MINUTES
CITY COUNCIL MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Friday, July 26, 2024
Meeting at 10:00 AM

Mayor – Christine DeLisle	**Place 4 – Na'Cole Thompson, Mayor Pro Tem**
Place 1 – Kathryn Pantalion-Parker	**Place 5 – Chris Czernek**
Place 2 – Michael Herrera	**Place 6 – Becki Ross**
Place 3 – David McDonald	**City Manager – Todd Parton**

The City Council of the city of Leander, Texas will convene on Friday, July 26, 2024, at the time stated above to hold a Council 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 the 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. Lunch is anticipated around 12:30 p.m. along with a 15 minute afternoon break.

RETREAT – CONVENE AT 10:00 AM

1. Open Meeting

   Opened meeting at 10:01 a.m.

2. Roll Call

   Roll call reflected all present with Councilmember McDonald arriving at 12:25 p.m.; Councilmember Czernek arriving at 12:35 p.m.; and Councilmember Ross arriving at 10:06 a.m.

3. Discuss and provide direction to City staff regarding the FY2024-2025 Budget.

   Discussion included: historical backdrop; economic foundation; long range economic trends; recession cycles; market value versus taxable value; non-homestead properties; historical revenues primary funds; steady residential activity; FY 25 budget overview; tax base versus tax rate; total tax rate FY24 0.417282 versus FY25 preliminary 0.392527; looking at 2 1/2% decrease; General Fun revenue history by category; property tax is largest source of revenue for General Fund; General Fund expenditures by function; personnel costs versus full-time employee growth; full-time employees versus population growth; full-time employees by function; FY25 proposed full-time employees is 397; FY25 new positions; council priorities regarding staffing; FY25 included reoccurring supplements; FY25 included one time supplements; land acquisition needs; past discussion on City facilities; FY25 included supplement in utility fund; FY25 included supplement in golf fund; supplements requested FY25 not included in each fund; Library Master Plan; interns; proposed tax rate vote on August 1 agenda; and 2.3 million dollars for additional items preferably one time expenses. *[Council recessed for lunch at 11:47 a.m.; reconvened at 1:07 p.m.]*

4. Discuss the City Council's vision and goals for the City of Leander.

   Discussion included: what is a vision statement; sample vision statement; vision statement ingredients; vision statement should provide long term focus, inspiration, customer connection and description; Council responses to vision questionnaire; and areas highlighted aligned with staff. Council worked in a group to create their vision and goals for the City of Leander.

5. Discuss and provide direction to City staff regarding economic development needs and priorities.

   Discussion included: overview of market conditions; total market value real parcels; land use mix Williamson County; current breakdown by Future Land Use Map and zoning; zoning analysis; ideal breakdown by Future Land Use Map and zoning; rankings with and within all cities; rolling twelve-month totals by sub-category; leakage report; where we are going; lead characteristics; target characteristics; what's in the market - not competitive; medium long-range opportunities; industrial developments under construction in North Austin Area; why Leander - feedback from developers; Titan Development; Hero Way West - Freehill; Heritage Grove business Park - EastGroup; commercial developments including Home Depot, Endeavor - Northline, Bar W Marketplace, Gateway 29, Pointe 183, Crystal Village, Reagan Crossing, and retail - food and beverage opportunities.

6. Discuss and provide direction to City staff regarding: (a) strategies to identify, prioritize, and fund a multi-year capital improvements program; (b) growth management in Certificate of Convenience and Necessity (CCN) and Extraterritorial Jurisdiction (ETJ); and (c) regional collaboration on issues of regional significance.

   Discussion included: (a) projects identified cost an estimated $815 million; looking over the next 20 years; debt capacity; debt capacity model (cautious, moderate or aggressive); debt proceeds versus expenditures for three (3) scenarios; majority of Council supports the example of priorization process; sources available to help cover costs; commercial tax base coming in; sales tax receiving; majority of Council supports this being a strategy interested in putting in tool box to start the process; Home Rule Charter processes must follow; consider creating a program to put a scoring system and numbers to projects; key factors important to Council include public safety building(s), Ronald Reagan Corridor, long range planning and not piece meal, do what we can and keep same tax rate, transportation, facilities, being aggressive, being thoughtful and getting ahead, what have capacity for but can execute, community survey, *[Council recessed for a brief recess at 4:09 p.m.; reconvened at 4:19 p.m.]*; (b) areas where our CCN overlaps another city's ETJ; challenges this presents; requirements; managing growth; introducing issues; work with legal to better understand options and opportunities; some areas may not be beneficial to force annexation into the city; will bring to Council in the future options; (c) current collaborations; increase our collaborations with others; legislation changes; legislators assist us; current activity taking place; long and short term gains; need for mass transportation not just regionally; discussions of cooperative platforms between area City Managers; legislative platform regarding transportation; and each city has different needs.

7. Discuss and provide direction to City staff regarding January 2025 Retreat.

   Discussion included end of year financial; circle back on capital side and build forward; begin modeling core pieces; today set the floor; and January will be more data and spreadsheets. Following the discussion, the City Council agreed to hold the January Retreat on January 24, 2025 in the Council Chambers.

8. Adjournment

   Adjourned at 4:45 p.m.

APPROVED

C. de Jesta

MAYOR

ATTEST:

Dara Crabtree

CITY SECRETARY