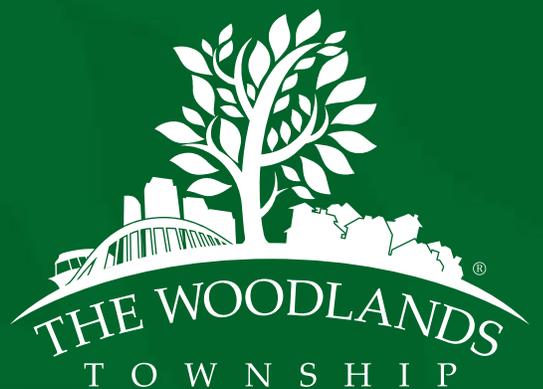


SUMMARY OF  
**2015 ACCOMPLISHMENTS**





The Woodlands Township Board of Directors, left to right: Secretary Gordy Bunch, Director John P. McMullan, Treasurer Laura Fillault, Chairman Ed Robb, Director Ann Snyder, Vice Chairman Mike Bass and Director Jeff Long.

## 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.



# LETTER TO RESIDENTS

**Don Norrell**

*President and General Manager*

**“As a governmental entity, our financial position is strong, and the Township’s economic growth potential is exceptional.”**

**T**his 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 2015, 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 five 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.

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.



## 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 111,000 people, 2,000 businesses and a valuation of more than \$18 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.

**The Woodlands, a dynamic hometown within a natural forest, is known for its balance between man and nature. It is a thriving community for its residents and businesses; a place where generations live, work, learn and play.**

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 162.5 full-time personnel 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, largely due to the Board of Directors' goal of providing the community with the highest level of fire services.

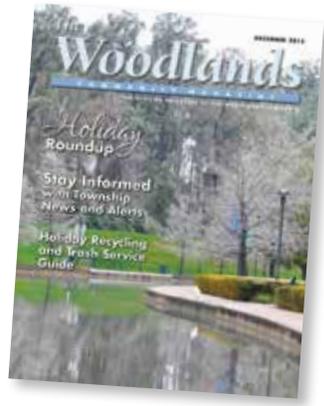
The Township also provides a high level of community services, resulting in clean, well maintained roadways and neighborhood entries. Parks and Recreation provides maintenance to the extensive network of parks, pathways, athletic fields, and pools as well as recreational programs. The number of parks 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](http://www.facebook.com/thewoodlandstownship) and Twitter account @TheTownshipTX.

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 is in the process of streamlining 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 67 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

- ExxonMobil's new 385-acre campus just south of The Woodlands, has fully opened with approximately 10,500 employees. ExxonMobil also has relocated approximately 1,400 employees to lease space. ExxonMobil leased 100 percent of 1735 Hughes Landing Blvd. and 50 percent of 1725 Hughes Landing Blvd. Class A office buildings located in Hughes Landing, The Woodlands.
- The Howard Hughes Corporation continued to develop Hughes Landing, a 66-acre mixed-use development on Lake Woodlands. Openings in 2015 included Whole Foods Market®, Starbucks®, Restaurant Row (Del Frisco's Grille, Local Pour, Escalante's, California Pizza Kitchen and Fogo de Chão), specialty retail shops, a 205-key Embassy Suites by Hilton hotel, three Class A office buildings (Three Hughes Landing, 1725 Hughes Landing Blvd. and 1735 Hughes Landing Blvd.), One Lakes Edge multifamily residence, a boardwalk, dog park, water sports activities and an entertainment area.
- Warmack Investments continues to develop Research Forest Lakeside. Ultimately, this development will consist of 10 office buildings totaling



Rendering of The Westin The Woodlands

approximately 1.8 million square feet of space, plus retail space that includes current tenants: Benchmark Bank, Corner Street Bakery, Crave Bakeshop, Grub Burger Bar, Hutl's 5 Free-Fire Grill and Ruggles Green.

