

House Bill 560 (AS PASSED HOUSE AND SENATE)

By: Representatives Smith of the 70<sup>th</sup>, Trammell of the 132<sup>nd</sup>, and Bonner of the 72<sup>nd</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To provide for the creation of one or more community improvement districts in Coweta  
2 County; to provide for a short title; to provide for the purposes of such district or districts;  
3 to provide for definitions; to provide for a board to administer such district or districts; to  
4 provide for appointment and election of members of such board or boards; to provide for  
5 taxes, fees, and assessments; to provide for establishment of the boundaries of such district  
6 or districts; to provide for a tax cap; to provide for the alteration of district boundaries and  
7 the practices, procedures, and requirements related thereto; to provide for the debt of such  
8 district or districts; to provide for cooperation with local governments; to provide for powers  
9 of such boards; to provide for construction; to provide that no notice, proceeding,  
10 publication, or referendum shall be required; to provide for dissolution; to provide the  
11 procedures connected with all of the foregoing; to provide for related matters; to provide for  
12 an effective date and for severability; to repeal conflicting laws; and for other purposes.

13 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

14 SECTION 1.  
15 Short title.

16 This Act shall be known and may be cited as the "Coweta County Community Improvement  
17 District Act."

18 SECTION 2.  
19 Purpose.

20 The purpose of this Act is to provide for the creation of one or more community  
21 improvement districts within Coweta County, and such district or districts may be created  
22 for the provision of some or all of the following governmental services and facilities as  
23 provided and authorized by Article IX, Section VII of the Constitution of Georgia and the

24 resolution activating each district created hereby, or as may be adopted by resolutions of the  
 25 majority of the electors and the majority of the equity electors voting at a caucus of electors,  
 26 or hereafter amended or supplemented as provide for by law, including, but not limited to:

- 27 (1) Street and road construction and maintenance, including curbs, sidewalks, street  
 28 lights, and devices and services to control the flow of traffic on streets and roads or  
 29 services in connection therewith;
- 30 (2) Parks and recreational areas, facilities, and services;
- 31 (3) Storm water and sewerage collection and disposal systems;
- 32 (4) Development, storage, treatment, purification, and distribution of water;
- 33 (5) Public transportation, including, but not limited to, services intended to reduce the  
 34 volume of automobile traffic, to transport two or more persons in conveyances, to  
 35 improve air quality, and to provide bicycle and pedestrian facilities and the operation of  
 36 a traffic management association or similar entity and services;
- 37 (6) Terminal and dock facilities and parking facilities and services; and
- 38 (7) Such other services and facilities as may be provided for by general law or as the  
 39 Georgia Constitution may authorize or provide now or hereafter.

### 40 SECTION 3.

#### 41 Definitions.

42 As used in this Act, the term:

- 43 (1) "Agricultural" means the growing of crops for sale or the raising of animals for sale  
 44 or use, including the growing of field crops or fruit or nut trees, the raising of livestock  
 45 or poultry, and the operation of dairies, horse-boarding facilities, and riding stables.
- 46 (2) "Board" means the administrative body created for the governance of a community  
 47 improvement district herein authorized.
- 48 (3) "Caucus of electors" means a meeting of electors herein provided. A quorum at such  
 49 caucus shall consist of those electors present. Notice of a caucus of electors shall be  
 50 given by publishing notice thereof in the legal organ of Coweta County at least once each  
 51 week for four weeks prior to such caucus.
- 52 (4) "Cost of the project" or "cost of any project" means and includes:
  - 53 (A) All costs of acquisition (by purchase or otherwise), construction, assembly,  
 54 installation, modification, renovation, or rehabilitation incurred in connection with any  
 55 project or any part of any project;
  - 56 (B) All costs of real property, fixtures, or personal property used in, in connection with,  
 57 or necessary for any project or for any facilities related thereto, including, but not  
 58 limited to, the cost of all land, estates for years, easements, rights, improvements, water

59 rights, connections for utility services, fees, franchises, permits, approvals, licenses, and  
60 certificates; the cost of securing any such franchises, permits, approvals, licenses, or  
61 certificates; the cost of preparation of any application therefor; and the cost of all  
62 fixtures, machinery, equipment (including all transportation equipment and rolling  
63 stock), furniture, and other property used in, in connection with, or necessary for any  
64 project;

