

ENGROSSED SENATE AMENDMENT  
TO  
ENGROSSED HOUSE BILL NO. 1989

By: Steidley and Worthen of  
the House

and

Smith of the Senate

An Act relating to acquisition of lands; amending 69 O.S. 1991, Section 1203, which relates to acquisition of lands by purchase, donation or condemnation; modifying duties of district court judge in issuing certain instructions; prohibiting delay of work of commissioners; providing procedure for challenges to instructions; limiting reimbursement of certain fees; modifying definition; amending 27 O.S. 1991, Section 11, which relates to reimbursement of expenses when property not acquired; providing for award of certain fees and costs in certain circumstances; amending 27 O.S. 1991, Section 16, which relates to definition of just compensation; modifying definition; amending 66 O.S. 1991, Section 53, which relates to taking by eminent domain; modifying definition; amending 66 O.S. 1991, Section 55, which relates to review of commissioner's report; providing for award of certain fees and costs in certain circumstances; amending 69 O.S. 1991, Section 1708, which relates to condemnation proceedings; modifying definition; amending 60 O.S. 1991, Section 529, which relates

to actions relating to common elements; providing for conveyance of property from commonly owned areas; requiring managing body of common owners to disburse proceeds of acquisition; exempting State of Oklahoma from payment of dues or fees of common owners; providing for conveyance of certain property from real estate developments; requiring owners association to disburse proceeds of acquisition; exempting State of Oklahoma from payment of fees of owners association; providing for codification; and providing an effective date.

AMENDMENT NO. 1. Page 1, strike the title, enacting clause and entire bill and insert

"An Act relating to property; amending 60 O.S. 1991, Section 176, as amended by Section 5, Chapter 371, O.S.L. 1992 (60 O.S. Supp. 1995, Section 176), which relates to public trusts; allowing public trust to purchase certain equipment and materials; modifying language; and providing an effective date.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. AMENDATORY 60 O.S. 1991, Section 176, as amended by Section 5, Chapter 371, O.S.L. 1992 (60 O.S. Supp. 1995, Section 176), is amended to read as follows:

Section 176. ~~(a)~~ A. Express trusts may be created to issue obligations and to provide funds for the furtherance and accomplishment of any authorized and proper public function or purpose of the state or of any county or municipality or any and all combinations thereof, in real or personal property, or either or both, or in any estate or interest in either or both, with the

state, or any county or municipality or any and all combinations thereof, as the beneficiary thereof by ~~the~~: ~~(1)~~

1. The express approval of the Legislature and the Governor if the State of Oklahoma is the beneficiary; ~~(2)~~

2. The express approval of two-thirds (2/3) of the membership of the governing body of the beneficiary if a county is a beneficiary; or ~~(3)~~

3. The express approval of two-thirds (2/3) of the membership of the governing body of the beneficiary if a municipality is a beneficiary. ~~Provided;~~ provided, that no funds of ~~said a~~ a beneficiary derived from sources other than the trust property, or the operation thereof, shall be charged with or expended for the execution of ~~said the~~ the trust, except by express action of the legislative authority of the beneficiary prior to the charging or expending of the funds. The officers or any other governmental agencies or authorities having the custody, management, or control of any property, real or personal or ~~both~~ mixed, of the beneficiary of ~~such the~~ the trust, or of ~~such~~ a proposed trust, which property shall be needful for the execution of the trust purposes, are authorized and empowered to lease ~~such the~~ the property for ~~said those~~ those purposes, after the acceptance of the beneficial interest therein by the beneficiary as hereinafter provided.

~~(b)~~ B. A municipality may convey title to real property which is used for an airport to the trustees of an industrial development authority trust whose beneficiary is the municipality. ~~Said The~~ The industrial development authority trust must already have the custody, management, or control of ~~such the~~ the real property. ~~Such The~~ The conveyance must be approved by a majority of the governing body of the municipality. A conveyance pursuant to this section may be made only for the sole purpose of allowing ~~such the~~ the authority to sell the property for fair market value when the property is to be used for industrial development purposes. Conveyances made pursuant to this

subsection shall be made subject to any existing reversionary interest or other restrictions burdening the property and subject to any reversionary interest or other restriction considered prudent by the municipality.

~~(c)~~ C. The trustees of a public trust having the State of Oklahoma as beneficiary shall make and adopt bylaws for the due and orderly administration and regulation of the affairs of the public trust. All bylaws of a public trust having the State of Oklahoma as beneficiary shall be submitted in writing to the Governor of the State of Oklahoma. The Governor must approve the proposed bylaws before they take effect.

~~(d)~~ D. No public trust in which the State of Oklahoma is the beneficiary may be amended without a two-thirds (2/3) vote of approval of the trustees of ~~such~~ the trust. ~~Provided; provided,~~ that any ~~such~~ amendment is subject to the approval of the Governor of the State of Oklahoma. ~~Such~~ Any amendments shall be sent to the Governor within fifteen (15) days of their adoption.

