



**Duncanville City Council
Regular Meeting Agenda**
City Council Briefing Room and City Council Chamber
Duncanville City Hall, 203 E. Wheatland Road
Duncanville, TX 75166

Tuesday, April 21, 2026
5:00 PM - Work Session/Briefing
7:00 PM - Regular Session

or immediately following the 5:00 PM Work Session/Briefing

The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request accommodation.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council must be physically present at the above stated location.

The City of Duncanville reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment at the direction and agreement of Mayor and Council.

This is an open meeting conducted in-person and will be broadcast by website and social media channels.

To view the live meeting or previous meetings click on the link below.

<https://duncanvilletx.new.swagit.com/views/454/>

To speak during public comments, please complete a comment card and give it to the receptionist before the regular session.

To submit a comment via email the following information is required:

- Submit a comment by 3:00 PM on Tuesday, April 21, 2026.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, April 21, 2026.
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

2. CITY COUNCIL CALENDAR

- A. April 2026 and May 2026 Calendars

3. BRIEFINGS / PRESENTATIONS

- A. Briefing and Discussion on draft Letter of Intent (LOI) for a development proposal located at 100 E Wheatland Rd.
- B. Drainage Master Plan Summary and Results Briefing

- C. Renaming of Shady Trail Drive Briefing

EXECUTIVE SESSION

- A. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.
- B. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.
- C. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of north Main Street, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

INVOCATION - Pastor Calvin Funchess with Crossroads of Life Assembly

PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

4. REPORTS

- A. Mayor's Report
- B. Councilmembers' Report
- C. City Manager's Report

5. PROCLAMATIONS AND PRESENTATIONS

- A. National Library Week Proclamation
- B. Bloomfest Event Briefing

6. CITIZENS' INPUT

In-person citizen comments will be heard during the Regular Session. In keeping with the City Council's Rules of Procedure adopted on June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes. "Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all persons addressing are subject to council adopted rules and limitations permitted by law" At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

- A. Consider the minutes for March 31, 2026 Bond Workshop and the April 7, 2026 City Council Meeting.
- B. Consider a resolution for appointments to fill vacancies on the Boards and Commissions.
- C. Consider a Resolution authorizing a DCEDC expenditure of \$7,500.00 for a sponsorship for the 17th Annual Dallas County Sheriff's Office and Duncanville Police Department Fire Truck Pull.
- D. Consider a Resolution authorizing a DCEDC expenditure of \$5,000.00 for a sponsorship to the 2026 Property Improvement Program (PIP) Days.
- E. Consider a Resolution approving an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and JCTF Real Estate, LLC for the redevelopment, beautification and expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply Store located at 1014 S. Main Street, in the amount of \$200,000, categorizing this project as a business expansion and retention incentive.
- F. Consider an amendment to the Comprehensive Zoning Ordinance to amend Planned Development PD2535-R (PD 2535-R) to Planned Development 2535-R2 (PD 2535-R2), to adopt an amended site plan and development regulation for a 12-unit multi-family residential use, on real property located at 402 E. Wheatland Road, legally described as Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres±, City of Duncanville, Dallas County, Texas.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Consider a Resolution for Fiscal Year 2026 Hot Fund Grant to the Duncanville Chamber of Commerce
- C. Discuss and consider a resolution designating Mr. and Ms. Juneteenth to represent Duncanville at the 2026 Best Southwest Juneteenth event.

9. STAFF AND BOARD REPORTS

- A. Fire Department Bi-Annual Report
- B. Briefing about Master Fee Updates for Planning, Permitting,

Inspections, and Public Works.

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Tuesday, April 14, 2026, by 6:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Chiquita Taylor
City Secretary

"Guns prohibited on these premises by state law unless licensed under Chapter 411, Tex. Gov. Code. Section 46.035 Texas Penal Code."

"Las armas de fuego están prohibidas en estas instalaciones por la ley estatal a menos que estén autorizadas bajo el Capítulo 411 del Código de Gobierno de Texas. Sección 46.035 del Código Penal de Texas."

Council Calendar APRIL 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2 Zoning Board of Adjustment Briefing Room 7:00 PM	3	4
5	6	7 City Council Meeting 6 PM (Briefing Room & Council Chambers)	8	9 Community Engagement Advisory Board 6:30 PM Briefing Room	10	11 Concert in the Park Band -TBD 7PM Armstrong Park
12	13 Park Board Meeting Joint with City Council 6:30 PM Planning & Zoning Meeting 7:00 PM	14	15	16	17	18 Ribbon Cutting for Harrington Park Noon-ish (TBD)
19	20 Keep Duncanville Beautiful 7:00 PM Briefing Room	21 City Council Meeting 5 PM (Briefing Room & Council)	22	23 Library Advisory Board 6:30 PM Library Program Room Coffee with the Mayor 12:00 PM Senior Center	24	25 Movies in the Park 8 PM Armstrong Park
26	27 DCEDC Meeting Council Chambers 6:00 PM	28 Arts Commission Meeting 6:30 PM Briefing Room	29	30		

Council Calendar MAY 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5 <div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> City Council Meeting 4 PM Workshop (Briefing Room & Council) </div>	6	7 <div style="border: 1px solid black; background-color: #ADD8E6; padding: 5px; text-align: center;"> National Day of Prayer </div>	8	9 <div style="border: 1px solid black; padding: 5px; text-align: center;"> Bloomfest Music & Arts Festival 4:00 PM Armstrong Park </div>
10	11 <div style="border: 1px solid black; background-color: #90EE90; padding: 5px; margin-bottom: 5px;"> Police Memorial Ceremony 3:00 Amphitheater </div> <div style="border: 1px solid black; background-color: #FF8C00; padding: 5px; margin-bottom: 5px;"> Park Board Meeting 6:30 PM </div> <div style="border: 1px solid black; background-color: #FF8C00; padding: 5px;"> Planning & Zoning Meeting 6:00 PM </div>	12	13	14 <div style="border: 1px solid black; background-color: #FFB6C1; padding: 5px; text-align: center;"> Community Engagement Advisory Board 6:30PM Briefing Room </div>	15	16
17	18 <div style="border: 1px solid black; background-color: #ADD8E6; padding: 5px; margin-bottom: 5px;"> Keep Duncanville Beautiful 7:00 PM </div> <div style="border: 1px solid black; background-color: #FF8C00; padding: 5px;"> DCEDC Meeting 6:00 PM </div>	19 <div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> City Council Meeting 6 PM (Briefing Room & Council Chambers) </div>	20	21 <div style="border: 1px solid black; background-color: #A9A9A9; padding: 5px; text-align: center;"> TIF Board Meeting 6:00 PM </div>	22	23
24	25	26	27	28	29	30
31	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Memorial Day Ceremony 10:00 AM to 11:00 AM War Memorial Park </div>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> Arts Commission Meeting 6:30 PM Briefing Room </div>		<div style="border: 1px solid black; background-color: #DDA0DD; padding: 5px; text-align: center;"> Coffee with the Mayor 12:00PM Senior Center </div>		



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Briefing and Discussion on draft Letter of Intent (LOI) for a development proposal located at 100 E Wheatland Rd.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Resilient Community and Economic Development

STAFF RESPONSIBLE:

Marlon Goff

BACKGROUND/HISTORY:

The City of Duncanville owns a 1.9-acre parcel at 100 E. Wheatland Road, which includes the former Dallas County Tax Office building, a single-story structure of approximately 3,910 square feet. The property was conveyed to the City at no cost following completion of a new Dallas County administrative facility and has since remained vacant and underutilized.

In connection with the City’s broader effort to activate this site as a mixed-use development node, staff has been in discussions with Cenzo’s Pizza & Deli, LLC (“Cenzo’s”) regarding the proposed acquisition and adaptive reuse of a portion of the parcel, currently designated as (Lot 3) as part of preliminary plat of the larger tract. Lot 3 is depicted in Conceptual Site Plan Option C.1 (dated February 2, 2026) and comprises approximately 20,871 square feet (0.479 acres).

Cenzo’s proposes to renovate the existing building to restaurant code standards and operate a full-service pizza and deli concept. The proposed development would serve as the anchor tenant and catalyst for the 100 E. Wheatland Road Mixed-Use District incorporating neighborhood retail, commerce, public art and pedestrian amenities within a mixed-use environment, as an implementation of common themes in the City’s Downtown Master Plan and Comprehensive Plan 2040.

POLICY EXPLANATION:

Letter of Intent — Summary of Key Terms

Staff has prepared a non-binding Letter of Intent (LOI) reflecting the preliminary understanding between the City, the Duncanville Community & Economic Development Corporation (DCEDC), and Cenzo's. The LOI is presented tonight for City Council briefing and discussion. No action is requested at this meeting.

Key terms of the LOI include:

- Property: Proposed Lot 3 ($\pm 20,871$ SF / 0.479 acres), including the existing 3,910 SF building, to be created through replat of the 100 E. Wheatland Road parcel
- Net Purchase Price: \$250,452 (land-value only; the \$195,500 building value is designated as an economic development incentive.
- Brokerage Fee: 5% of purchase price, payable to Cenzo's real estate/construction partner at closing
- Site Development Fee: 5% of total project hard costs, as defined in the Purchase and Sale Agreement (PSA)
- Total Estimated Project Cost: \$1,145,796.23 (\$293.04 PSF, based on building footprint)
- Conditions Precedent: Completion of replat and rezoning; Duncanville ISD and TABC approvals;
- Submission of final construction budget and financing within 45 days of LOI execution
- Definitive Agreements: Parties to negotiate and execute a PSA within 90 days of LOI execution, subject to City Council approval
- Community Engagement: At least one neighborhood information session prior to City Council consideration of Definitive Agreements. Could incorporate Duncanville ISD, Merrifield Elementary School & PTA

Public Benefit & Strategic Alignment

The proposed transaction advances the following City and DCEDC objectives:

- Activation of a long-vacant, City-owned asset with a locally-operated restaurant concept
- Establishment of an anchor tenant for the 100 E. Wheatland Road Mixed-Use District
- Generation of property tax, sales tax, and mixed beverage tax revenue from a current tax-exempt land parcel
- Creation of a family-friendly, walkable gathering place consistent with downtown revitalization goals
- Leveraging the City's original no-cost property acquisition as a public investment in community development outcomes

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

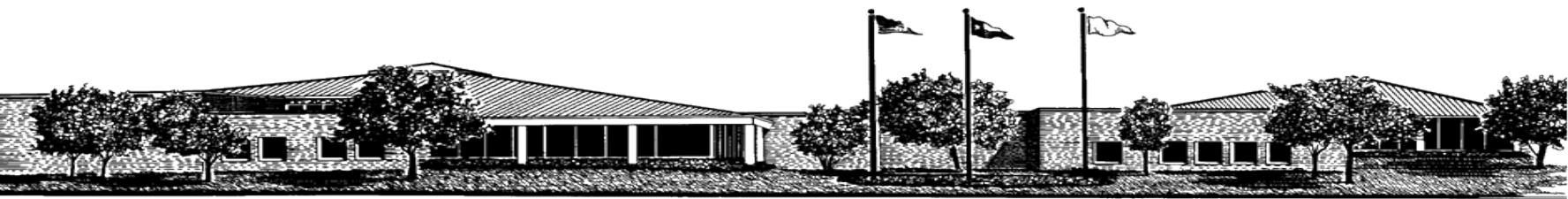
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