65 (C) All financing charges and loan fees and all interest on notes or other obligations  
66 of a district which accrue or are paid prior to and during the period of construction of  
67 a project and during such additional period as the board may reasonably determine to  
68 be necessary to place such project in operation;

69 (D) All costs of engineering, surveying, architectural, accounting, and legal services  
70 and all expenses incurred by engineers, surveyors, architects, consultants, accountants,  
71 and attorneys in connection with any project;

72 (E) All expenses for inspection of any project;

73 (F) All fees of fiscal agents, paying agents, and trustees under any trust agreement,  
74 indenture of trust, or similar instrument or agreement; all expenses incurred by any such  
75 fiscal agents, paying agents, and trustees; and all other costs and expenses incurred  
76 relative to the issuances of any notes or other obligations for any project;

77 (G) All expenses of or incidental to determining the feasibility or practicability of any  
78 project;

79 (H) All costs of plans and specifications for any project;

80 (I) All costs of title insurance and examinations of title with respect to any project;

81 (J) Repayment of any loans made for the advance payment of any part of any of the  
82 foregoing costs, including interest thereon and any other expenses of such loans;

83 (K) Administrative expenses of the board and such other expenses as may be necessary  
84 or incidental to any project, the financing thereof, or the placing of any project in  
85 operation; and

86 (L) The establishment of a fund or funds for the creation of a debt service reserve, a  
87 renewal and replacement reserve, or such other funds or reserves as the board may  
88 approve with respect to the financing and operation of any project and as may be  
89 authorized by any trust agreement, indenture of trust, or similar instrument or  
90 agreement pursuant to the provisions of which the issuance of any notes or other  
91 obligations of the district may be authorized.

92 Any cost, obligation, or expense incurred for any of the foregoing purposes shall be a part  
93 of the cost of the project and may be paid or reimbursed as such out of proceeds of notes  
94 or other obligations issued by the district.

95 (5) "District" means the geographical area designated as such by the resolution of the  
96 governing body or bodies consenting to the creation of the community improvement  
97 district or districts or as thereafter modified by any subsequent resolution of the  
98 governing body or bodies within which the district is or is to be located, or a body  
99 corporate and politic being a community improvement district created and activated  
100 pursuant to this Act, as the context requires or permits.

101 (6) "Elector" means an owner of real property within the given district which is subject  
102 to taxes, fees, and assessments levied by the board as it appears on the most recent ad  
103 valorem real property tax return records of Coweta County, or one officer or director of  
104 a corporate elector, one trustee of a trust which is an elector, one partner of a partnership  
105 elector, or one designated representative of an elector whose designation is made in  
106 writing. An owner of property that is subject to taxes, fees, and assessments levied by  
107 the board shall have one vote for an election based upon numerical majority. An owner  
108 of multiple parcels has one vote, not one per parcel, for an election based on numerical  
109 majority. Multiple owners of one parcel have one vote for an election based on numerical  
110 majority which shall be cast by one representative who is designated in writing.

111 (7) "Equitably apportioned among the properties subject to such taxes, fees, and  
112 assessments according to the need for governmental services and facilities created by the  
113 degree of density of development of each such property," with reference to taxes, fees,  
114 and assessments levied by the board, means that the burden of the taxes, fees, and  
115 assessments shall be apportioned among the properties subject thereto based upon the  
116 values established in the most recent ad valorem tax reassessment of such properties  
117 certified by the Coweta County Board of Tax Assessors.

118 (8) "Equity elector" means an elector who casts votes equal to each \$1,000.00 value of  
119 all of its owned real property within the given district which is then subject to taxes, fees,  
120 and assessments levied by the board.

121 (9) "Forestry" means the planting and growing of trees for sale in a program which  
122 includes reforestation of harvested trees, regular underbrush and undesirable growth  
123 clearing, fertilizing, pruning, thinning, cruising, and marking which indicate an active  
124 tree-farming operation. The term does not include the casual growing of trees on land  
125 otherwise idle or held for investment, even though some harvesting of trees may occur  
126 thereon.

127 (10) "Hereby," "herein," "hereunder," and "herewith" have the meanings generally  
128 ascribed to these words.

