



MINUTES
CITY COUNCIL RETREAT
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall - Council Chambers
201 N. Brushy Street, Leander, TX 78641

Friday, January 27, 2023 at 8:30 a.m.



Mayor – Christine DeLisle
Place 1 – Kathryn Pantalion-Parker
Place 2 – Esme Mattke Longoria
Place 3 – David McDonald

Place 4 – Na'Cole Thompson, Mayor Pro Tem
Place 5 – Chris Czernek
Place 6 – Becki Ross
City Manager – Rick Beverlin

1. Open Meeting at 8:32 a.m.
2. Roll Call reflected all present with Mayor Pro Tem Thompson and Councilmember Mattke Longoria absent and Councilmember Pantalion-Parker arriving at 8:35 a.m.
3. Discuss City Council vision and mission statements and 2023 goals included: product from strategic plan; samples from Georgetown, Round Rock, Cedar Park, Pflugerville; edits to vision elements; everything must be balanced; curious how often citizens go to Austin; commercial piece not added fast in downturn economy; 183 A frontage left for commercial; transportation; connectivity; general mobility approach; mission statement will be placed on future agenda along with goals for formal adoption; land piece importance with economic development; find companies that desire to be around metro rail stop outside of Austin; be intentional about economic development; high yield ad valorem businesses; strategic focus areas; Comprehensive Plan updates; *[council recessed at 9:35 a.m.; reconvened at 9:48 a.m.]*; discussion continued, xeriscaping; HOA outreach; materials to assist small business owners; and council has until February 15 to submit comments to the city secretary; and an item will be placed on the March 16 agenda to adopt the City Council Mission Statement and Strategic Goals.
4. Discuss the city's fiscal year 2023 financial outlook included: general fund FY 23 overview; sales tax collection this fiscal year versus last year; sales tax collection by category; development permitting deficit projected of \$1.75 million; expenditures; full time positions; closing the gap; area cities by population and tax base per capita; tax base by type; annual sales tax collections per neighboring cities; how council vision and budget are related; and council needs to direct staff to put budget dollars to several of the items in their goals. *[council recessed at 10:55 a.m.; reconvened at 11:12 a.m.]*
[council recessed due to technical difficulty at 11:15 a.m.; reconvened at 11:18 a.m.]
5. Review Resolutions No. 22-012-00 and 22-031-00 regarding management of the city's water system included: water needs and development capacity; overall capacity; treatment capacity; water contracts review; water conservation; community outreach; system improvements; irrigation systems; CIP water projects; treatment capacity; BCRUA; water improvement projects; water needs; *[Councilmember Czernek left the meeting at 11:55 a.m.]* *[council recessed for lunch at 11:55 a.m.; reconvened at 1:08 p.m.]*; reclaim water; water conservation; top ten residential water customers; consider model home

consumption ordinance; rain barrel sales; water conservation education and enforcement; turf grass requirements; Astroturf requirements; impervious covering; multi-family and single-family units entitled; irrigation systems; historical water uses among various residential areas; residential zoning sample data; activity center areas; employment center areas; neighborhood centers; urban mixed-use centers; development agreements postponing issuing residential permits for five years when water issue resolved - council wants changes for what we know not what we do not know; desired mix is 0% residential unless with a mixed use development then allow up 20% residential; staff will work a comprehensive plan amendment proposal to bring to council for a future discussion prior to beginning notification process; tier 3 rate user showed no impact; and irrigation assessment program. [council recessed at 2:49 p.m.; reconvened at 3:14 p.m.]

6. Discuss current and potential short-term rental regulations in the city included: increase in requests; need to update ordinance; define and to determine whether to allow or not allow; hire a consultant to locate; pros and cons; case law; requiring a registration piece; neighboring cities requirements; staffing to enforce; research collecting capabilities of HOT funds in ETJ; problem trying to solve; enforcement component; and HOA enforcement.
7. Discuss local priorities related to the Texas Legislature's 88th regular session included: current bills filed in legislation session; not all bills will survive the legislation session; council focus on bills that will impact the City's long term and short term goals; Council can issue a Resolution in support or opposition of bills and forward to sponsor of bill, representative and/or TML; March 10 last day to file bills; TML priorities; preemption bill filed regulating commerce will have impact to City's home rule authority; land use; property tax; sales tax; other tax; elections and debt; open government; and lobbying transparency; and shot clock.
8. Adjourned at 4:28 p.m.

APPROVED:

C. de Jesus
MAYOR

ATTEST:

Dara Crabtree
CITY SECRETARY