- The Westin The Woodlands, a 302-room luxury hotel in Waterway Square, is scheduled to open in March of 2016. It is a development of The Woodlands Development Company and The Howard Hughes Corporation.
- The Woodlands Development Company, a division of The Howard Hughes Corporation, opened Creekside Park Village Center featuring two 40,000-square foot office/retail buildings with restaurants and specialty shops, adjacent to the Township's tree-lined Village Green Park with water feature and pergolas.

- The Woodlands Resort & Conference Center recently completed a \$70 million renovation, including a new 900-foot Lazy River, revitalized meeting space and the creation of Robard's Steakhouse.
- Wulfe & Company, Inc. completed construction of a parking garage during Phase 1 development of East Shore Place. Phase I will also have a bank and restaurant. The second phase will include retail, a bank, office space and surface parking.

## SALES TAX AND HOTEL OCCUPANCY TAX

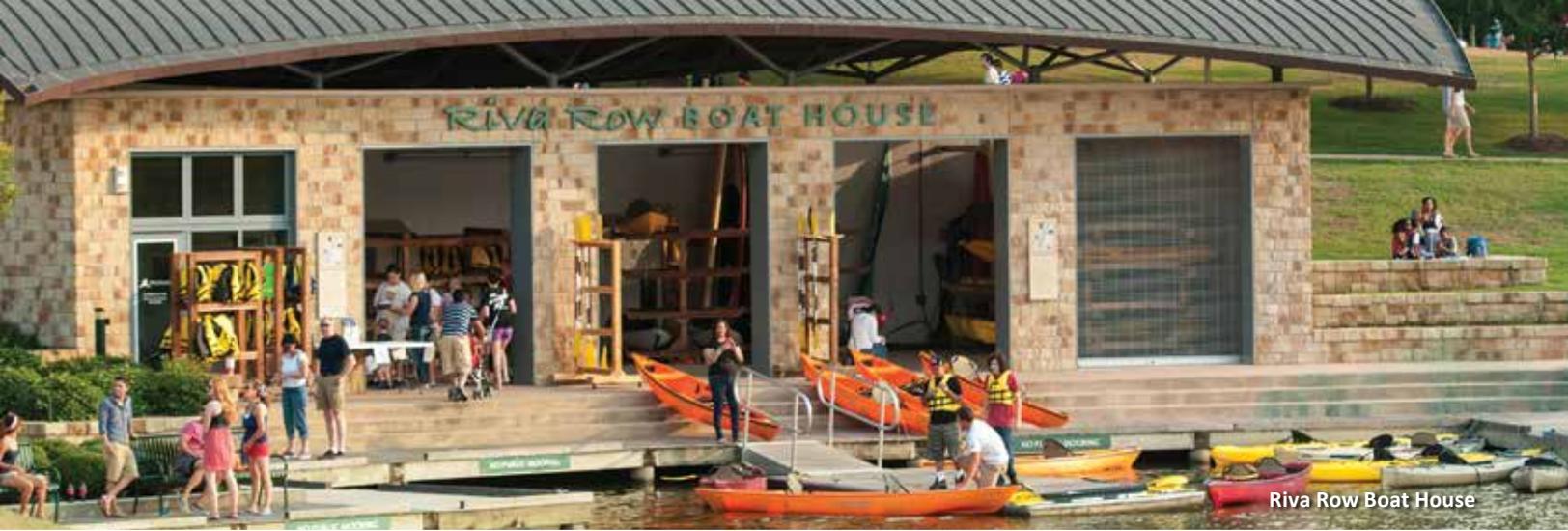
Sales tax and room tax make up nearly 50 percent of Township revenues. The majority of these taxes are paid by visitors. Sales tax revenue has increased year over year, with over \$51.2 million in annual collections in 2015 as compared to \$49.2 million in 2014.

Hotel occupancy tax revenue also continues to grow. The Township collected over \$7.8 million in hotel occupancy tax in 2015, approximately a 7.4 percent increase over 2014. Two additional new hotels are under construction, which will increase the overall room capacity in the area in 2016.

