



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
JANUARY 27, 2020 @ 6:00 PM**

**DCEDC MISSION STATEMENT*
TO SERVE AS A CATALYST FOR COMMUNITY DEVELOPMENT
AND ECONOMIC OPPORTUNITY.*

AGENDA

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON DECEMBER 16, 2019.
3. CONSIDER APPROVAL OF THE DUNCANVILLE CITY COUNCIL AND THE DCEDC MINUTES FOR THE JOINT MEETING HELD ON JANUARY 7, 2020.
4. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
5. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
6. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.
7. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
8. RECEIVE AND DISCUSS THE 2019 MAIN STATION DUNCANVILLE, LTD'S BUDGET.
9. RECEIVE AND CONSIDER APPROVAL OF THE 2019 DCEDC ANNUAL REPORT.
10. EXECUTIVE SESSION.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- DISCUSS PROPERTY LOCATED NORTH OF IH-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.

11. RECONVENE INTO OPEN SESSION.

12. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

13. RECEIVE STAFF AND BOARD REPORTS.

- RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
 - CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF DECEMBER 2019 (ATTACHED).
 - CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF DECEMBER 2019 (ATTACHED).
- IMPORTANT DATES/UPCOMING EVENTS:
 - NEW BRUSH & BULK DEBRIS COLLECTION SCHEDULE (FLYER ATTACHED).
 - DUNCANVILLE RECREATION CENTER MEMBERSHIP DRIVE (FLYER ATTACHED).
 - DUNCANVILLE POLICE DEPARTMENT IS NOW RECRUITING (FLYER ATTACHED).
 - JOIN THE 2020 CENSUS (FLYER ATTACHED).
 - 2020 DADDY DAUGHTER DANCE: BEAUTY & THE BEAST; FEBRUARY 8, 2020, DUNCANVILLE RECREATION CENTER, 201 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116 (FLYER ATTACHED).
 - DUNCANVILLE CITY COUNCIL AND P&Z JOINT MEETING (REWRITE OF COMPREHENSIVE PLAN); FEBRUARY 24, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.
 - TOWN HALL MEETING – CENSUS; MARCH 26, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.
 - TOWN HALL MEETING – BUDGET; APRIL 2 OR 9, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116. DATE AND TIME TO BE DETERMINED.
 - DUNCANVILLE CITY COUNCIL AND DCEDC JOINT MEETING; AUGUST 24, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.

ADJOURNMENT

POSTED BY THURSDAY,
JANUARY 23, 2020 BY 5:00 PM



CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR

Members of the City Council, including a possible quorum, might be present in the audience and some of the City Council members might make comments or participate in the discussion as audience members. There will be no deliberation, vote, or action by the City Council.

The City of Duncanville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Duncanville at least 72 hours in advance at (972) 780-5012. (TDD Access 1-800-RELAY-TX)

Pursuant to section 30.07, penal code (trespass by license holder with an openly carried handgun), a person licensed under subchapter h, chapter 411, government code (handgun licensing law), may not enter this meeting room with a handgun that is carried openly.

De conformidad con la sección 30.07 del código penal (prevaricación por licenciario con una arma de mano llevada abiertamente), una persona con licencia bajo el subcapítulo h, capítulo 411, código de gobierno (ley de licencias para portar armas), no pueden entrar a la sala de reuniones con una arma de mano que se practica abiertamente.



AGENDA BACKGROUND

ITEM NO. 1

MEETING DATE: Monday, January 27, 2020

TITLE: Citizen's Public Forum.

BACKGROUND/HISTORY: The Duncanville Community and Economic Development Corporation Bylaws provide there be a Public Forum as part of the regular meetings. The purpose of the Public Forum is to allow public comments to be made by citizens regarding Board matters. The format of the Public Forum is subject to the President's discretion. When recognized to speak, the citizen is asked to please state his/her name and address for the record. Comments will be limited to two minutes per speaker.

Citizens wishing to speak on a Public Hearing Agenda item shall not address the Board during the Public Forum. Time is allowed for proponents and opponents to speak on a public hearing item during the set Public Hearing.



AGENDA BACKGROUND

ITEM NO. 2

MEETING DATE: Monday, January 27, 2020

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on December 16, 2019.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC Regular Meeting held on December 16, 2019.

ATTACHMENT(S): Draft DCEDC Minutes for the Regular Meeting held on December 16, 2019.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
REGULAR MEETING
DECEMBER 16, 2019**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, December 16, 2019, at 6:00 PM in the Library Meeting Rooms, located at the Duncanville Public Library, 206 James Collins Blvd., Duncanville, TX 75116.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton, AIA, NCARB	Vice President
Dave Galbraith	Board Member
Chan Williams	Board Member
Kenneth Govan	Board Member
Michael Grace	Board Member
Dr. Terry Smith	Board Member

Board Members Not in Attendance:

All Board Members were in attendance.

City Council Members Present: There were no members of the Duncanville City Council present at this meeting.

Guest(s) Present: Diane and Israel Clark; Owners of Lady Love Tax Services.

Staff Present: Jessica James; Director of Economic Development, and Cynthia Williams; Economic Development Coordinator.

CALL TO ORDER

The meeting was called to order by President Dial at 6:10 PM.

INVOCATION

Mr. Govan offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

No citizens spoke during Citizen's Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON OCTOBER 29, 2019.

Mr. Broughton made a motion to approve the minutes of the DCEDC regular meeting held on October 29, 2019, seconded by Mr. Govan; the motion passed unanimously.