129 (11) "Project" means the acquisition, construction, installation, modification, renovation,  
130 or rehabilitation of land, interests in land, buildings, structures, facilities, or other  
131 improvements, including operation of facilities or other improvements located or to be

132 located within or otherwise providing service to the district and the acquisition;  
 133 installation, modification, renovation, rehabilitation, or furnishing of fixtures, machinery,  
 134 equipment, furniture, or other property of any nature whatsoever used on, in, or in  
 135 connection with any such land, interest in land, building, structure, facility, or other  
 136 improvement; and the creation, provision, enhancement, or supplementing of public  
 137 services (such as fire, police, or other services), provided that the same do not conflict  
 138 with or duplicate existing public services, all for the public purposes set forth in Section 2  
 139 of this Act.

140 (12) "Property owner" or "owner of real property" means any entity or person shown as  
 141 a taxpayer for one or more parcels of real estate on the most recent ad valorem tax  
 142 records of Coweta County within the district, such record being declared prima-facie  
 143 proof of ownership.

144 (13) "Property used nonresidentially" means property or any portion thereof used for  
 145 neighborhood shopping, planned shopping centers, general commercial, transient lodging  
 146 facilities, tourist services, office or institutional, office services, light industry, heavy  
 147 industry, central business district, parking, or other commercial or business use, as well  
 148 as vacant land zoned or approved for any of the aforementioned uses which do not  
 149 include residential.

150 (14) "Residential" means a specific structure, work, or improvement undertaken  
 151 primarily to provide either single family or multifamily dwelling accommodations for  
 152 persons and families and such community facilities as may be incidental or appurtenant  
 153 thereto.

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

158 (16) "Value" or "assessed value" of property means the value established in the most  
 159 recent ad valorem tax reassessment of such property certified by the Coweta County  
 160 Board of Tax Assessors.

#### 161 **SECTION 4.**

#### 162 **Creation.**

163 Pursuant to Article IX, Section VII of the Constitution of the State of Georgia, there is  
 164 created one or more community improvement districts to be located in Coweta County,  
 165 Georgia, which shall be activated upon compliance with the conditions set forth in this  
 166 section. The conditions for such activation shall be:

167 (1) The adoption of a resolution consenting to the creation of each community  
168 improvement district by:

169 (A) The governing authority of Coweta County if the district is located wholly within  
170 the unincorporated area of Coweta County;

171 (B) The governing authority of the municipality if the district is located wholly within  
172 the incorporated area of a municipality; or

173 (C) The governing authorities of Coweta County and any municipality in which the  
174 district is partially located if it is located partially within the unincorporated area of  
175 Coweta County and partially within the incorporated area of any municipality; and

176 (2) Written consent to the creation of the community improvement district by:

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

179 (B) The owners of real property within the given district which constitutes at least  
180 75 percent by value of all real property within the district which will be subject to taxes,  
181 fees, and assessments levied by the board. For this purpose, value shall be determined  
182 by the most recent approved Coweta County ad valorem tax digest.

183 The written consents provided for above shall be submitted to the Coweta County tax  
184 commissioner who shall certify whether subparagraphs (A) and (B) of this paragraph  
185 have been satisfied with respect to each such proposed district. The district or districts  
186 or respective board or boards created under this Act shall not transact any business or  
187 exercise any powers under this Act until the foregoing conditions are met. A copy of  
188 such resolutions shall be filed with the Secretary of State and the Department of  
189 Community Affairs, which shall each maintain a record of all districts activated under  
190 this Act.

191 **SECTION 5.**

192 Administration, appointment, and election of board members.

193 (a) Each district created pursuant to this Act shall be administered by a board composed of  
194 seven members to be appointed and elected as provided in this section. Two board members  
195 shall be appointed by the chairperson of the Board of Commissioners of Coweta County and  
196 confirmed by a majority of the Board of Commissioners of Coweta County and shall serve  
197 in Posts 6 and 7. If the district is now or hereafter partially or entirely located in a  
198 municipality, one board member shall be appointed by the mayor and confirmed by the  
199 governing authority of the municipality within which the district is now or hereafter partially  
200 or entirely located and shall serve in Post 7. Three board members shall be elected by the  
201 vote of equity electors and serve in Posts 3, 4 and 5, and two board members shall be elected

202 by the vote of electors and serve in Posts 1 and 2. Each board member elected by the vote  
203 of the equity electors or electors shall receive a majority of the votes of the total of such  
204 electors or equity electors with respect to the post for which he or she is a candidate. The  
205 appointed board members shall serve at the pleasure of the governing authority which  
206 appointed them, respectively. The initial terms of office of the members representing  
207 Posts 1 and 3 shall be two years. The initial term of office of the members representing  
208 Posts 2, 4, and 5 shall be four years. Thereafter, all terms of office shall be for four years,  
209 except the appointed board members who serve at the pleasure of the governing body which  
210 appointed them, respectively.