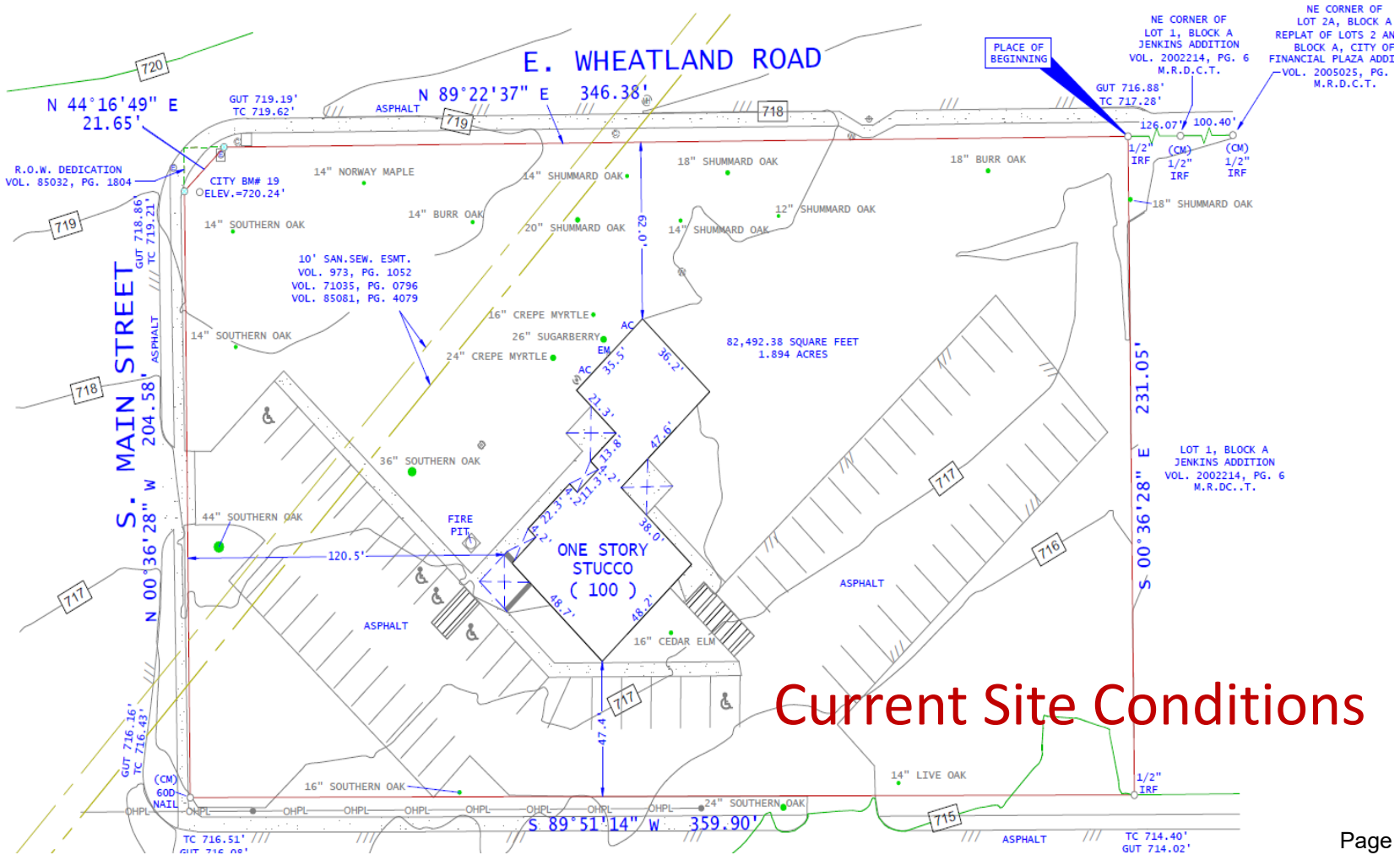
Briefing Session, Draft LOI_Cenzo's, 260202-CONCEPT SITE PLAN-OPT C.1, Space Plan, A-100 E Wheatland - South-1, B-100 E Wheatland - South-2, C-100 E Wheatland - SW corner, D-100 E Wheatland - North-1



BRIEFING SESSION

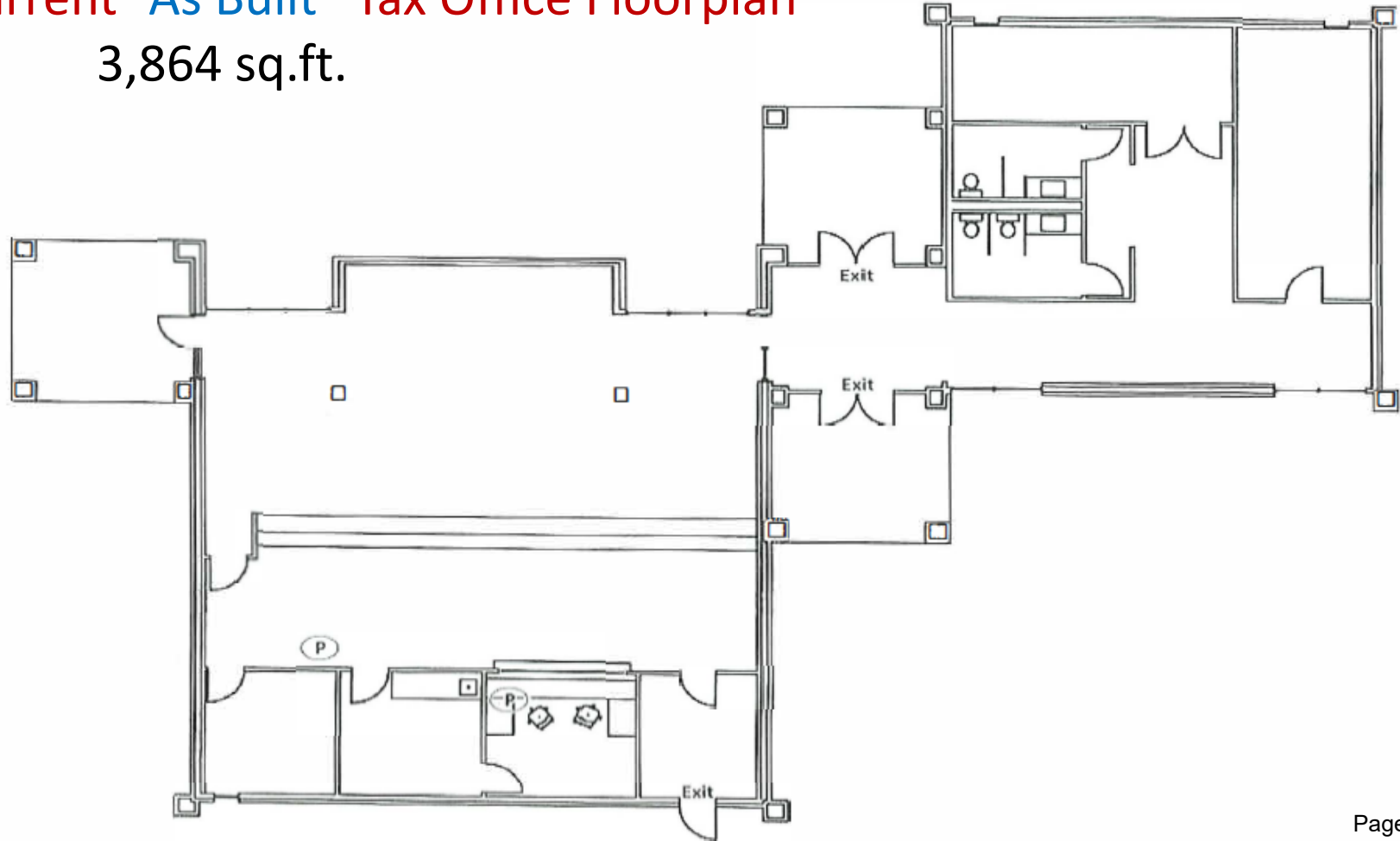
APRIL 21, 2026

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self



Current "As Built" Tax Office Floorplan

3,864 sq.ft.



Summary of Development Interest

Concepts that have submitted preliminary site plans and feasibility analysis

- 4-Story Mixed-Use Multi-family Concept
- 3-Story Mixed –Use Multifamily Concept
- Adaptive Reuse + Lateral Mixed-Use Village

Real Estate Broker & site selector inquiries received:

- Emergency Room & Urgent Care Facility
- Gas Station & Convenience Store

“Visions & Ideas” for the tax office received from internal & external voices:

- Commissary Kitchen
- Business Incubator
- Boutique Hotel Site
- Live Music & Event Space



Cenzo's Pizza & Deli in Oak Cliff – A Neighborhood Haunt in t...

It's the small things that matter here, like the salami bits in the crispy artichokes and the pistachio butter on the bologna sandwich.

www.dallasobserver.com

Cenzo's Pizza & Deli in Oak Cliff – A Neighborhood Haunt in the Making • www.dallasobserver.com



A Highly Volatile Opinion on The Best Damn Sandwich in Dallas

Maybe it's not for everyone, but the fried bologna sandwich at Cenzo's is no laughing matter.

www.dallasobserver.com

A Highly Volatile Opinion on The Best Damn Sandwich in Dallas • www.dallasobserver.com



The Best Pizza in Dallas

Our editors visited about 60 pizza joints in Dallas and its its most creative pies.

www.dmagazine.com

The Best Pizza in Dallas • www.dmagazine.com



The Best Pizza in Dallas, According to Eater

From Detroit thickness to classic star-shaped ricotta-filled, are top-notch.

dallas.eater.com



Observer

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RESTAURANTS

The Top 50 Restaurants in Dallas Right Now

From classics and hidden gems to brand-spanking new restaurants, here is our newly minted list of 50 favorites spots in Dallas.

