



CITY COUNCIL SPECIAL MEETING MINUTES  
Wednesday, August 25, 2021 – 5:30 PM  
2801 Ranch Road 1869, Liberty Hill, Texas

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

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**CALL TO ORDER**

The meeting was called to order by Mayor Liz Branigan at 5:33 PM. In attendance were Liz Branigan, Mayor; Chris Pezold; Kathy Canady; Tony DeYoung; and Angela Jones. Crystal Mancilla was not in attendance. Quorum was established.

Others in attendance include Dottie Palumbo, Kevin Pierce, Wyatt Henderson, Julie Houston, Jon Snyder, Pastor Kevin Alexander, Misti Hancock, Royce Graeter, John Byrum, Lacie Hale, and Nancy Sawyer.

Pastor Kevin Alexander provided the invocation. Pledges were recited.

**REGULAR AGENDA**

UPDATE, DISCUSSION, AND CONSIDERATION OF BUTLER FARMS DEVELOPMENT, REORGANIZATION ON THE TIRZ, AND ESTABLISHMENT OF STEPS GOING FORWARD.

Wyatt Henderson, MA Partners provided a timeline of the Butler Farms TIRZ. He discussed contradictions between the Development Agreement and Ordinance. He stated that he felt Exhibit A contains a scrivener's error of 30% because it does not tie back to the Development Agreement amount mentioned of 50%. Mr. Henderson also asked that excess TIRZ funds be split between the City and the developer. Upon question by Chris Pezold, Mr. Henderson stated Morningstar is on Liberty Hill sewer and Georgetown water. Dottie Palumbo with the Bojorquez Law Firm stated she worked on some of the paperwork for the development agreement, but Mr. Bojorquez worked on the actual TIRZ.

Mr. Henderson asked that the 50% listed in the development agreement be honored. Ms. Palumbo stated the City could still work with the 30% if they choose. There was discussion of what the 30% versus 50% would mean for the City. Chris Pezold stated if the City's attorney said there is an argument against amending Exhibit A to 50%, he cannot support amending. Mr. Henderson responded that their attorney would say the exact opposite. Kevin Pearce, attorney for the developer, spoke stating he was involved in drafting of the agreement. He stated there is strong evidence that the 30% amount may have been in the ordinance but does not represent

the intent of the Development Agreement.

Lacie Hale, City Administrator stated the City did oversize the utility lines put in at \$1.3 million cost to the City. Following discussion, Council requested additional information from the developer to prove the 30% was in error. Mr. Henderson stated he could probably get a sworn statement from then City Manager Greg Boatright.

On motion by Chris Pezold and second by Kathy Canady, Council postponed this item until such time as additional information can be gathered, but no later than September 22, 2021.

**Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.**

#### ADJOURNMENT

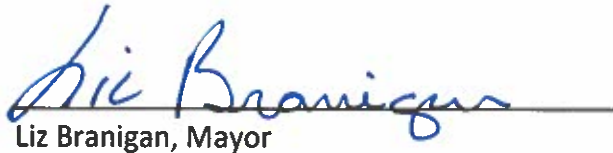
On motion by Kathy Canady and second by Chris Pezold, Council was adjourned at 6:43 PM.

**Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.**

PASSED AND APPROVED by the City Council of the City of Liberty Hill, Texas on Monday, October 4, 2021 on vote of 5 ayes, 0 nays, and 0 abstentions.



[seal]

  
Liz Branigan, Mayor

  
Nancy Sawyer, City Secretary