

Summary of 2016 Accomplishments



The Woodlands Township Board of Directors, left to right: Director Bruce Rieser, Secretary Laura Fillault, Vice Chairman John McMullan, Chairman Gordy Bunch, Treasurer Ann Snyder, Director Brian Boniface and Director John Anthony Brown.

The Woodlands Vision

The Woodlands, our dynamic hometown within a natural forest, is known for its balance between man and nature. We are a thriving business community and a premier destination for visitors – a place where generations live, work, learn and play. The Woodlands...

- ...is a place where we feel safe and secure.
- ...achieves prosperity by promoting economic development and quality of life.
- ...cultivates the relationship between urban needs and George Mitchell's vision of environmental sustainability.
- ...provides premier services and activities, superior educational opportunities, a diversity of jobs, vibrant public spaces, integrated mobility options, public activities, cultural events and entertainment for all.
- ...is a place that welcomes everyone from everywhere to grow and thrive.

The Woodlands Township Mission

We fulfill The Woodlands vision by:

- Protecting the well-being and safety of our residents, visitors and businesses.
- Achieving the highest standards in service delivery.
- Partnering with others to sustain the vitality of our region.
- Communicating with our constituents and partners.
- Attracting and retaining a talented and innovative staff.
- Serving as the community's political voice.
- Powering economic growth through community investment.
- Promoting continued vitality of neighborhoods and commercial areas.
- Maintaining transparent governance.
- Serving as financial stewards of the community's resources.
- Evolving a governance structure to meet our goals.
- Promoting sound environmental policy.
- Collaborating with community partners to promote public events and cultural activities.
- Collaborating with community partners to improve mobility throughout The Woodlands.



This publication provides an overview of the financial status of The Woodlands Township. Specifically, this overview provides a summary of what we accomplished as an organization in 2016, our current financial status and the issues and opportunities that lie ahead over the next five years.

In 2010, The Woodlands Township, a special purpose district, became the local government provider for the majority of municipal-type services in The Woodlands. The fully-elected Board of Directors and Township staff are committed to providing quality customer-friendly services along with programs and policies to promote economic development, enhance property values and enhance quality of life in The Woodlands.

Since inception, the Township's financial status has improved each year, allowing for a steady decrease in property taxes. Over the past six years, the Township has been able to build a financial model that provides for top quality services at a low property tax rate and sufficient reserves to provide for replacement of capital infrastructure, as needed.

Since 2010, the Township has refinanced outstanding debt, prepaid \$14 million in outstanding debt before maturity, and has also established operating, capital and economic development reserves. In keeping with its policy of saving for future needs, in 2016, the Township Board created a road and bridge fund and an incorporation reserve to plan for future costs should the community choose to incorporate as a municipality.

Prudent fiscal management has allowed the Township to balance revenues and expenditures while lowering the property tax rate, maintaining or enhancing services, maintaining excellent bond ratings and low debt per capita ratio, and maintaining appropriate reserves. The Township's bond ratings provide evidence of its financial strength. In January 2014, the Township received a rating of "AA" from Standard & Poor's and a rating of "A1" from Moody's, indicating our bonds are considered excellent investment quality.

As we look to the future, I am happy to report that The Woodlands Township outlook continues to be very promising. As a governmental entity, our financial position is strong, and the Township's economic growth potential is exceptional.

Sincerely,
Don Norrell
President and General Manager
The Woodlands Township



A Snapshot of The Woodlands

The Woodlands Township is the governmental entity dedicated to meeting the needs of The Woodlands residents and businesses. The Township encompasses approximately 28,000 acres with a population of more than 113,500 people, 2,000 businesses and a tax base valuation of approximately \$20 billion.

The Township staff and publicly elected Board of Directors are committed to public safety and exceptional levels of customer service. Together, they responsibly fulfill the governance needs of the community while promoting the economic development of The Woodlands and providing services that enhance property values.

The Woodlands Township's financial model is unique among local governments. The Township offers its residents enhanced services and amenities at a higher level than most communities, but at a lower tax rate than most local governments. Since 2010, the Board has been able to reduce the property tax rate from 32.8 cents per \$100 of valuation to only 23 cents per \$100 of valuation, while still maintaining sufficient reserves for replacement of capital infrastructure as needed.

The Woodlands Township Board of Directors continues its efforts to grow sales tax and room tax receipts through investment in community infrastructure and promotion of The Woodlands through

The Woodlands Convention and Visitors Bureau. The popularity of The Woodlands for shopping, dining and special events confirms it as a top entertainment venue for residents and visitors alike. The sales and room tax paid by visitors is a major contributor to the low property tax rate The Woodlands residents enjoy.

