

**STAKEHOLDER GOVERNANCE FORUM
SATURDAY, OCTOBER 14, 2006
JOHN COOPER SCHOOL
PANEL QUESTION AND ANSWER SESSION**

QUESTION

LES TORRANCE: PSD or city --- knowing the history of Kingwood and Clear Lake - why look at city when we have option of PSD?

ANSWER

ROGER GALTAS: Goal is protect integrity and quality of community -need to be very cautious on how it is done

BOB STOUT: We need to play our hand correctly

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QUESTION

BRUCE CUNNINGHAM: City - elected form of government ; PSD - elected or appointed?

ANSWER

MIKE PAGE: PSD is a council type of election, no appointees

BOB STOUT: Elected board

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QUESTION

Unknown College Park stakeholder (2 QUESTIONS):

MUD 39 and time clock with Conroe ... small strip of land separates us from the city of Conroe ... any chance for Harpers Landing?

Moratorium agreement - can it start before 2011... reading agreement it looks like it can begin in 2008

ANSWER

MIKE PAGE: There is legislation that authorizes the moratorium agreement and a city can not include area until the agreement expires

Continuity is a necessity for incorporation. Harpers Landing separated from The Woodlands by 10 foot strip

BOB STOUT: General term - strip annexation

LLOYD MATTHEWS: PSD doesn't have limitation of 10 feet

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QUESTION

Unknown stakeholder: Timing - can we capitalize on this next session?

ANSWER

BOB STOUT: This is multi session issue - would be good for us to do something but not expect answers in one session "run something up the flag pole and see who salutes" ... engage discussion legislatively

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QUESTION

GAIL CARNEY: PSD ... could it take place before 2 year timeline?

ANSWER

MIKE PAGE: Yes

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QUESTION

Unknown stakeholder: If PSD constructed, could it be annexed by city of Houston?

ANSWER

MIKE PAGE: Yes

BOB STOUT: What are the ramifications of the trade off?

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QUESTION

Unknown stakeholder: Efficiencies of PSD? Will it accommodate us at 120,000 to 150,000 - structure of PSD - more villages?

ANSWER

MIKE PAGE: PSD is an interim or bridge type structure

ROGER GALATAS: Based on financial analysis, differences not overwhelming

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QUESTION

Unknown stakeholder: Have Tommy Williams and Rob Eissler given their opinion?

ANSWER

BOB STOUT: Both are opposed to annexation by city of Houston but will want to know if action has consensus

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QUESTION

Unknown stakeholder: The Woodlands Development Corporation collects franchise fees for utilities. Would that affect PSD or incorporation?

ANSWER

MIKE PAGE: PSD - no franchise fees but avoid significant costs.
Municipalities does have franchise fees ... don't know details of agreement ... if have to pay to municipalities, won't pay to The Woodlands Development Company.

LLOYD MATTHEWS: Models include franchise fees for incorporation

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QUESTION

ANTHONY FASONE: Are we looking at this in a vacuum? Will legislators from Houston and San Antonio oppose these actions? Does this affect our relationship with Houston at annexation time?

ANSWER

BOB STOUT: If draft legislation for PSD, Houston will receive notice. Sometimes legislation is floated to ensure trust with the idea that there might be something down the road. If it is negative for Houston, there will be some issues to negotiate out.

MIKE PAGE: In the moratorium agreement, Houston made a reasonable arrangement and that looked good for the city of Houston to relieve some of the issues brought by the Kingwood annexation. GSC will have to apply judgment to what is doable. I don't think we will harm ourselves with Houston.

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QUESTION

Unknown stakeholder: Has anyone offered to the city of Houston a small percentage of sales tax to give them an income stream to avoid annexation?

ANSWER

MIKE PAGE: Yes

ROGER GALATAS We have good legislators in Houston and Austin. Two factors: moratorium agreement running and The Woodlands Development Company is reaching end of development role