

By: Williams

S.B. No. 2515

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the administration, powers and duties, operations, and
3 financing of The Woodlands Township.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 1(c), Chapter 289, Acts of the 73rd
6 Legislature, Regular Session, 1993, is amended to read as follows:

7 (c) The name of the district may be changed by resolution of
8 the board of directors of the district at any time. A reference in
9 this Act to the district means the name of the district as changed.

10 SECTION 2. Section 7, Chapter 289, Acts of the 73rd
11 Legislature, Regular Session, 1993, is amended by adding
12 Subsections (s), (t), (u), (v), (w), (x), (y), (z), (aa), and (bb)
13 to read as follows:

14 (s) The district may make, enter into, and enforce tax
15 abatement agreements in the same manner as other taxing units under
16 Chapter 312, Tax Code. Before an ad valorem tax is first imposed,
17 the district may enter into a tax abatement agreement with the owner
18 of property subject to a tax abatement agreement with a county in
19 which any part of the district is located. The agreement may provide
20 for the parties to be bound by the same terms as the county
21 agreement for the remaining term of the county agreement and
22 provide for the same share of the property exempted by the county
23 agreement to be exempted from taxation by the district in each
24 remaining year of the county agreement.

1 (t) In order to promote business retention, sustain
2 employment, and prevent substandard and blighted housing
3 conditions, the district may:

4 (1) except as otherwise provided by this subsection
5 and in the same manner as a qualified association, assume, accept an
6 assignment of, succeed to, or contract to undertake, exercise, or
7 perform:

8 (A) all or part of the rights, powers,
9 privileges, duties, responsibilities, assets, liabilities, and
10 obligations of a qualified association under community covenants;

11 (B) any contracts, agreements, leases,
12 commitments, loans, pledges, instruments of indebtedness, or other
13 undertakings with any person, regardless of whether the person is a
14 qualified association, in the exercise of the rights, powers,
15 privileges, duties, or responsibilities described by Paragraph
16 (A);

17 (C) the administration, enforcement, amendment,
18 supplementation, repeal, revocation, or rescission of a community
19 covenant as provided by the covenant; or

20 (D) the functions, duties, and responsibilities
21 of the board of directors of a qualified association, without the
22 necessity of electing or appointing members of the board of
23 directors of the qualified association;

24 (2) administer and perform procedures established in a
25 community covenant or a related agreement for the selection or
26 appointment of members or officers to committees, village
27 association governing bodies, or similar positions;

1 (3) arrange or contract with one or more political
2 subdivisions or nonprofit organizations for the provision of
3 services and facilities to all or part of the territory in or
4 adjacent to the district that are substantially equivalent to the
5 services or facilities provided by the district or a qualified
6 association in the district, provided that the district may not
7 transfer, assign, or abrogate responsibility for the
8 administration or enforcement of any land use restrictions or
9 negative covenants included in a community covenant that apply to
10 land in or adjacent to the district;

11 (4) own, acquire, construct, improve, repair,
12 rehabilitate, operate, maintain, lease, purchase, sell, dispose
13 of, encumber, abandon, or remove:

14 (A) any buildings, improvements, or facilities;
15 or

16 (B) any real, personal, or mixed property; and

17 (5) assess, charge, collect, pledge, encumber, and
18 apply any fees, rents, charges, or proceeds received for the use,
19 enjoyment, or disposition of a building, improvement, facility, or
20 property or for a service or facility.

21 (u) The actions and proceedings of the district and the
22 board of directors under Subsection (t) of this section are
23 governmental functions. Title 11, Property Code, does not apply to
24 the district. This Act may not be construed as constituting a
25 waiver of governmental or sovereign immunity from suit, liability,
26 or judgment.

27 (v) In this section:

1 (1) "Qualified association" means a nonprofit
2 property owners' association created and operated by a planned
3 community, as that term is defined by Section 43.0754, Local
4 Government Code.