Public safety is a top priority for the Township. Since 2009, a substantial commitment of resources has been invested in law enforcement and fire services. As a result, The Woodlands is one of the safest places in the country to live, work and play.

The Township contracts with Montgomery County Sheriff's Office and Harris County Constable, Precinct 4, to provide community policing services. In 2016, this arrangement provides a total of 111.5 deputies assigned to The Woodlands in eight residential and community policing zones and one tourism zone. The Woodlands also provides additional overtime funding for law enforcement services as needed throughout the year.

The Township is highly proactive about public safety. It sponsors multiple public safety programs and continues to foster strong relationships with local law enforcement. Neighborhood Services focuses its efforts on the safety of



residents and businesses through its award-winning Woodlands neighborhood watch program.

Residents, businesses and visitors receive excellent fire and first-responder services through The Woodlands Fire Department. The Woodlands Township employs 163 people in The Woodlands Fire Department. They provide fire protection and first-responder services from eight strategically located fire stations and the Emergency Training Center. The Woodlands now has an ISO rating of 1 (the highest rating assigned by the ISO), largely due to the Board of Directors' goal of providing the community with the highest level of fire services.

The Township also provides a high level of community services, resulting in clean, well maintained roadways and neighborhood entries. Parks and Recreation provides maintenance to the extensive network of parks, pathways, athletic fields, and pools as well as recreational programs. The number of parks and pathways will increase in 2016–17, as the Village of Creekside Park continues to develop.

Covenant management is integral to the beauty and aesthetic harmony of The Woodlands Township. Strong covenant enforcement will continue to be a high priority as the community matures and redevelopment occurs.

The Woodlands Township continues to inform its residents of Township events and activities through a variety of methods. The Woodlands Community Magazine, a free monthly publication, is delivered directly to all homes in the Township and maintains its high readership. The Township continues to provide a weekly eNewsletter, Talk of the Township, highlighting the latest Township news and events. In addition, the Township maintains an official Facebook page, www.facebook.com/thewoodlandstownship, Twitter account @TheTownshipTX. In 2016, the Township added Instagram and TheWoodlands311 app.



The Township website continues to provide the public with a wealth of information. With news releases, a calendar of events, bid postings, meeting agendas and minutes, recreational programming information, and a detailed

budget, it has become a primary source of information for the entire community. Live videos of the Board of Directors meetings are available on the site, as are archived meeting videos. The Township recently streamlined its opt-in services for email and/or text messages for timely communication to subscribers and has redesigned its website to be more accessible through all platforms.

The public can also stay informed by attending a Township Board of Directors meeting and/or other committee meetings at Town Hall. Being informed of such meetings is easy due to the Township agenda process. Meeting agendas, meeting minutes and complete summaries of issues posted for Board consideration are readily available on the website.

Success of The Woodlands Township

The Woodlands Township benefits from the vibrant Texas economy and state government policies that encourage business investment and job creation. In addition, The Woodlands is located just north of Houston, the hub of the nation's energy industry.

The Woodlands master plan and covenants provide a highly desirable environment for residents and businesses while helping to maintain property values.



Existing as well as relocating businesses find The Woodlands amenities and quality of life help to attract and retain top quality employees.

The Township Board of Directors contributes to The Woodlands success by establishing strategies and policies for maintenance of the community, upgrading community facilities as needed, supporting a vibrant business environment, encouraging community involvement, and promoting community events that generate the revenues used to reduce the property tax rate.

Of the total Township revenue base, about 64 percent comes from sales tax, room tax, user fees and grants. Since 2010, the revenue collection from these revenue sources has grown, while the property tax rate has declined.

Business Development Continues in The Woodlands

- The Howard Hughes Corporation continued to develop Hughes Landing, a 66-acre mixed-use development on Lake Woodlands. The new Embassy Suites Hotel at Hughes Landing in The Woodlands opened its doors in early 2016. The 205-room hotel will be the only hotel in this new mixed-use development. New retail slated



The Westin at Waterway Square

to open in early 2017 include Beauty Statement, Broken Barrel, Fleet Feet Sports, and VOM FASS Oils & Vinegars.

