Topics to be discussed.

1. Old Town / Incentives discussion included: attracting businesses; reformat Old Town grant to offer city wide and call business improvement grant; actively recruiting businesses versus the business making the initial contact with the city; vision of council; small business incentive vs larger business; locally owned businesses; consider offering incentives with set parameters such as use for advertising; concerns with giving incentives to use on anything vs defined; past philosophy for defining Old Town; affordable and incubate the area; initial Old Town grant funding; original grants calculated on five (5) year payback; return on investments; need for signage in Old Town; conduct workshops to assist small business owners before they spend a lot of money; determining what Old Town end result to be; creating a place people want to be - how to get there; possible restaurant site; cannot control what owner charges; create strategic master plan of Old Town; consistent theme; specific uses; look at other communities Old Town / Downtown areas; consider purchase buildings; developer give us estimate on developing land in between Davis House and Chamber; add flowers and/or crepe myrtles in front of city hall and along Brushy Street; future mural on State Farm building; Old Town committee received donations for the mural; Lowes offering money to update houses – Habitat Humanity Williamson County funding recent discussion to do a clean-up project in Old Town collect volunteers to assist city; reach out to scouting troops, LISD and churches as volunteer sources; possible businesses interested in paint program offered by Lowes; examples of other community clean-up events; church programs and former fire chief list of individuals that need help with clean-up projects at their residences; early May high school students need volunteers hours; consider picking up at sites where owners are unable to transport items to dumpster; place dumpsters in Old Town for clean up day; and LISD has scheduled a clean-up day in park maybe piggybacking off this event or moving to Old Town versus doing both.

2. Beautification discussion included: landscape; pedestrian piece going to Smooth Village; headlights on 183; eye candy to draw you in; determine if banners can hang from street lights and poles on south; need people to know Old Town is there; approached by vendor to place kiosk signs in Old Town; talk to landscaping company for seasonal planting ideas; when meeting with potential developers at city hall first impression could be better; do not forget about pedestrian component; clean up along creek wall behind Smooth Village could bring interest; possible permanent sign; landscaping that stays green year round; median along Crystal Falls needs color and trees; bring in architects for suggestions; and ways to do at a reasonable cost and not block views.

3. Library discussion included: library update provided regarding new director and LS&S conversations; timing issue to bring in house; current contract; must notify by September; staff needs to know prior to September to plan transition properly; staffing requirements would be needed; decisions need to be made in next 30-60 days as to direction council desires; some programs not getting done due to LS&S protocol employees must follow; LS&S pays their employees low salaries; turn over in their staff; city's loss of control; could potentially offer more service to residents if brought in-house; questions asked about library during campaign; library inventory; long time residents desire for city to run the
library; feasibility and timing; potential six (6) month transition period; need to allow time to hire qualified individuals to staff; and view cost structure to determine if can afford to run.

4. Golf Course discussion included: meeting demands of people moving into area; past recommendations; previous recommendations regarding children tees family play could be limited to certain time and day; John Olenoski's background and expertise; 19th Hole owned by Crystal Falls HOA; expansion of club house along with a stand-alone restaurant; restaurant anchor on the east side of town; the disposable income in the area; full service restaurant could assist with food service at club house proper; potential for another revenue stream to keep course healthy long term; effect a stand-alone restaurant would have on concession revenue; offer a ground lease agreement and something nice could be built; funding options to create something long term that sustains the course long term; potential public private partnership; potentially a hybrid scenario; research the legal side of potential naming rights; need to explore all options; Brookfield easement; closing down nine (9) holes at a time during renovations; continue to have presence and revenue stream; title transfer and if stipulates uses; revenue possibilities; and Travisso access to golf course (gate).

[Recessed at 10:02 a.m.; reconvened at 10:12 a.m.]

5. Economic Development discussion included: date of policy; vision for next five-ten (5-10) years; incentives for primary jobs versus lower paying jobs; defining primary jobs; what type of businesses do you see being here; salary range of primary jobs; minimum investment want company to make; running numbers on different scenarios; past incentives; companies offering incentives should have minimum 100-150 jobs; incentive for business that needs entertainment space but not large number of employees; dual use venues (sports/music venue); situate near Northline and rail station to bring people to Leander; looking at other two (2) sport and/or professional upstarts that can play in same place to get year round use; affordability for families; businesses surrounding Round Rock water park; formulas use to determine return on investment; risk and reward; incentives for small business as well as large; part of retention side small advertising incentive or series workshops; need for day time traffic; incentives for office space; identify areas for Class A office space and flex office space; challenging to find land at a reasonable rate; attract high paying jobs; risk is high to build office space on spec; end user component; financial sectors; greater Austin area economic driving force; and create a Type A or B quarter (1/4) cent another way.