211 (b) The initial board members to be elected as provided in subsection (a) of this section shall  
212 be elected in a caucus of electors which shall be held within 60 days after the adoption of the  
213 resolutions and obtaining the written consents herein provided at such time and place within  
214 the district as the Board of Commissioners of Coweta County, or governing body of the  
215 municipality if the district lies wholly within the incorporated area thereof, shall designate  
216 after notice thereof shall have been given to such electors by publishing the same in the legal  
217 organ of Coweta County as provided in this Act. Thereafter, there shall be conducted  
218 biennially, not later than 60 days following the last day for filing ad valorem real property  
219 tax returns in Coweta County, a caucus of such electors at such time and place within the  
220 district as the board shall designate in such notice for the purpose of electing board members  
221 to those board member positions whose terms are expiring or are vacant. If a vacancy occurs  
222 in an elected position on the board, the board shall, within 60 days thereof, call a special  
223 election to fill the same which shall be held within 60 days of the call unless such vacancy  
224 occurs within 180 days of the next regularly scheduled election, in which case a special  
225 election may, but need not, be called. For any election held under this Act, notice thereof  
226 shall be given to such electors by publishing notice thereof in the legal organ of Coweta  
227 County on four dates: at least 45 days, 31 days, 17 days, and ten days, respectively, prior to  
228 such election.

229 (c) Board members, including appointed board members, shall be electors within the district.  
230 If a board member ceases to be an elector, such board member's position shall be declared  
231 vacant as of the date of the event terminating such status.

232 (d) The board members shall receive no compensation for their services but shall be  
233 reimbursed for actual expenses incurred in the performance of their duties. They shall elect  
234 one of their members as chairperson and another as vice chairperson and shall also elect a  
235 secretary and a treasurer or a secretary-treasurer, either of whom may, but need not, be a  
236 member of the board.

237 (e) If the boundaries of a district are subsequently changed after creation of the district to  
238 include land within a municipality which was not a party to the creation of the district, or if

239 a municipality's boundaries are changed to include land within a then existing district, the  
 240 governing authority of the municipality shall acquire the right to appoint a member to the  
 241 board of the district upon entering into the cooperation agreement provided for in Section 9  
 242 of this Act. The new appointed board member in such case shall take office, representing  
 243 Post 7, upon the appointment by such governing authority.

244 (f) Chapter 2 of Title 21 of the O.C.G.A., the "Georgia Election Code," shall not apply to  
 245 the election of district board members. Should a vacancy in office of a district board member  
 246 occur, and the regular caucus of electors is more than six months in the future, a special  
 247 election shall be called to fill such vacancy, unless filled by appointment as provided in this  
 248 Act. The district board may adopt such bylaws not inconsistent herewith to provide for any  
 249 matter concerning such elections.

## 250 **SECTION 6.**

### 251 Taxes, fees, and assessments.

252 (a) The board may levy taxes, fees, and assessments within the district only on real property  
 253 used nonresidentially, specifically excluding all property exempt from ad valorem taxation  
 254 under the Constitution or laws of the State of Georgia and all property used for residential,  
 255 agricultural, or forestry purposes and all tangible personal property and intangible property.  
 256 Any tax, fee, or assessment so levied shall not exceed five mills on the assessed value of all  
 257 such real property. The taxes, fees, and assessments levied by the board shall be equitably  
 258 apportioned among the properties subject to such taxes, fees, and assessments according to  
 259 the need for governmental services and facilities created by the degree of density of  
 260 development of each such property. The proceeds of taxes, fees, and assessments levied by  
 261 the board shall be used only for the purpose of providing governmental services and facilities  
 262 which are specifically required by the degree of density of development within the district  
 263 and not for the purpose of providing those governmental services and facilities provided to  
 264 Coweta County or the municipality as a whole. Any tax, fee, or assessment so levied shall  
 265 be collected by the Coweta County Tax Commissioner in the same manner as taxes, fees, and  
 266 assessments are levied by Coweta County. Delinquent taxes shall bear the same interest and  
 267 penalties as Coweta County ad valorem taxes and may be enforced and collected in the same  
 268 manner. The proceeds of taxes, fees, and assessments so levied, less a fee to cover the costs  
 269 of collection of 1 percent thereof, but not more than \$25,000.00 in any one calendar year,  
 270 shall be transmitted as soon as they are acquired by the Coweta County Tax Commissioner  
 271 to the district board and shall be expended by the board only for the purposes authorized  
 272 hereby.