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



The Woodlands Mall



Riva Row Boat House

## SUMMARY OF 2015 ACCOMPLISHMENTS

### COMPLETION OF 2016 BUDGET AND FIVE-YEAR PLAN

A Board pre-budget and strategic planning process was conducted in early May of 2015 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 2016 adopted budget resulted in a substantially decreased property tax rate. The rate decreased to 23 cents per \$100 of valuation, a 2 cent decrease (8 percent) from the 2015 property tax rate of 25 cents. This action was taken while maintaining service levels, increasing public safety services, increasing community maintenance and maintaining appropriate reserves.

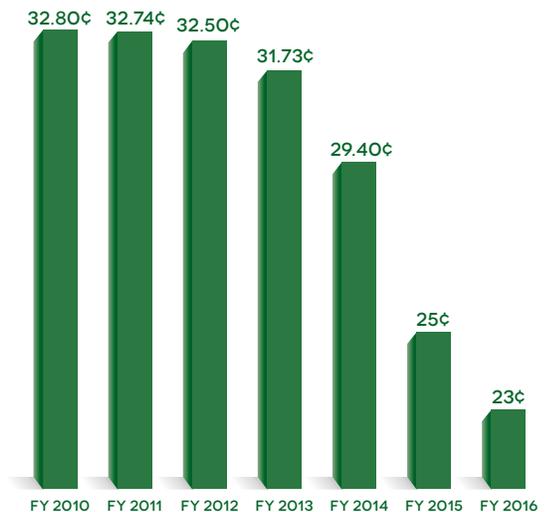
Over the past six years, the Township has built a financial model that provides top quality services at a low property tax rate and with sufficient reserves to provide for replacement of capital infrastructure as needed.

For full details regarding the Township's 2016 budget, please visit: [www.thewoodlandstownship-tx.gov/budget](http://www.thewoodlandstownship-tx.gov/budget).

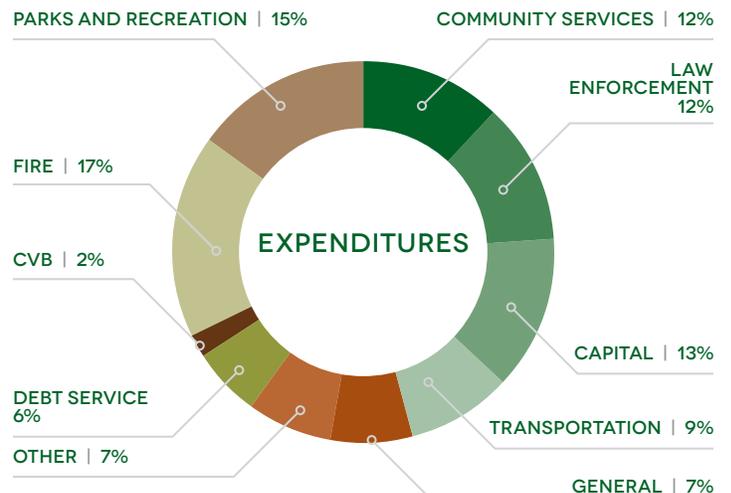
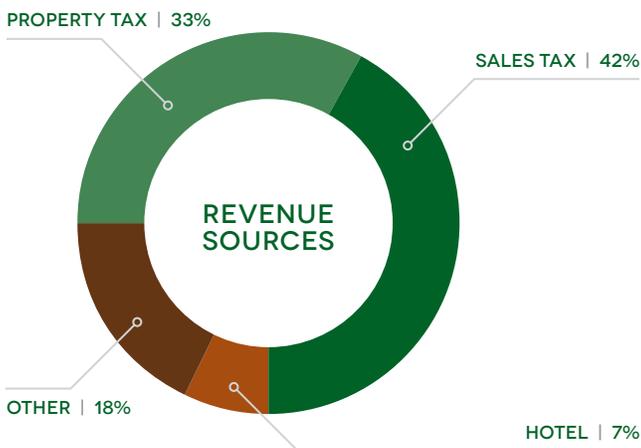
Budget workshops for the 2017 budget begin in August 2016.