- The Westin The Woodlands, a 302-room luxury hotel in Waterway Square opened in March of 2016. It is a development of The Woodlands Development Company and The Howard Hughes Corporation.
- Wulfe & Company, Inc. is developing East Shore Place. The first phase includes a parking garage, completed in late 2015, and a new Frost Bank, which opened in late 2016. The second phase includes a two-story building with more than more than 17,000 square feet of retail space on the first floor and 23,000 square feet of office space on the second floor.
- Texas Children’s The Woodlands Hospital has opened their Outpatient services, with inpatient care and the Emergency Center opening April 2017. This represents 451 new jobs.
- Houston Methodist The Woodlands Hospital, located adjacent to the Township, opened its medical office building, which represents 80 new jobs in the area, and the hospital is slated to open mid-2017.

Sales Tax and Hotel Occupancy Tax

Sales tax and room tax make up nearly 50 percent of Township revenues. The majority of these taxes are paid by visitors. Sales tax revenue has increased significantly over the past five years, growing from \$33.0 million in 2011 to \$50.1 million in 2016, or 52 percent.

Hotel occupancy tax revenue also continues to grow, increasing from \$4.8 million in 2011 to \$7.8 million in 2016, or 63 percent. Two new hotels opened in The Woodlands in 2016, bringing the total number of hotel facilities to 14 and increasing the overall room capacity in the area.

Sources: The Woodlands Area Economic Development Partnership, The Woodlands Development Company, Houston Business Journal, Houston Chronicle.



Rock the Row at Hughes Landing



Rob Fleming Aquatic Center

Summary of 2016 Accomplishments

Completion of 2017 Budget and Five-Year Plan

A Board pre-budget and strategic planning process was conducted in early May of 2016 to discuss strategic issues and objectives in accordance with the Township’s vision, mission and strategic plan and to develop information to assist the Board in the budget and financial planning process.

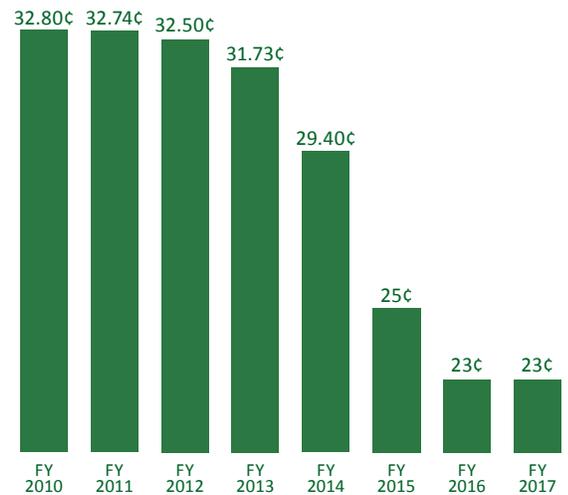
The approved 2017 adopted budget maintains the previous property tax rate of 23 cents per \$100 of valuation, which includes a continuation of base level services and funding for Board-approved budget initiatives. The 2017 Budget continues to prioritize public safety and community maintenance while responding to resident request for enhanced parks and recreation amenities and pedestrian and bike plan improvements.

Over the past seven years, the Township has built a financial model that provides top quality services at a low property tax rate and with sufficient reserves to provide for replacement of capital infrastructure as needed.

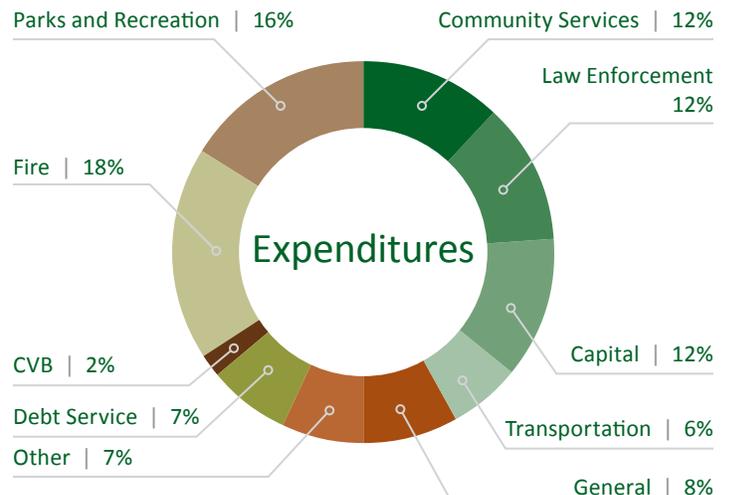
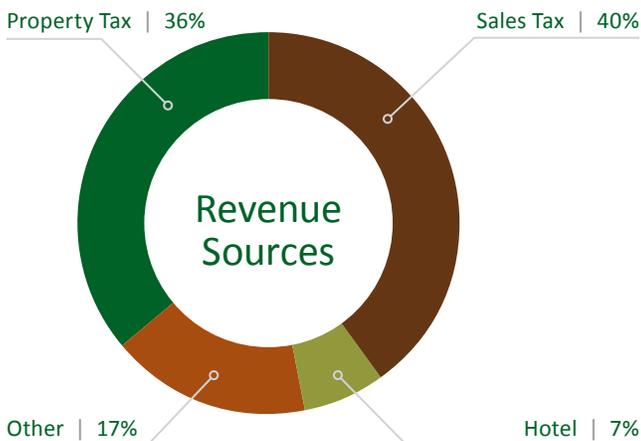
For full details regarding the Township’s 2017 budget, please visit www.thewoodlandstownship-tx.gov/budget. Budget workshops for the 2018 budget begin in August 2017.

