes at least 75  
 2 percent by value of all real property within the district which will be subject to taxes,  
 3 fees, and assessments levied by the board. For this purpose, value shall be determined  
 4 by the most recent approved county ad valorem tax digest.

5 The written consent provided for in this section shall be submitted to the tax commissioner  
 6 of Newton County, who shall certify whether paragraphs (1) and (2) of this section have been  
 7 satisfied with respect to such proposed district. The district or districts or respective board  
 8 or boards created under this Act shall not transact any business or exercise any powers under  
 9 this Act until the foregoing conditions are met. A copy of such resolutions shall be filed with  
 10 the Secretary of State and with the clerk of the City of Covington, who shall each maintain  
 11 a record of the district activated under this Act. Nothing contained herein shall limit the  
 12 ability of the city governing authority to implement more than one community improvement  
 13 district so long as the requirements hereof and of the Constitution are satisfied. The  
 14 provisions of this Act shall be construed so as to provide for the independent application and  
 15 exercise of all powers for each district contained herein including the ability to levy taxes as  
 16 outlined herein as separately and independently authorizing and empowering such separate  
 17 community improvement districts created hereby. Nothing contained herein shall require the  
 18 city governing authority to create more than one community improvement district or to  
 19 require the creation of a new district if the district boundaries of an existing district are  
 20 changed, added to, supplemented, or modified.

## 21 SECTION 5.

22 Administration, appointment, and election of board members.

23 Each district created pursuant herein shall be administered either by the governing authority  
 24 or by a board as prescribed under this Act. In the event that a district is to be governed by  
 25 such a board, the board shall be composed of a minimum of seven board members to be  
 26 appointed and elected as follows:

27 (1) Two board member shall be appointed by the mayor of the City of Covington and  
 28 confirmed by a majority of the city council, one of whom shall be a member of the  
 29 council, to serve in Posts 6 and 7. Three board members shall be elected by the vote of  
 30 electors, and two members shall be elected by the vote of equity electors. The members  
 31 representing the electors and equity electors shall be elected to serve in Posts 1 through  
 32 5, respectively. Each elected board member must receive a majority of the votes cast for  
 33 the post for which he or she is a candidate. Votes for Posts 1, 2, and 3 shall be cast by  
 34 electors, and votes for Posts 4 and 5 shall be cast by the equity electors. The initial term  
 35 of office for the members representing Posts 1 and 3 shall be one year. The initial term

1 of office for the members representing Posts 2 and 5 shall be two years, and the initial  
2 term of office of the members representing Post 3 shall be three years. Thereafter, all  
3 terms of office shall be for four years, except the appointed board members who shall  
4 serve at the pleasure of the appointing body. Elected board members shall be subject to  
5 recall in the same manner as elected.

6 (2) The initial board members to be elected as provided in paragraph (1) of this section  
7 shall be elected in a caucus of electors which shall be held within 120 days after the  
8 adoption of the resolution by the City of Covington consenting to the creation of the  
9 district, and the obtaining of the written consents herein provided at such time and place  
10 within the district as the City of Covington shall designate after notice thereof shall have  
11 been given to said electors by publishing same in the legal organ of the City of Covington  
12 as hereinafter provided. Thereafter, there shall be conducted annually, not later than 120  
13 days following the last day for filing ad valorem real property tax returns in the City of  
14 Covington, a caucus of said electors at such time and place within the district as the board  
15 shall designate in such notice for the purpose of electing board members to those board  
16 member positions whose terms expire or are vacant. If a vacancy occurs in an elected  
17 position on the board, the board shall, within 60 days of such vacancy, call a special  
18 election to fill the same to be held within 60 days of the call unless such vacancy occurs  
19 within 180 days of the next regularly scheduled election, in which case a special election  
20 may, but need not, be called. For any special election to fill a vacancy, notice thereof  
21 shall be given to the appropriate electors by publishing notice thereof in the legal organ  
22 of the City of Covington at least once each week for four weeks prior to such special  
23 election.

24 (3) Board members shall receive no compensation for their services, but shall be  
25 reimbursed for actual expenses reasonably incurred in the performance of their duties.  
26 They shall elect one of their number as chairperson and another as vice chairperson.  
27 They shall also elect a secretary and a treasurer, or a secretary/treasurer, either of whom  
28 may, but need not, be a member of the board or an elector.

29 (4) If the boundaries of a district are subsequently changed after creation of the district  
30 to include land within a municipality which was not a party to the creation of the district,  
31 or if a municipality's boundaries are changed to include land within an existing district,  
32 the governing authority of the municipality shall acquire the right to appoint a member  
33 to the board of the district upon entering into the cooperation agreement provided for in  
34 Section 9 of this Act. If, by municipal annexation or by deannexation of land from a  
35 district, the district no longer includes land within the incorporated area of the City of  
36 Covington, then the board member of the district appointed by such governing authority  
37 in which the district is no longer located shall cease to be a board member.

