

**MINUTES
CITY COUNCIL RETREAT MEETING
CITY OF LEANDER, TEXAS**

SouthStar Bank
10737 E. Crystal Falls Parkway, Suite 100, Leander, TX 78641
Friday, April 24, 2026
Meeting at 9:00 AM



Mayor - Na'Cole Thompson
Place 1 - Stephen Chang
Place 2 - Michael Herrera
Place 3 - Natomi Blair

Place 4 - Annette Sponseller
Place 5 - Andrew Naudin
Place 6 - Becki Ross, Mayor Pro Tem
City Manager - Todd Parton

The City Council of the City of Leander, Texas will convene on Friday, April 24, 2026, at the time stated above to hold a retreat regarding the items listed in this agenda. The items listed below are for discussion purposes only and no formal action or votes will be taken. As a quorum of members of the city council will be present, this agenda is being posted in compliance with *Chapter 551, Texas Government Code* and the Texas Open Meeting Act. A working lunch is anticipated around noon, along with a 15-minute break mid-morning and mid-afternoon.

REGULAR AGENDA

1. Call to Order and Confirm a Quorum is Present.

Mayor Thompson called the meeting to order at 9:20 a.m. and confirmed a quorum was present with all councilmembers in attendance.

2. Review Fiscal Year 2026 Revenue Forecasts and Actual Expenditures.

Discussion included: FY 2026 Revenues and Expenditures; Actuals and Projected Revenues from the General, Golf, and Utility Funds; Year-to-Date expenditures; expenditures by strategic areas; Golf, Utility, and General funds expenditures.

3. Review Prior Years Historical Revenues, Expenditures, and Trends.

Discussion included: revenue and expenditures trends of the General, Golf and Utility Funds; causes for the trends; dedicated and obligated funds; committed funds; reasons for employee turnovers; competitiveness; Leander's financial health is good; economy trends; and land effect changes every 3 – 5 years.

4. Review Multi-Year Forecast including Revenue Projections and Core Fiscal Modeling Assumptions.

Discussion included: modeling future expenditures; forecasting trends; assessed value; population to revenues; property tax projections; residential and regional sales tax revenues projections; franchise fees revenue; building permits revenue; commercial demand forecast; water and wastewater revenues and growth by fiscal year; water and sewer rate analysis; wastewater rate study; and current wastewater rate is low.

[City Council took a brief break at 10:43 a.m.; reconvened at 11:07 a.m.]

5. Review of the Various City Funds including the General Fund, Utility Fund, Golf Fund, and Special Funds.

Discussion included: in-government funds, capital project fund; debt service fund; proprietary funds (golf fund); utility fund; and special revenue funds (including 380 development agreements, hotel-motel tax and Old Town revitalization).

6. Review of Fund Balances including Current Fund Balances, Obligated vs. Unobligated Fund Balances, Cash Balance by Debt Issuance and Each Impact Fee, and other Cash Balances.

Discussion included: general fund balance; stronger than anticipated revenues; lower than expected expenditures; golf fund balance stronger than anticipated revenues and lower than anticipated expenditures; utility fund balance; projected to grow by 10%; increase driven by capital contributions from developer agreements.

7. Review and Discussion of the City's Capital Improvement Program (CIP) including CIP Policy, Status of Current Projects, Planned or Scheduled Projects, Unfunded Projects, and Direction of the City's Projected Debt Capacity.

Project discussion included: Capital Improvements Plan (CIP); Charter requires Council adoption of CIP; process to determine a CIP project; requirements and criteria; what's included as a CIP; CIP process; project evaluation, matrix and scoring; length of CIPs; ranking committee; completed projects included transportation, wastewater and water projects; ongoing projects included: parks and golf, transportation, wastewater, stormwater, and water; proposed projects included transportation, water, wastewater, stormwater, parks, golf, and municipal facilities; unfunded projects included parks and recreation, Crystal Falls Golf Club, stormwater, wastewater, and transportation; debt capacity analysis; bond plans; future debt capacity; conservative interest rate projections; tax rate effects; and additional capital and funds.

[City Council took a brief break at 12:12 p.m.; reconvened at 12:32 p.m.]

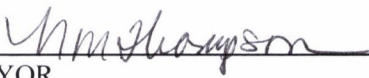
8. City Council Prioritization of Department Operations including Staff Presentation of Current Departmental Priorities.

Discussion included: programs that have to happen legislatively; prioritizations; departments that are state mandated; departmental directors from Communications, Development Services, Economic Development, Library, Municipal Court, Fire Department, Police Department, and IT gave lists of respective departments and duties, needs, and priorities.

9. Adjournment.

Adjourned at 1:28 p.m.

APPROVED



MAYOR

ATTEST:

Debera Penberg

SR. DEPUTY CITY SECRETARY