Property Tax Rate

Tax Rate Per \$100 Valuation



The 2017 adopted property tax rate is 23 cents per \$100 of valuation. Maintaining the property tax rate from the 2016 fiscal year to the 2017 fiscal year was based on a 6.4 percent decrease in sales and use tax revenues, and a 15 percent decrease in hotel occupancy tax revenues from the 2016 budget.





Bike to Work Day



Gosling Sports Fields

New Gosling Road Sports Field Complex

In 2011, the Township contracted a needs assessment for parks and recreation facilities. This assessment identified increasing multi-purpose sports fields as the most significant community need. The Comprehensive Community Service Agreement with the Development Company included donation of 25 acres of land located on Gosling Road adjacent to the Park and Ride facility. The Township developed this property into a sports field complex that includes three all-weather turf fields and two natural grass fields. The Township completed construction of the Gosling Road Sports Field Complex in 2016, and the fields are now open for use. When combined with the other Woodlands sports complexes located at Bear Branch and Alden Bridge that have all weather and nature turf, these combined facilities provide a venue to support regional, national and international tournaments.

Pedestrian / Bicycle Master Plan

The Township contracted for development of a master plan for bike / pedestrian needs in The Woodlands to review and make recommendations on improvements to the Township-wide network of existing

facilities and to develop new facilities to provide for improved and safer bicycle and pedestrian commuting and recreational opportunities. The Board approved the master plan in October, 2016, to be used as a guide for future bicycle / pedestrian projects. The Board authorized staff and an engineering firm to pursue an application to HGAC in first quarter of 2017 to seek grant funding for a list of projects estimated to cost \$11.3 million, of which 80 percent would be paid through grant funds.

Transportation / Mobility

In 2012, as a result of the 2010 U.S. Census and the creation of the Conroe/ Woodlands Large Urbanized Area (UZA), several transportation and mobility topics impacting The Woodlands Township began to emerge.

The Woodlands Township and the City of Conroe were designated as co-direct recipients of federal transit funds for the new large urban area. With this new role, the Township assumed direct responsibility for The Woodlands Express and the Town Center Trolleys. While the Township now bears greater responsibility for financial reporting and grant management, it continues to contract for transportation services.

The Woodlands Township does not have statutory responsibility or authority over planning and building roadways and highways. The responsibility for the roadways in The Woodlands rests primarily with Montgomery and Harris Counties. However, the Township Board of Directors is interested in developing a better understanding of transportation and mobility projects impacting the community. The Township will continue to explore ways to improve mobility and consider options that allow the Township to be more involved and partner with the counties in support of improvements that enhance The Woodlands community.

Transit Services

The Township continues to contract with First Class Tours as the bus operator for The Woodlands Express Park and Ride service. In addition, the Township continues to contract with Montgomery County Senior Rides for demand-response transportation and provides supplemental service through an agreement with Interfaith's transportation program for seniors.

New Buses for Park and Ride Service

The Woodlands Express is widely regarded as one of the most successful commuter



The Woodlands Town Center Trolley



The Woodlands Express at Research Forest Park and Ride

bus services in the country, accounting for over 26 million passenger miles annually. In 2015, The Houston-Galveston Area Council (H-GAC) awarded the Township a grant to purchase 25 new buses for The Woodlands Express. The first 15 grant-funded buses were placed into service in 2016, and the remaining 10 buses have been ordered with delivery expected in mid-2017.