By Lauren Drewes Daniels December 10, 2025



Share this: Facebook X Email



The 16 Best Pizza Spots In Dallas - Dallas - The Infatuation

The best pizza in Dallas include nicely-blistered Neapolitan crusts, wide New Y esque slices, chewy New Haven pies, and more.

www.theinfatuation.com

The 16 Best Pizza Spots In Dallas - Dallas - The Infatuation • www.theinfatuation.com



Best Restaurant for Kids - Cenzo's Pizza

Kids, right? So great. Never annoying. If you have little ones in your keep who n burn off a little energy, Cenzo's has an enclosed area for frolicking. But who say

www.dallasobserver.com

Best Restaurant for Kids - Cenzo's Pizza • www.dallasobserver.com



At Cenzo's in Oak Cliff, You Can Eat Your Pizza and Support

Chad Dolezal on why he hung up his chef whites in Austin to open a neighbor spot in Dallas

dallas.eater.com

At Cenzo's in Oak Cliff, You Can Eat Your Pizza and Support Local Workers Too • dallas.eater.com

https://dallas.eater.com/maps/best-dallas-restaurants-38-essential



Cenzo's Pizza & Deli is the newest neighborhood gathering

"We already loved the building and it already had those unique architectural elements," Joy says. "We really just tried to come in and sort of strip it back and

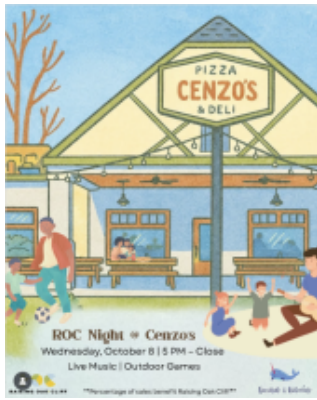
oakcliff.advocatemag.com

Cenzo's Pizza & Deli is the newest neighborhood gathering place - Oak Cliff • oakcliff.advocatemag.com



Duncanville City of Champions





“COMMUNITY”





Cenzo's Pizza & Deli

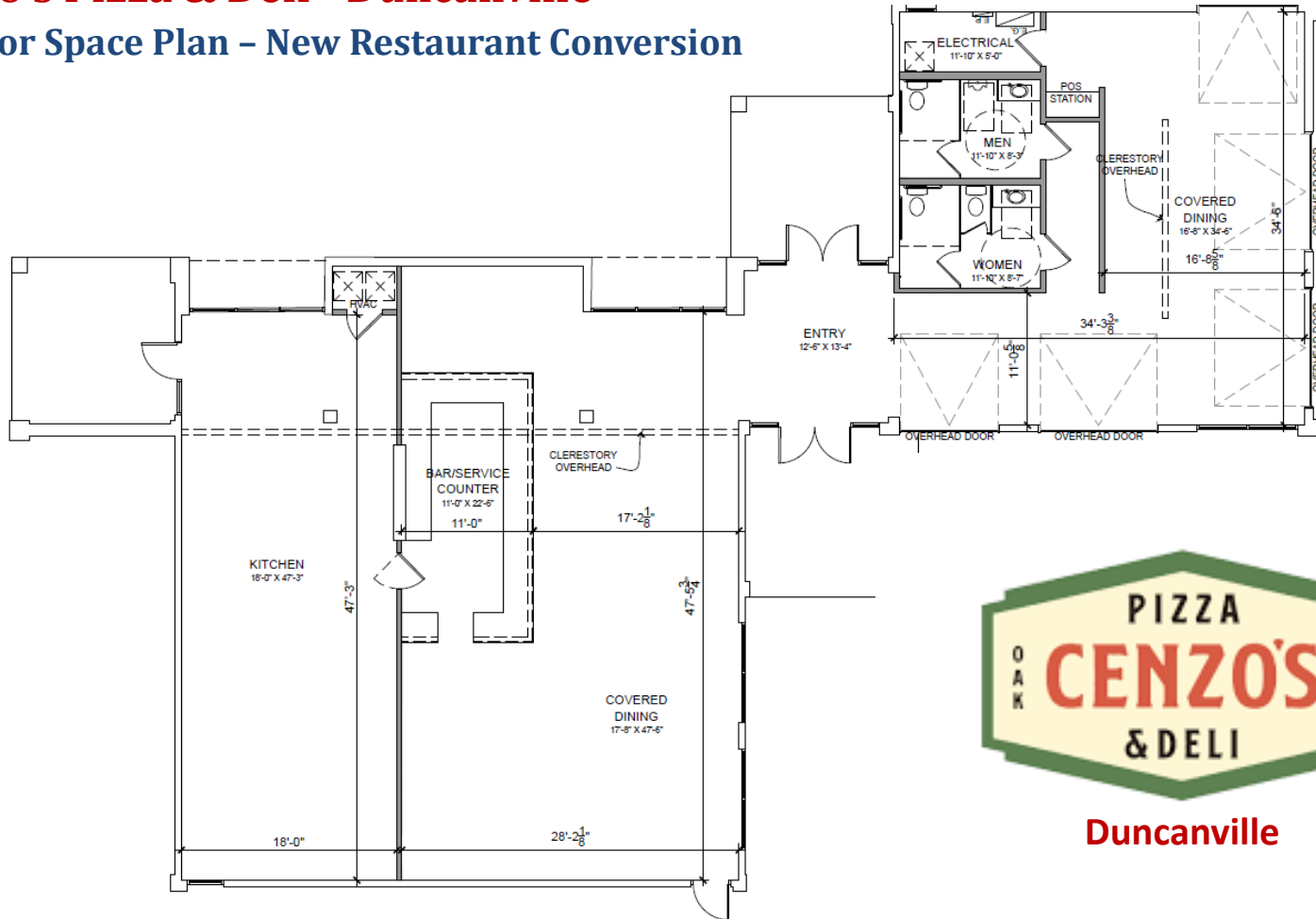
1700 W 10th Street, Dallas, TX



Adaptive Reuse Development
Oak Cliff - Winnetka Heights Neighborhood

Cenzo's Pizza & Deli - Duncanville

Interior Space Plan - New Restaurant Conversion



Duncanville





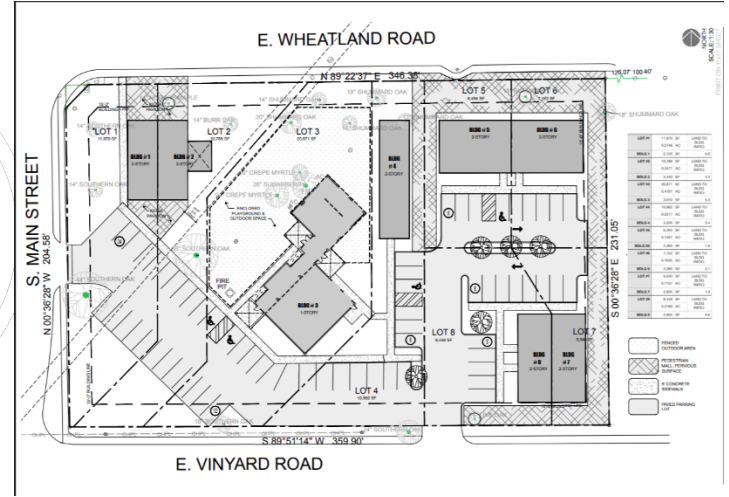
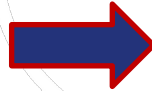
Playground Concepts

Home Slice Pizza - Austin, TX

100 E Wheatland



PARCEL REPLAT



What about the balance of this site?



Replat Approach

E. WHEATLAND ROAD

NORTH
SCALE: 1:30
PRINT ON 11x17 SHEET

351 W JEFFERS ON
BOULEVARD, SUITE 401
DALLAS, TEXAS 75208
214-293-3498
THRASHERWORKS.COM



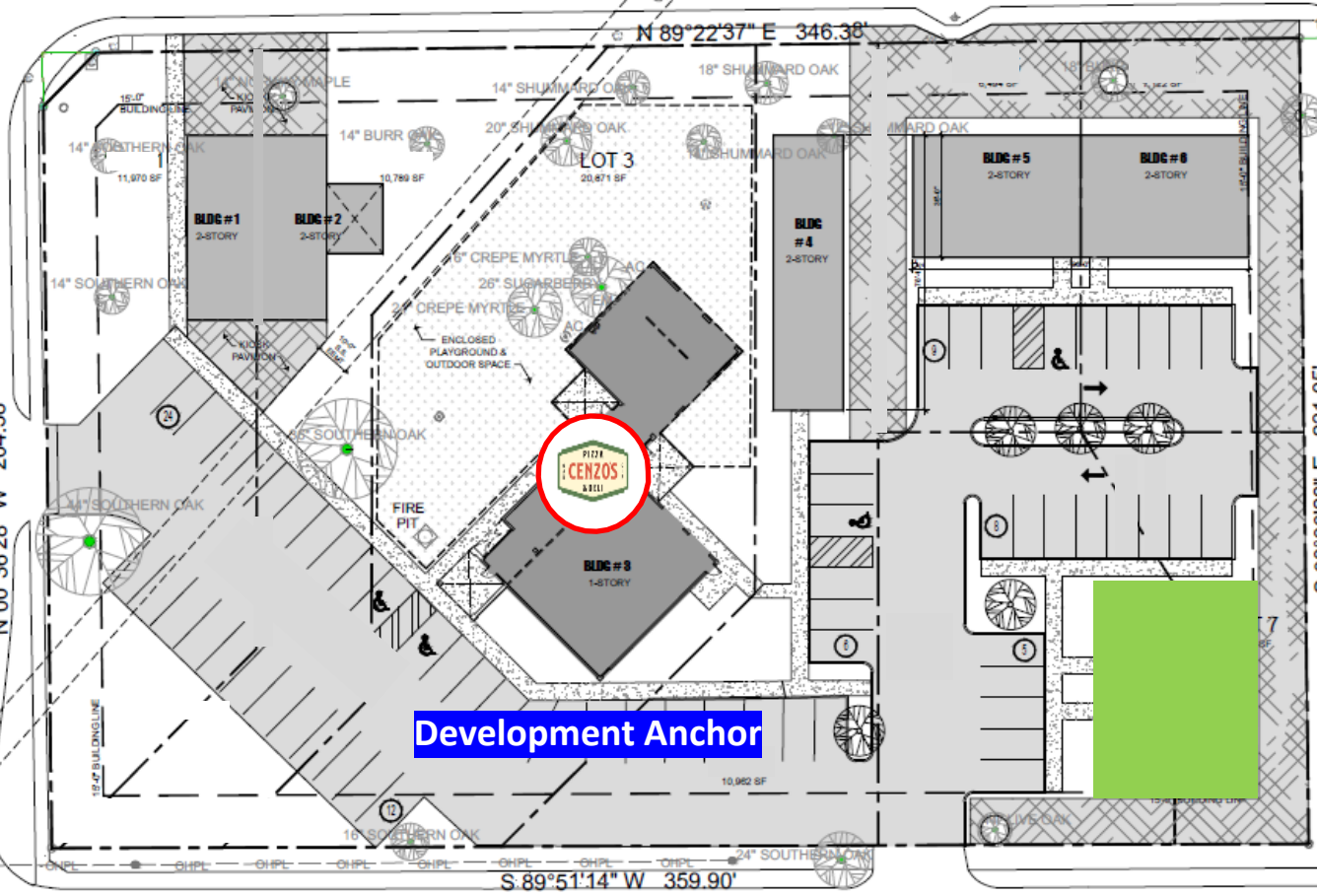
City of Duncannon



Duncannon
City of Champions

CONCEPTUAL SITE PLAN
100 E Wheatland Road
02 FEBRUARY 2026

01



LOT #	BLDG #	BLDG AREA (SF)	LAND TO BLDG RATIO
LOT #1	BLDG #1	11,970 SF	0.2748 AC
LOT #2	BLDG #2	10,789 SF	0.2477 AC
LOT #3	BLDG #3	20,871 SF	0.4791 AC
LOT #4	BLDG #4	10,992 SF	0.2517 AC
LOT #5	BLDG #5	2,440 SF	0.0547 AC
LOT #6	BLDG #6	6,894 SF	0.1541 AC
LOT #7	BLDG #7	7,122 SF	0.1593 AC
LOT #8	BLDG #8	3,265 SF	0.0733 AC
LOT #9	BLDG #9	5,040 SF	0.1137 AC
LOT #10	BLDG #10	2,865 SF	0.0643 AC
LOT #11	BLDG #11	2,199 SF	0.0491 AC
LOT #12	BLDG #12	3,655 SF	0.0817 AC

- FENCED OUTDOOR AREA
- PEDESTRIAN MALL, PERVIOUS SURFACE
- 5' CONCRETE SIDEWALK
- PAVED PARKING LOT

S. MAIN STREET
N 00°36'28" W 204.58'

S 89°51'14" W 359.90'

