

MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
VIDEOCONFERENCE MEETING
JULY 28, 2020
6:00 P.M.

CALL TO ORDER:

President Miner called the meeting to order by videoconference at 6:02 PM.

DIRECTORS PRESENT:

Art Miner, President, Place 1	Attended by Videoconference
Jan Hill, Place 3	Attended by Videoconference
Mike Alexander, Place 5	Attended by Videoconference
Cheneya Cruze, Place 6	Attended by Videoconference

DIRECTORS ABSENT:

Amirali Fazalbhai, Place 2	Absent without Notice
Damon Solko, Place 4	Absent without Notice
Robert Gaffney, Place 7	Absent without Notice

CITY STAFF PRESENT:

Andrea Gardner, City Manager	Attended by Videoconference
Sandra Gibson, Director of Finance	Attended by Videoconference

Also present – Council Liaison, Lovie Downey Attended by Videoconference

PUBLIC TESTIMONY

President Miner called upon Ms. Mary Stormer, 6540 Old Mill Circle, Watauga. Ms. Stormer inquired regarding liquor sales within the City. President Miner stated that as the item is not on the agenda, there can be no discussion and encouraged Ms. Stormer to email him directly regarding the inquiry.

No additional public testimony requests were received.

NEW BUSINESS

1. Discuss and consider action to authorize the City Manager to execute a proposal with MRB Group for the completion of a feasibility study as required for submission of a CARES Act grant administered by the Economic Development Administration for the approved business incubator project

President Miner read Ms. Sharon Gehle's comment into to the record provided on July 27, 2020. Ms. Andrea Gardner responded to all concerns. (To be recorded with approved minutes.)

Ms. Mary Stormer stated that she is concerned that the City is contracting with a firm that isn't familiar with Watauga and she hopes that the Board would spend funds in Tarrant County.

Director Hill motioned to approve the item as presented. Vice-President Cruze seconded the motion. Motion carried 3-0.

Ayes: Hill, Alexander, Cruze
Nays: None

ADJOURNMENT

With no further business to discuss, President Miner adjourned the videoconference meeting at 6:17 PM.

APPROVED: this the 15TH day of SEPTEMBER 2020.

SIGNED: this the 13TH day of OCTOBER 2020.

APPROVED: Arthur L. Miner /s/
Arthur L. Miner, President

ATTEST: Amirali (A.J) Fazalbhai /s/
Amirali (A.J.) Fazalbhai, Secretary

Andrea Gardner

From: noreply@civicplus.com
Sent: Monday, July 27, 2020 10:53 AM
To: Comments
Subject: Online Form Submittal: Special WEDC July 28, 2020 Comment Registration

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Special WEDC July 28, 2020 Comment Registration

Members of the public are invited and encouraged to attend all public meetings that are not closed to the public in accordance with the Texas Open Meetings Act. Public input is encouraged during Public Testimony, Public Hearings or Action sections of a meeting agenda. As authorized by the Executive Orders issued by the Texas Governor; the City and WEDC are making special provisions to allow the public to comment at this meeting. The meeting will be hosted using WEBEX. "Live" participation is limited. A person desiring to comment "live," during the meeting must register in advance using this form. Once registered, citizens will be provided with the meeting link information on a first come, first served basis until all slots have been filled.

Citizens may also provide their comments in writing. ALL COMMENTS MUST BE RECEIVED NO LATER THAN 1 HOUR PRIOR TO THE MEETING. All written comments must comply with applicable decorum rules for comments made during a public meeting of the Watauga Economic Development Corporation Board to be read into the record. Up to three minutes shall be allotted for each written comment to be read into the record of the meeting. All timely comments will be read into the record of the meeting at the appropriate time during the meeting.

While reasonable efforts will be taken to gather comments received within the hour prior to the meeting or received during the meeting, all such comments are considered untimely and may not be recognized and read during the meeting.

First Name	Sharon
Last Name	Gehle
Address1	7725 Partridge Dr
Address2	Field not completed.
City	Watauga
State	TX
Zip	76148
Email	[REDACTED]
Phone	Field not completed.
I wish to comment during (check all that apply):	New Business 1
Select how you wish to participate: <i>If you select WEBEX, a meeting invite will be sent to the email address you provide. You will need to have internet, a device that can connect with audio and/or a phone. You will be responsible for connecting to the meeting and being available when the section you are requesting to speak during is current.</i>	
Select an option:	Having my comments read into the record
Comments - Indicate which section of the meeting your comments refer to:	Why was MRB Group chosen to do the feasibility study on the incubator site? It is a New York firm with a Texas presence, although there are NO offices in the DFW area. Texas offices are in Temple, Waco, and Austin. Was the feasibility study competitively bid? There is a concern about a firm coming in to do a study that is not familiar with Watauga or the DFW area in general. After viewing the proposal dated July 22, 2020 from MRB

Group, there are several concerns noted.

1. The qualifications indicate that they have incubator program experience, but that experience was not disclosed. Do they have experience in the DFW area (or in Texas)?

2. On p. 2 of the proposal, the Scope of Services states that their survey may be disseminated to area restaurants via a chamber of commerce. This methodology would limit many of the Watauga restaurants that do not belong to a specific chamber of commerce. It is suggested that the scope be expanded to include all restaurants indicated in Google Maps. Scope of work should also address Food Truck business itself to develop a feasibility business model, including typical income and expenses from a food truck business to determine if food trucks could feasibly pay proposed site rents.

3. Scope of work should also be expanded to include specific site attribute concerns.

a. As seen in the existing plan, the walkway is only 12 feet wide, and will not accommodate cars. The width of the walkway/driveway needs to be doubled to accommodate two car lanes plus a side walk. This would also allow trucks with trailers to pull through and get meals, whereas, they would not be able to park in proposed parking lot easily. This is especially critical because there are only 16 parking spaces planned (16 parking spaces are not enough, especially if employees and entertainment groups have to park there as well). The driveway is currently designed to only accommodate food trucks, and not planned for drive through service. Currently, the 12' wide driveway/sidewalk is designed for food trucks to enter and leave their 20' x 40' pads. A second parking lot at the west end by the dumpster may also be necessary in addition to widening the driveway entrance to give additional food truck frontage access and enhanced traffic flow to potential customers.

b. Instead of a food truck court, will the feasibility of a food truck business itself be analyzed? Would it be more prudent to consider allowing food trucks at the Rec Center on Indian Springs and Foster Village Park on Starnes Road during soccer and baseball season? Cap Smith Park should also be considered for larger scheduled city and community events. Watauga should start out with properties already in use in order to test demand before additional dollars are spent.

4. On p. 5 of the proposal, with regard to the "Ownership of Documents", it is suggested that this be amended so that Watauga can distribute results without written permission. If not, this may inhibit future marketing and disclosures to potential incubator users. The proposal should be amended to include a summary of all businesses contacted with corresponding columns populated with those responding.

There is room to expand on the property where the incubator site is proposed if needed. I just don't think the initial phase makes much sense as currently planned. I totally understand the concept, but the existing plan has issues that should be considered before they waste any funding at all on this.

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