

**DUNCANVILLE CITY COUNCIL AND THE
DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
JOINT MEETING
JANUARY 28, 2019**

A joint meeting of the Duncanville City Council and the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, January 28, 2018, at 6:00 PM at the D.L. Hopkins, Jr. Senior Center Northside Room located at 206 James Collins Blvd., Duncanville, Texas.

City Council Members in Attendance:

Barry L. Gordon	Mayor
Dennis L. Schwartz	Council Member; District 1
Don McBurnett	Council Member; District 2
Mark D. Cooks	Council Member; District 4
Johnette Jameson	Council Member; District 5
Patrick LeBlanc	Council Member, At-Large

City Council Members Not in Attendance:

Leslie Thomas	Mayor Pro-Tem; District 3
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Board Members in Attendance:

Steve Dial	President
Derwin Broughton, AIA	Vice President
Michael Grace	Board Member
Kenneth Govan	Board Member
Chan Williams	Board Member
Dave Galbraith	Board Member

Board Members Not in Attendance:

Dr. Terry Smith	Board Member
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Staff Present: City Manager; Kevin Hugman, Director of Economic Development; Jessica James, City Secretary; Kristin Downs, and Economic Development Coordinator; Cynthia D. Williams

Guest Present: City Attorney; Robert Hager, President of Options Real Estate Investments, Inc.; Monte Anderson, Bryan Kaeser; Mudhook Brands, and Rodney Truttling; Developer

The City Council meeting was called to order by Mayor Gordon at 6:11 PM.

The DCEDC meeting was called to order by President Dial at 6:12 PM.

CALL TO ORDER**1. THE DCEDC WILL DELIBERATE THE FOLLOWING ITEMS WITH CITY COUNCIL; HOWEVER, NO VOTE OR ACTION BY THE DCEDC BOARD WILL BE TAKEN:****A. RECEIVE AND DISCUSS DCEDC COMMUNITY ENHANCEMENT PROGRAM (CEP).**

President Dial presented the 2018 – 2019 DCEDC Community Enhancement Program to the City Council and the Board. This is an item that must be completed on a yearly basis per the Bylaws of the Corporation and is the building blocks for the DCEDC Strategic Plan. Last year, the Board completely revamped the CEP during the DCEDC Planning Session. Moving forward, the CEP will correlate with the City's Comprehensive Plan.

The City Council and the Board had further questions/discussion regarding the 2018 – 2019 DCEDC Community Enhancement Program.

B. RECEIVE AND DISCUSS POTENTIAL DEVELOPMENT IN THE CITY.

Ms. James provided the City Council and the Board with a copy of a map of the City of Duncanville. She reviewed each of the areas in the city available for potential development. Currently, Staff is working with the business owners, and several brokers/developers regarding these properties.

The City Council and the Board had further questions/discussion.

C. DISCUSS GOALS AND OBJECTIVES OF CITY COUNCIL RELATED TO DCEDC.

The City Council, the Board, and Staff discussed the goals and objectives of City Council related to the DCEDC.

Mayor Gordon questioned the perception developers have of doing business with the City of Duncanville. President Dial stated there is not a good perception from past City Council. Ms. James stated that there are negative perceptions because of some development restrictions and secondly because some developers have attended City Council meetings in the past and have shown concerns of how meetings went. Mayor Gordon and City Council agreed that the perception needs to change and offered to help change their opinions by meeting with developers that show concerns. City Manager Hugman stated that having the contacts sit down with the Mayor and Board President at the appropriate time in development negotiations would show unity.

Mr. Govan asked if City Council was interested in bringing mom and pop restaurants north of the City who are looking to expand their business instead of targeting big chain restaurants. City Council agreed and encouraged the Board and Staff to reach out if help is needed from City Council.

The City Council and the Board were reminded by Mayor Gordon to forward any ideas, leads, or suggestions to Staff, and Staff will follow-up. Also, if the City Council or the Board has any business cards of potential contacts, forward those to Staff as well. As Staff or City Council speak with potential business owners, brokers, and developers, track the information and/or feedback received from these individuals.

The City Council and the Board had further questions/discussion.

ADJOURNMENT

The City Council meeting adjourned at 7:22 PM.

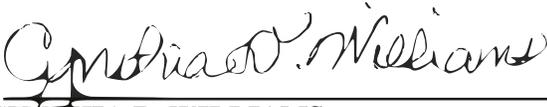
The DCEDC meeting adjourned at 7:22 PM.

APPROVED:



**STEVE DIAL
PRESIDENT**

ATTEST:



**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**