5 (2) "Community covenant" means recorded land use
6 restrictions and covenants applicable to a planned community, as
7 that term is defined by Section 43.0754, Local Government Code.

8 (w) The district may develop and maintain and may sell,
9 lease, encumber, abandon, or dispose of recreational facilities,
10 including an open space and a related street, sidewalk, path,
11 building, structure, improvement, or appurtenance. Subchapter N,
12 Chapter 49, Water Code, does not apply to the district, except that
13 the terms "develop and maintain" and "recreational facilities" have
14 the meanings assigned by Section 49.462 of that chapter.

15 (x) The district is a conservation and reclamation district
16 that is entitled to participate in the election of the board of
17 directors of an appraisal district for the purposes of Section
18 6.03, Tax Code.

19 (y) The district and a county tax assessor-collector may
20 contract for the collection of the delinquent assessments of a
21 qualified association for which the district has been assigned and
22 has assumed the duties, functions, and responsibilities. The
23 assessments may be collected through the use of the county's tax
24 billing and collection procedures or other mutually agreeable
25 means. A suit for collection of delinquent assessments under this
26 subsection:

27 (1) has the same priority and preference as a

1 delinquent tax collection suit; and

2 (2) shall be conducted in the same manner as a
3 delinquent tax collection suit.

4 (z) The district has the same rights and powers as a
5 municipality annexing territory in a district that provides
6 emergency services to cause all or part of the territory of the
7 district to be removed from the district providing emergency
8 services.

9 (aa) The board of directors by resolution may cause district
10 territory described in the resolution to be removed from the
11 boundaries and taxing jurisdiction of a transit authority whose
12 territory overlaps the district's territory if the district and a
13 municipality enter into a regional participation agreement under
14 Section 43.0754, Local Government Code, that requires the district
15 to deposit money into a regional participation fund for the
16 purpose, among others, of funding mobility projects of mutual
17 benefit to the district and municipality. A removal of territory
18 under this subsection takes effect on the date the board provides a
19 certified copy of the resolution to:

20 (1) the transit authority; and

21 (2) the comptroller.

22 (bb) Notwithstanding Chapter 393, Transportation Code, a
23 county may enter into an interlocal agreement with the district and
24 may, to the extent provided in the interlocal agreement, authorize
25 the district to prohibit, regulate, or authorize placement of signs
26 on the right-of-way of a road or highway maintained by the county
27 within the district, other than standard traffic control or

1 directional signs.

2 SECTION 3. Section 7F, Chapter 289, Acts of the 73rd
3 Legislature, Regular Session, 1993, is amended by amending
4 Subsections (a) and (c) and adding Subsections (d), (e), (f), and
5 (g) to read as follows:

6 (a) In this section:

7 (1) "Fire-fighting services" has the meaning assigned
8 by Section 49.351(k), Water Code.

9 (2) "Fire [~~,~~ "fire] protection personnel" has the
10 meaning assigned by Section 419.021, Government Code, except that a
11 reference to a fire department includes a nonprofit corporation
12 employing fire protection personnel and providing fire-fighting
13 services that is owned, operated, or controlled by the district.

14 (c) Before January 1, 2012 [~~2010~~], the district may not
15 directly employ any fire protection personnel but may own, operate,
16 or control a nonprofit corporation employing fire protection
17 personnel and providing fire-fighting services. This subsection
18 expires February [~~January~~] 1, 2012 [~~2010~~].

19 (d) Except as provided by Subsection (c), a district may:

20 (1) directly, or through a nonprofit corporation
21 created, funded, owned, operated, or controlled by the district,
22 establish, acquire, operate, and maintain a fire department to
23 perform fire-fighting services in or adjacent to the district; and

24 (2) issue public securities, including public
25 securities approved by district voters and payable wholly or partly
26 from ad valorem taxes, to finance the construction, acquisition,
27 improvement, renovation, repair, or rehabilitation of any related

1 buildings, facilities, interests in land, equipment, or supplies.