1 (5) Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code," shall not apply  
2 to the election of district board members. Should a vacancy in office of a district board  
3 member occur, and the regular caucus of electors is more than six months in the future,  
4 a special election shall be called to fill such vacancy, unless it is filled by appointment  
5 as hereinabove required.

6 (6) The district board may adopt such bylaws not inconsistent herewith to provide for  
7 any matter concerning such elections.

## 8 SECTION 6.

### 9 Taxes, fees, and assessments.

10 (a) The board may levy taxes, fees, and assessments within the district only on real property  
11 used nonresidentially, specifically excluding all property exempt from ad valorem taxation  
12 under the Constitution or laws of the State of Georgia; all property used for residential,  
13 agricultural, or forestry purposes; and all tangible personal property and intangible property.  
14 Any tax, fee, or assessment so levied shall not exceed 2.5 percent of the aggregate assessed  
15 value of all such real property, subject to such limitations as the county governing authority  
16 may implement with the adoption of the resolution creating said district. The taxes, fees, and  
17 assessments levied by the board shall be equitably apportioned among the properties subject  
18 to such taxes, fees, and assessments according to the need for governmental services and  
19 facilities created by the degree of density of development of each such property. The  
20 proceeds of taxes, fees, and assessments levied by the board shall be used only for the  
21 purpose of providing those governmental services and facilities set forth in Section 2 of this  
22 Act which are specially required by the degree of density of development within the district  
23 and not for the purpose of providing those governmental services and facilities provided to  
24 the county as a whole. Any tax, fee, or assessment so levied shall be collected by Newton  
25 County in the same manner as taxes, fees, and assessments are levied by Newton County.  
26 Delinquent taxes shall bear the same interest and penalties as Newton County ad valorem  
27 taxes and may be enforced and collected in the same manner. The proceeds of taxes, fees,  
28 and assessments so levied, less a fee to cover the costs of collection of 0.25 percent thereof,  
29 but not more than \$10,000.00 in any one calendar year, shall be transmitted as soon as they  
30 are acquired by Newton County to the board, and shall be expended by the board only for  
31 the purposes authorized hereby.

32 (b) The board shall levy the taxes provided for in subsection (a) of this section subsequent  
33 to the report of the assessed taxable values for the current calendar year and notify in writing  
34 the collecting governing bodies so they may include the levy on their regular ad valorem tax  
35 bills, if possible.

- 1 (c) There shall be a segregation of all funds from the levy of taxes, fees, and assessments as  
 2 described hereunder for the district, and neither the City of Covington nor the tax  
 3 commissioner of Newton County shall expend for any purpose not authorized by the board  
 4 of the district any such taxes, fees, or charges assessed and collected hereunder except such  
 5 costs as may be attributed to the billing and collection of such fees, levies, and assessments.
- 6 (d) If, but for this provision, a parcel of real property is removed from a district or otherwise  
 7 would become nontaxable, it shall continue to bear the tax millage levied by the district then  
 8 extant upon such parcel for indebtedness of the district then outstanding until said  
 9 indebtedness is paid or refunded.

10 **SECTION 7.**

11 Boundaries of the district.

- 12 (a) The boundaries of the district or districts shall be as designated by the City of Covington  
 13 as set forth in the resolution required in Section 4 of this Act or as may thereafter be added  
 14 as hereinafter provided.
- 15 (b) The boundaries of the district or districts may be increased after the initial creation of a  
 16 district if:
- 17 (1) Written consent of the owners of any real property sought to be annexed is first  
 18 obtained;
  - 19 (2) The board of the district adopts a resolution consenting to the annexation; and
  - 20 (3) A resolution is adopted which grants consent to the annexation by the governing  
 21 authority of such municipalities as may have area within the district before or after the  
 22 annexation.

23 **SECTION 8.**

24 Debt.

25 Except as otherwise provided in this section, the district may incur debt without regard to the  
 26 requirements of Article IX, Section V of the Constitution, which debt shall be backed by the  
 27 full faith and credit and taxing power of the district but shall not be an obligation of the State  
 28 of Georgia or any other unit of government of the State of Georgia other than the district;  
 29 provided, however, that the board and the district may not issue bonds validated under or in  
 30 accordance with Article 3 of Chapter 82 of Title 36 of the O.C.G.A., known as the "Revenue  
 31 Bond Law," or in accordance with such other successor provisions governing bond validation  
 32 generally or as may be provided by law.