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

277 **SECTION 7.**

278 **Boundaries of the districts.**

279 (a) The boundaries of the district or districts shall be as designated by the governing  
 280 authority of Coweta County and such municipalities within which the district may be  
 281 partially located if partially within the unincorporated area of Coweta County and partially  
 282 within one or more municipalities, or by the governing authority of a municipality if wholly  
 283 within the incorporated area thereof, as set forth in the resolutions required in Section 4 of  
 284 this Act or as may thereafter be added as provided in this Act.

285 (b) The boundaries of the district or districts may be increased after the initial creation of a  
 286 district pursuant to the following:

287 (1) Written consent of a majority of the owners of real property within the areas sought  
 288 to be annexed and which will be subject to taxes, fees, and assessments levied by the  
 289 board of the district;

290 (2) Written consent of owners of real property within the areas sought to be annexed  
 291 which constitutes at least 75 percent by value of the property which will be subject to  
 292 taxes, fees, and assessments levied by the board of the district. For this purpose, value  
 293 shall be determined by the most recent approved county ad valorem tax digest;

294 (3) The adoption of a resolution consenting to the annexation by the board of the district;  
 295 and

296 (4) The adoption of a resolution consenting to the annexation by the governing authority  
 297 of Coweta County if any portion of the district is or is to be in the unincorporated area of  
 298 Coweta County, and the governing authority of such municipalities as may have area  
 299 within the district before or after the annexation.

300 (c) The boundaries of the district or districts may also be increased after the initial creation  
 301 of a district to include property which is not at that time subject to taxes, fees, and  
 302 assessments levied by the board of the district by:

303 (1) The adoption of a resolution consenting to the annexation by the board of the district;  
 304 and

305 (2) The adoption of a resolution consenting to the annexation by the governing authority  
 306 of Coweta County if any portion of the district is or is to be in the unincorporated area of

307 Coweta County, and the governing authority of such municipalities as may have area  
308 within the district before or after the annexation.

309 **SECTION 8.**

310 Debt.

311 Except as otherwise provided in this section, the district may incur debt without regard to the  
312 requirements of Article IX, Section V of the Constitution of Georgia or any other provision  
313 of law prohibiting or restricting the borrowing of money or the creation of debt by political  
314 subdivisions of the State of Georgia, which debt shall be backed by the full faith, credit, and  
315 taxing power of the district but shall not be an obligation of the State of Georgia or any other  
316 unit of government of the State of Georgia other than the district.

317 **SECTION 9.**

318 Cooperation with local governments.

319 The services and facilities provided for in this Act shall be provided for in a cooperation  
320 agreement executed jointly by the board, the governing body of Coweta County if any of the  
321 district is in the unincorporated area of the county, and any municipalities within which the  
322 district is partially located. The provisions of this section shall in no way limit the authority  
323 of Coweta County or any such municipality to provide services or facilities within the  
324 district, and Coweta County and such municipality shall retain full and complete authority  
325 and control over any of its facilities located within any district. Such control shall include,  
326 but not be limited to, the modification of, access to, and degree and type of services provided  
327 through or by facilities of Coweta County or such municipalities. Nothing contained in this  
328 section shall be construed to limit or preempt the application of any governmental laws,  
329 ordinances, resolutions, or regulations to the district or the services or facilities provided  
330 therein.