2 (e) Subchapter L, Chapter 49, Water Code, does not apply to
3 the district.

4 (f) Unless other law requires a prior election, the district
5 shall hold an election to determine whether the district shall
6 adopt the provisions of Chapter 174, Local Government Code, if the
7 district receives a timely petition signed by a majority of the fire
8 protection personnel of the fire department of the district or of
9 any nonprofit corporation owned, operated, or controlled by the
10 district. On receipt and verification of the petition, the
11 district shall hold the election on a uniform election date that
12 occurs not later than the date of the last authorized uniform
13 election date in 2011 and shall conduct the election in compliance
14 with applicable law and Chapter 174, Local Government Code. This
15 subsection expires January 1, 2012.

16 (g) If an election is called under Subsection (f) of this
17 section and a majority of the voters voting in the election approve
18 the adoption by the district of the provisions of Chapter 174, Local
19 Government Code, the provisions of that chapter shall be binding on
20 the district when the district, or any municipality or other form of
21 local government succeeding to the principal assets, functions, and
22 liabilities of the district, directly employs fire protection
23 personnel. The results of the election shall continue in effect
24 unless the adoption of Chapter 174, Local Government Code, is
25 repealed in the manner provided by that chapter. A collective
26 bargaining agreement made and entered into by the district under
27 Chapter 174, Local Government Code, shall be binding on a successor

1 municipality or local government.

2 SECTION 4. Chapter 289, Acts of the 73rd Legislature,
3 Regular Session, 1993, is amended by adding Sections 7H and 7I to
4 read as follows:

5 Sec. 7H. CREATION OF EMERGENCY SERVICES DISTRICT. (a)
6 Notwithstanding Chapter 775, Health and Safety Code, on receipt of
7 an ordinance or resolution adopted by a municipality adjacent to
8 the district requesting that action, the board, instead of the
9 commissioners court of the county, may conduct a public hearing on
10 the creation and establishment of an emergency services district to
11 be located:

12 (1) wholly in one county;

13 (2) within the corporate limits or extraterritorial
14 jurisdiction of the requesting municipality; and

15 (3) outside the boundaries of any existing emergency
16 services district.

17 (b) The request from the municipality must include:

18 (1) the elements required to be included in a petition
19 for creation under Sections 775.013(a) and (a-1), Health and Safety
20 Code; and

21 (2) an agreement between the district and the
22 requesting municipality that the municipality will pay all costs of
23 the district related to the request.

24 (c) Not later than the 21st day before the date of the
25 hearing, the district shall publish at least once in a newspaper of
26 general circulation in the requesting municipality a notice of the
27 hearing containing the information required under Section

1 775.015(c), Health and Safety Code.

2 (d) The board shall conduct the hearing in the same manner
3 as provided for the commissioners court by Section 775.016, Health
4 and Safety Code. If after the hearing the board determines that
5 creation of the emergency services district is feasible and will
6 promote the public safety, welfare, health, and convenience of
7 persons residing in and adjacent to the proposed emergency services
8 district, the board, subject to Subsection (e) of this section,
9 shall grant the request and fix the boundaries of the emergency
10 services district.

11 (e) The requesting municipality may order an election to
12 confirm the creation of the emergency services district and to
13 authorize the imposition of a tax not to exceed the rate allowed by
14 Section 48-e, Article III, Texas Constitution. The emergency
15 services district is created and shall organize and operate under
16 Chapter 775, Health and Safety Code, if a majority of the voters
17 voting in the election approve the creation of the district.

18 (f) The governing body of the requesting municipality shall
19 appoint the initial and successor emergency services commissioners
20 for the emergency services district in the same manner as a
21 commissioners court appoints commissioners under Section 775.034,
22 Health and Safety Code, except that:

23 (1) the governing body shall appoint only three
24 emergency services commissioners who shall serve as the governing
25 body of the emergency services district; and

26 (2) the emergency services commissioners shall serve
27 staggered two-year terms.