The competitive grant, administered by H-GAC and funded by the Federal Transit Administration, is intended to help transit providers improve and expand service, reduce congestion, and improve regional air quality. The H-GAC Transit Fleet Expansion Program (the program providing the competitive grant), will provide more than \$14 million in funding over three years. The Township has committed a local funding match of approximately \$3.5 million and will continue to fund the operations and maintenance of the fleet through grant funds and user fees. The cost of the Township grant match is expected to be repaid over 10 years, using cost savings achieved by Township bus ownership.

Lease and Operation of Park and Ride Facilities

The Township Board approved an interlocal agreement with Brazos Transit

District for lease and operation of the Park and Ride transportation facilities in The Woodlands. This change, implemented in 2016, allows the Township to fully control The Woodlands Park and Ride operations.

Town Center Trolley Service Expansion Pilot Program

In 2015 and 2016, the Township implemented a pilot study to improve the Town Center trolley service. The study moved the location of several stops and made other minor changes to improve efficiency. Starting with the 2016 holiday season phase II of the expanded trolley pilot program was implemented utilizing an additional trolley during peak hours to shorten wait times and improve service reliability.

Park and Ride Reverse Commute Operations

The Board approved the implementation of a reverse commute operation for The Woodlands Express in an effort to increase ridership and revenues. The service consists of passenger trips originating in downtown Houston and arriving in The Woodlands weekday mornings and returning passengers to downtown Houston in the afternoon and early evening. This service makes use of existing bus routes and charges the same fare as

the standard service. This is considered a trial program.

Law Enforcement Increase in Services

The Township continues its partnership with Montgomery County and Harris County to provide supplemental law enforcement services. While no additional patrol deputies were added in 2016, the Township Board authorized the addition of a Montgomery County Precinct 3 investigator for the Safe Harbor – Crimes Against Children program. As community growth continues, the Township will continue to monitor law enforcement needs and adjust as needed.

Enhanced Communication

The Woodlands Township recognizes the importance in connecting with residents, businesses and visitors through a variety of platforms. In addition to official Facebook page, Twitter feed (@TheTownshipTX) and departmental blogs, the Township launched Instagram in 2016. Residents can follow the Township on social media, subscribe to receive updates from the departmental blogs and subscribe to the Township’s general weekly e-newsletter. In 2016, the Township also launched a mobile app called TheWoodlands311, which enables

residents to communicate with Township staff for service requests. The app is available for free download in the Apple App Store and Google Play. The service request module is also accessible through the Township's website for those who prefer to use a personal computer.

Water Conservation Planning

Water rates will continue to rise as the surface water program is implemented by the San Jacinto River Authority (SJRA) and The Woodlands Joint Powers Agency (WJPA). These increases will impact residents as well as Township operations. The Township monitors water costs for budget purposes and continues to improve internal water efficiency. In 2016, the Township continued its partnership with WJPA to educate residents on water conservation.

Turf Improvements at Town Green Park

An under-grass grid and drainage system was installed at Town Green Park to improve park use at this popular park. This grid system will reduce compaction and improve drainage, while still allowing the continued use of a natural grass surface. In the long term, this system will reduce annual turf renovation costs. A similar system will be installed at Northshore Park as part of the major renovation project that is currently underway.



Town Green Park

Permanent Home for Ice Rink

In 2015, the Township approved an agreement with The Cynthia Woods Mitchell Pavilion regarding development of a shared use building on the Pavilion site. The facility houses The Ice Rink during the winter months and the House of Blues Hospitality Venue throughout the rest of the year. The 21,000 square-foot facility was constructed on the northeast side of the Pavilion and opened for use in 2016. The sheet of ice is similar in size to the temporary ice rink that has attracted more than 50,000 skaters between mid-November to mid-January each year for the past 15 years. The new facility will provide a permanent home for The Ice Rink from mid-November through mid-January each year. Other ice uses are possible in the facility in February and part of March, as part of the agreement with the Pavilion.

Community Services

Community maintenance, including roadway and neighborhood entry maintenance, continues to be a priority for the Township. Management of covenant standards is key to maintaining property values, and will become more challenging as the community matures. The Township continues to actively pursue covenant violations through the legal process. Waste removal and recycling services in the Township will continue to be provided to residents through an existing contract with Waste Management. The Township is unique in that waste removal and recycling is funded through the property tax levy. In most cities, the cost of these services is paid directly by residents through a separate fee.



The Ice Rink at Town Center

2017 Proposed Legislative Agenda

The Township Board has considered legislation that they may want to have introduced in the 2017 session and will work with local legislators to determine filing, if appropriate, in the 85th legislative session.

