



**CITY COUNCIL and ECONOMIC DEVELOPMENT CORPORATION WORKSHOP  
MINUTES**

**Wednesday, July 28, 2021 – 5:30 PM  
2801 Ranch Road 1869, Liberty Hill, Texas**

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<b>Liz Branigan, Mayor</b>	<b>Chris Pezold, Place 1</b>
<b>Kathy Canady, Place 2</b>	<b>Crystal Mancilla, Place 3</b>
<b>Tony DeYoung, Place 4 / Mayor Pro Tem</b>	<b>Angela Jones, Place 5</b>

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**CALL TO ORDER**

The workshop was called to order by Mayor Liz Branigan at 5:31 PM. In attendance were Liz Branigan, Mayor; Chris Pezold; Kathy Canady; Crystal Mancilla; and Angela Jones. Quorum was established.

**REGULAR AGENDA**

**DISCUSS AND CONSIDER FISCAL YEAR 2021-2022 BUDGET OF THE LIBERTY HILL ECONOMIC DEVELOPMENT CORPORATION.**

Mayor Branigan stated that in light of restricted time, she postponed this item. Council discussed. Lacie Hale, City Administrator explained that the entire budget with suggested amendments will come before Council at a later date.

**DISCUSS AND CONSIDER INCENTIVE PROGRAMS OF THE LIBERTY HILL ECONOMIC DEVELOPMENT CORPORATION.**

Chris Pezold provided a history of the EDC which was formed in 2003 with extremely specific duties. These duties narrowed until where the EDC is today. Mr. Pezold stated he was providing the following facts:

1. Matt Powell stated that “you almost have to know somebody on the EDC to get something approved”.
2. Mr. Beever, developer of lot where Starbucks is located, told Mr. Pezold he gave former Mayor Rick Hall money, and then the EDC gave Mr. Beevers \$160,000 for his development.
3. EDC has a line item on the 2017-2018 budget for downtown connection fees - \$45,000. Mr. Pezold said he knows of at least one past member of the EDC that took advantage of that program.
4. James Prince spoke to Council not long ago and said he has attempted to reach out to the EDC for help with his 27 LUEs, nearly \$300,00.

Mr. Pezold asked why an establishment that checks off requirements in our Comprehensive Plan did not get told about a program the EDC has when he asks for help from that line item specifically.

Johnny Johnston, EDC President, deferred to Matt Powell, Executive Director of the EDC. Mr. Powell said that he did say that it is “who you know”. He said that some programs have been better advertised than others. Mr. Powell stated that with regard to Heritage Ridge, he was not familiar with that program used.

Mr. Pezold said the City has had challenges with locating documents but that is being worked on. Mr. Powell said that it has been a challenge to find a lot of these programs that were previously passed. His concern has been how the average person finds about all of these programs, rather than on who they know.

John Clark, EDC Director, said they went to Matt to let him know there was an LUE program that needed to be found.

Chris Pezold said he was championing Mr. Prince because he is one of his constituents. He mentioned the baseball association that does not have enough money to build fields and feels the EDC should be able to help them.

Following a comment by Mr. Pezold, Jaime Etkorn, EDC Director, stated that the EDC did not give money to Starbucks; rather they gave it to the developer for infrastructure of his development.

Matt Powell stated that the Heritage Ridge incentive is still going to make money for the city.

Kathy Canady stated that EDC has the right to come ask Council for money, and it is up to Council to rubber stamp those requests. She stated the City needs to determine how many LUEs Main Street Social should have.

Tony DeYoung arrived to the meeting at 5:57 PM.

Johnny Johnston explained Mr. Bevers’ request for Heritage Ridge, stating a lift station was needed. The incentive was for infrastructure of that development.

John Clark stated he wants Mr. Prince to know that EDC does want to work with him. Matt Powell asked if Council would like to set another joint meeting to focus on the incentive programs. The general consensus was affirmative for that.

## ADJOURNMENT

The Council and EDC workshop was adjourned at 6:28 PM.

PASSED AND APPROVED by the City Council of the City of Liberty Hill, Texas on Wednesday, August 25, 2021, on vote of 4 ayes, 0 nays, and 0 abstentions.



[seal]

*Liz Branigan*  
Liz Branigan, Mayor

*Nancy Sawyer*  
Nancy Sawyer, City Secretary