

LONG RANGE PLANNING COMMITTEE MEETING

The Long Range Planning Committee of the City of Kyle, Texas met on September 7, 2011 at 7:00 p.m. at Kyle City Hall, with the following persons present:

Chair Lila Knight
Vice-Chair Kyle Toomire
Committee Member Kay Rush
Committee Member Susan Meckel
Committee Member Jerry Kolacny
Committee Member Dennis Rose
Planning and Zoning Commissioner Samantha Bellows
Planning Technician, Debbie Guerra

CALL MEETING TO ORDER

Chair Knight called the meeting to order at 7:04 p.m.

APPROVE MINUTES FROM MEETING OF JULY 14, 2011

Committee Member Kolacny moved to approve the minutes from the July 14, 2011 Long Range Planning Commission Meeting. Committee Member Rush seconds the motion. All votes aye. Motion carried.

DISCUSS STRATEGY FOR IMPLEMENTATION OF COMPREHENSIVE PLAN – REPORTS FROM SUB-COMMITTEES

TAX GAP ANALYSIS – DENNIS ROSE

Committee Member Rose handed out a draft copy of his findings from the Tax Gap Analysis portion of the Comprehensive Plan and stated that he was going to try to explain what he is learning from reading it and welcomes any feed back from the Committee Members.

Committee Member Rose asked what the Tax Gap Analysis means to the Committee Members. Commissioner Bellows stated that it means the gap that the City needs to fill in with taxes to support the City. Committee Member Rose stated that yes it is to support the service, to have a high quality of life. He also stated that on the other side what we can do as a community to fill that tax gap. He stated he has a personal interest because he believes that the City and County relies to heavily on roof tops for revenues and thinks as a community we need to be looking at how can we close this gap and put less of a burden on the shoulders of roof tops. Committee Member Rose stated that the consultants looked at several things. They looked at population and demographics. Committee Member Rose stated that he is not clear if the City agreed with the data the consultants collected. He asked the Committee if they all agree with the consultants regarding the Tax Gap Analysis. He stated that the consultants are concerned that we are focusing on IH-35 service industry jobs and we are not expanding our base. He stated that the first question is do we agree with the consultants and if not what is it that we agree on.

Committee Member Rose stated gave an example of Arlington. They put three stadiums in their City and that is their Tax Gap Analysis. He asked what we are going to do in this community to get that tax gap.

Committee Member Rose stated that he did a spreadsheet together taking the information from the charts in the Comprehensive Plan and now we need to get the data from the City to see where we are at. Commissioner Bellows stated that she has all that information and will forward to the Committee Members. Committee Member Rose asked if it included the outer limits of the City. Chair Knight stated she believes that there is a map the in Comprehensive Plan showing the limits of the final build out. Commissioner Bellows stated that there is one and believes it's towards the back.

Committee Member Rose stated that on page one figure five the amount of non residential land supported by the local population acreage of retail needed to close the tax gap is calculated at 6,348. Committee Member Rose stated that he does not want to get into the specifics, but that's what he is exploring and wants to take existing data and plug it into a model and get that model back to the Long Range Planning Committee for any feed back. Chair Knight stated that when she was working on her part of the Future Land Use on page 163 the Tax Gap Analysis pops up again and its called Revised Tax Gap and the acreage is a little different. She stated that she has not compared it, but wanted to point it out to Committee Member Rose in case he had not seen the chart.

Committee Member Rose said he will plug all the information and get the spreadsheet out to everyone for review and try to determine what the strategy of the our community for the long term of closing the tax gap. Committee Member Rose stated is it a stadium, today he says no, but he is thinking 30 years down the road what will the community be needing. He stated that another Tax Gap is to bring people in to spend money and have them exit out.