It was the consensus of the Board that moving forward, Staff will note in the minutes when a Regular DCEDC Board Meeting is rescheduled to another date. The Regular Meeting for the month of December was December 23, 2019; however, the meeting was rescheduled to December 16, 2019 because of the Christmas Holiday.

ITEM NO. 3 HOLD ELECTIONS FOR THE PRESIDENT AND VICE PRESIDENT DCEDC OFFICES.

Mr. Govan made a motion to retain Mr. Steve Dial as President and Mr. Derwin Broughton as Vice President of the DCEDC, seconded by Chan Williams; the motion passed unanimously.

ITEM NO. 4 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

Ms. James reported that Sales Tax collections for December sales (October payment) show a positive of 11.36% over the same period last year, with an overall decrease YTD for FY 19 Sales Tax collections of -0.53% compared to FY 18 sales tax revenues.

An audit of sales tax payers in Duncanville also found some sales taxes not being reported correctly or being allocated incorrectly.

The Board had further questions/discussion.

ITEM NO. 5 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

Ms. James reminded the Board that the City runs two months in the rear in reporting sales tax collections, and that usually around January or February time, reporting will catch back up.

She reported that the EDC collected \$1,142 in sales tax revenues, \$1,085 in interest income, and \$1,473 in miscellaneous income. The Total Revenues collected for the month is \$3,700.

The EDC had expenses of \$17,207. Keep Duncanville Beautiful had expenses of \$886. There was a \$6,369 Transfer to the General Fund for supportive services. Beautification had expenses of \$12,49.

The Total Expenditures for EDC for the month were \$36,959, which leaves the EDC with a net loss of -\$33,259 for the month. Year-to-Date, the EDC has a net loss of -\$74,070. However, when looking at the EDC's Fund Balance, the ending Fund Balance for FY19 – 20 should be about \$2,555,000.

The Board had further questions/discussion.

Mr. Galbraith made a motion to approve the DCEDC Monthly Budget Report as presented, seconded by Mr. Grace; motion passed unanimously.

ITEM NO. 6 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.

Ms. James reported that at our last DCEDC Meeting, she stated that the General Manager of the Duncanville Fieldhouse said that the Fieldhouse would end the year \$5,000 above their goal. The Parks and Recreation Director now reports that they ended the year \$25,000 above their goal.

The Board had further questions/discussion.

ITEM NO. 7 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Ms. James reported that the Main Station Duncanville, LTD's Monthly Financials are included in the Board's packet for review. Unfortunately, a designee from Main Station did not come tonight. Staff will request that a designee is present at the next DCEDC meeting.

ITEM NO. 8 HOLD A PUBLIC HEARING TO RECEIVE COMMENTS ON A PROPOSED SIGN INCENTIVE GRANT REQUEST FOR DIANE CLARK'S LADY LOVE TAX SERVICES LOCATED AT 261 W. CAMP WISDOM RD., DUNCANVILLE, TX IN AN AMOUNT NOT TO EXCEED \$2,617.57.

The Public Hearing opened at 6:15 PM with President Dial reading the item into record. State law requires that a public hearing be held for Type B projects and that a public hearing is advertised for the project listed above. There was no public present, and no one spoke during the Public Hearing.

Mr. Govan made a motion to close the Public Hearing, seconded by Mr. Broughton; the motion passed unanimously. The Public Hearing closed at 6:16 PM.

ITEM NO. 9 RECEIVE AND CONSIDER APPROVAL OF A PROPOSED SIGN INCENTIVE GRANT REQUEST FOR DIANE CLARK'S LADY LOVE TAX SERVICES LOCATED AT 261 W. CAMP WISDOM RD., DUNCANVILLE, TX IN AN AMOUNT NOT TO EXCEED \$2,617.57.

Ms. James reported that all Ms. Clark's information is included in their Board Packet. Ms. Clark has received three quotes and is here tonight to speak to the Board regarding her request for assistance.

Ms. Clark introduced herself to the Board. She reported that for over 20 years Lady Love Tax Services has been serving the community with quality tax service, and informative information at affordable prices. Her business specializes in bookkeeping, notary services, regular accounting services and offers to compromise with the IRS. All their clients receive a professional review of their current income tax position to determine which credits or deductions should be used to receive the maximum amount owed to them. Lady Love Tax Services is efficient, reliable and available to assist with all aspects of tax needs.

The signs at Lady Love Tax Services has started to fade, and Ms. Clark would like to receive assistance with obtaining a new one.

The Board had further questions/discussion.

ITEM NO. 10 EXECUTIVE SESSION.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.087 (2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- DISCUSS DIANE CLARK'S LADY LOVE TAX SERVICE GRANT REQUEST.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- DISCUSS PROPERTY LOCATED NORTH OF I-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS DEVELOPMENT OF RAIL ROAD FLATS PROPERTY.

The Board convened into closed Executive Session at 6:56 PM.

ITEM NO. 11 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 8:24 PM.

ITEM NO. 12 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

Mr. Govan made a motion to approve a design incentive sign grant to Diane Clark for Lady Love Tax Services in an amount of 70% of the lowest of the three bids not to exceed \$1,431.86 dependent upon Ms. Clark obtaining a sign permit and having the Building Permit Office's approval, and the sign receiving a green tag. In addition, Ms. Clark must provide copies of the paid receipt(s) to get reimbursed for the cost of the sign. Ms. Clark and Lady Love Tax Services must stay in business in Duncanville at the current location for a minimum of one year and the DCEDC agrees to allow the DCEDC President to sign any documents necessary to complete the agreement. Mr. Broughton seconded the motion; the motion passed unanimously.