Incorporation Planning

Governance and potential future incorporation continue to be of interest to Woodlands residents. In 2016, the Board approved an interlocal agreement with Montgomery County that would provide the Township a “Right of First Option” to acquire the County-owned Law Enforcement Center and property located at 9200 Grogan’s Mill Road in anticipation of future needs upon incorporation. In addition, the Board established a \$2.5 million Incorporation Reserve to begin the financial planning for the potential transition of The Woodlands Township from a special purpose district to an incorporated city.

Special Events Realignment from CVB to Parks Department

In 2015, The Woodlands Convention and Visitors Bureau (CVB) proposed and the Township approved transferring responsibility for planning, funding and implementation of special events from the CVB to the Township’s Parks and Recreation Department. The change was implemented starting in 2016. As part of this change, the Township’s Parks and Recreation Department analyzed all special events, their benefits, impacts, duplications and outsourcing opportunities. The Parks and Recreation Department produced the events in 2016 similar to what has been done by the CVB in 2015. Based on Board direction in 2016, several changes will be made to these signature events to refocus the events for The Woodlands area residents in 2017.



Santa arrives at Lighting of the Doves in Town Green Park



10 for Texas at Market Street

Drainage Task Force

The Woodlands Township does not have direct responsibility for or authority over drainage issues in the community. In 2016, the Board initiated a task force to advocate for Township residents and businesses and facilitate discussions with other entities that do have direct responsibility for drainage in order to resolve drainage concerns. This task

force met twice in 2016 and has received the cooperation of partner agencies to investigate and resolve drainage concerns. The task force includes representatives from The Woodlands Joint Powers Agency, the San Jacinto River Authority and the Harris County Flood Control District. The work of the Task Force is anticipated to continue in 2017.

Looking Forward in 2017

There are a number of objectives, initiatives and issues that will need to be addressed by the Board and community in 2017 and beyond. During the coming year, staff will focus efforts on the following objectives:

2018 Budget and Five-Year Plan

The Township will develop the 2018 budget in keeping with the Five-Year Plan. In this process, the Township will consider the impact of community growth and make any required budget changes and continue to monitor changing economic conditions and consider adjustments if necessary. Additional initiatives for 2018 will be determined during the budget planning process.

Northshore Park Renovation

A contract was awarded in 2016 for the renovation of Northshore Park, one of the community's most popular parks. The estimated cost to complete the park portion of this project is approximately \$1.45 million and includes major reconstruction or renovation of all facilities at the park. The renovation project started in November 2016 and is expected to be completed in late April 2017, with the exception of a turf renovation project slated for July 2017.

Construction of New Rowing Facility / Northshore Park

The major renovation of Northshore Park includes the construction of a new facility to replace the rowing clubs' on-site equipment containers. The new boat house facility will include 7,000 square-foot facility to house the rowing clubs and also to provide 1,000 square-feet of public space. The portion allocated to the rowing clubs was funded by a \$500,000 signage sponsorship agreement with the Woodforest Bank Charitable Trust. The total project cost for the rowing facility is \$631,000.

Bear Branch Park Master Plan Update

The initial design for Bear Branch Park, which includes the Recreation Center facility, was developed in 1992, and the park has been enhanced in a series of phases as defined in the park's master plan. In 2016, the Board authorized an update to the park's master plan to

address unmet recreational needs of the community as well as future facility requirements. The Township Board has engaged a consulting firm to develop a master plan for the 19.57-acre Bear Branch Park, which is scheduled to undergo a major renovation in 2018. As part of this review process, the Board may consider the addition of a 50-meter swimming pool at this park. The consulting firm will be seeking input from community groups and residents and will develop conceptual plans based on this public input.

Reconstruction of Bear Branch Pool

The existing pool at Bear Branch Park was severely damaged as a result of conditions created by a major storm event in April, 2016. Based on expert analysis, the pool should be removed and a new pool constructed. The Township anticipates that the pool damage will be covered by insurance. The best type of facility for construction will be considered as part of the Bear Branch Master Plan Update.

Cultural Arts Study

In 2016, a contract was awarded to conduct a Cultural Arts Feasibility Study for The Woodlands to consider a need and/or support for a potential cultural arts facility that may house space for performing arts, a museum or other similar purposes. This study is anticipated to be performed in two phases. The first phase is a Needs Assessment, which is anticipated to be completed by the end of March, 2017. The second phase of the study is a Management / Business Plan and Financial Pro Forma. At the conclusion of the Needs Assessment phase, the Board will determine whether



Northshore Park renovation rendering

to proceed with the second phase of the study based on the outcome of the first phase.

