

MINUTES
WATAUGA ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
7105 WHITLEY ROAD, WATAUGA, TEXAS 76148
TUESDAY, NOVEMBER 17, 2020
6:00 PM

CALL TO ORDER:

President Miner called the meeting to order at 6:00 p.m.

DIRECTORS PRESENT:

Art Miner, President, Place 1
Amirali Fazalbhai, Place 2
Jan Hill, Place 3
Damon Solko, Place 4
Mike Alexander, Place 5
Vacant, Place 7

DIRECTORS ABSENT:

Cheneya Cruze, Place 6 (Absent With Notice)

CITY STAFF PRESENT:

Andrea Gardner, City Manager
Sandra Gibson, Finance Director

PUBLIC TESTIMONY

No public testimony.

REPORTS FROM STAFF

1. Monthly Financial Report for the period ending September 30, 2020 (Pre-audit)

Sandra Gibson provided report to the board. The presentation included an update on the 2020 audit, splash pad, monument signs, digital poster signs, incubator project and business registration which currently stands at (11).

Ms. Gibson explained that the audit is anticipated to take six (6) months to complete. Sales tax has increased 14% from last year due to online sales. Capital projects include the Capp Smith retaining wall project which was completed, the purchase of the Capp Smith digital sign, and the Capp Smith park amenities have been completed. There are two continuing projects the incubator project that's just begun and the Splash pad which is anticipated to be completed in 2021.

2. Executive Director Report on economic development activities

Ms. Gardner provided the board with information regarding the following WEDC projects:

- Monument signs (2) located on Watauga Road and (1) digital poster sign located at Capp Smith to be used for advertising space for local businesses. Board to determine the policy for the signs. Draft policy will be presented to the board.
- Business project is running smoothly with the input from this Board's Secretary and the process created by the staff. Fee likely to be less than originally discussed. Exact amount is not known at this time. (12) businesses have registered since the project began on November 1, 2020.

Secretary Fazalbhair provided positive feedback and President Miner also commented that businesses have responded positively to outreach.

APPROVAL OF MINUTES

1. Discuss and consider action to approve the meeting minutes for the WEDC Regular Meeting held on October 20, 2020.

Director Hill motioned to approve the meeting minutes as presented. Motion seconded by Director Solko. As there was no discussion, President Miner called for the Board to vote. Motion carried 4-0-1.

Ayes: Hill, Solko, Alexander, Fazalbhair

Nays: None

Absent: Cruze

NEW BUSINESS

1. Discuss and Consider Action on a Resolution of the Watauga Economic Development Corporation Board of Directors approving an Incubator Tenant Screening and Selection Policy; providing for Repeal; and providing an Effective Date

President Miner read comments submitted by Ms. Sharon Gehle 7725 Partridge Dr. Watauga. (Comments will be archived with approved minutes)

Director Solko motioned to bring the item to the table. Motion seconded by Director Hill.

President Miner called for Board questions, comments or discussion.

Director Hill commented that people sometimes feel that staff presents items to the Board and that simply isn't the case as the City Manager provides a great deal of information for review for the Board to make decisions.

Director Hill made a motion to approve the item as written. Motion seconded by Secretary Fazalbhai.

As there was no additional discussion, President Miner called for the Board to vote. Motion carried 4-0-1.

Ayes: Hill, Solko, Alexander, Fazalbhai
Nays: None
Absent: Cruze

2. Discuss and Consider Action on a Resolution of the Watauga Economic Development Corporation Board of Directors approving a Watauga Business Assistance Policy; providing for Repeal; and providing an Effective Date.

President Miner commented that public testimony was not received for this item.

Director Solko motioned to discuss and bring to the item to the table. Motion seconded by Director Hill.

President Miner commented that a lot of hard work went into preparation of the item and it is well written and thought out.

Director Hill motioned to approve the item as presented. Motion seconded by Director Alexander.

As there was no additional discussion, President Miner called for the Board to vote. Motion carried 4-0-1.

Ayes: Hill, Solko, Alexander, Fazalbhai
Nays: None
Absent: Cruze

3. Discuss and consider action to authorize the Executive Director to execute a contract with Bludot Technologies for Business Retention & Expansion software support

Director Solko motioned to discuss and bring to the item to the table. Motion seconded by Secretary Fazalbhai.