There was no action taken by the Board on the other two items.

ITEM NO. 13 RECEIVE STAFF AND BOARD REPORTS.

- ***RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.***

Ms. James discussed the Business and Events Activities for the previous month, which included new businesses, business expansions, and the list of Certificates of Occupancy.

The Board had further questions/discussion.

- ***UPDATE ON BOARD MEETING ATTENDANCE REQUIREMENT.***

Ms. James reported that Staff and a few of the DCEDC Board Members attended the TEDC 2019 Sales Tax Workshop in Mesquite, TX on November 22, 2019. It was reported that the Texas Open Meetings Act now allows for members of a governmental body to attend a public meeting via a video conference call. However, this option is not available for City Council or Boards.

The Board had further questions/discussion.

Ms. James reminded the Board that if an email is sent by Staff to all members of the governmental body, a "Reply to All" of the e-mail could be a violation of the Act because the email ultimately involves a quorum of the members. Please reply only to the sender in this instance.

The Board had further questions/discussion.

- ***IMPORTANT DATES/UPCOMING EVENTS:***
 - ***COFFEE WITH THE MAYOR, DECEMBER 18, 2019, 8:30 AM – 9:30 AM, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.***

ADJOURNMENT

The DCEDC meeting adjourned at 8:54 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, January 27, 2020

TITLE: Consider Approval of the Duncanville City Council and the DCEDC Minutes for the Joint Meeting Held on January 7, 2020.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Copies of the draft minutes of the Duncanville City Council and the DCEDC Minutes for the Joint Meeting Held on January 7, 2020.

ATTACHMENT(S): Draft Duncanville City Council and DCEDC Minutes for the Joint Meeting held on January 7, 2020.

**THE DUNCANVILLE CITY COUNCIL AND THE
DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
JOINT MEETING
JANUARY 7, 2020**

A joint meeting of the Duncanville City Council and the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Tuesday, January 7, 2020, at 4:00 PM in the Duncanville Public Library Meeting Rooms, located at 201 James Collins Blvd., Duncanville, TX 75116.

City Council Members in Attendance:

Barry L. Gordon	Mayor
Don McBurnett	Mayor Pro Tem
Joe Veracruz	Council Member
Monte Anderson	Council Member
Mark D. Cooks	Council Member
Johnette Jameson	Council Member
Patrick Harvey	Council Member At-Large

City Council Members Not in Attendance:

All City Council Members were in attendance.

Board Members in Attendance:

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

Board Members Not in Attendance:

All Board Members were in attendance.

Staff Present: Kevin Hugman; City Manager, Paul Fredrickson; Assistant City Manager, Jessica James; Director of Economic Development, and Cynthia Williams; Economic Development Coordinator

Guest Present: Elizabeth Morris, CEO/Chief Economist; Insight Research Corporation

CALL TO ORDER

The DCEDC joint meeting was called to order by President Dial at 4:05 PM.

INVOCATION

Mr. Galbraith offered the Invocation.

ITEM NO. 1 EXECUTIVE SESSION.

In accordance with the Texas Government Code, the Duncanville City Council and the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.

The City Council and the DCEDC began Executive Session at 4:06 PM.

ITEM NO. 2 RECONVENE INTO OPEN SESSION.

The City Council and the DCEDC reconvened into Open Session at 5:36 PM.

ITEM NO. 3 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

Mr. Govan made a motion to have all the buildings located at 730 E. IH-20, Duncanville, TX 75116 demolished to take the property back to a greenfield; seconded by Mr. Broughton.

The City Council and the DCEDC had further discussion:

Comments were made by Mr. Galbraith regarding his concerns about the Study.

A roll call vote of the DCEDC was taken by Julie Pandya Doshier, Senior Associate; Nichols, Jackson, Dillard, Hager & Smith LLP.

Derwin Broughton, AIA	Yea
Steve Dial	Yea
Dave Galbraith	Nay
Michael Grace	Nay
Kenneth Govan	Yea
Dr. Terry Smith	Yea
Chan Williams	Yea

The vote was cast 5 for, 2 against. Item passed.

ADJOURNMENT

The DCEDC meeting adjourned at 5:52 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, January 27, 2020

TITLE: Receive and Discuss City Sales and Use Tax Comparison Summary.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: The City Sales and Use Tax Comparison Summary is attached for the Board's review and discussion.