1 (g) To be eligible for appointment to the board of emergency
2 services commissioners, a person must:

3 (1) be at least 18 years of age;

4 (2) be a citizen of this state; and

5 (3) reside within the requesting municipality or the
6 district.

7 (h) At least two of the emergency services commissioners
8 must reside in the district at all times.

9 (i) An emergency services commissioner is not entitled to
10 compensation or per diem allowances but is entitled to
11 reimbursement of reasonable expenses incurred in performing the
12 duties of a commissioner.

13 (j) A concurrence of two emergency services commissioners
14 is necessary in any matter relating to the business of the emergency
15 services district. The offices of secretary and treasurer of the
16 board of commissioners shall be combined, and an assistant
17 treasurer may not be elected.

18 (k) Section 775.076, Health and Safety Code, does not apply
19 to an emergency services district created under this section.

20 (l) The emergency services district may be dissolved and
21 abolished only on official action of the governing body of the
22 municipality and on assumption by the municipality of all of the
23 assets and liabilities of the district. The municipality may
24 dissolve and abolish the emergency services district:

25 (1) by removing all territory from the district; or

26 (2) after receiving a petition signed by not less than
27 10 percent of the registered voters in the district requesting

1 dissolution and abolition of the emergency services district.

2 Sec. 7I. EVENT ADMISSIONS TAX. (a) In this section:

3 (1) "Cultural education" means the exhibition or
4 promotion of or education about the performing, dramatic, visual,
5 literary, or fine arts, including historical, geological,
6 archeological, or paleontological sciences, and history, natural
7 history, scientific, cultural, ethnic, or heritage education
8 meeting local community standards in the district.

9 (2) "Event" means any performance, exhibition,
10 showing, or similar presentation at a venue for which an admission
11 fee or charge is imposed by the venue user, including a cultural
12 education event.

13 (3) "Venue" means an indoor or outdoor theater, music,
14 exhibition, rehearsal, or concert hall, opera house, auditorium,
15 park, zoo, museum, aquarium, plaza, civic center, or similar
16 building or forum in the district, other than a motion picture
17 theater, regardless of whether the district owns, operates, leases,
18 finances, or uses the venue.

19 (4) "Venue user" means an owner, lessee, operator, or
20 other user of a venue.

21 (b) The district by order may impose a tax on each ticket
22 sold as admission to an event held at a venue.

23 (c) The amount of the tax may be imposed at any uniform
24 percentage not to exceed five percent of the price of the ticket
25 sold as admission to an event held at a venue.

26 (d) The district by order may increase, repeal, or decrease
27 the rate of the tax imposed under this section.

1 (e) The district by order may require the venue user to
2 collect the tax for the benefit of the district.

3 (f) A venue user required to collect the tax under this
4 section shall add the tax to the admissions price, and the tax is a
5 part of the admissions price, is a debt owed to the venue user by the
6 person admitted, and is recoverable at law in the same manner as the
7 admissions price.

8 (g) The tax imposed by this section is not an occupation tax
9 imposed on the venue user.

10 (h) A tax imposed under this section or a change in a tax
11 rate takes effect on the date prescribed by the order imposing the
12 tax or changing the rate.

13 (i) A person required to collect a tax imposed under this
14 section shall report and remit the taxes to the district as provided
15 by order of the district.

16 (j) The district by order may prescribe penalties and
17 interest charges for failure to keep records required by the
18 district, to report when required, or to fully and timely collect or
19 remit the tax. The district may bring suit against a person who
20 fails to collect a tax under this section or to fully and timely
21 remit the tax to the district.

22 (k) The district by order may permit a person who is
23 required to collect a tax under this section to retain a percentage
24 of the amount collected and required to be reported as
25 reimbursement to the person for the costs of collecting the tax.
26 The district may provide that the person may retain the amount only
27 if the person pays the tax and files reports as required by the

1 district.