S 00°36'28" E 231.05'

E. VINYARD ROAD



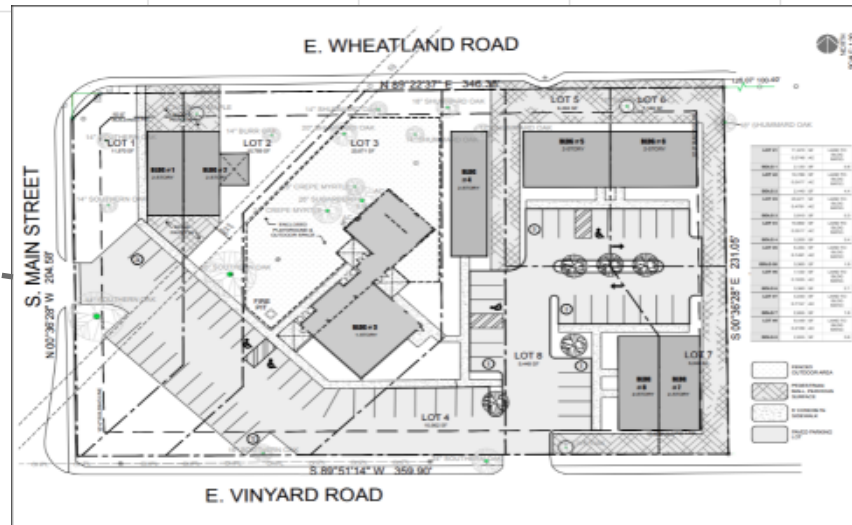






LOT-BY-LOT SITE INFORMATION

Lot	Lot Size (SF)	Lot Size (AC)	Building SF	Stories	Use Type	Commercial	Residential/Office
Lot 1	11,970	0.275	2,120	2	Mixed-Use	50%	50%
Lot 2	10,789	0.248	2,440	2	Mixed-Use	50%	50%
Lot 3 (Cenzo's)	20,871	0.479	3,800	1	Restaurant	100%	0%
Lot 4	10,962	0.252	3,200	2	Mixed-Use	50%	50%
Lot 5	6,494	0.149	3,360	2	Mixed-Use	50%	50%
Lot 6	7,122	0.163	3,360	2	Mixed-Use	50%	50%
Lot 7	5,040	0.116	2,655	2	Mixed-Use	50%	50%
Lot 8	9,449	0.217	2,655	2	Mixed-Use	50%	50%
TOTAL	82,697	1.898	23,590	-	-	-	-



ANNUAL REVENUE CALCULATIONS BY LOT

Lot	Comm SQFT	Res SQFT	Improvement Value	Land Value	Property Tax	BPP Value	BPP Tax	Annual Sales	Sales Tax	Total Revenue	Revenue/Acre
Lot 1	1,060	1,060	\$291,500	\$179,550	\$2,826	\$72,875	\$437	\$265,000	\$5,300	\$8,564	\$31,164
Lot 2	1,220	1,220	\$335,500	\$161,835	\$2,984	\$83,875	\$503	\$305,000	\$6,100	\$9,587	\$38,708
Lot 3 (Cenzo)	3,800	0	\$570,000	\$313,065	\$5,298	\$228,000	\$1,368	\$1,520,000	\$30,400	\$37,066	\$77,362
Lot 4	1,600	1,600	\$440,000	\$164,430	\$3,627	\$110,000	\$660	\$400,000	\$8,000	\$12,287	\$48,824
Lot 5	1,680	1,680	\$462,000	\$97,410	\$3,356	\$115,500	\$693	\$420,000	\$8,400	\$12,449	\$83,508
Lot 6	1,680	1,680	\$462,000	\$106,830	\$3,413	\$115,500	\$693	\$420,000	\$8,400	\$12,506	\$76,490
Lot 7	1,328	1,328	\$365,063	\$75,600	\$2,644	\$91,266	\$548	\$331,875	\$6,638	\$9,829	\$84,951
Lot 8	1,328	1,328	\$365,063	\$141,735	\$3,041	\$91,266	\$548	\$331,875	\$6,638	\$10,226	\$47,141
TOTAL	13,695	9,895	\$3,291,125	\$1,240,455	\$27,189	\$908,281	\$5,450	\$3,993,750	\$79,875	\$112,514	\$59,266
ADJUSTED REVENUE (85% Collection)										\$95,637	\$50,376

Revenue Per Acre = Productive of land for a municipality

Miles Per Gallon = Fuel efficiency for a vehicle owner



RPA

MPG

*Current Tax Revenue Generation for 100 E Wheatland Rd. = **\$0.00** Annually/Per Acre

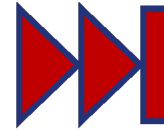
Comprehensive Plan Alignment

- Mixed-Use development & **adaptive reuse** of a vacant commercial structure
- Targeted investment for **downtown municipal government district**
- Gentle increase in **population density** by adding **incremental mixed-use** structures
- Economic **increase in revenue per acre** via replat and new construction
- Retail & restaurant attraction** as a core economic development strategy
- Enhanced **pedestrian connectivity** to the site
- Net **new revenue** added to the local economy via Ad Valorem, Business Property and Sales Tax

How many times is your **local dollar** recycled before it exits the community?

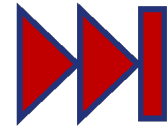


Next Steps



1. DCEDC Briefing: March 2026

- Negotiate **LOI w/ Cenzo's Pizza & Deli** to purchase/redevelop (Lot 3)
- landowner** for change of **zoning** and **replat** applications.
- Current zoning **does not** allow for **mixed-use** structures.

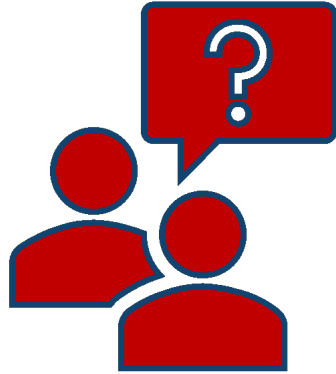


2. Pre-Development Phase:

- Predevelopment phase including design, engineering and site work
- Phased construction (**per lot, build-to-suit**)
- Real estate brokerage and marketing
- Option to use a **3rd party** land use consultant to **represent** DCEDC as

3. Development Phase:

- Build-To-Suit Lots – Owner occupied mixed-use structures
- Option to maintain ownership of (1) or more replated parcels for **pilot projects** or community space.



Discussion & Questions

LETTER OF INTENT
Proposed Acquisition and Adaptive Reuse — Lot 3
100 E. Wheatland Road, Duncanville, Texas 75116



April _____, 2026

Seller / Landowner: City of Duncanville
Buyer / Operator: Cenzo’s Pizza & Deli, LLC (“Cenzo’s”), or its designated entity

This Letter of Intent (“LOI”) sets forth the mutual interest and preliminary understanding between the City of Duncanville, the DCEDC, and Cenzo’s Pizza & Deli, LLC regarding the proposed acquisition and adaptive reuse of Lot 3 located at 100 E. Wheatland Road (the “Property”). This LOI is **non-binding** and **does not constitute a contract** or obligation to complete a transaction. It is intended to demonstrate mutual commitment to good-faith negotiation of a formal Purchase and Sale Agreement and Development Agreement (collectively, the “Definitive Agreements”).

1. PROPERTY DESCRIPTION

The subject property is proposed Lot 3, as depicted in the Conceptual Site Plan (Option C.1, dated February 2, 2026), comprising approximately 20,871 square feet (0.479 acres) to be created through the replating of a portion of the current un-plated 1.9-acre City-owned parcel at 100 E. Wheatland Road.

Lot 3 contains the former Dallas County Tax Office building, a single-story structure of approximately 3,800 square feet. The property was conveyed to the City of Duncanville at no cost following completion of a new Dallas County administrative facility. The parcel is currently unencumbered and municipally owned.

The DCAD assessed value of the full un-plated parcel (inclusive of the building) is approximately \$900,000; this figure reflects the entire ~1.9-acre site and should not be construed as the basis of value for Lot 3 alone. An independent appraisal of Lot 3 as a proposed plated parcel may be completed prior to execution of Definitive Agreements.

2. PROPOSED USE & DEVELOPMENT CONCEPT

Cenzo’s proposes to acquire Lot 3 and the building improvement to complete a renovation and adaptive reuse of the existing 3,800 square foot building for operation as a full-service pizza and deli restaurant. The development concept may include but not be limited to:

- Complete interior renovation and adaptive reuse of the existing structure to current building, fire, health, and ADA code standards

LETTER OF INTENT

Proposed Acquisition and Adaptive Reuse — Lot 3

100 E. Wheatland Road, Duncanville, Texas 75116

- Upgraded MEP systems including water/sewer service, grease trap installation, commercial kitchen hood and ventilation, and HVAC replacement appropriate for restaurant use
- Fire suppression and sprinkler system installation (the building was not previously configured for restaurant occupancy)
- Exterior facade improvements, landscaping, lighting and fenced outdoor playground area for children.
- Covered outdoor dining areas and overhead door openings to create indoor-outdoor connectivity, as reflected in the Space Plan exhibit (Attached)

3. PROPERTY VALUE & PRELIMINARY BUDGET ESTIMATES

The City and DCEDC recognize that this transaction is not simply a conventional arms-length real estate transaction. The public goal is community and economic development — not asset liquidation. Accordingly, the land value and preliminary budget will be based on the following terms and subject to continued mutual negotiations between the parties:

- Establishes a market value of Lot 3 as a plated parcel lot
- Support Cenzo's ability to leverage private equity, financing and project delivery
- Recognize the City's original no-cost acquisition of the property and economic benefit of the proposed development
- Realize long-term community and tax base returns as the primary measure of public investment value

Preliminary Project Budget

Project Land Values:

- Gross Land Value: 20,871 SF × \$12.00 = \$250,452
- Vacant Building Value: 3,910 SF × \$50.00 = \$195,500
- Gross Property Value: \$445,952

Brokerage & Development Fees

- Brokerage Fee: 5% of total transaction value, payable to Cenzo's real estate/construction partner at real estate closing
- Site Development Fee: 5% of total project hard costs, with language noting the PSA will define "hard costs" and that they generally exclude soft costs, financing, legal fees, etc.

Formal acquisition cost structure or other creative land pricing mechanisms **will occur** during negotiation of a formal **purchase and sale agreement** between the parties. The City Council retains final approval authority over all disposition terms.