331 **SECTION 10.**

332 Powers.

333 (a) The district and the board created pursuant to this Act shall have all of the powers  
334 necessary or convenient to carry out and effectuate the purposes and provisions hereof,  
335 including, without limiting the generality of the foregoing, the power to:

336 (1) Bring and defend actions;

337 (2) Adopt and amend a seal;

- 338 (3) Make and execute contracts, agreements, and other instruments necessary or  
339 convenient to exercise the powers of the board or to further the public purposes for which  
340 the district is created, including, but not limited to, contracts for construction of projects,  
341 leases of projects, contracts for sale of projects, agreements for loans to finance projects,  
342 contracts with respect to the use of projects, and agreements with other jurisdictions or  
343 community improvement districts regarding multijurisdictional projects or services or for  
344 other cooperative endeavors to further the public purposes of the district;
- 345 (4) Acquire by purchase, lease, or otherwise and to hold, lease, and dispose of real and  
346 personal property of every kind and character, or any interest therein, in furtherance of  
347 the public purposes of the district;
- 348 (5) Finance (by loan, private grant, lease, or otherwise), construct, erect, assemble,  
349 purchase, acquire, own, repair, remodel, renovate, rehabilitate, modify, maintain, extend,  
350 improve, install, sell, equip, expand, add to, operate, or manage projects and to pay the  
351 cost of any project from the proceeds of the district, of any other funds of the district, or  
352 from any contributions or loans by persons, corporations, partnerships (whether limited  
353 or general), or other entities, all of which the board is authorized to receive, accept, and  
354 use;
- 355 (6) Borrow money to further or carry out its public purposes and to execute notes, other  
356 obligations, leases, trust indentures, trust agreements, agreements for the sale of its notes  
357 or other obligations, loan agreements, security agreements, assignments, and such other  
358 agreements or instruments as may be necessary or desirable, in the judgment of the board,  
359 to evidence and to provide security for such borrowing;
- 360 (7) Issue notes or other obligations of the district and use the proceeds thereof for the  
361 purpose of paying all or any part of the cost of any project and otherwise to further or  
362 carry out the public purposes of the district and to pay all costs of the board incidental to,  
363 or necessary and appropriate to, furthering or carrying out such purposes;
- 364 (8) Make application directly or indirectly to any federal, state, county, or municipal  
365 government or agency or any other source, whether public or private, for loans, grants,  
366 guarantees, or other financial assistance in furtherance of the district's public purposes  
367 and to accept and use the same upon such terms and conditions as are prescribed by such  
368 federal, state, county, or municipal government or agency or other source;
- 369 (9) Enter into agreements with the federal government or any agency thereof to use the  
370 facilities or services of the federal government or any agency thereof in order to further  
371 or carry out the public purposes of the district;
- 372 (10) Contract for any period, not exceeding 50 years, with the State of Georgia, state  
373 institutions, or any municipal corporation, county, or political subdivision of this state for  
374 the use by the district of any facilities or services of the state or any such state institution,

375 municipal corporation, county, or political subdivision of this state, or for the use by any  
376 state institution or any municipal corporation, county, or political subdivision of this state  
377 of any facilities or services of the district, provided that such contracts shall deal with  
378 such activities and transactions as the district and any such political subdivision with  
379 which the district contracts are authorized by law to undertake;

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

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

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

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

392 (15) Appoint, select, and employ engineers, surveyors, architects, urban or city planners,  
393 fiscal agents, attorneys, consultants, accountants, and others and to fix their compensation  
394 and pay their expenses;

395 (16) Encourage and promote the improvement and economic development of the district  
396 and to make, contract for, or otherwise cause to be made long-range plans or proposals  
397 for the district in cooperation with Coweta County and any municipalities within which  
398 the district is wholly or partially located;

399 (17) Invest its funds in such manner as it may deem prudent and appropriate, without  
400 further restriction;

401 (18) Adopt bylaws governing the conduct of business by the board, the election and  
402 duties of officers of the board, and other matters which the board determines to deal  
403 within its bylaws;

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

406 (20) Create, provide, enhance, or supplement public services such as fire, police, and  
407 other services as may be deemed necessary, provided that such services do not conflict  
408 with or duplicate existing Coweta County or municipal services;

409 (21) To reimburse expenses for the creation and approval of a district; and  
410 (22) Do all things necessary or convenient to carry out the powers conferred hereby.

411 (b) The powers enumerated in subsection (a) of this section are cumulative of and in addition  
 412 to those powers enumerated herein and elsewhere in this Act, and no such power shall limit  
 413 or restrict any other power of the board.

414 **SECTION 11.**

415 Construction, notice, proceeding, publication, and referendum.

416 This Act shall be liberally construed to effect the purposes thereof. No notice, proceeding,  
 417 or publication except those required hereby shall be necessary for the performance of any act  
 418 authorized hereby nor shall any such act be subject to referendum.