2 (1) The district and any venue user may enter into an
3 agreement for a term of not more than 20 years:

4 (1) providing for the payment or reimbursement, or the
5 reservation of tax proceeds for the payment or reimbursement, to
6 the venue user of all or any agreed portion of the venue user's
7 actual costs of operations, maintenance, management, financing,
8 funding development, capital costs, debt service, or other actual
9 costs of the production, promotion, or presentation of a cultural
10 education event at the venue; and

11 (2) containing any other terms, conditions, and
12 provisions as may be considered necessary and appropriate to
13 support cultural education in the district.

14 (m) The proceeds received by the district from the tax
15 authorized by this section may be used only to support cultural
16 education in the district.

17 (n) The district may continue to impose the tax authorized
18 by this section after any contractual obligations have been
19 fulfilled if the tax revenue is used to support cultural education.

20 (o) An agreement entered into in anticipation of this
21 section taking effect that otherwise meets the requirements of this
22 section is not invalid because it was authorized, executed, or
23 entered into before the effective date of this section.

24 SECTION 5. Section 8(j), Chapter 289, Acts of the 73rd
25 Legislature, Regular Session, 1993, is amended to read as follows:

26 (j) Except as provided by Subsection (e) of this section, a
27 majority of the total authorized number of [~~four~~] directors

1 constitutes [~~constitute~~] a quorum for the consideration of all
2 matters pertaining to the business of the district, and a
3 concurrence of a majority of a quorum of directors shall be required
4 for any official action of the district.

5 SECTION 6. Section 9, Chapter 289, Acts of the 73rd
6 Legislature, Regular Session, 1993, is amended by amending
7 Subsection (g) and adding Subsection (l) to read as follows:

8 (g) After passage of the propositions in the confirmation
9 election, as required by Subsection (e) of this section and Section
10 7-a of this Act:

11 (1) an election shall be called for the uniform
12 election date in May of the next even-numbered year for the election
13 of five directors at large. The three candidates receiving the
14 highest number of votes shall be elected for a term of three years,
15 and the two candidates receiving the next highest number of votes
16 shall be elected for a term of two years;

17 (2) an election shall be called for the uniform
18 election date in May of the next succeeding even-numbered year
19 after the election held under Subdivision (1) of this subsection,
20 for the election of four directors by position [~~at large~~]. Each of
21 the [~~The~~] four candidates [~~receiving the highest number of votes~~
22 ~~shall be~~] elected shall serve for a term of two years; and

23 (3) an election shall be called annually thereafter
24 for the uniform election date in May of each year for the election
25 by position of either three or four directors, as appropriate, to
26 serve two-year terms.

27 (l) An election held on the proposition of incorporating all

1 or part of the territory of the district under Subsection (h)(2) may
2 be held regardless of population or area limits described by
3 Section 5.901, Local Government Code, or other law, if the area to
4 be incorporated has a population of 5,000 or more inhabitants
5 according to the most recent federal decennial census or other
6 credible population records.

7 SECTION 7. Chapter 289, Acts of the 73rd Legislature,
8 Regular Session, 1993, is amended by adding Section 11B-1 to read as
9 follows:

10 Sec. 11B-1. SUPPLEMENTAL HOTEL OCCUPANCY TAX. (a) In
11 addition to the tax authorized by Section 11A of this Act, but
12 subject to Subsection (c), the board by order may impose, repeal,
13 increase, or decrease a supplemental hotel occupancy tax in the
14 same manner as the tax authorized by Section 11A. The rate of the
15 supplemental tax may not exceed two percent of the price paid for a
16 room in a hotel.

17 (b) The district shall apply the proceeds from the
18 supplemental tax imposed under Subsection (a) solely for the
19 purposes described by Sections 352.101(a) and 352.1015, Tax Code,
20 and for the purpose of establishing, operating, and maintaining a
21 convention and visitors bureau within or adjacent to the district.
22 For purposes of this subsection, a reference in Section 352.101(a)
23 or 352.1015, Tax Code, to a county, county officer, or
24 commissioners court means the district, a district officer, or the
25 board, as appropriate.