1 contributions or loans by persons, corporations, partnerships (whether limited or general),  
2 or other entities, all of which the board is authorized to receive, accept, and use;

3 (6) Borrow money to further or carry out its public purposes and to execute bonds, notes,  
4 and other obligations, leases, trust indentures, trust agreements, agreements for the sale  
5 of its notes, or other obligations, loan agreements, security agreements, assignments, and  
6 such other agreements or instruments as may be necessary or desirable, in the judgment  
7 of the board, to evidence and to provide security for such borrowing;

8 (7) Issue notes, or other obligations of the district and use the proceeds thereof for the  
9 purpose of paying all or any part of the cost of any project and otherwise to further or  
10 carry out the public purposes of the district and to pay all reasonably incurred costs of the  
11 board incidental to, or necessary and appropriate to, furthering or carrying out such  
12 purposes; provided, however, that the board and the district may not issue bonds  
13 validated under or in accordance with Article 3 of Chapter 82 of Title 36 of the O.C.G.A.,  
14 known as the "Revenue Bond Law," or in accordance with such other successor  
15 provisions governing bond validation generally or as may be provided by law;

16 (8) Make application directly or indirectly to any private source for loans, grants,  
17 guarantees, or other financial assistance in furtherance of the district's public purposes  
18 and to accept and use the same upon such terms and conditions as are prescribed by such  
19 private source; provided, however, that the district and the board shall not have the power  
20 to apply for, receive, administer, or utilize grants from federal, state, county, or municipal  
21 governments or agencies or any other public sources;

22 (9) Enter into agreements with the federal government or any agency thereof to use the  
23 facilities or services of the federal government or any agency thereof in order to further  
24 or carry out the public purposes of the district;

25 (10) Contract for any period, not exceeding 50 years, with the State of Georgia, state  
26 institutions, or any municipal corporation, county, or political subdivision of this state for  
27 the use by the district of any facilities or services of the state or any such state institution,  
28 municipal corporation, county, or political subdivision or for the use by any state  
29 institution or any municipal corporation, county, or political subdivision of the state of  
30 any facilities or services of the district, provided that such contracts shall deal with such  
31 activities and transactions as the district and any such political subdivision are authorized  
32 by law to undertake;

33 (11) Grant, mortgage, convey, assign, or pledge its property revenues or taxes or fees or  
34 assessments to be received as security for its notes or other indebtedness and obligations;

35 (12) Receive and use the proceeds of any tax levied by any county or any municipal  
36 corporation to pay the costs of any project or for any other purpose for which the board  
37 may use its own funds pursuant hereto;

1 (13) Receive and administer gifts, private grants, and devises of money and property of  
2 any kind and to administer trusts;

3 (14) Use any real property, personal property, or fixtures or any interest therein or to rent  
4 or lease such property to or from others or make contracts with respect to the use thereof  
5 or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant  
6 options for any such property in any manner as it deems to be the best advantage of the  
7 district and the public purposes thereof;

8 (15) Appoint, select, and employ engineers, surveyors, architects, urban or city planners,  
9 fiscal agents, attorneys, and others and to fix their compensation and pay their expenses;

10 (16) Encourage and promote the improvement and development of the district and to  
11 make, contract for, or otherwise cause to be made long range plans or proposals for the  
12 district in cooperation with the City of Covington and any municipal corporation in which  
13 the district is wholly or partially located;

14 (17) Invest its funds, whether derived from the issuance of its bonds or otherwise, in such  
15 manner as it may deem prudent and appropriate, without further restriction;

16 (18) Adopt bylaws governing the conduct of business by the board, the election and  
17 duties of officers of the board, and other matters which the board determines to deal with  
18 in its bylaws;

19 (19) Exercise any power granted by the laws of this state to public or private  
20 corporations which is not in conflict with the public purposes of the district; and

21 (20) Do all things necessary or convenient to carry out the powers conferred hereby.

22 (b) The powers enumerated in subsection (a) of this section are cumulative of and in addition  
23 to those powers enumerated herein and elsewhere in this Act, and no such power limits or  
24 restricts any other power of the board except where expressly noted.

## 25 **SECTION 11.**

26 Construction; notice, proceeding, publication, referendum.

27 This Act shall be liberally construed to effect the purposes hereof. No notice, proceeding,  
28 or publication except those required hereby shall be necessary to the performance of any act  
29 authorized hereby, nor shall any such act be subject to referendum.



1 (d) When a dissolution becomes effective, the municipal governing authority, or the  
2 governing authority of the county if wholly within the incorporated area thereof, shall take  
3 title to all property previously in the ownership of the district and all taxes, fees, and  
4 assessments of the district shall cease to be levied and collected.

5 (e) A district may be reactivated in the same manner as an original activation.

6 **SECTION 14.**

7 Repealer.

8 All laws and parts of laws in conflict with this Act are repealed.