6. Davis House and Bryson Farmstead discussion included: status of as-builds and survey being provided by Charles John; applying for grants; historic designation pros and cons; as-builds will give you idea what you have; creating some type run by city versus other groups with different goals; work with legal to make sure no issues; end goals and are achievable; determine viable uses; how it fits in Old Town versus maybe moving to Bryson Farmstead; visit other type sites to get ideas what can do; things can be done to help whole community such as an organic farmer giving classes, urban garden or maybe use of barn for 4H livestock; making property work for city; determine if any legal issues moving Davis House to Bryson Farmstead; goal to preserve history; discussion with all entities involved with Bryson Farmstead to get input; and discuss with Charles John if Davis House could potentially withstand being moved.

7. Logo / Marketing discussion included: issues with current street sign color logos; establishing new graphic has reflective coating; various signage in city; new graphic will be used going forward on new or replacement signs; news signs more backlit; some development agreements use different colors to distinguish their community; rebranding the city, new logo along with narrative will need discussion of what that initiative looks like; signage changes and website upgrades minimum would not put in category of branding; in marketing it is all or nothing or will not have impact desire; background stories; we need to understand the story; upgrade entrances at all locations; probably do not qualify for Main Street grants; Old Town grant designation; gateway signs and rebranding options; comp plan feedback on how citizens see Leander; professional branding specialist; logo if done correctly can last forever; and build from logo.
8. Solid Waste Contract discussion included: temporary construction roll offs complaints by builders; desire for open market for that component; current contract expiring soon; Option 1 to continue with current provider and renegotiate with similar terms; Option 2 rebid; Option 3 rebid only residential services and have commercial component be open market; bid will be very competitive; if change provider, new provider will need time to arrange containers and understand routes; desire to renegotiate for weekly recycling; commercial charges; franchise fees; pros and cons would not want to open up; commercial can subsidize residential; potential code concerns; contract can be written if customer can get to the curb provider picks up with exception of restricted items; best service for best price; keeping competitive; transition with solid waste providers tricky; bids keep everyone competitive; market is the large roll off with all the development going on in Leander; maybe smaller roll offs an open market; multiple trucks down a street not an option; new vendor that does not have presence in area could be detrimental with no supply line in the area; and service provided by current provider.

9. Regional Water and Wastewater Partnerships and Projects discussion included: build out numbers; deep water intake does not buy us any more water; have enough water reserved for build out; possibility of renegotiating; sell extra water; what other cities are doing; increase in past thirteen (13) years; over paying for water not using; contracts with BCRUA and LCRA; back up water supply; projections not based on reality; what happens if drought like 2011; Leander has only one source; long term economic development; capacity needs; water study can evaluate our water needs; no advantage being owner in water plant; higher percentage because we have higher need in future; water rates flat since 2010; regional wastewater why approved ILA; growth driven; cities using toilet water as an option; similar process being used in irrigation in Northline; must have plan for that one peak day a year; contractual obligations have made in past; agreements reached put in MOU for all cities; points where can stop per contract with progression of project; discussion with counterparts consensus of discussion put in writing; circumvented approving of funds; partners understand our position; overview of FM 2243 plant; capacity when triggers study and then construction; expansion in totality high cost 40 mil; dial in projections so do not have to issue bonds too soon; gravity relief plan to interceptor far less cost and can be set up to be automated; consider expanding service area; with these changes can delay next expansion three-four (3-4) years; 1.3 mil gallon flow at this time serve about 40% current population; Travisso plant is running a little over half; and the plant expansion will be paid by developer Taylor Morrison.

10. Charter Review discussion included: to hold an election in November must be called by August; definition of officer; legacy list; removal of individuals; Planning & Zoning Commission appointments; ordinances in conflict with Charter; clarified language "not less often"; council can propose amendments to the voter without going through a Charter Review Commission; voter turnout moving the election date from May to November; removal of board and commission appointments can be done by ordinance.

[Councilmember Pantalione-Parker left meeting at 1:30 p.m.]

