

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

SPECIAL CALL MEETING

7:00 A.M. – CITY HALL  
305 NORTH ARCH STREET  
ROYSE CITY, TEXAS 75189

MINUTES

April 12, 2018

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Clay Ellis	Larry Lott, CDC Director	Paula Morris	Jesse Vaughn II
Bobby Gladu	Tonya Brown, Secretary		Richard Pense
Mike Gilbert			
Dena Elder			
Charles Houk			

**A. CALL TO ORDER**

Announce the presence of a Quorum.

At 7:09 A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

**B. CITIZENS PARTICIPATION**

This period is reserved for citizens to discuss items not listed on the Agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.

- No citizens were present.

**C. PRESENTATION FOR INCENTIVE GRANT BY CHAD SESSIONS, OWNER OF SESSIONS BARBEQUE**

Mr. Sessions wants to relocate Smoke Sessions Barbeque to Royse City; he currently operates Smoke Sessions out of a trailer located on the Holt Farm and Feed parking lot. Mr. Sessions wants to build a building that will accommodate a larger kitchen, indoor seating, a bar area with a glass garage door that would open onto an outdoor seating area, a small stage for occasional acoustic entertainment, and a parking lot. Mr. Sessions is requesting from the CDC a parcel of property located on in the floodplain off SH 66 between Houston Street and Erby Campbell Blvd, adjacent to the property he has a contract on. Mr. Sessions is also asking the CDC to install an 8” waterline from Houston Street to the property under contract by Smoke Sessions Barbeque.

**D. RECESS INTO CLOSED EXECUTIVE SESSION**

At 7:46 A.M., regular meeting recessed into closed executive session in compliance with Texas Government Code to Wit:

- Section 551.072: Deliberation regarding real property
  - Transfer a portion of land along SH 66 from the City of Royse City to the Community Development Corporation
- Section 551.087: Deliberation regarding economic development negotiation.
  - Chad Sessions – Smoke Sessions Barbeque

**E. CLOSED EXECUTIVE SESSION**

Executive session closed at 7:56 A.M.

**F. RECONVENE REGULAR SESSION**

At 7:57 A.M., regular session reconvened and any action necessary as a result of executive session deliberations was taken.

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**ACTION**

1. Mr. Gladu made a motion to exchange Cookston Court for a portion of property located in the floodplain on SH 66 between Houston Street and Erby Campbell Blvd. with the City of Royse City, provided the city can legally transfer the property.
2. Mr. Gladu made a motion to give the floodplain property located on SH 66 between Houston Street and Erby Campbell Blvd. to Smoke Sessions Barbeque after 3 years of performing business as Smoke Sessions Barbeque in Royse City on said property. Additionally, the CDC will pay (up to \$50,000) to install an 8” waterline up to the property Mr. Session’s currently has under contract. As part of the incentive, Mr. Sessions will be required to sign a Performance Agreement and meet all requirements. One of those requirements will be that the city is allowed to use Mr. Session’s parking lot for public parking.
3. Mr. Ellis Seconded the motions
4. The motions passed 5:0

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**G. ADJOURNMENT**

1. At 7:58 A.M., Mr. Houk made a motion to adjourn the meeting.
2. Mr. Ellis seconded the motion.
3. The motion passed 5:0

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert

MINUTES APPROVED: 4-24-18, 6:0