Committee Member Rose stated that he will finish up and focusing on the Employment issues the consultants are say we show less employment in management, business, and financial operations and professional and related occupations than either the US National average or Georgetown. He stated that Kyle is underrepresented in both of these proximate traded clusters. Kyle has a larger proportion of occupations in production and construction with associated lower skills and wages. While both cities are dominated by employment in Business Services, Austin's second largest traded cluster is Distributional Services while San Antonio's is Hospitality. Also, Austin's employment clusters reflect the importance of Information Technology and Education and Knowledge Creation while San Antonio shows strength is Hospitality and Tourism, Financial Services, and Education and Knowledge Creation. Local clusters of Health Services and Hospitality dominate San Antonio, and Local Commercial Services and Local Health dominate Austin-Round Rock.

Both anchor cities have strengths that could support Hays County and the City of Kyle. Given the dominance of Business Services in both San Antonio and Austin, Kyle could offer location advantages for firms wishing to service both markets. As regards local clusters, Health Services is another opportunity.

Playing off the traded and local clusters of the anchor cities presents a real opportunity for Kyle to move beyond the impact of retail, accommodation, and food service that is drawn to I-35. The danger is that the City economy could become bifurcated. By this we mean employment in lower paying retail and manufacturing or distributional jobs generated by I-35 versus the higher skill and paid jobs generated by the anchor cities in health care, business services and information.

Committee Member Rose stated that some of his recommendations and questions to the Long Range Planning Committee and the City of Kyle are: Do we all agree with the consultant's Tax Gap analysis? If not, then what? He also stated that the Long Range Planning Committee coordinate with Planning and Zoning Commission on educating stakeholders on Tax Gap Analysis; Develop long term Tax Gap Mission, Goals and Objectives; Campaign informing of the Mission, Goals and Objectives. He also stated to Calculate 2011 existing sq ft. per Retail, Office,

Industrial, Multi-Family Residential; Calculate 2011 populations and number of households, 2012 projections; Review with consultant's data and determine how we stand today.

The Long Range Planning Committee had a discussion regarding the Tax Gap Analysis that Committee Member Rose presented to the Committee.

Chair Knight asked Committee Member Toomire to present his findings for the Economic Development portion from the Comprehensive Plan. Committee Member Toomire briefed the Committee on the Economic Development Strategy stating that there is a section on page 261 regarding Implementation of the Economic Development Strategy and at the bottom of page 262 there are a list of goals that overlap in several different areas. Overall what he has taken from this section is that the major goal is organizational structure. Committee Member Toomire stated that the consultant's highly suggested that the City invest in creating an Economic Development Corporation. Chair Knight stated that the City of Kyle has been participating in the Greater San Marcos Economic and believes that Buda has a 4(b) Corporation and until the City can gain the ½ cent sales tax back would it be possible to form a union with Buda in order to have a Kyle/Buda Greater Economic Development organization. Committee Member Toomire stated that it is an intriguing endeavor and it may be beneficial for Kyle, but not for Buda. Committee Member Toomire also stated that the Comprehensive Plan also has a recommended organizational chart.

The Long Range Planning Committee discussed the Economic Development Strategy section of the Comprehensive Plan.

Chair Knight stated that she wanted to share something that may be helpful to the Committee with the implementation plan. There is a Downtown Revitalization Plan which the City has applied for a HUD grant. It does not give them money, but will give technical assistance in order to do that they need a Downtown Revitalization. Committee Member Kolacny stated that the grant application is in and a decision will be made in October. He stated if selected they will have a planning consultant assigned to them and would start organizing a meeting for January. Chair Knight stated that the City Council has formulated a Mobility Committee and Russ Huebner is the Council Representative. She stated that she recommended Committee Member Rush to Council Member Huebner for the Mobility Committee. Chair Knight stated that City Council has a number of Committee's that the Long Range Planning Committee needs to stay in tune to. She stated that she would send a description of all the Committees, so that the Committee can see which ones may be the best fit for the Committee Members to attend.

CONSIDER FUTURE TOPICS OF DISCUSSION AND SCHEDULE NEXT MEETING

The next Long Range Planning Committee Meeting is scheduled for October 17, 2011 at 7:00 p.m.

ADJOURN

Commissioner Bellows moved to adjourn. Committee Member Rose seconds the motion. All votes aye. Motion carried.

The Long Range Planning Committee Meeting adjourned at 8:39 p.m.

Lila Knight, Chairperson