~~(e)~~ E. No trust in which a county or municipality is the beneficiary shall hereafter create an indebtedness or obligation until ~~such~~ the indebtedness or obligation has been approved by a two-thirds (2/3) vote of the governing body of ~~said~~ the beneficiary. In the event a trust has more than one beneficiary, as authorized by this section, ~~such~~ the trust shall not incur an indebtedness or obligation until ~~such~~ the indebtedness or obligation has been approved by a two-thirds (2/3) vote of the governing body of two-thirds (2/3) of the beneficiaries of ~~said~~ the trust.

~~(f)~~ F. All bonds described in subsection ~~(e)~~ E of this section, after the effective date of this act, except bonds sold to the federal government or any agency thereof or to any agency of the State of Oklahoma, shall be awarded to the lowest and best bidder based upon open competitive public offering, advertised at least once a week for two (2) successive weeks in a newspaper of general

circulation in the county where the principal office of the trust is located prior to the date on which bids are received and opened, except, on bond issues with the approval of three-fourths (3/4) of the trustees, and a three-fourths (3/4) vote of the governing body of the beneficiary, or three-fourths (3/4) vote of the governing bodies of each of the beneficiaries of ~~said~~ the trust as the case may be, competitive bidding may be waived. No bonds shall be sold for less than par value, except upon approval of three-fourths (3/4) of the trustees. In no event shall bonds be sold for less than sixty-five percent (65%) of par value. ~~Provided;~~ provided, however, in no event shall the original purchaser from the issuer of any bonds issued by any public trust for any purpose receive directly or indirectly any fees, compensation, or other remuneration in excess of four percent (4%) of the price paid for ~~such~~ the bonds by the purchaser of ~~such~~ the bonds from the original purchaser; and further provided, that the average coupon rate thereon shall in no event exceed fourteen percent (14%) per annum. No public trust shall sell bonds for less than ninety-six percent (96%) of par value until the public trust has received from the underwriter or financial advisor or, in the absence of an underwriter or financial advisor, the initial purchaser of ~~such~~ the bonds, an estimated alternative financing structure or structures showing the estimated total interest and principal cost of each alternative. At least one alternative financing structure shall include bonds sold to the public at par. ~~Such~~ Any estimates shall be considered a public record of ~~said~~ the public trust. Bonds, notes, or other evidences of indebtedness issued by any public trust shall be eligible for purchase by any state banking association or corporation subject to such limitations as to investment quality as may be imposed by regulations, rules or rulings of the State Banking Commissioner.

~~(g)~~ G. Public trusts created pursuant to this section shall file annually, with their respective beneficiaries, copies of

financial documents and reports sufficient to demonstrate the fiscal activity of such trust, including, but not limited to, budgets, financial reports, bond indentures, and audits. Amendments to the adopted budget shall be approved by the trustees of the public trust and recorded as such in the official minutes of such trust.

~~(h)~~ H. Contracts for construction, labor, equipment, material, or repairs in excess of Seven Thousand Five Hundred Dollars (\$7,500.00) shall be awarded by public trusts to the lowest and best competitive bidder, pursuant to public invitation to bid, which shall be published in the manner provided in the preceding section hereof; ~~such~~ the advertisements shall appear in the county where the work, or the major part of it, is to be done, or the equipment or materials are to be delivered, or the services are to be rendered. ~~Provided;~~ provided, however, should the trustee or the trustees find that an immediate emergency exists, which findings shall be entered in the journal of the trust proceedings, by reason of which an immediate outlay of trust funds in an amount exceeding Seven Thousand Five Hundred Dollars (\$7,500.00) is necessary in order to avoid loss of life, substantial damage to property, or damage to the public peace or safety, then ~~such~~ the contracts may be made and entered into without public notice or competitive bids; provided that the provisions of this subsection shall not apply to contracts of industrial and cultural trusts. Notwithstanding the provisions of this subsection, equipment or materials may be purchased by a public trust directly from any contract duly awarded by this state or any state agency under the Oklahoma Central Purchasing Act, or from any contract duly awarded by a governmental entity which is the beneficiary of the public trust.

~~(i)~~ I. Any public trust created pursuant to the provisions of this section shall have the power to acquire lands by use of eminent domain in the same manner and according to the procedures provided for in Sections 51 through 65 of Title 66 of the Oklahoma Statutes.

Any exercise of the power of eminent domain by a public trust pursuant to the provisions of this section shall be limited to the furtherance of public purpose projects involving revenue-producing utility projects of which the public trust retains ownership; provided, for public trusts in which the State of Oklahoma is the beneficiary the exercise of the power of eminent domain may also be used for public purpose projects involving air transportation. Revenue-producing utility projects shall be limited to projects for the transportation, delivery, treatment, or furnishing of water for domestic purposes or for power, including, but not limited to the construction of lakes, pipelines, and water treatment plants. Any public trust formed pursuant to this section which has a county as its beneficiary shall have the power to acquire, by use of eminent domain, any lands located either inside ~~such~~ the county, or contiguous to ~~such~~ the county pursuant to the limitations imposed pursuant to this section.

~~(j)~~ J. Provisions of this section shall not apply to entities created under Sections 1324.1 through 1324.26 of Title 82 of the Oklahoma Statutes.

SECTION 2. This act shall become effective November 1, 1996."

Passed the Senate the 2nd day of April, 1996.

President of the Senate

Passed the House of Representatives the \_\_\_\_ day of

\_\_\_\_\_, 1996.

Speaker of the House of Representatives