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Proposed Acquisition and Adaptive Reuse — Lot 3
100 E. Wheatland Road, Duncanville, Texas 75116



4. PUBLIC BENEFIT OBJECTIVES

The City and DCEDC interest in this transaction is grounded in the following community development outcomes:

- Activation of a vacant and underutilized asset
- Establishment of Cenzo’s Pizza & Deli as the anchor and catalyst for the 100 E. Wheatland Road Mixed-Use District
- Attraction of high quality full-service restaurants to the local marketplace.
- Creation of a family-friendly, walkable public gathering place consistent with the City’s downtown revitalization and comprehensive planning goals
- Stimulate growth of the City’s property and sales tax base

5. ENTITLEMENT, ZONING & PLATTING

The parties acknowledge the following entitlement requirements applicable to Lot 3:

- The subject property **requires a preliminary plat to create Lot 3** as a legally described and separately conveyable parcel consistent with the Conceptual Site Plan
- The **City staff will initiate a change of zoning** applicable to the subject property; all entitlement timelines are subject to Planning Commission and City Council review schedules
- Cenzo’s acknowledges that completion of platting and zoning entitlement is a condition precedent to closing
- Cenzo’s acknowledges that approvals from Duncanville ISD and TABC are a condition precedent to closing
-

6. CONDITIONS PRECEDENT & NEXT STEPS

The parties agree to pursue the following in good faith within the timeframes indicated:

1. **Preliminary Development Budget:** Cenzo’s to submit final construction budget, 3rd party financing approval to staff within 45-days of LOI execution
2. **Preliminary Plat Initiation:** City staff to coordinate initiation of the re-zoning and replat process with Development Review Committee (DRC). City staff **may contract with 3rd party** land-use agents to make applications and represent City as an applicant.
3. **Definitive Agreements:** Parties to negotiate and execute a Purchase and Sale Agreement within ninety (90) days of LOI execution, subject to City Council approval
4. **Community Engagement:** Project developer w/ support from Staff will facilitate at least one neighborhood information session prior to City Council consideration of the Definitive Agreements

LETTER OF INTENT
Proposed Acquisition and Adaptive Reuse — Lot 3
100 E. Wheatland Road, Duncanville, Texas 75116

7. NON-BINDING NATURE & GENERAL PROVISIONS

- This LOI is **expressly non-binding** and **does not create a legal obligation on any party** to complete the proposed transaction.
- Neither party shall disclose the terms of this LOI to third parties without prior written consent of the other party, except as required by Texas public records law.
- The City of Duncanville/DCEDC agrees to **negotiate in good faith with Cenzo's** for the period described in Section 6 before soliciting competing proposals for Lot 3.
- This LOI **may be terminated by either party upon written notice** if the parties are unable to reach agreement on Definitive Agreements within the timeframe stated in Section 6.

SIGNATURES

The undersigned parties execute this Letter of Intent to reflect their mutual interest in and commitment to good-faith negotiation of the transactions described herein.

ACCEPTED AND AGREED:
CENZO'S PIZZA & DELI, LLC

Authorized Representative

Printed Name & Title:

Date: _____

CITY OF DUNCANVILLE

Interim City Manager, City of Duncanville

Date: _____

LETTER OF INTENT
Proposed Acquisition and Adaptive Reuse — Lot 3
 100 E. Wheatland Road, Duncanville, Texas 75116



LOT #	SF	LAND TO BLDG RATIO
LOT #1	11,970 SF	0.2748 AC
BLDG #1	2,120 SF	5.6
LOT #2	10,789 SF	0.2477 AC
BLDG #2	2,440 SF	4.4
LOT #3	20,871 SF	0.4791 AC
BLDG #3	3,910 SF	5.3
LOT #4	10,962 SF	0.2517 AC
BLDG #4	3,200 SF	3.4
LOT #5	6,494 SF	0.1461 AC
BLDG #5	3,360 SF	1.9
LOT #6	7,122 SF	0.1633 AC
BLDG #6	3,360 SF	2.1
LOT #7	5,044 SF	0.1157 AC
BLDG #7	2,655 SF	1.9
LOT #8	9,449 SF	0.2169 AC
BLDG #8	2,655 SF	3.6

- FENCED OUTDOOR AREA
- PEDESTRIAN MALL, PERVIOUS SURFACE
- 5' CONCRETE SIDEWALK
- PAVED PARKING LOT

NORTH
SCALE: 1:30



351 W. JEFFERSON
BOULEVARD, SUITE 601
DALLAS, TEXAS 75208
214-293-3498
THRASHERWORKS.COM



OPTION C.1
CONCEPTUAL SITE PLAN
 100 E. Wheatland Road
 02 FEBRUARY 2026

LETTER OF INTENT
Proposed Acquisition and Adaptive Reuse — Lot 3
 100 E. Wheatland Road, Duncanville, Texas 75116



100 E. WHEATLAND ROAD — LOT 3
 Cenzo's Pizza & Deli | Preliminary Project Summary

SECTION 1 — ACQUISITION COST			
Description	SF	PSF	Amount
Land Value (20,871 SF @ \$12.00 PSF)	20,871 SF	\$12.00	\$250,452.00
Vacant Building Value (3,910 SF @ \$50.00 PSF)	3,910 SF	\$50.00	\$195,500.00
<i>Less: Vacant Building Value (Incentive)</i>			<i>(195,500.00)</i>
Gross Property Value	20,871 SF	\$21.36	\$445,952.00
Net Acquisition value (w/ incentive)	20,871 SF	\$12.03	\$250,452.00

SECTION 2 — DEVELOPMENT HARD COSTS			
Description	SF	PSF	Amount
Infrastructure Improvements	20,871 SF	\$7.50	\$156,532.50
Building & Site Finish-Out	3,910 SF	\$175.00	\$684,250.00
Total Hard Costs			\$840,782.50

SECTION 3 — BROKERAGE & DEVELOPMENT FEES			
Description	SF	PSF	Amount
Brokerage Fee (5% of purchase price of \$250,452.00)		5.00%	\$12,522.60
Site Development Fee (5% of total hard costs of \$840,782.50)		5.00%	\$42,039.13
Total Fees			\$54,561.73

TOTAL INVESTMENT & PROJECT COST:	\$1,145,796.23 (\$293.04 / PSF)
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LETTER OF INTENT
Proposed Acquisition and Adaptive Reuse — Lot 3
 100 E. Wheatland Road, Duncanville, Texas 75116



NOTES & DEFINITIONS

Building Value Incentive	The \$195,000 building value is designated as a DCEDC incentive and credited against the gross property value, reducing the effective land acquisition cost to \$250,952.
Brokerage Fee	Equal to 5% of the purchase price (\$250,952 net acquisition cost after DCEDC building value incentive), payable to Cenzo's real estate/construction partner at real estate closing.
Site Development Fee	Equal to 5% of total project hard costs (\$840,782.50). The Purchase and Sale Agreement (PSA) will define 'hard costs'; generally excludes soft costs, financing costs, and legal fees. Paid to real estate construction partner per terms of PSA.
PSF Basis	Per square foot figures for the grand total are calculated on the 3,910 SF building footprint. Infrastructure PSF is calculated on the 20,871 SF land area.