STATE OF TEXAS
 COMPTROLLER OF PUBLIC ACCOUNTS
 CITY SALES AND USE TAX COMPARISON SUMMARY - JANUARY 2020

County/City	Rate	Net Payment	Comparable Payment	% Change	2020 Payments	2019 Payments	% Change
Dallas							
Addison	1.00%	\$1,188,777.34	\$1,137,218.44	4.53%	\$1,188,777.34	\$1,137,218.44	4.53%
Balch Springs	2.00%	\$809,362.39	\$605,313.39	33.70%	\$809,362.39	\$605,313.39	33.70%
Carrollton	1.00%	\$3,182,273.69	\$2,989,925.72	6.43%	\$3,182,273.69	\$2,989,925.72	6.43%
Cedar Hill	1.88%	\$1,242,663.84	\$1,227,999.35	1.19%	\$1,242,663.84	\$1,227,999.35	1.19%
Cockrell Hill	1.00%	\$34,330.33	\$32,978.90	4.09%	\$34,330.33	\$32,978.90	4.09%
Coppell	1.75%	\$3,005,833.56	\$2,887,061.75	4.11%	\$3,005,833.56	\$2,887,061.75	4.11%
Dallas	1.00%	\$26,720,306.53	\$24,498,104.84	9.07%	\$26,720,306.53	\$24,498,104.84	9.07%
De Soto	2.00%	\$1,391,445.67	\$1,545,244.85	-9.95%	\$1,391,445.67	\$1,545,244.85	-9.95%
Duncanville	2.00%	\$799,874.76	\$761,307.93	5.06%	\$799,874.76	\$761,307.93	5.06%
Farmers Branch	1.00%	\$1,391,215.76	\$1,305,426.39	6.57%	\$1,391,215.76	\$1,305,426.39	6.57%
Garland	1.00%	\$2,275,214.00	\$2,228,520.30	2.09%	\$2,275,214.00	\$2,228,520.30	2.09%
Glenn Heights	1.00%	\$60,379.42	\$52,635.10	14.71%	\$60,379.42	\$52,635.10	14.71%
Highland Park	1.00%	\$410,186.58	\$395,312.70	3.76%	\$410,186.58	\$395,312.70	3.76%
Hutchins	2.00%	\$179,209.95	\$174,175.64	2.89%	\$179,209.95	\$174,175.64	2.89%
Irving	1.00%	\$5,454,435.75	\$5,308,871.93	2.74%	\$5,454,435.75	\$5,308,871.93	2.74%
Lancaster	2.00%	\$795,305.67	\$833,387.37	-4.56%	\$795,305.67	\$833,387.37	-4.56%
Mesquite	2.00%	\$3,296,964.48	\$3,286,277.62	0.32%	\$3,296,964.48	\$3,286,277.62	0.32%
Richardson	1.00%	\$2,774,038.73	\$2,710,415.10	2.34%	\$2,774,038.73	\$2,710,415.10	2.34%
Rowlett	1.00%	\$543,133.90	\$558,416.60	-2.73%	\$543,133.90	\$558,416.60	-2.73%
Sachse	1.75%	\$272,240.78	\$230,469.73	18.12%	\$272,240.78	\$230,469.73	18.12%
Seagoville	2.00%	\$271,102.76	\$285,277.81	-4.96%	\$271,102.76	\$285,277.81	-4.96%
Sunnyvale	2.00%	\$211,694.26	\$334,285.61	-36.67%	\$211,694.26	\$334,285.61	-36.67%
University Park	1.00%	\$360,994.00	\$361,642.97	-0.17%	\$360,994.00	\$361,642.97	-0.17%
Wilmer	2.00%	\$393,402.02	\$350,691.64	12.17%	\$393,402.02	\$350,691.64	12.17%
County Total		\$ 57,064,386.17	\$ 54,100,961.68	5.48%	\$ 57,064,386.17	\$ 54,100,961.68	5.48%
Tarrant							
Bedford	2.00%	\$878,302.47	\$848,716.19	3.48%	\$878,302.47	\$848,716.19	3.48%
Hurst	1.50%	\$1,255,354.78	\$1,306,527.67	-3.91%	\$1,255,354.78	\$1,306,527.67	-3.91%
Grand Prairie	1.75%	\$4,842,742.42	\$4,612,818.15	4.98%	\$4,842,742.42	\$4,612,818.15	4.98%
Grapevine	1.50%	\$3,607,603.83	\$3,599,446.66	0.22%	\$3,607,603.83	\$3,599,446.66	0.22%
Southlake	1.88%	\$2,470,913.21	\$2,151,773.49	14.83%	\$2,470,913.21	\$2,151,773.49	14.83%
Mansfield	2.00%	\$2,074,046.37	\$1,963,472.91	5.63%	\$2,074,046.37	\$1,963,472.91	5.63%
Denton							
Corinth	1.75%	\$223,596.57	\$203,827.14	9.69%	\$223,596.57	\$203,827.14	9.69%
Ellis							
Midlothian	2.00%	\$923,700.67	\$782,387.65	18.06%	\$923,700.67	\$782,387.65	18.06%



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, January 27, 2020

TITLE: Receive and Consider Approval of the DCEDC Monthly Budget Report.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James, will present the DCEDC Monthly Budget Report to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, January 27, 2020

TITLE: Receive and Discuss the Duncanville Fieldhouse Sports Facility Financial Status Report.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James, will present the Duncanville Fieldhouse Sports Facility Financial Status Report to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, January 27, 2020

TITLE: Receive and Discuss the Main Station Duncanville, LTD's Monthly Financials, as well as Duncanville Real Estate Updates.

PRESENTED BY: Main Station Duncanville, LTD Designee

BACKGROUND/HISTORY: The Main Station Duncanville LTD's Monthly Statement will be provided to the Board at the meeting for review and discussion.



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, January 27, 2020

TITLE: Receive and Discuss the 2019 Main Station Duncanville, LTD's Budget.

PRESENTED BY: Main Station Duncanville, LTD Designee

BACKGROUND/HISTORY: The designee will present the 2019 Main Station Duncanville, LTD Budget to the DCEDC Board.



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, January 27, 2020

TITLE: Receive and Consider the 2019 DCEDC Annual Report.

BACKGROUND/HISTORY: The DCEDC presents a yearly annual report to the City Council, which highlights the activities of the Board and the Economic Development Department.