### PROPERTY TAX RATE

Tax Rate Per \$100 Valuation



The 2016 adopted property tax rate: 23 cents per \$100 of valuation. The decline in the tax rate can be attributed to growth in sales and room tax collections, and limiting increases to annual operating expenditures.



## **SECOND AMENDMENT TO THE REGIONAL PARTICIPATION AGREEMENT WITH HOUSTON AND RELATED ANNEXATION**

The Township approved the second amendment to the Regional Participation Agreement (RPA) with the City of Houston, which allows for the annexation of seven additional parcels into the Township boundaries. These parcels are “out-tracts” surrounded by Township property. In late 2014, six of the seven parcels were annexed into the Township. In 2015, the Township also annexed two parcels that had been authorized in 2010 through the First Amendment to the RPA and affirmed the boundaries of the Township.

## **GOSLING ROAD SPORTS FIELD COMPLEX**

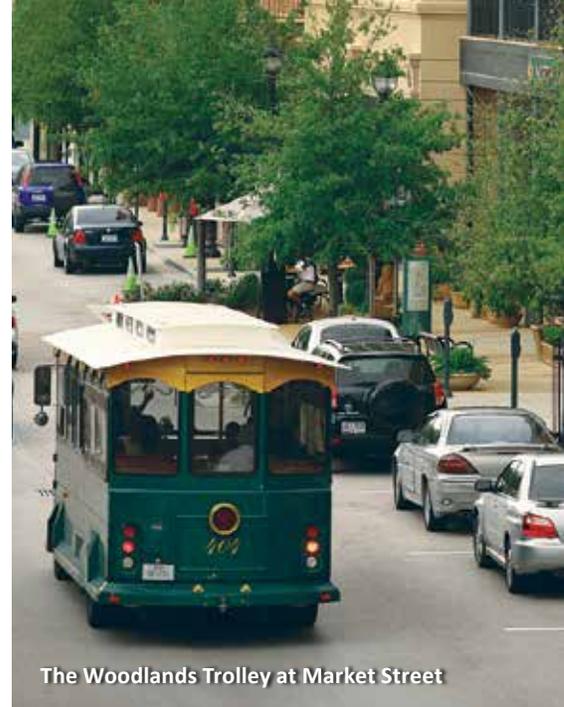
In 2011, the Township contracted a needs assessment for parks and recreation facilities. This assessment identified increasing multi-purpose sports fields as the most significant community need. The Comprehensive Community Service Agreement with the Development Company included donation of 25 acres of land located on Gosling Road adjacent to the Park and Ride facility. The Township is developing this property into a sports field complex that will include three all-weather turf fields and two natural grass fields. This project is anticipated to open for use in 2016.

## **CUL-DE-SAC ISLAND MAINTENANCE**

In addition to its jumbo cul-de-sac maintenance program, the Township implemented limited maintenance of small cul-de-sac islands in 2015. This new maintenance program allows for basic clean-up services one time per year in the spring and minor reforestation, if needed, with native trees and shrubs. The annual program does not include maintenance of any improved landscapes or structures within the small cul-de-sac islands.

## **THE WAY HOME VETERANS' MEMORIAL**

The Greater Woodlands Art Foundation created a monument dedicated to all active and veteran service men and women of all branches and all conflicts. The sculpture commemorates Army Cpl. Cory C. Kusters and Army Cpl. Zach R. Endsley, two residents of The Woodlands area who bravely gave their lives for their country in 2007. Through a series of actions, The Woodlands Township Board of Directors took steps to help make the sculpture a reality and provide a home for it in Town Green Park, below The Cynthia Woods Mitchell Pavilion. The Board amended an agreement with the Greater Woodlands Art Foundation allowing the Township to assume ownership and maintenance of the sculpture upon completion. The Board



