



**MINUTES SPECIAL COUNCIL MEETING**

**Friday, March 1, 2019 – 1:00 pm**

Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 1:00 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol  
Council Member Place 1, Charles Houk  
Council Member Place 3, Bruce Bradley  
Council Member Place 4, Matt Wheatley  
Council Member Place 5, James Branch  
Council Member, Place 6, Tom Crowley

Member Absent: Mayor Pro Tem, Council Member Place 2, Clay Ellis

Staff Present: City Manager, Carl Alsabrook  
City Attorney, Jason Day  
City Secretary, Deborah Sorensen  
Assistant City Secretary, Camille Johnson  
Director of Finance, Shannon Raymond  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Bradley gave invocation and led the Pledge of Allegiance.

**C. BUSINESS**

- 1. Consider and act concerning Community Development Corporation (CDC) Incentive Request to Thirsty Bros., to offer land for economic development, and any matters related thereto.

Larry Lott stated Thirsty Bros. has outgrown their facility within the first year of operations. They need about three times the space they currently have. The Community Development Corporation (CDC) will convey land and building at 232 Main Street as a partial incentive to Thirsty Bros. It will be a lease to purchase for four years; it will equate to about a total \$164,000 or \$165,000. No lease payments for the first four months of the lease so that they can get the building ready for business. They will have a full service restaurant operational within eight months of taking possession of the building. They will pay to the CDC \$3,420 a month for four years beginning at month five that they take possession. This means that they will pay \$164,160.00. The real value of Thirsty Bros. is that they bring people downtown to Main Street and they also spend money elsewhere on Main Street.

In year one, Thirsty Bros. has committed to having 4 full time employees, year two they will have 8 full time employees and year three they will have 9 full time employees. The CDC gave Larry the authority to negotiate the performance agreement based on these deal points and authorize the chairman of the CDC Board to sign the performance agreement.

Council Member Crowley asked if they were going to tear down the building and build a new building or accept the building, fix it and add on to it. Larry replied that they will keep the building and the restaurant will be in the back of the building. There is a substantial amount of reconfiguration that needs to be done in the existing building. Council Member Crowley asked if the CDC is just dealing with one person. Larry stated that it is a corporation of more than one person. Council Member Crowley asked Larry if he felt that he had all the answers from everyone involved. Larry confirmed he did. There are two parties that own 75% of the corporation and they are the parties that the CDC is dealing with.

Mayor Nichol asked if there was already a grease trap at that location. Chief Bell answered there is a small one. Council Member Bradley asked how quickly they will start. Larry responded it depends on the fire department. Carl added that they can do some work right away without interfering with the department. They understand that Thirsty Bros. will have to take possession of the building in November or December. He is comfortable with the timing as of right now. The minor modifications will not in any way affect the operations of the fire department.

Council Member Wheatley made a motion to approve the CDC incentive request to Thirsty Bros. contingent upon the performance agreement being executed. Council Member Crowley seconded the agreement. **Motion passed 6-0.**

2. Consider and act concerning Community Development Corporation (CDC) Incentive Request to Smoke Sessions Barbeque, to offer land for development and to offset costs associated with the waterline extension, and any matters related thereto.

Larry Lott stated the CDC is planning to take the 1.5 acres located east of Pond Branch Creek and fronts Highway 66 and convey it to Smoke Session Barbeque. Most of the land is in the flood plain. They have purchased the land next to the 1.5 acre site. Smoke Sessions Barbeque will build a 4,000 square foot building and will have an indoor seating capacity of a minimum of 80 people; in addition they will provide parking of at least 32 parking spaces to be used by them and for public parking. It would give us more parking on the west end of town. It will also extend the Heritage and Main Street Districts to Pond Branch Creek. They will also have outdoor seating and entertainment. The total land does not have sufficient water capacity to handle commercial and retail. The CDC has agreed to pay up to \$50,000 to extend the water line from Houston Street to the southeast corner of the property. The CDC believes that it will be less than \$50,000 to install the waterline; however, this is a reimbursable amount. The land will be conveyed at the end of three year period, as long as they meet the performance agreement. They will have city sales tax, which is projected to be in year one \$20,000; year two \$24,000; and year three \$30,000. They are also estimating their property tax to be approximately \$4,000 a year. They have committed to 8 employees in year one, 10 employees in year two, and 12 employees in year 3. These are the basic deal points. The CDC gave Larry the authority to negotiate the performance agreement based on these deal points and authorize the chairman of the CDC Board to sign the performance agreement.

Council Member Crowley asked if Smoke Sessions has had any discussion of the parking being in the flood plain. Larry stated they have and there will be parking in two different areas. They will put concrete parking in front of the building along Highway 66 and some on the side. In addition to that, the CDC has discussed with Smoke Sessions about putting the additional parking in the flood plain and they will work with Smoke Sessions in possibly using rock or grave or something that doesn't cause water to run off. You can put parking in a flood plain. Council Member Crowley would like a condition be made that the parking is satisfactory or acceptable. Jason Day stated that it will be in the performance agreement. Larry added that Smoke Sessions has agreed to maintain the parking during the time period and after the land is conveyed to them.

Council Member Branch asked when they are ready to start. Larry stated pretty quick. They will provide the building plans now to be reviewed so that if anything needs to be modified, it can be done by the time they are ready to build. Council Member Branch would like to see a sidewalk to connect to Main Street. Carl stated that is already being looked at.

Mayor Nichol asked if they can park their trailer at the location until the building is completed. Jason stated that it can be done as a temporary kitchen, which is allowed in the ordinance. The health inspector has to approve the trailer.

Council Member Wheatley made a motion to approve the incentive request for Smoke Sessions Barbeque contingent upon the performance agreement being executed. Council Member Bradley seconded the motion. **Motion passed 6-0.**

**D. ADJOURN AT 1:21 PM**

Council Member Branch made a motion to adjourn the meeting. Council Member Bradley seconded the motion. **Motion passed 6-0.**

**ATTEST:**

  
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Deborah Sorensen, TRMC, CMC, City Secretary



  
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Janet Nichol, Mayor