Ms. Gardner presented the software options to the Board.

Director Hill motioned to have the Executive Director execute a contract with Bludot Technologies for business retention and expansion software report. Motion seconded by Secretary Fazalbhai.

As there was no additional discussion, President Miner called for the Board to vote.
Motion carried 4-0-1.

Ayes: Hill, Solko, Alexander, Fazalbhai
Nays: None
Absent: Cruze

ADJOURNMENT

With no additional business to discuss, President Miner adjourned the meeting at 6:28p.m.

APPROVED: this the 15TH day of DECEMBER 2020.

SIGNED: this the 16TH day of DECEMBER 2020.

Andrea Gardner /s/ _____
Arthur L. Miner, President


Amirali (A.J) Fazalbhai /s/ _____
Amirali (A.J.) Fazalbhai, Secretary

NOTE: Original Audio and Video Recording of this meeting is preserved and maintained by the City Secretary's Office

Print**WEDC November 17, 2020 Comment Registration - Submission #28324**

Date Submitted: 11/17/2020

The operation of a municipality is an Essential Service. The Texas Governor's Order, with the guidance of DSHS Commissioner Dr. Hellerstedt, allows all persons in Texas to obtain essential services, but directs the public to do so by minimizing in-person contact with people who are not in the same household and direct the implementation of social distancing, good hygiene, environmental cleanliness and sanitation. Therefore, the following social distancing rules apply to the public attending this meeting:

- 1) Any member of the public attending the meeting shall maintain a six-foot distance from others (except for those you live in the same household). City Staff and City Officials shall practice social distancing to the extent able without interfering in the ability to carry out the essential governmental functions to be conducted at this meeting.
- 2) To enter City Hall to attend this meeting all persons must wear a face covering (i.e. a cloth mask that effectively covers the mouth and nose with more than one layer of fabric) or equivalent device.
- 3) Attendance in the Council Chamber will be limited to allow for the public in attendance to practice social distancing. Seating may be assigned.
- 4) Coughs and sneezes must be covered with a cloth or tissue, which should then be properly disposed of or washed, and shall not be exposed to others.
- 5) Public courtesies such as handshakes or other greetings shall be respectfully avoided.
- 6) Any member of the public approaching city representatives, whether they be city staff or elected or appointed officials must maintain six-foot social distancing.

Any person who fails to comply with the COVID-19 Precautions may be removed from the meeting.

The City shall continue to allow expanded opportunities for members of the public who do not attend to participate in Public Comment and Public Testimony. Such participation will be allowed when recognized upon the Mayor's announcement. ANYONE WHO DOES NOT ATTEND BUT DESIRES TO COMMENT ON A MATTER NOT ON THE AGENDA OR TESTIFY ON A MATTER ON THE AGENDA THAT IS SET FOR ACTION BY THE BODY AT THIS MEETING MUST SEND THEIR COMMENT IN WRITING USING THIS FORM NO LATER THAN ONE (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 City Council to be read into the record IF THE ITEM IS SET FOR ACTION BY THE BODY. Up to three minutes shall be allotted for each written or oral comment ON ITEMS SET FOR ACTION to be read/spoken into the record of the meeting PRIOR TO THE BOARD TAKING ACTION ON THE ITEM. All timely written comments FOR ITEMS SET FOR ACTION 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**City***

Watauga

State*

TX

Zip*

76148

Email*

[REDACTED]

Phone**I wish to comment during (check all that apply):***

- ☐ Public Comment
- ☐ Approval of Minutes 1
- ☒ New Business 1
- ☐ New Business 2
- ☐ New Business 3

Comments - Indicate which section of the meeting your comments refer to:*

The major incubator project concern is that it doesn't seem like a prudent investment...period. Restaurants have a 50% failure rate the first year. The City of Watauga does not need to get into the restaurant business and should not assume responsibility of the risk for this type of business. There is no surrounding development that will be additional demand generators (similar to other food truck parks), and the project would likely be heavily dependent on the drive by traffic on Watauga Road. No alcoholic beverages can be sold due to the proximity of Watauga Middle School. The potential grant money would offset some of the development costs, but Watauga will still be responsible for the remainder of the costs. The budget costs for incubator project has continually increased, and the cost budgeted items do not include the inclusion of the indoor kitchen and prep area. Even if grant money is obtained, it will still cost Watauga.