26 (c) The board may not impose the supplemental tax authorized
27 by Subsection (a) before January 1, 2011. The board may impose the

1 tax at a rate not to exceed one percent until December 1, 2011. On
2 or after January 1, 2012, the board may impose the tax at a rate not
3 to exceed two percent.

4 SECTION 8. Section 11C, Chapter 289, Acts of the 73rd
5 Legislature, Regular Session, 1993, is amended by amending
6 Subsections (g), (k), and (p) and adding Subsections (g-1) and (s)
7 to read as follows:

8 (g) Members of the governing body shall be appointed for a
9 term of two years, except that:

10 (1) the appointment of the initial members of the
11 governing body may provide for some terms to be limited to one year
12 in order to achieve staggered terms of office; and

13 (2) the board by resolution may:

14 (A) extend the terms of office of members of the
15 governing body beyond two years to the extent necessary to
16 coordinate those terms with the next election of members of the
17 board of directors; or

18 (B) provide for one-year terms of office for
19 members of a subsequent governing body.

20 (g-1) The district by appointment shall fill a vacancy on
21 the governing body of the zone for the unexpired portion of the
22 term.

23 (k) A development zone created by the district under this
24 section is a body politic and corporate and a political subdivision
25 of the state, separate from the district. The district and the
26 development zone have the same power and authority to carry out this
27 section as Section 311.008, Tax Code, provides a municipality to

1 carry out Chapter 311, Tax Code. In addition to the powers granted
2 to the governing body by this section, the board by order may
3 delegate, subject in whole or in part to final approval by the
4 board, any powers and duties relating to the financing and
5 implementation of the project plan for the zone, including the
6 power and authority to:

7 (1) issue tax increment bonds or notes for and in the
8 name of the zone in the same manner as Section 311.015 [~~311.010~~],
9 Tax Code, provides for a municipality, except that tax increment
10 bonds or notes of the zone must mature in not more than 30 years, to
11 fund any project of the zone and pay any related bond issuance and
12 bond reserve costs or to refund any bonds, notes, contractual
13 obligations, commitments, or undertakings of the zone, including
14 the reimbursement to any person for project costs and related
15 interest for which the zone would have been authorized to issue its
16 bonds or notes;

17 (2) pledge irrevocably all or part of the tax
18 increment fund for the zone, as Section 311.015, Tax Code, provides
19 for a municipality; and

20 (3) impose, assess, and collect ad valorem taxes,
21 assessments, and other charges in the zone, as Chapter 375, Local
22 Government Code, provides for municipal management districts, as
23 well as the incremental sales and use tax authorized by this
24 section, if the ad valorem tax or incremental sales and use tax has
25 been approved by the qualified voters of the district at an election
26 called and held for that purpose.

27 (p) Sections 311.002 and 311.014 through 311.017, Tax Code,

1 apply to the district, except that for purposes of this subsection:

2 (1) a reference in those sections to a municipality
3 means the district and the development zone;

4 (2) a reference in those sections to an ordinance
5 means an order;

6 (3) a reference in those sections to a reinvestment
7 zone means a development zone;

8 (4) a reference in those sections to an agreement made
9 under Subsection (b), Section 311.010, Tax Code, means an agreement
10 made under Subsection (1) of this section;

11 (5) "development" means initial development;

12 (6) "redevelopment" means substantial redevelopment;

13 [~~and~~]

14 (7) Section 311.016, Tax Code, applies only if ad
15 valorem taxes are used, in whole or in part, in payment of project
16 costs of a development zone; and

17 (8) a development zone created without a duration or
18 date of termination may be dissolved by a two-thirds vote of the
19 board of directors of the district or of the governing body of a
20 municipality or other form of local government succeeding to the
21 principal assets, powers, functions, and liabilities of the
22 district, but only if:

23 (A) the development zone has no outstanding
24 indebtedness or other obligations; or

25 (B) the assets, powers, functions, and
26 liabilities, and any outstanding indebtedness or obligations of the
27 development zone are expressly assumed by the district or the

1 succeeding municipality or local government.