E. WHEATLAND ROAD



PRINT ON 11x17 SHEET



351 W JEFFERSON
BOULEVARD, SUITE 601
DALLAS, TEXAS 75208
214.293.3498
THRASHERWORKS.COM

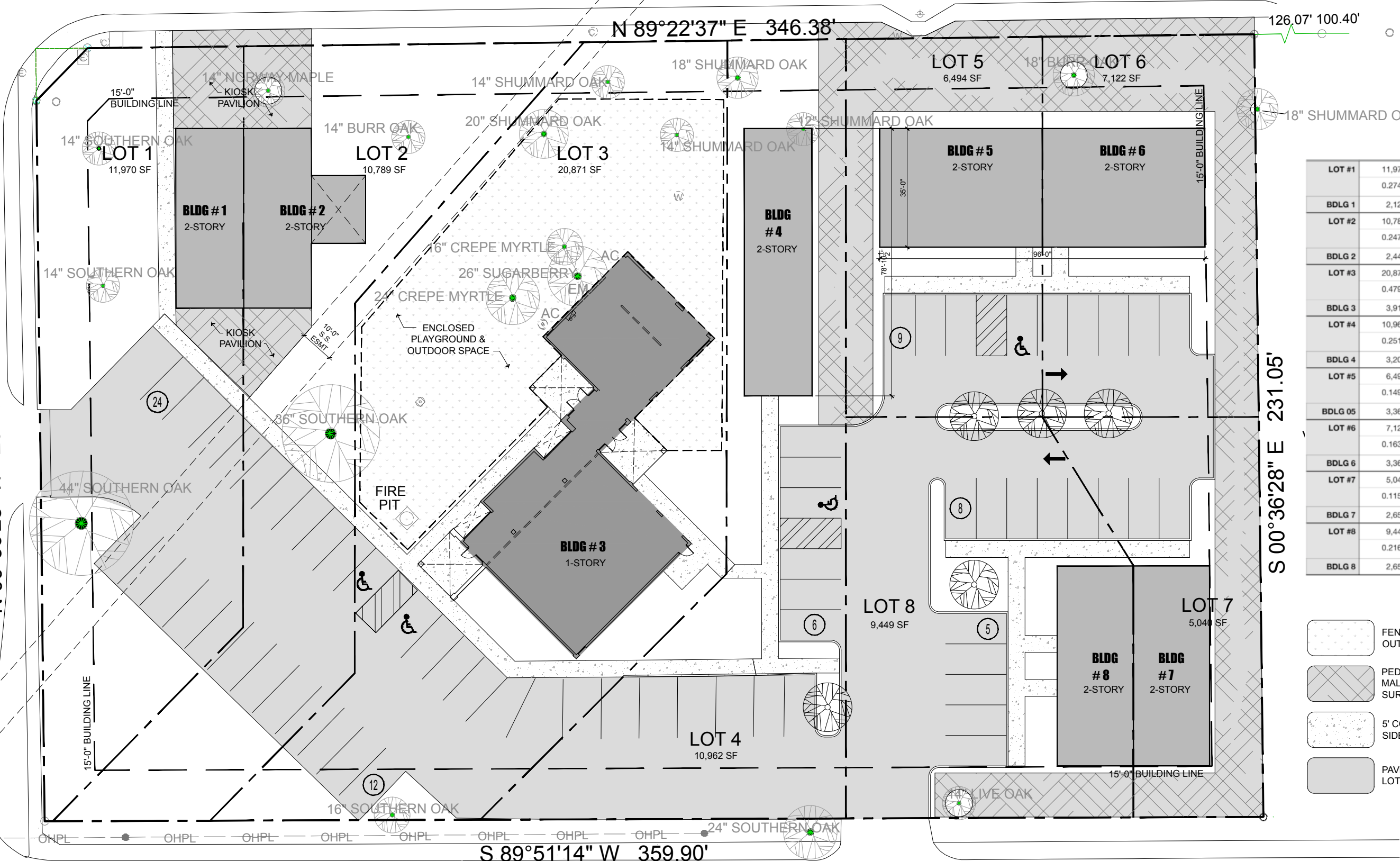


OPTION G.1
CONCEPTUAL SITE PLAN
100 E Wheatland Road
02 FEBRUARY 2026





S. MAIN STREET
N 00°36'28" W 204.58'

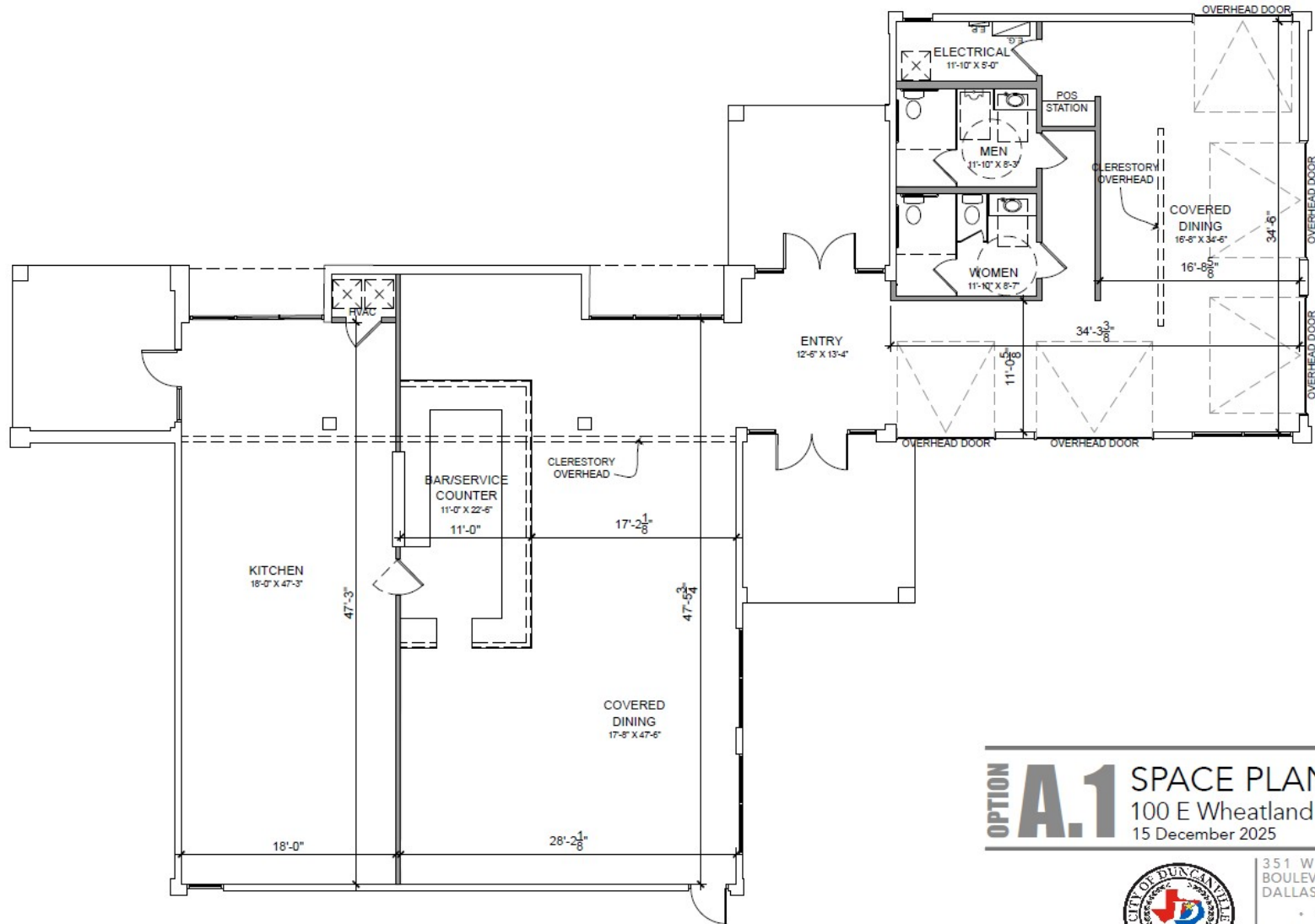
S 89°51'14" W 359.90'

E. VINYARD ROAD



LOT #	SF	AC	LAND TO BLDG RATIO:
LOT #1	11,970 SF	0.2748 AC	
BDLG 1	2,120 SF		5.6
LOT #2	10,789 SF	0.2477 AC	
BDLG 2	2,440 SF		4.4
LOT #3	20,871 SF	0.4791 AC	
BDLG 3	3,910 SF		5.3
LOT #4	10,962 SF	0.2517 AC	
BDLG 4	3,200 SF		3.4
LOT #5	6,494 SF	0.1491 AC	
BDLG 05	3,360 SF		1.9
LOT #6	7,122 SF	0.1635 AC	
BDLG 6	3,360 SF		2.1
LOT #7	5,040 SF	0.1157 AC	
BDLG 7	2,655 SF		1.9
LOT #8	9,449 SF	0.2169 AC	
BDLG 8	2,655 SF		3.6

-  FENCED OUTDOOR AREA
-  PEDESTRIAN MALL, PERVIOUS SURFACE
-  5' CONCRETE SIDEWALK
-  PAVED PARKING LOT



NORTH
SCALE: 1/8" = 1'-0"
PRINT ON 11x17 SHEET

OPTION A.1 SPACE PLAN
100 E Wheatland Rd, Duncanville, TX
15 December 2025



351 W JEFFERSON
BOULEVARD, SUITE 601
DALLAS, TEXAS 75208
214.293.3498
THRASHERWORKS.COM













STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Drainage Master Plan Summary and Results Briefing

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- Foster transparency, two-way communication, and active public participation.

STAFF RESPONSIBLE:

Matt Bryant

Shahad Mohammed

BACKGROUND/HISTORY:

In April 2025, Freese and Nichols was selected to develop a Drainage Master Plan ("DMP") and conduct a Stream Condition Assessment ("SCA"). The DMP was developed to help us identify needs, costs, and priorities related to current and projected drainage issues throughout the City. The SCA was conducted to assess the current condition of our fluvial system and develop conceptual alternatives to reduce erosion risks.

Freese and Nichols have completed both the DMP and SCA. Staff, along with the Freese and Nichols team, are here to discuss the findings and results of these projects.

POLICY EXPLANATION:

N/A

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Attachment 1 - Duncanville DMP and SCA City Council Presentation, Attachment 2 - FinalReport_DNV25515_Duncanville_StreamAssessment



CITY OF DUNCANVILLE DRAINAGE MASTER PLAN & STREAM CONDITION ASSESSMENT

APRIL 21, 2026

PRESENTER:

SHAHAD MOHAMMED, ASSISTANT DIRECTOR OF PUBLIC WORKS, DUNCANVILLE
DAVID RIVERA, PROJECT DIRECTOR, FREESE & NICHOLS INC.

We are building a vibrant, inclusive community, driven by a commitment
to democratic principles and service above self

DRAINAGE MASTER PLAN & STREAM ASSESSMENT

PROJECT OVERVIEW

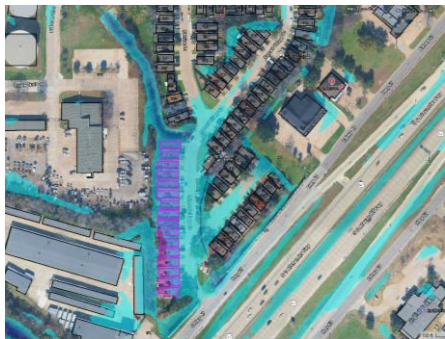
- The City initiated this effort to proactively address aging drainage infrastructure, flooding risks, and long-term system sustainability
- **Master planning provides a data-driven foundation to identify, prioritize, and phase Capital Improvement Projects (CIP)**
- Prioritization is based on multiple factors:
 - Infrastructure condition
 - Flooding risk and community impact
 - Resident concerns and service requests
 - Cost and funding considerations
- The outcome enables the City to move from reactive maintenance → strategic investment planning
- Supports informed decision-making for Council on future funding and project delivery

COMPREHENSIVE & DATA-DRIVEN APPROACH

- The City engaged **Freese and Nichols** in July 2025 to lead the assessment and master planning effort
- Multi-layered data collection and validation approach included:
 - Field inspections of streams by engineers and environmental scientists
 - Review of existing GIS data and as-built drainage infrastructure records
 - Staff interviews to capture operational knowledge and recurring issues
 - Community input collected through online surveys posted on City's website and media
- Integrated analysis combines **technical data + operational insight + community feedback**
- Ensures recommended projects reflect **real conditions, real risks, and real priorities**

Project Goals

Drainage Master Plan (DMP)



1. Identify stormwater capital improvement needs
2. Develop project concepts to mitigate flooding and erosion risks
3. Develop planning-level cost estimates
4. Establish a transparent and data-driven capital project prioritization framework
5. Identify potential funding opportunities
6. Review current drainage policies and design standards

Stream Condition Assessment (SCA)

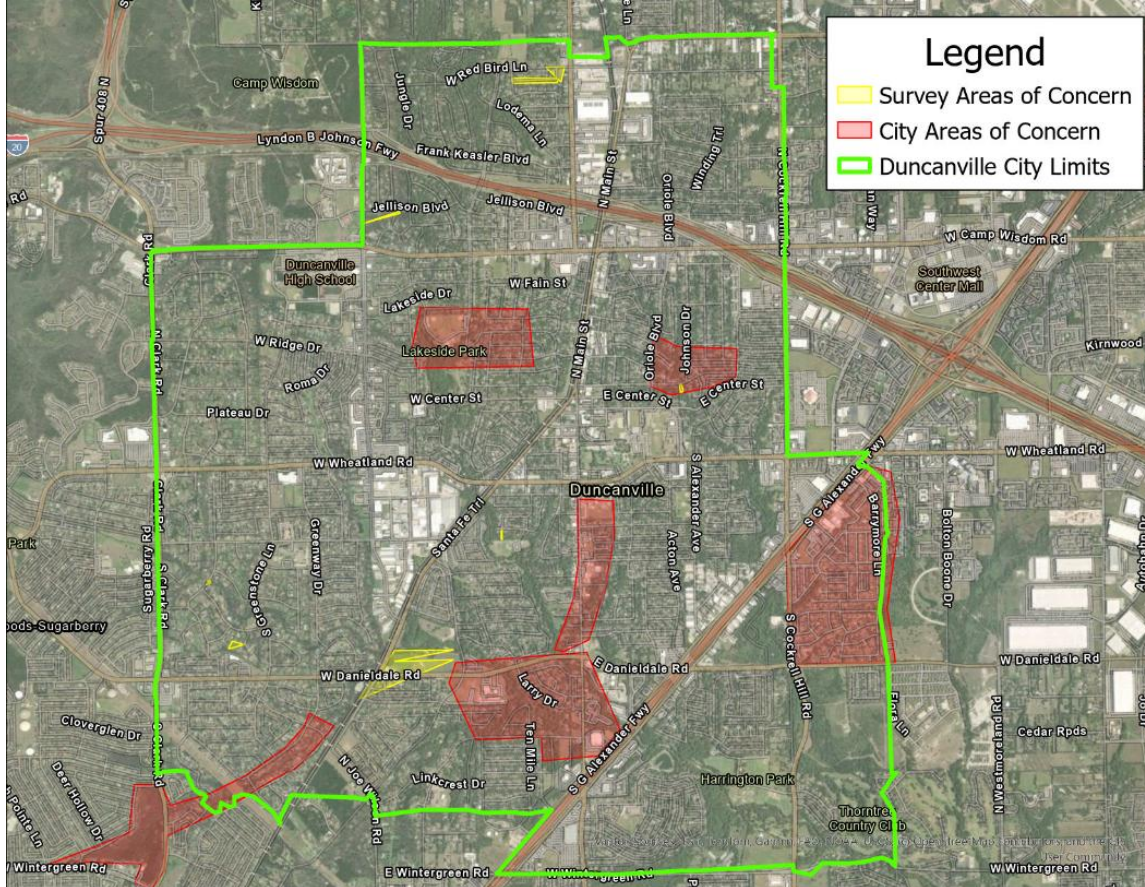


1. Evaluate the current state of the City's fluvial system
2. Review historical erosion sites
3. Conduct field investigations
4. Develop project concepts to mitigate erosion risks
5. Develop planning-level cost estimates