The Woodlands Trolley at Market Street

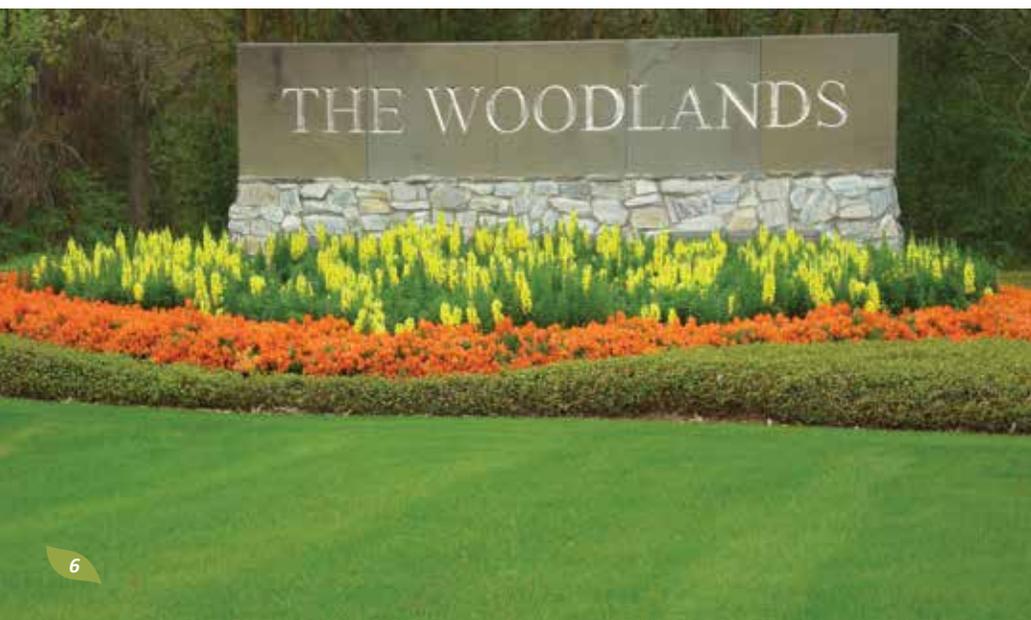
approved funding \$81,900 for foundry costs and a final payment to the sculptor, Edd Hayes. The project was dedicated on Memorial Day, 2015.

## **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 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





The Woodlands Express at Research Forest Park and Ride

and mobility projects impacting the community. In 2013, the Board approved participation in the Township Transit Plan/study and the South County Mobility Plan/study, both of which were partially funded and organized through the Houston-Galveston Area Council (H-GAC). The final Township Transit Plan was received in February 2015 and the South County Mobility Plan was presented in September 2015. 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 transportation improvements in The Woodlands.

### **TRANSIT SERVICES**

The Township worked with a transit consultant to solicit proposals for future service for the Park and Ride operations and selected First Class Tours to continue as the bus operator for this 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.

### **GRANT FOR PURCHASE OF NEW BUSES FOR PARK AND RIDE SERVICE**

The Woodlands Express is widely regarded as one of the most successful commuter bus services in the country, accounting for over 26 million passenger miles annually. The Houston-Galveston Area Council (H-GAC) awarded the Township a grant to purchase 25 new buses for The Woodlands Express.

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 five years, using cost savings achieved by Township bus ownership. A competitive bidding process was used to select a vendor for the manufacture of commuter park and ride coaches in connection with this grant. Buses will

be ordered and delivered over a three year period. The first phase of buses was delivered in December 2015 and the second phase is anticipated for delivery in the first quarter of 2016.

### **LEASE AND OPERATION OF PARK AND RIDE FACILITIES**

The Township Board approved a proposed amended interlocal agreement with Brazos Transit District for lease and operation of the Park and Ride transportation facilities in The Woodlands, which would allow the Township to fully control The Woodlands Park and Ride operations. Transfer of these responsibilities is pending final approval of the lease by all parties.

### **TOWN CENTER TRANSIT / TROLLEY SERVICE EXPANSION**

In 2014 and 2015, an expanded holiday transit service was implemented in the Town Center area, called the Holiday Shuttle Express. The increased service ran from November to January. Three specially-marked shuttle buses circulated to eight stops in The Woodlands Mall, Market Street and the Cynthia Woods Mitchell Pavilion areas. Shuttles ran daily, arriving at each stop every 10 minutes, providing a more convenient way for the public to travel these areas.