ATTACHMENT(S): A copy will be presented to the Board for review at the meeting.



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, January 27, 2020

TITLE: Executive Session.

BACKGROUND/HISTORY: In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- DISCUSS REAL PROPERTY LOCATED NORTH OF IH-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, January 27, 2020

TITLE: Reconvene into Open Session.

BACKGROUND/HISTORY: After closed Executive Session, the Board shall reconvene into Open Session prior to Adjournment and make specific disclosures of actions that were taken in closed Executive Session.



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, January 27, 2020

TITLE: Take Any Necessary or Appropriate Action as A Result of Closed Executive Session.

BACKGROUND/HISTORY: The Board will take any necessary action in Open Session because of closed Executive Session.



AGENDA BACKGROUND

ITEM NO. 13

MEETING DATE: Monday, January 27, 2020

TITLE: Receive Staff Reports and Board Reports.

- Receive Business and Events Activity Updates.
 - Certificate of Occupancy – Applications Received – Monthly (EDC) Month of December 2019 (Attached).
 - Certificate of Occupancy – Certificates Issued – Monthly (EDC) Month of December 2019 (Attached).
- Important Dates/Upcoming Events:
 - New Brush & Bulk Debris Collection Schedule (Flyer Attached).
 - Duncanville Recreation Center Membership Drive (Flyer Attached).
 - Duncanville Police Department is Now Recruiting (Flyer Attached).
 - Join the 2020 Census (Flyer Attached).
 - 2020 Daddy Daughter Dance: Beauty & The Beast; February 8, 2020, Duncanville Recreation Center, 201 James Collins Blvd., Duncanville, TX 75116 (Flyer Attached).
 - Duncanville City Council and P&Z Joint Meeting (Rewrite of Comprehensive Plan); February 24, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116, 6:00 PM.
 - Town Hall Meeting – Census; March 26, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116, 6:00 PM.
 - Town Hall Meeting – Budget; April 2 or 9, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116. Date and time to be determined.
 - Duncanville City Council and DCEDC Joint Meeting; August 24, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116, 6:00 PM.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James will present the DCEDC Business and Events Activity Updates to the Board at the meeting. The Business and Events Activity Updates are presented monthly to provide progress reports, development updates, and business updates.

Staff and the Board will discuss important dates/upcoming events.



**City of Duncanville's
Certificate of Occupancy -
Applications Received -
MONTHLY (EDC)
Month of December, 2019**

Project Description	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Property Owner Name, address, phone number and ema	Reason for Application	Square Footage
Outpatient therapy - licensed professional counselor.	214 S Main St. Suite # 208	Overcoming LLC	354	Kami Turner	Tommy & Dianne Winn managed by Mote and Associates 214 S Main St Suite 210 Duncanville, TX 75116 9722962856 bmote@moteandassociates.coi	New Occupancy	354
La Familia Auto Insurance	901 E Hwy 67 Suite # A	La Familia Auto Insurance Phone: (972) 646-7007 faizan@lafamiliainsurance.com	1,059	Faizan Wastani	Maxx Lovern, 11551 Forest Central Dr. #110, Dallas TX 75243 580-977-9996, 972-231-2424 mbicompany@aol.com	New Business	1059
Full service restaurant.	1707 S Main St.	Hardaway Enterprise	2,000	Smokin BBQ/Laboore Michelle Terrell	Sam Sibini 1703 S Main St Duncanville, TX 75137 8178086724 sam2now@yahoo.com	Change of Location	2000
Pappas Bar-B-Q Restaurant	230 W Hwy 67	Pappas Bar-B-Q Phone: (713) 869-0151 mmouchette@pappas.com	7,626	Marlene Mouchette	PAPPAS RESTAURANTS INC 13939 NORTHWEST FRWY HOUSTON, TEXAS 77040-5115 7138035150 mmouchette@pappas.com	New Building	7626
full service nail salon	901 E Hwy 67 Suite # H	Custom Nail Bar Phone: (214) 717-9123	3,506	Danny Dinh	Hwy 67 Plaza LLC 5721 Adair Ln Palno TX 75024 580-977-9996 maxx.lovern@gmail.com	New Building	3506
Boutique/Salon.	426 E Wheatland Rd.	Honey Bundles LLC Phone: (469) 243-2541	1,486	Dezzarray Pryor	Century Pioneer LLC PO Box 863975 Plano, TX 75086	New Occupancy	1486
Recording studio.	620 Crestside Dr.	Cool Money Ent Phone: (281) 610-6481	4,880	DeVarius Moore	JAMA Properties 518 N Britain Rd Irving, TX 75061 2142369977 andersonrentals1@gmail.com	New Occupancy	4880
CPR & Allied Health Training Medical TVFC Site	402 W Wheatland Rd. Suite # 180	Absolute CPR & Allied Health Training Phone: (469) 254-5346 absolutecprdallas@gmail.com	1,575	Michele Gomez	CASH FLOW MANAGEMENT INC 402 W WHEATLAND RD STE 170 DUNCANVILLE, TX 75116 2148690741	New Occupancy	1575
retail - mailboxes, printing, business center	321 S Cedar Ridge Dr.	Gone Postal LLC Phone: (972) 489-0472	1,652	Dwight Bolden	EDAR PARK SHOPPING CTR % TBC TAX UNIT 001609 PO BOX 35370 LOUISVILLE, KENTUCKY 40232 214-720-6643 esmith@weitzmangroup.com	New Occupancy	1652
tax service	1314 S	Express Tax Service DBA	1,013	Mohamood	JAMMOR LTD	New	1013