Acquisition of YMCA Creekside Park Property

In late 2016, the Township agreed to purchase the former YMCA facility and related property in the Village of Creekside Park. The Township offer is contingent on the completion of due diligence which is expected to be completed in January 2017. The property is conveniently located adjacent to the Township's existing Rob Fleming Park facilities and offers a potential connection to nature trails on the Harris County side of Spring Creek.

Renovation of Acquired Facility

Pending completion of the purchase of the former YMCA facility, the Township has reviewed and approved renovation and improvement plans in order to make the facility ready for Township Park and Recreation and other uses. This additional cost was discussed with the Board prior to making the offer on the property. In December 2016, the Board appropriated \$500,000 from the capital reserve account to make the needed improvements at the purchased facility following the completion of the acquisition process.



Although most of the operating costs are expected to be offset with additional revenue generated from programming at the facility, the Board set aside funding in the 2017 budget to assist in this transition. Upon completion of the purchase, the facility is anticipated to be ready for use in June 2017.

Completion of Purchase of Park and Ride Buses

Based on the authorization received from the Township Board and the FTA in 2015, the Township Board approved a plan to order 25 park and ride buses over a period of two years. The Township has ordered and received 15 over-the-road

coaches to date. The final 10 coaches based on this 2015 authorization, were ordered in December, 2016. Grant funding covers 80 percent of the cost and the Township is funding 20 percent of the cost. The Park and Ride operation currently operates with 32 buses with 2 standby buses. Buses needed in addition to the Township owned fleet vehicles are provided by the contract operator. With this arrangement and funding, the Township is able to reduce operating costs substantially versus a full turnkey bus service where all buses are provided by the contract operator. The final 10 buses should be added to the fleet mid-2017.

Extension of Waterway west of Grogan's Mill by TWLDC

The Woodlands Development Company has initiated an extension project for The Woodlands Waterway, just west of Grogan's Mill Road. There is no Township funding directly involved in this project; however, at the completion of the project, the Development Company will provide an easement to the Township for the public use of the Waterway improvements.



Sunny Dayz Campers kayak to Riva Row Boat House

Residential Survey

A community survey is currently underway and the results should be presented to the Board in the spring of 2017. The Township has historically initiated a community survey every 18 to 24 months to seek resident feedback on the community and their overall satisfaction with Township services and well as their suggested improvements. Results of the survey are typically used assist in prioritizing funding and service initiatives during the budget process.

2017 Legislative Session Planning

The Township is reviewing potential legislative initiatives for introduction in the 2017 Legislative session. The Township will also monitor 2017 proposed legislation for potential impact on the Township.

Consideration of development of a new Swim Facility at Bear Branch

Two swim organizations in The Woodlands have approached the Township regarding the placement of an Olympic-sized swimming pool at Bear Branch Park. This potential project was discussed in 2017 Budget. Based on feedback received during the Bear Branch Master Plan Study Update, the

Board may give additional consideration to the project in 2017.

RUSH Soccer Facility development at Bear Branch Sports Field Complex

The Township Board received a request from the RUSH Soccer organization for the Township to develop a facility at the Bear Branch Sports Field Complex and lease back office space to the RUSH organization. The Board will take this project under consideration in 2017.

Consideration of Bond Funding for Swim Facility / Rush Facility at Bear Branch

The Township Board included a placeholder (debt service fund) in the 2017 Township budget which would allow the Township to issue up to \$10 million in revenue bonds in 2017. The budget funding for the additional debt service is available but no commitment has been made as of this date. Further discussion regarding the use of this funding may be timely once the Bear Branch Master Plan is completed.

Roadway Condition Study

The Board discussed the need to complete a roadway condition study to determine the potential future costs of roadway major maintenance and

renovation that the Township may incur at time of incorporation. The estimated cost of the study is \$150,000 the Board approved inclusion of the funding for this study in the 2017 budget in the Road and Bridge Reserve Accounts.

Purchase of Ladder Trucks

Funding for the replacement of two ladder trucks was included in the 2017 budget in an estimated amount of \$2.4 million. Prior to ordering these new trucks, a presentation will be made by The Woodlands Fire Department to the Township Board regarding the street and building design in certain parts of the community and the changing needs for aerial ladder truck equipment to adapt to these more densely developed urban areas.

Non Property Tax Revenues

Maintaining a strong sales tax and room tax base is important to the community as a way of maintaining a low property tax rate. With over \$57 million in sales tax and room tax collections projected in 2017, the continuation of this revenue base is important to the maintenance of a low property tax rate.