## ROADWAY CONSTRUCTION / LANE CLOSURE COMMUNICATION

The Township does not have authority over road construction and lane closures, but works with outside entities to understand impacts to the community. A section on the Township's website called Road/Lane Closures includes all known major roadway construction projects, including Precinct 3 intersection improvements, and other local traffic information. The Road/Lane Closures section informs the public of local road projects and includes links to the entity responsible for the construction project, when such links are available. Links to real-time traffic maps via Montgomery County Northstar and Houston TranStar are also available in this section of the website.

## LAW ENFORCEMENT FUNDING INCREASE IN 2015 BUDGET

The Township continues its partnership with Montgomery County and Harris County to provide supplemental law enforcement services. Law enforcement funding was increased in the 2015 budget, adding 11 new personnel: six contract deputies and one detective through Montgomery County Sheriff's Office, one detective through the Montgomery County Constable's Office, and three patrol deputies through the Harris County Constable's Office.



Holiday Shuttle Express at Market Street

As community growth continues, the Township will continue to monitor law enforcement needs and adjust as needed.

## RENOVATION OF THE WOODLANDS FIRE STATION NO. 2

Renovation of Fire Station No. 2 started in mid-2014 and was completed in Spring 2015. The project expanded the personnel working and living quarters to meet the functional needs of The Woodlands Fire Department and Montgomery County Hospital District. The Township negotiated an agreement with Montgomery County Hospital District to share the cost of the project, with the Hospital District funding 50 percent of the renovation costs. During

construction, staff and apparatus from Station No. 2 continued full operations from a temporary location, as arranged by an agreement with the City of Shenandoah.

## ENHANCED COMMUNICATION

The Woodlands Township recognizes the importance in connecting with residents, businesses, and visitors through a variety of platforms. The Township hosts an official Facebook page and launched the Twitter feed, @TheTownshipTX. The Township also created a "Welcome to The Woodlands Township" video to provide an overview of the Township's services to new residents. Most recently, the Township launched blogs for The Woodlands Township Neighborhood Watch, the Parks and Recreation



Fire Station No. 2

Department and the Environmental Services Department to efficiently and effectively communicate with community members. These blogs are consistently updated to share important department news, promote community based activities and events and provide valuable information on Township services. Residents can subscribe to receive updates from the blogs in addition to the more general weekly e-newsletter.

## **WATER CONSERVATION PLANNING**

Water rates will continue to rise as the surface water program is implemented by 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 2015, the Township continued its partnership with WJPA to educate residents on water conservation.

## **PERMANENT HOME FOR ICE RINK**

The Township approved an agreement with The Cynthia Woods Mitchell Pavilion regarding development of a shared use building on the Pavilion site. The facility will house 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 is under construction on the northeast side of the Pavilion. Upon completion, the sheet of ice is expected to be similar in size to the temporary ice rink that attracts more than 50,000 skaters between mid-November to mid-January each year. The Ice Rink has been in existence for 15 years on a temporary basis and this will be a permanent home from November through January. Other ice uses are possible in the facility in February and part of March, as part of the agreement. The new facility is anticipated to open in May 2016 for the Pavilion's season and November 2016 for Township use for ice skating.

## **PARKS AND PATHWAY MAINTENANCE AGREEMENT**

Using a competitive bid process, the Township rebid maintenance services for the parks and pathways. The Township will transition service providers in 2016. The Township selected a vendor who also provides streetscape maintenance, which will create efficiencies in service and easier coordination of these major contracts. The park and pathway maintenance contract includes 133 parks, 210 miles of pathway, 360 jumbo cul-de-sac islands and in-tracts and 1,371 small cul-de-sac islands, eight fire stations, the Emergency Training Center, the Parks, Recreation and Environmental Services campus, The Woodlands Recreation Center, Town Hall and the specialized maintenance of six all-weather turf sport fields.