2 (s) The district or a municipality or other local government
3 succeeding to the principal assets, powers, functions, and
4 liabilities of the district may assume, exercise, perform, and
5 discharge the assets, powers, functions, and liabilities of a
6 development zone in the same manner, to the same extent, and for the
7 same purposes as a development zone created under this section.

8 SECTION 9. The heading to Section 12A, Chapter 289, Acts of
9 the 73rd Legislature, Regular Session, 1993, is amended to read as
10 follows:

11 Sec. 12A. PUBLIC SECURITIES [~~BONDS~~].

12 SECTION 10. Section 12A, Chapter 289, Acts of the 73rd
13 Legislature, Regular Session, 1993, is amended by amending
14 Subsections (a) and (c) and adding Subsections (d), (e), and (f) to
15 read as follows:

16 (a) The board may issue, sell, and deliver the public
17 securities [~~bonds~~] of the district in the manner provided by this
18 section or other applicable law, including Chapter 1371, Government
19 Code, and Subchapter J, Chapter 375, Local Government Code, for any
20 district purpose or to finance or pay for any district facilities,
21 programs, or improvement projects [~~project~~], including for the
22 purpose of making or providing for payment of any amounts due or to
23 become due from the district under a regional participation
24 agreement authorized by this Act or other law, to refund or
25 refinance any public security or other contract, agreement,
26 commitment, or undertaking of the district in payment of which the
27 district could have issued its public securities, or to fund or pay

1 for any reserve fund or issuance expenses related to the public
2 securities. The public securities [~~which~~] shall be deemed to be in
3 furtherance of a program authorized pursuant to Section 52-a,
4 Article III, Texas Constitution[, ~~in the manner provided by~~
5 ~~Subchapter J, Chapter 375, Local Government Code~~]. Sections
6 375.207 and 375.208, Local Government Code, do not apply to public
7 securities [~~bonds~~] issued by the district under this Act.

8 (c) In addition to the sources of money described by
9 Subchapter J, Chapter 375, Local Government Code, the public
10 securities [~~bonds~~] of the district may be secured and made payable,
11 wholly or partly, by a pledge of any part of the net proceeds the
12 district receives from:

13 (1) a specified portion, but not more than one-half of
14 one percent, of the sales and use tax authorized by Section 11 of
15 this Act;

16 (2) the hotel occupancy tax authorized by Section 11A
17 of this Act;

18 (3) an ad valorem tax approved by the voters of the
19 district at an election called for that purpose;

20 (4) any revenues, receipts, fees, charges, income,
21 funds, or proceeds received or to be received by the district from
22 refunding public securities, contracts, agreements, or other
23 [~~lawful~~] sources, including a contract with a development zone to
24 facilitate an improvement project or project plan of the district
25 or the development zone; or

26 (5) [~~any other revenues, income, or proceeds that in~~
27 ~~accordance with this Act or other law may be pledged or used for~~

1 ~~purposes described by Subdivision (4) of this subsection, or~~
2 ~~[(6)]~~ any combination of revenues, taxes, or proceeds
3 from one or more of the sources described by Subdivisions (1)-(4)
4 ~~[(1)-(5)]~~ of this subsection.

5 (d) The board of directors or an officer or employee of the
6 district to whom the board delegates authority may sell a district
7 public security at a public or private sale in the form, at the
8 price, on the terms and conditions, at the interest rate or rates,
9 whether fixed, variable, floating, adjustable, or otherwise, as the
10 board determines appropriate. The net effective interest rate of
11 the public securities under this subsection may not exceed the
12 maximum rate allowed by law.

13 (e) The board may secure a district public security with a
14 security agreement, credit agreement, or both, with the security
15 interest or interests, other than a mortgage interest in real
16 property, and with the parity or priority of pledge and lien as the
17 board determines appropriate.