11. Road Expansion / Traffic Flow discussion included: RFQ coming forward soon; preference to have done before comp plan and land use plan; regional benefits; new schools proposed sites; speed limit on Ronald Reagan; locations where traffic signals are needed; and everything starts to align with land use and water.

12. Retention and Detention Ponds discussion included: standing water not attractive; types of ponds and choices for aesthetics; proposing changes to ponds can't see; requirement for ponds; ponds could have serve purpose and be an amenity; minimum design sizes dictated by TCEQ; can create ordinance but will get pushback on telling them how to develop; residential neighborhoods have huge ponds with fountain features; when possible turn into amenity with front wet and back dry; make an incentive; look at the delta; recent changes with new house bill great success; property that is not appealable;
research and come up with some ideas; regional water amenities; flexibility in landscaping; or if do wet give tree credit.

[Recessed at 1:55 p.m.; reconvened at 2:00 p.m.]

13. Density Objectives discussion included: process for titling land; cost of land; future water shortage; study of roads and wastewater; how city grows; demands on infrastructure and schools; some steps taken to make multifamily better; need steps to reduce density unless designed specifically for that; developers that flip property; difference in multifamily products; transect products in TOD; areas of city zoned and unit counts; forecasting using current zoning; and research how Cedar Park incentives multifamily developments.

14. Architectural / Masonry Requirements discussion included: identify other incentives; current Georgetown and Cedar Park incentives; tree mitigation; what currently has been done; and redefining masonry.

15. Legal Services discussion included: being efficient; neighboring cities; breakdown of Knight Law Firm charges; ways to reduce costs; meetings need to be more efficient; ounce of prevention to have legal at meetings; funnel requests through city manager or city secretary; council discretion how protocol is done; batching questions; currently not receiving large volume of questions; increase in legal fees over last two (2) years; growing city good to keep an eye on cost; staff attempts to vet items versus running immediately to legal.

16. Facilities Master Plan discussion included: remaining space available for additional employees; fiscal conservative approach held flat; audit showed need for additional employees; types of positions that can work remotely temporarily; non exempt employees (paid hourly) working remotely is a problem as no way to monitor work and/or hours worked; before we build out need a long term plan; previous offer of land in TOD no longer option as land cost too high now; possibly a facility tied with convention center; developers would like us to be in their building; to build something need bonds; option is to build larger than need and lease out; consider a partnership with a developer; look at land already owned by city; part of discussion needs to look at impact to Old Town if city hall moved to another location; Old Town could consist of bungalow homes and stores with a pedestrian component; day time population important; LISD major player in downtown area; and rebuild while work at site versus vacating site while building.

17. San Gabriel Park discussion included: changing use from park to city offices; developer on Halsey requesting land swap for waiver of fees on development on the north side; proximity to park and other ball fields; previous discussion of sports complex with various types of playing fields at San Gabriel; San Gabriel not located in close proximity to vast majority of the residents; possible better - higher use today vs building as another park; companies approaching us - land is a commodity; repositioning park land for economic development; require an election to change use from; sports complex bring in tourism with tournaments; hotel/motel funds; cost to build park; hotels and restaurants must be available to capture the financial impact from tournaments; currently 700 kids participating in baseball; maxed out with fields; 800 kids maximum at Bledsoe Park; CTRMA designing toll ways now and looking at putting a trail head at San Gabriel and they will build plus the bridge and under the bridges to get closer to the dinosaur tracks; public private partnership with hotel; concern in a couple of years not enough room for all the teams needed for kids to participate; bond election would be necessary for the funding balance to build the park; trail could be there regardless of use; residence complain not enough ball fields; hate to give up land purchased for park; consider building the park in phases; not all of the land is designated youth fields; try to get facilities without issuing a lot of debt; keeping up with amenities for people moving in; have to be creative and think outside of box; cities that purchased land to attract businesses; concerns with issuance of debt to build athletic fields; adult fields being proposed to be used for both adult and/or youth play; return on investment and cost analysis with businesses vs park; sports tourism scenarios; cost to maintain difficult to advise; possible sport partnerships; own control of end user; attracting companies huge in owning land; propoperty owners
increasing land price as soon as someone becomes interested; and CTRMA would like to meet with council to discuss trail head along with noise barriers to lessen noise from interstate coming into park.

Adjourned at 3:51 p.m.

APPROVED:

[Signature]

MAYOR

ATTEST:

[Signature]

CITY SECRETARY