## 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.

## LEGISLATIVE PLANNING

The Township successfully worked with local legislators on legislation beneficial to operation of the Township during the Texas 84th legislative session in 2015 and monitored legislation for potential impact on the Township.



# LOOKING FORWARD IN 2016

There are a number of objectives, initiatives and issues that will need to be addressed by the Board and community in 2016 and beyond. During the coming year, staff will focus efforts on the following objectives:

## 2017 BUDGET AND FIVE-YEAR PLAN

The Township will develop the 2017 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 2017 will be determined during the budget planning process.

## 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. Over the past five years, the Township has seen significant increases in sales tax and room tax income. This sales tax growth has come in retail sales and also in business use tax reported in The Woodlands Community. We have seen a healthy increase in room tax due to strong rental rates, good occupancy and additional rooms coming on line. With over \$59 million in sales tax and room tax collections projected in 2016,

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 for 2016.

## ECONOMIC DEVELOPMENT OPPORTUNITIES AND PARTNERSHIPS

The Ad Hoc Economic Development Committee of the Township Board of Directors will continue to explore community partnerships that enhance economic activity, particularly in Town Center.

## NEW GOSLING ROAD SPORTS FIELD COMPLEX

The Township will complete construction of the Gosling Road Sports Field Complex in 2016. This complex will include three all-weather turf and two natural turf fields.

## RENOVATION OF NORTHSHORE PARK

Design plans will be finalized and the Township is anticipated to begin construction on the renovation of popular Northshore Park on Lake Woodlands. The 2015 capital budget included funds for the design of this project and funds for the construction are budgeted in 2016.

## BEAR BRANCH PARK MASTER PLAN

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 the 2016 budget planning process, the Board approved funding for an update to the park's master plan to address the unmet recreational needs of the community as well as future facility requirements.

## PEDESTRIAN-BICYCLE MASTER PLAN

The Township has contracted for development of a master plan for bike/pedestrian needs in The Woodlands. The Township is interested in improving 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 Township initiated a study in 2015 that will continue through mid-2016. The public is encouraged to become involved in the process. The Board may review potential implementation strategies during the planning process for the 2017 budget, as determined prudent and viable by the Board.

## 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 2016 capital budget provides for these projects and additional funding will be considered for 2017.





Town Green Park

### **CULTURAL ARTS FEASIBILITY STUDY**

The Township will consider contracting a feasibility study for a cultural arts facility that may house space for performing arts, a museum or other similar purposes. Funding for the study is included in the 2016 budget.

### **SPECIAL EVENTS REALIGNMENT FROM CVB TO PARKS DEPARTMENT**

In 2015, The Woodlands Convention and Visitors Bureau (CVB) proposed transferring responsibility for planning, funding and implementation of special events from the CVB to the Township's Parks and Recreation Department. The Township approved this change, which will be implemented starting in 2016. As part of this change, the Parks and Recreation Department will analyze all special events, their benefits, impacts, duplications and outsourcing opportunities. The Parks and Recreation Department will produce the events in 2016 similar to what has been done by the CVB in 2015, and initiate review and operation plans for Township Board consideration during 2016 for 2017 budget considerations.

### **LAW ENFORCEMENT**

The Township will continue to monitor law enforcement needs in the Montgomery County and Harris County (Creeside) 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.

### **TURF IMPROVEMENTS AT TOWN GREEN PARK**

A grass grid system is planned for installation at Town Green Park to improve park use at this popular park. This drainage 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.

### **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**

In 2012, as a result of much research, analysis and dialogue with residents, businesses and service providers, the Township Board indefinitely deferred an incorporation election. The Board also passed a resolution directing Township staff to prepare an annual governance report. This report reflects any significant changes in community needs or potential financial consequences of incorporation. Governance and potential future incorporation will continue to be of interest to Woodlands residents.



**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](http://www.thewoodlandstownship-tx.gov) and [www.VisitTheWoodlands.com](http://www.VisitTheWoodlands.com).