Maintenance of Covenant Standards

Maintenance of high property values and resident satisfaction come from the maintenance of property standards. As the villages in The Woodlands age, the community may see increased covenant issues involving property maintenance. Effective and timely covenant enforcement will be critical to the maintenance of quality and well maintained neighborhoods.

Transportation / Mobility Issues

With the growth to date in The Woodlands and surrounding areas, the region is experiencing increased



transportation and mobility challenges, including traffic congestion on the major thoroughfares throughout The Woodlands and particularly in the Town Center area during the holiday season, concert events and festivals.

Voters in Montgomery County and Harris County approved county road bonds in 2015 for mobility improvements throughout the area, and projects from these bond issuances are anticipated to provide some transportation improvements in the Township over the next five years; however, for the long term, considerable investment will need to be made to roads in The Woodlands area and only a small portion of the funding has been approved at this time. In addition, capacity improvements to the I-45 corridor are desperately needed and there are no current plans to address these capacity needs through the responsible entities. The Township does not have responsibility or authority over these mobility improvements, but will continue to work with the responsible entities on behalf of Woodlands residents.

The Township will also continue to review effectiveness and efficiency of Township transportation programs, including the Town Center Trolley and The Woodlands Express park and ride service.

Preliminary Master Plan for Land Purchase

The Township completed purchase of an 11.6 acre tract of land located on the southwest corner of Grogan's Mill Road and Lake Woodlands Drive in 2015. The purchase of this property will enable the Township to plan for future governmental needs. The site may be suitable for the development of a centralized complex that could accommodate a city hall, a police station, municipal court, a local governmental services center and/or other important public facilities such as a cultural arts center, visitor center or other local government public



use facilities. A preliminary master planning process for this site is anticipated in 2017/2018 following the completion of the Cultural Arts Study.

Other Park and Pathway Capital Projects

The Township will develop new park and pathway projects in Creekside Park and Town Center, in conjunction with the Development Company, through the Comprehensive Community Services Agreement as well as improving existing parks and aquatics amenities. The 2017 capital budget provides for these projects and additional funding will be considered for 2018.

Law Enforcement

The Township will continue to monitor law enforcement needs in the Montgomery County and Harris County (Creekside) areas and adjust as necessary to retain high quality public safety services in The Woodlands.

Community Services

Recognizing the importance of quality services, the Township will continue to look for ways to increase effectiveness and efficiency in service delivery programs. High levels of service in the Township are critical to preserve the quality of life enjoyed by The Woodlands residents.

Communication

The Township will continue to enhance communication with residents and businesses, including social media communications and a mobile-friendly website.

Water Conservation Planning

Internal operations and practices for water conservation improvements will continue to be reviewed and the Township will continue enhanced educational programming and partnership with the WJPA to communicate water conservation to residents.

Monitor Economic Conditions

The Township will continue to monitor changes in economic conditions that may impact revenue sources. The Township continually reviews revenue sources to be proactive in making any necessary changes to the Township's financial plan and to mitigate any negative economic impacts.

Governance / Incorporation Review

Governance and potential future incorporation will continue to be of interest to Woodlands residents. Planning and Board discussion are anticipated to continue on this topic of importance to the community.



The Woodlands Township Town Hall

2801 Technology Forest Boulevard, The Woodlands, Texas 77381
281-210-3800



Parks, Recreation and Environmental Services

8203 Millennium Forest Drive
The Woodlands, Texas 77381
281-210-3800



The Woodlands Township Recreation Center

5310 Research Forest Drive
The Woodlands, Texas 77381
281-210-3950

The Woodlands Township Fire Department

281-367-3444

Central Station

9951 Grogan's Mill Road
The Woodlands, TX 77380

Station 2

9303 Gosling Road
The Woodlands, TX 77381

Station 3

1522 Sawdust Road
The Woodlands, TX 77380

Station 4

7900 Bay Branch Road
The Woodlands, TX 77382

Station 5

10100 Branch Crossing Drive
The Woodlands, TX 77382

Station 6

1100 Windsor Lakes Blvd.
The Woodlands, TX 77384

Station 7

26722 Kuykendahl Road
The Woodlands, TX 77375

Station 8

11800 Gosling Road
The Woodlands, TX 77381

Emergency Training Center

16135 IH 45 South
The Woodlands, TX 77385

For more information, please visit www.thewoodlandstownship-tx.gov and www.VisitTheWoodlands.com.