business	Main St. Suite # 300	Liberty Tax Phone: (972) 465-8400 lib17314@yahoo.com		M. Dhanani	PARTNERSHIP JASON MORAHAN P.O. BOX 140795 DALLAS, TEXAS 75214 9724658400 info@realspacetexas.com	Occupancy	
chiropractic clinic	420 E Hwy. 67	Peralta Chiropractic Inc. Phone: (469) 583-5552 drperalta@peraltachiro.net	2,872	Edgar Peralta	Dr. Edgar Peralta 420 E Hwy 67 Duncanville TX 75137 2149423700 drperalta@peraltachiro.net	New Occupancy	2872
restaurant (change of ownership)	606 S Clark Rd. Suite # # A	Hav R Charburgers Phone: (214) 606-2396 info@turbonoodle.com	2,000	Lisaette Moore-Dresel	RUSSELL VICKY 1338 MEADOW GRN DUNCANVILLE, TEXAS 75137 9727809990	Change of Ownership	2000
automotive repair	810 Mercury Ave.	Bimmers R Us Phone: (214) 662-0098 tech4bimmer@gmail.com	3,000	Victor Leal	HALL DAVID BAYNE 1108 MALLARD POINTE DR CEDAR HILL, TEXAS 75104 2147699430 imnbks1969@aol.com	New Occupancy	3000
Thania Beauty Salon	100 S Main St. Suite # 110	Marcia Diaz Phone: (469) 552-3594	769	Marcia Diaz	LENA LILES - MAIN STATION DUNCANVILLE LTD 111 E DAVIS DUNCANVILLE TX 75116 lena@optionsre.com	New Business	769
TOTALS:	Square Footage:	33,792.00		(Avg.: 2,413.71)			
	Total Projects:	14					



**City of Duncanville's
Certificate of Occupancy -
Certificates Issued - MONTHLY
(EDC)**

Month of December, 2019

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Reason for Application	Square Footage
CANCELLED restaurant (change of ownership)	12/16/2019	606 S Clark Rd. Suite # A	Hav R Charburger Phone: (214) 207-4074 kmckee05@gmail.com	2,000	Kevin McKee		2000
volleyball skills development	12/16/2019	1700 S Main St. Suite # 103	Airell's Courts Club Volleyball (ACCV) Phone: (214) 538-6723	400	Terri Thomas	New Occupancy	400
AP SECURITY LLC	12/16/2019	407 N Cedar Ridge Dr. Suite # #310	AP Security LLC Phone: (214) 753-6721 aprotective1@yahoo.com	1,014	Eric Robertson	New Business	1014
Magical House Salon (NO EVENTS ALLOWED)	12/09/2019	700 S Cockrell Hill Rd. Suite # 114	Magical House Salon Phone: (214) 780-9710 magicalhouse114@gmail.com	1,476	James L. Brooks III		1476
alterations	12/16/2019	317 S Cedar Ridge Dr.	Anna's Tailor Phone: (469) 226-1951	840	Jong Y. Choi	Change of Ownership	840
grocery store	12/16/2019	336 E Camp Wisdom Rd. Suite # B	Coleman Carribbean Groceries Phone: (719) 287-1187 ladyc_87@yahoo.com	750	Cassandra E Coleman	New Occupancy	750
CPR & Allied Health Training, Community Foster Training	12/09/2019	402 W Wheatland Rd. Suite # 140	Absolute CPR & Allied Health Training DBA: Absolut Phone: (469) 254-5346 absolutecprdallas@gmail.com	800	Michele S. Gomez	Change of Location	800
makeup artist services and waxing	12/09/2019	1019 S main St. Suite # 128	Unfiltered by Taye Phone: (469) 835-6580 tayethemua@gmail.com	500	Mantee Hyder	New Occupancy	500
E-commerce, online sales	12/09/2019	1184 Explorer St. Suite # E	Breventy LLC Phone: (469) 556-3123	1,500	Dong Ho	New Occupancy	1500
distributor of fasteners/hardware	12/09/2019	1182 Explorer	JTC Industrial Supply Phone: (214) 930-2865	1,300	Jesse Lopez	Change of Location	1300

		Suite # K	jesse@jtcindustrialsupply.com				
registration and recruitment truck driving school	12/09/2019	1536 S Clark Rd.	Proving Grounds Logistics Offices Phone: (469) 697-4969 diamondridgway58@gmail.com	1,264	Diamond Ridgway	New Occupancy	1264
Retail Sales of Health and Wellness Products - packaged food, body lotions, bath bombs	12/09/2019	626 E Hwy 67 Suite # A	CBD American Shaman Phone: (469) 446-7233	2,400	Mike Issokson	New Occupancy	2400
office	12/09/2019	110 N Main St.	W & B Service Co. Phone: (214) 200-0323 caitlin.partin@wbsservice.com	1,323	Caitlin Partin	New Occupancy	1323
project was put in because fire found that their CO posted on the wall has the wrong address for the building location.	12/16/2019	210 E Camp Wisdom Rd.	American Tire Service	7,590	Josephine Hunter	New Occupancy	7590
Skincare aesthetics day spa - massages, chemical peels, skin care services, facials, waxing, lashes, makeup.	12/16/2019	777 E Wheatland Rd. Suite # 105	Monica Tony Aesthetics & Skincare Phone: (214) 280-2029 monicatony81@gmail.com	1,137	Monica S. Tony	New Occupancy	1137
threading salon	12/09/2019	215 W Camp Wisdom Rd. Suite # 2	Elegant Brows Phone: (214) 862-6915 ghimirebishal26@gmail.com	1,500	Bishal Ghimire	New Occupancy	1500
tax office	12/16/2019	100 S Main St. Suite # 106	Tax Service Phone: (214) 714-7744 intellitax19@gmail.com	664	Misti Blackwell	New Occupancy	664
TOTALS:							
	Square Footage:	26,458.00	(Avg.: 1,556.35)				
	Total Projects:	17					
	CO's Issued:	17					