DMP Screening Assessment

CITY OF DUNCANVILLE DRAINAGE MASTER PLAN SURVEY

The City of Duncanville is developing a Drainage Master Plan (DMP) to evaluate current and future drainage needs across the City. The

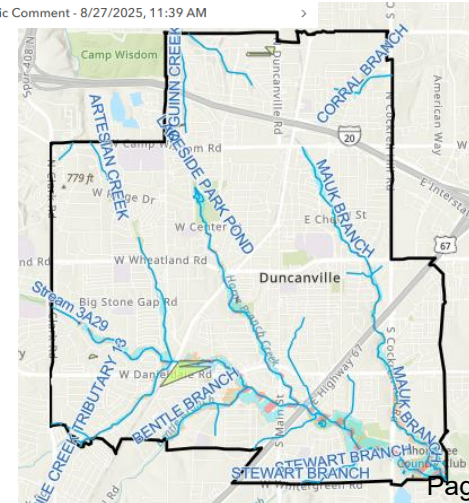


Duncanville DMP Survey

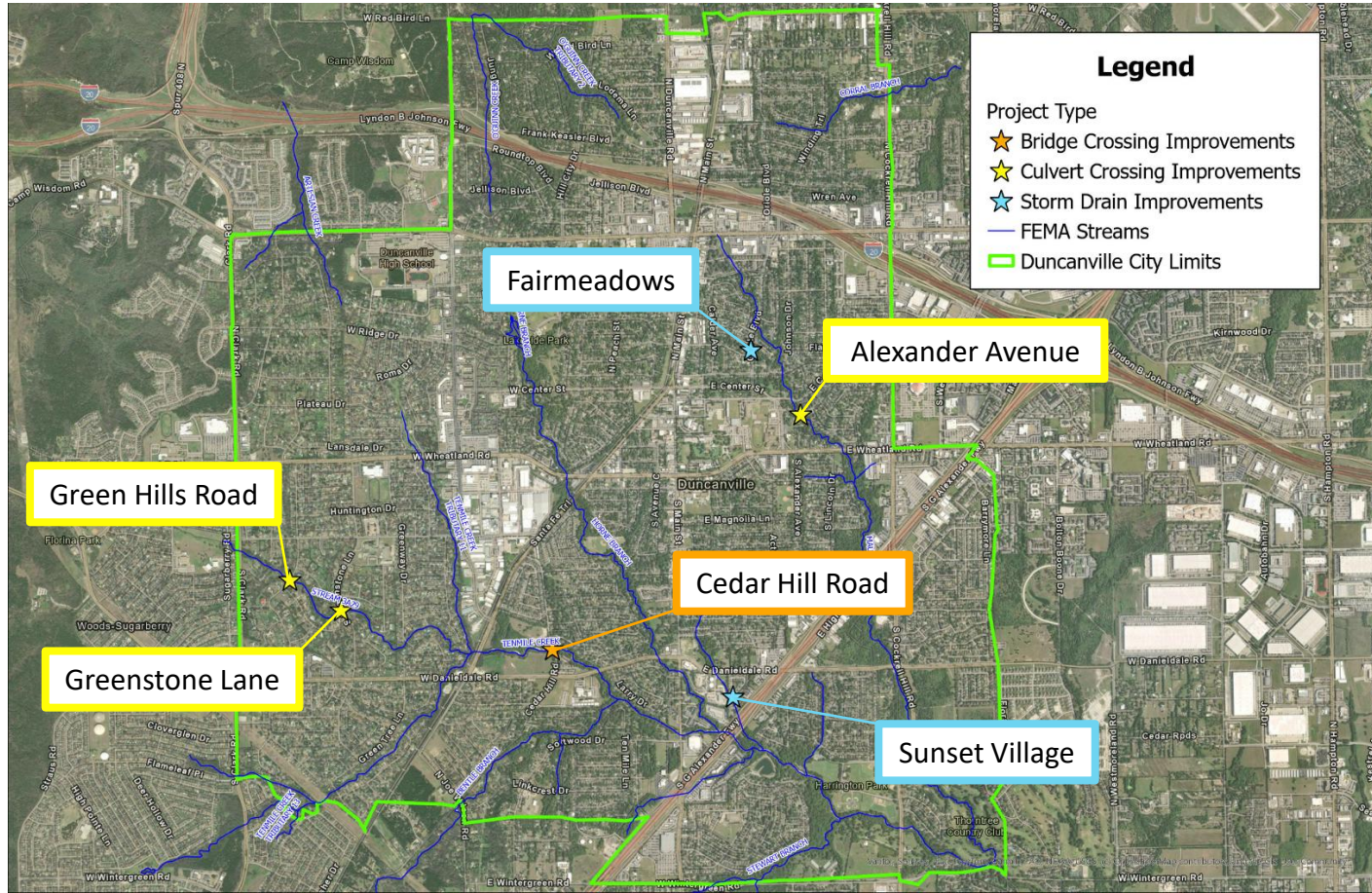
Duncanville Survey Data

Aug 26, 2025

- Public Comment - 11/20/2025, 2:28 PM
- Public Comment - 11/7/2025, 3:26 PM
- Public Comment - 10/30/2025, 9:53 AM
- Public Comment - 10/29/2025, 3:48 PM
- Public Comment - 10/29/2025, 3:45 PM
- Public Comment - 9/4/2025, 8:03 PM
- Public Comment - 9/1/2025, 1:31 PM
- Public Comment - 8/29/2025, 9:23 PM
- Public Comment - 8/27/2025, 11:39 AM



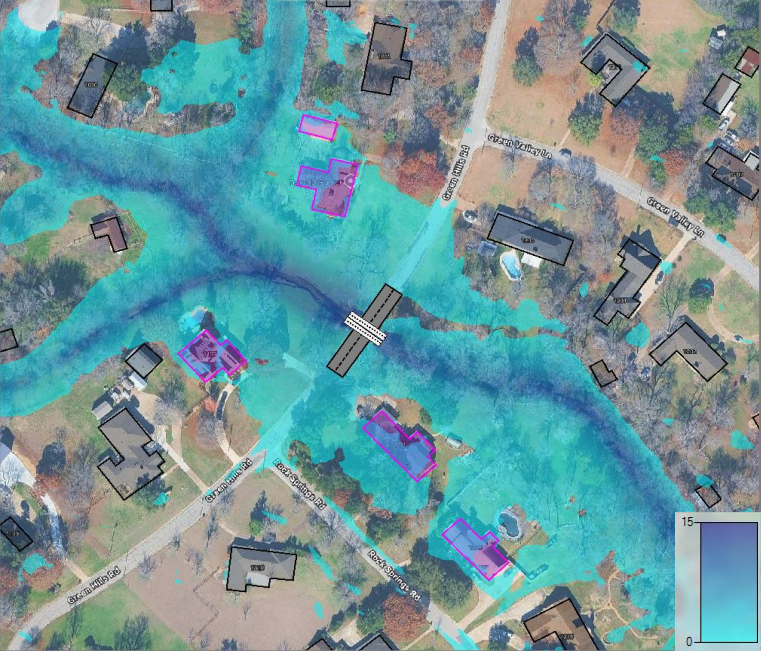
DMP Alternatives Analysis: Selected Sites (6)



Site 1: Green Hills Rd Culvert Crossing Improvements

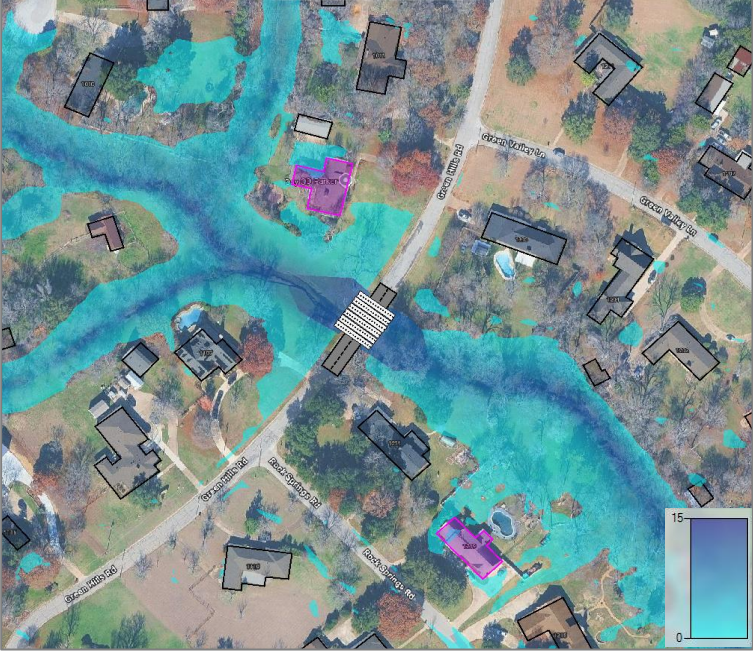
Planning Level Cost Range
\$2.1 - \$2.3 million

Existing Conditions
2 – 10' x 6' RCB
LOS: < 2-yr, Potential flood risk: 6 structures



Existing 100-yr Floodplain

Proposed Conditions
6 – 10' x 7' RCB, raise road (850 LF)
LOS: 100-yr, Reduced flood risk: 3 structures

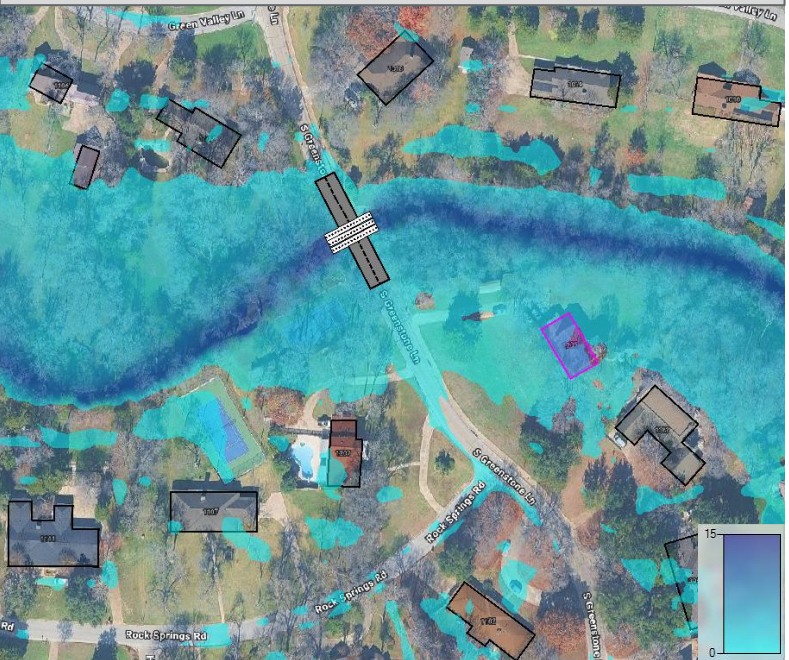


Proposed 100-yr Floodplain

Site 2: Greenstone Ln Culvert Crossing Improvements

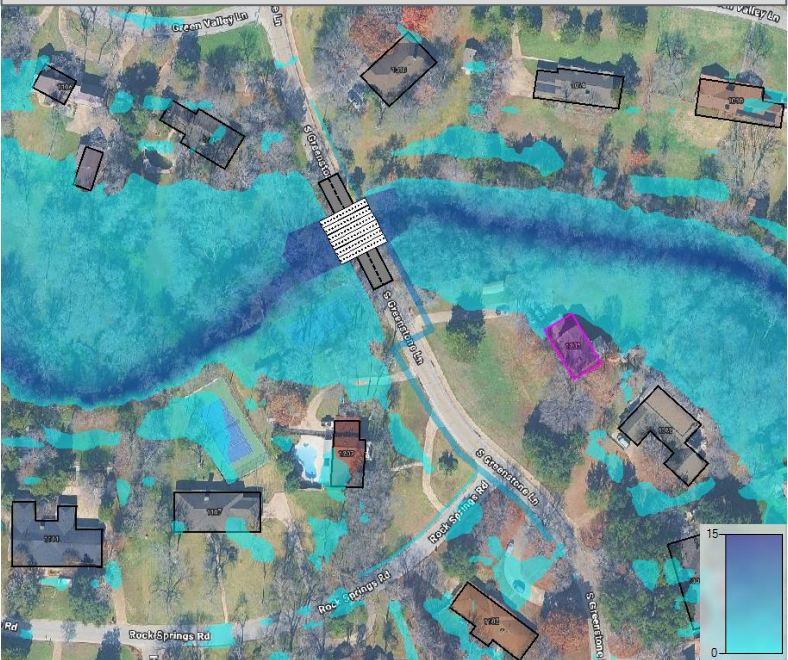
Planning Level Cost Range
\$2.4 - \$2.6 million