419 **SECTION 12.**

420 Dissolution.

421 (a) A district activated under the provisions of this Act may be dissolved upon the  
 422 occurrence of the following:

423 (1) The adoption of a resolution approving of the dissolution of the community  
 424 improvement district by the governing authority of Coweta County if wholly within the  
 425 unincorporated area of Coweta County, by the governing authority of Coweta County and  
 426 such municipalities within which the district may be located if within the unincorporated  
 427 area of Coweta County and partially within one or more municipalities, or by the  
 428 governing authority of a municipality if wholly within the incorporated area thereof; and

429 (2) The written consent to the dissolution of the community improvement district by:

430 (A) A majority of the owners of real property within the district subject to taxes, fees,  
 431 and assessments levied by the board of the district; and

432 (B) The owners of real property constituting at least 75 percent by value of all real  
 433 property within the district subject to taxes, fees, and assessments levied by the board.

434 For this purpose, value shall be determined by the most recent approved county ad  
 435 valorem tax digest.

436 The written consent provided for in this paragraph shall be submitted to the Coweta  
 437 County Tax Commissioner, who shall certify whether subparagraphs (A) and (B) of this  
 438 paragraph have been satisfied with respect to the proposed district dissolution.

439 (b) At such time within each six-year period following the creation of the district as the  
 440 board determines appropriate, the question shall be put before a caucus of electors whether  
 441 to dissolve the district. Upon an affirmative vote of a majority of the electors present and  
 442 voting, who shall represent at least 75 percent of the votes cast on the basis of value, the  
 443 board shall send a ballot to each owner of property subject to taxes, fees, and assessments

444 levied by the board for a vote on the dissolution. Upon receipt of ballots consenting to the  
445 dissolution from a majority of the property owners subject to taxes, fees, and assessments  
446 levied by the board, who shall represent at least 75 percent of the assessed value of such  
447 properties, as certified by the Coweta County Tax Commissioner, the governing authorities  
448 of Coweta County and any municipality within which the district is located shall dissolve the  
449 district.

450 (c) In the event that successful action is taken pursuant to this section to dissolve the district,  
451 the dissolution shall become effective at such time as all debt obligations of the district have  
452 been satisfied. Following a successful dissolution action and until the dissolution becomes  
453 effective, no new projects may be undertaken, obligations or debts incurred, or property  
454 acquired.

455 (d) Upon a successful dissolution action, the board shall serve until December 31 of that  
456 year for the purpose of concluding any ongoing matters and projects, but if such cannot be  
457 concluded by December 31, the governing authority of Coweta County, or the municipality  
458 if the district is located entirely within a municipality, shall assume the duties, obligations,  
459 and authority of the board. The board, and after December 31 the governing authority which  
460 has assumed the duties as set forth in this subsection, may continue to levy taxes within the  
461 limitations set forth in Section 6 of this Act until all debt obligations of the district have been  
462 satisfied.

463 (e) Upon a successful dissolution action, all noncash assets of the district other than public  
464 facilities, land, or easements to be used for such public facilities, as described in Section 2  
465 of this Act, shall be reduced to cash and, along with all other cash on hand, shall be applied  
466 to the repayment of any debt obligation of the district. Any cash remaining after all  
467 outstanding obligations are satisfied shall be refunded to each property owner in direct  
468 proportion to the total amount in taxes, fees, or assessments paid by the property owner  
469 relative to the total revenues paid by all properties in the district in the most recent tax year.

470 (f) When a dissolution becomes effective, the governing authority of Coweta County for  
471 public facilities located in the unincorporated area, or the municipality within which they are  
472 located, shall take title to all public facilities, land, or easements to be used for such public  
473 facilities, previously in the ownership of the district, and all taxes, fees, and assessments of  
474 the district shall cease to be levied and collected.

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

476 **SECTION 13.**

477 Severability.

478 In the event any section, subsection, sentence, clause, or phrase of this Act shall be declared  
479 or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other  
480 sections, subsections, sentences, clauses, or phrases of this Act, which shall remain of full  
481 force and effect as if such section, subsection, sentence, clause, or phrase so declared or  
482 adjudged invalid or unconstitutional were not originally a part hereof. The General  
483 Assembly declares that it would have passed the remaining parts of this Act if it had known  
484 that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

485 **SECTION 14.**

486 Effective date.

487 This Act shall become effective upon its approval by the Governor or upon its becoming law  
488 without such approval.

489 **SECTION 15.**

490 Repealer.

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