NEW
**Brush & Bulk Debris
Collection Schedule**

Residents who live north of Wheatland Road have brush/bulk collection on week 1 & 3 of the month. Residents who live south of Wheatland Road have brush/bulk collection on week 2 & 4 of the month. The first Monday of the month starts week 1 collection.

Effective December 2019, Duncanville residents have a change to brush and bulk collection that includes collection twice per month for a total of 10 cubic yards per pick up, and bundling brush is no longer required. More details are included on the other side of this postcard and available at:

www.duncanville.com/trash

For questions regarding trash, recycling, brush, bulk and household hazardous waste, please contact the Utilities Division at 972-780-4900.

Visita www.duncanville.com/trash
Para la Versión en Español

City of Duncanville
203 E. Wheatland Rd.
Duncanville, TX 75116

PRSRT STD
U.S. POSTAGE
PAID
DATAPROSE

NOTICE: DUNCANVILLE CITY COUNCIL AMENDS SOLID WASTE ORDINANCE

At the December 17, 2019 City Council meeting, the Duncanville City Council amended the Solid Waste ordinance after receiving input from residents. The changes primarily affect brush and bulk collection as outlined below. Residents will see a \$2.31 increase per month for solid waste services on utility bills starting in January.

Brush & Bulk Collection

- ▶ Combined, the brush and bulk debris shall not exceed 10 cubic yards per pick up
 - ▷ No more bundling required; brush pile cannot be greater than five feet tall
 - ▷ If amount exceeds 10 cubic yards, resident is responsible for removing additional debris
 - ▷ All residents should place brush and bulk debris behind front curb and do not block sidewalk
 - ▷ Separate brush and bulk debris piles by minimum of two feet, and separate from other items by five feet
 - ◇ Nothing other than brush and limbs should be included in brush pile for pick up
- ▶ Brush and bulk will be collected twice per month and residents have specific weeks for collection
 - ▷ Weeks 1 & 3 residents live north of Wheatland Rd and weeks 2 & 4 residents live south of Wheatland Rd.
 - ▷ Designated weeks begin Monday and run through Saturday; first Monday of the month starts week 1
 - ▷ Brush and bulk debris should be out by 7:00 am on Monday of scheduled pick up week, but no earlier than the Saturday prior to collection week

Other

- ▶ Yard waste (grass, pine needles, leaves, etc) should be placed in bags/cardboard box with regular trash pick up
 - ▷ Bags/cardboard boxes containing residential rubbish and yard waste must weigh 35 pounds or less
- ▶ Do not block sidewalks with any solid waste materials
- ▶ Construction and commercial debris will not be collected; resident responsible for disposal
 - ▷ Carpet and area rugs larger than 8' x 10' are considered construction debris and will not be collected
- ▶ Electronic waste will not be collected, except at semi-annual Operation Clean Duncanville event (April 4, 2020)
- ▶ Household hazardous waste will not be collected, except at Household Hazardous Waste event (March 28, 2020) and at the Dallas County collection site located at 11234 Plano Rd, Dallas TX 75243 - (214) 553-1765
- ▶ Loose trash and debris will not be collected; place in bag or cardboard box for regular trash collection
- ▶ Items not placed in an approved container will be considered loose trash

Trash Collection Days

See Zone 1 and 2 on Map
Place at Front Curb or Alley

- + Monday/Thursday Zone 1 Residents
- + Tuesday/Friday Zone 2 Residents

Brush & Bulk Collection Weeks

See Zone A/B and C/D on Map
First Monday of the Month Starts Week 1
Place at Front Curb

- + Weeks 1 & 3 Zone A & B Residents
- + Weeks 2 & 4 Zone C & D Residents

Recycling Collection Days

See Zone A, B, C & D on Map
Place at Front Curb or Alley

- + Monday Zone 1A Residents
- + Tuesday Zone 2B Residents
- + Thursday Zone 1C Residents
- + Friday Zone 2D Residents