18 (f) In this section:

19 (1) "Public security" has the meaning assigned by
20 Section 1201.002, Government Code.

21 (2) "Credit agreement," "security agreement," and
22 "security interest" have the meanings assigned by Section 1208.001,
23 Government Code.

24 SECTION 11. (a) The legislature ratifies and confirms all
25 governmental acts and proceedings of The Woodlands Township and its
26 board and of The Woodlands Township Economic Development Zone and
27 its governing body before the effective date of this Act, in:

1 (1) calling, holding, conducting, and declaring the
2 results of the confirmation and tax election held in the district on
3 November 6, 2007;

4 (2) conditionally enlarging the boundaries and
5 increasing the number of eligible voters of the district for
6 conducting the election described by Subdivision (1);

7 (3) changing the name of the district to The Woodlands
8 Township;

9 (4) describing the boundaries of the district for any
10 purpose, including the election described by Subdivision (1);

11 (5) creating, establishing, organizing, and
12 describing the boundaries of The Woodlands Township Economic
13 Development Zone;

14 (6) dissolving, abolishing, and transferring the
15 funds, assets, liabilities, and obligations of all existing
16 economic development zones overlapped by The Woodlands Township
17 Economic Development Zone;

18 (7) imposing and collecting an incremental sales and
19 use tax by The Woodlands Township Economic Development Zone; and

20 (8) conditionally excluding territory from the
21 boundaries of The Woodlands Township Economic Development Zone and
22 reserving the right to repeal or rescind the exclusion.

23 (b) Subsection (a) does not apply to a matter that on the
24 effective date of this Act:

25 (1) is involved in litigation, if the litigation
26 ultimately results in the matter being held invalid by a final court
27 judgment; or

1 (2) has been held invalid by a final court judgment.

2 SECTION 12. The provisions of this Act are severable. If any
3 word, phrase, clause, sentence, section, provision, or part of this
4 Act is held invalid or unconstitutional, it shall not affect the
5 validity of the remaining portions, and it is declared to be the
6 legislative intent that this Act would have been passed as to the
7 remaining portions regardless of the invalidity of any part.

8 SECTION 13. (a) The legislature finds that the powers,
9 authority, and functions of the district authorized by this Act are
10 essential and beneficial to the district and to the state as a whole
11 as a program for promoting, facilitating, and accomplishing the
12 public purposes of Section 52-a, Article III, Texas Constitution,
13 by:

14 (1) promoting, sustaining, and advancing employment
15 and economic diversification and development in the state;

16 (2) sustaining and stimulating business in the state;

17 (3) conserving and sustaining property values and
18 living conditions in the state;

19 (4) promoting traffic circulation and public safety in
20 the state;

21 (5) promoting the development of parks, recreational
22 facilities, and cultural education in the state; and

23 (6) serving other purposes beneficial to the state.

24 (b) The legal notice of the intention to introduce this Act,
25 setting forth the general substance of this Act, has been published
26 as provided by law, and the notice and a copy of this Act have been
27 furnished to all persons, agencies, officials, or entities to which

1 they are required to be furnished under Section 59, Article XVI,
2 Texas Constitution, and Chapter 313, Government Code.

3 (c) The governor, one of the required recipients, has
4 submitted the notice and Act to the Texas Commission on
5 Environmental Quality.

6 (d) The Texas Commission on Environmental Quality has filed
7 its recommendations relating to this Act with the governor,
8 lieutenant governor, and speaker of the house of representatives
9 within the required time.

10 (e) All requirements of the constitution and laws of this
11 state and the rules and procedures of the legislature with respect
12 to the notice, introduction, and passage of this Act have been
13 fulfilled and accomplished.

14 SECTION 14. This Act takes effect immediately if it
15 receives a vote of two-thirds of all the members elected to each
16 house, as provided by Section 39, Article III, Texas Constitution.
17 If this Act does not receive the vote necessary for immediate
18 effect, this Act takes effect September 1, 2009.