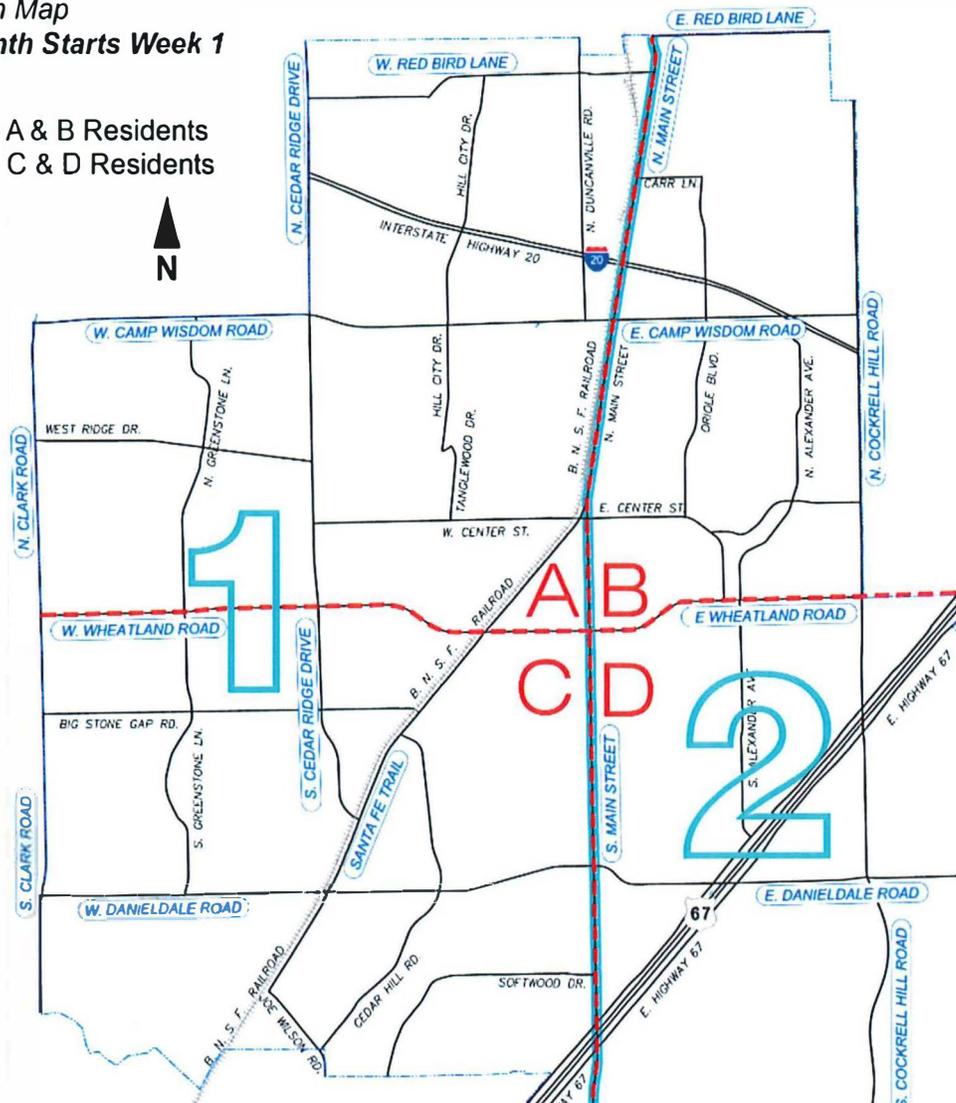
Brush & Bulk Collection Example

January 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
						Week 4

Place trash, recycling, brush and bulk debris at the curb/alley no earlier than 12:01 am and no later than 7:00 am on scheduled collection days.

No construction materials will be picked up. These items will need to be disposed of by the contractor doing the work or taken to Skyline Landfill for a \$35 fee.

Notify Republic Services within 24 hours if your solid waste debris has not been collected:
972-225-4207.



No Solid Waste Collection on the Following Holidays

New Year's Day | Fourth of July | Labor Day | Thanksgiving | Christmas Day

Collection will resume the next regularly scheduled pick up day



DUNCANVILLE RECREATION CENTER

201 JAMES COLLINS BLVD. DUNCANVILLE TX 75116

MEMBERSHIP DRIVE

The Month Of January!!

BECOME A ONE YEAR
MEMBER FOR THE
PRICE OF 6 MONTHS !!

FOR MORE INFORMATION CALL:
972-780-5070 OR VISIT WWW.DUNCANVILLE.COM





City of Duncanville

Cordially invites you to the

2020 Daddy Daughter Dance:

Beauty & the Beast

**Saturday, February 8th
at 6pm**

Tickets on Sale NOW

Per Couple **\$50.00**

Additional Daughter **\$15.00**

**DJ, Dinner, Dancing, Games, Prizes,
& Professional Photos**

Duncanville Recreation Center - 201 James Collins Blvd Duncanville, TX 75116 - 972.780.5074

www.duncanville.com

**DUNCANVILLE
POLICE DEPARTMENT**

IS NOW

RECRUITING

**BECOME
A
CHAMPION**



PAY SCALE: \$58,615 - \$74,993

SIGN ON BONUS: \$2,500

- non-certified

\$3,500

- TCOLE certified

EXAM DATE AND TIME

SATURDAY, FEBRUARY 15, 8AM

EXAM LOCATION:

SENIOR CENTER

206 JAMES COLLINS BLVD.

DUNCANVILLE, TEXAS 75116

ONLINE APPLICATION

WWW.DUNCANVILLE.COM/POLICE

MORE INFO: (972) 780-5028

RECRUITER@DUNCANVILLEPD.COM

Join the 2020 Census

Apply Online!

Full-Time and Part-Time Positions

The 2020 Census is taking applications for positions starting soon. There are a wide variety of full-time and part-time jobs for all levels of experience. Make your next job count by applying today!

For more information about our Field or Office positions
please visit us at:

2020census.gov/jobs

1-855-JOB-2020

(1-855-562-2020)

- Clerks
- Supervisory Clerks
- Enumerators
- First Line Supervisors

- Must be 18 years or older
- Must be a US Citizen
- If bilingual, must pass an oral equivalence exam in English



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2020