Existing Conditions
2 - 8' x 7' RCB
LOS: < 2-yr, Potential flood risk: 1 structure



Existing 100-yr Floodplain

Proposed Conditions
6 - 10' x 10' RCB, raise road (600 LF), storm drain
LOS: 100-yr, Reduced flood risk: 1 structure

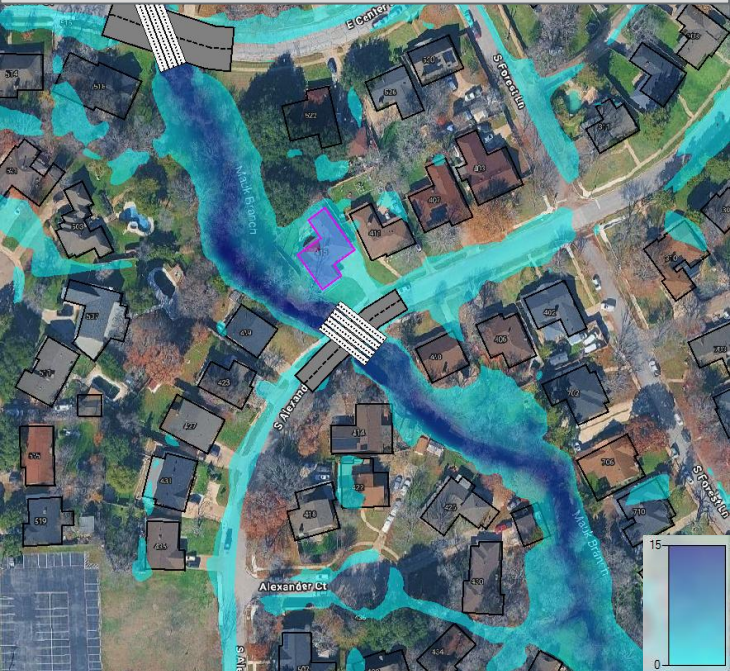


Proposed 100-yr Floodplain

Site 3: Alexander Ave Culvert Crossing Improvements

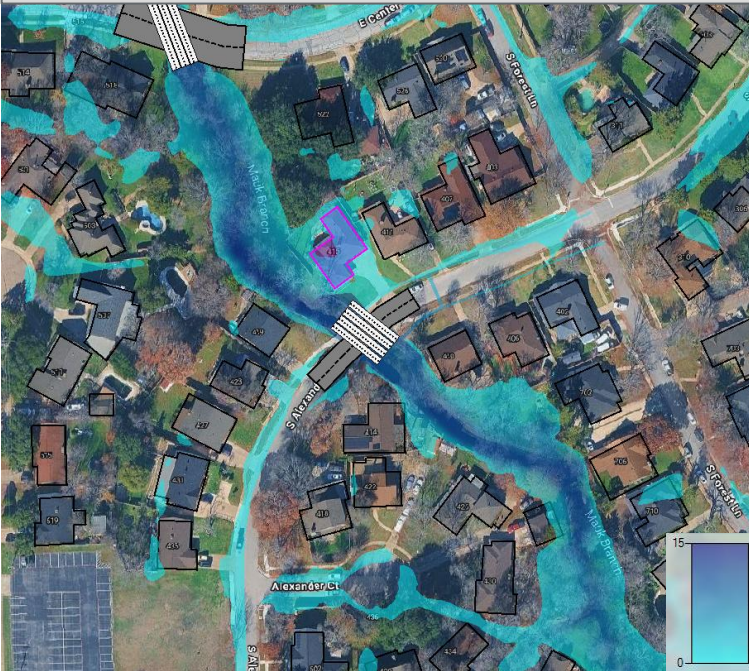
Planning Level Cost Range
\$1.4 - \$1.6 million

Existing Conditions
3 – 10' x 8' RCB
LOS: 10-yr, Potential flood risk: 1 structure



Existing 100-yr Floodplain

Proposed Conditions
4 – 9' x 9' RCB, raise road (370 LF)
LOS: 100-yr, Reduced flood risk: 0 structures

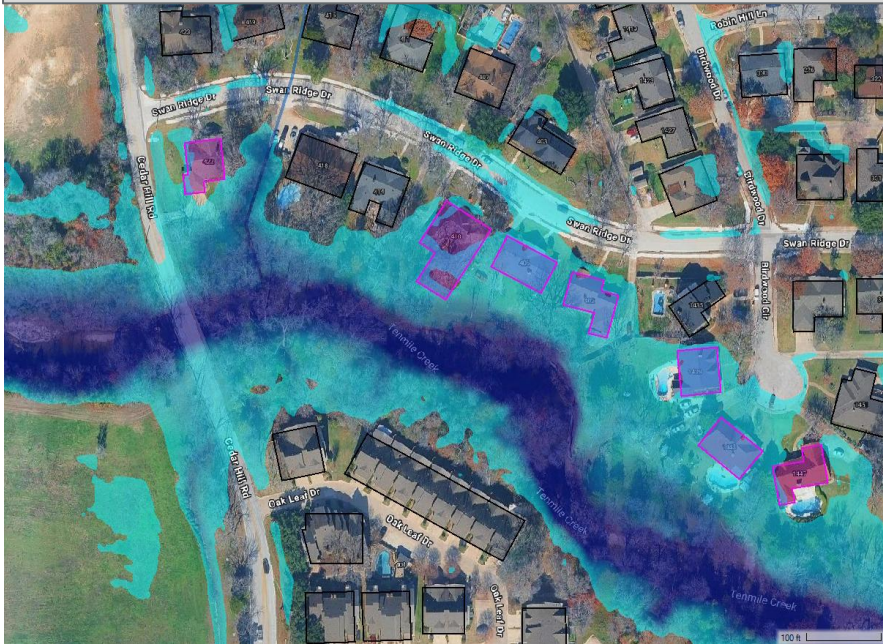


Proposed 100-yr Floodplain

Site 4: Cedar Hill Rd Bridge Crossing Improvements

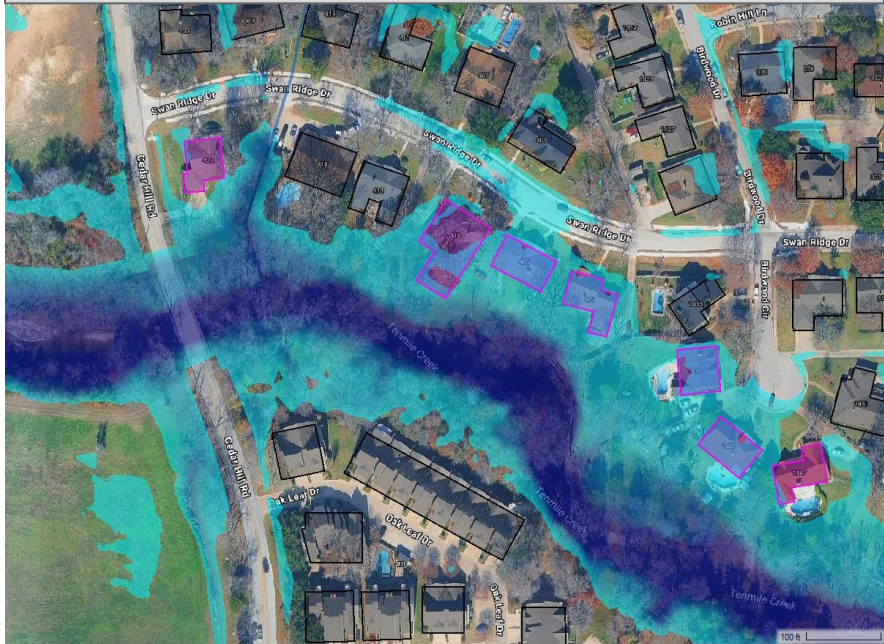
Planning Level Cost Range
\$1.9 - \$2.1 million

Existing Conditions
90-ft span
LOS: 10-yr, Potential flood risk: 7 structures



Existing 100-yr Floodplain

Proposed Conditions
175-ft span, raise road (175 LF)
LOS: 100-yr, Reduced flood risk: 1 structure

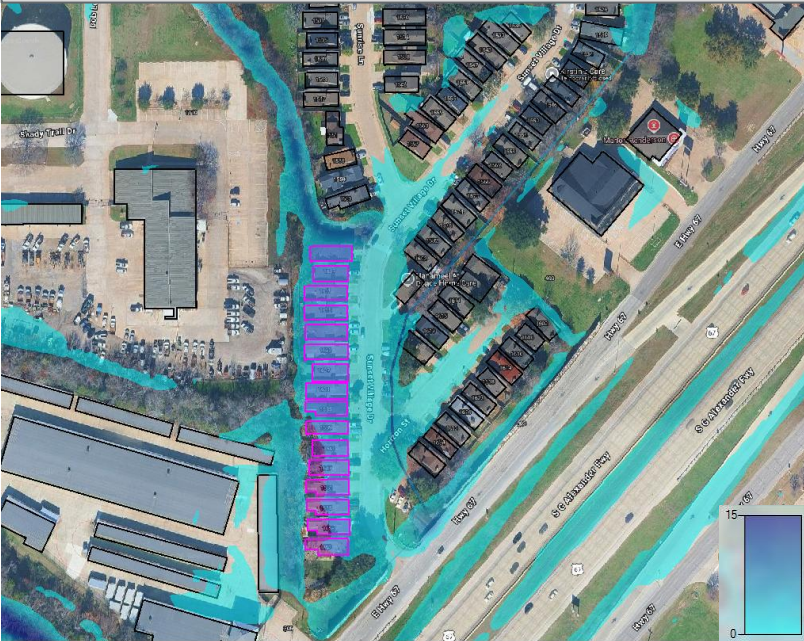


Proposed 100-yr Floodplain

Site 5: Sunset Village Storm Drain Improvements

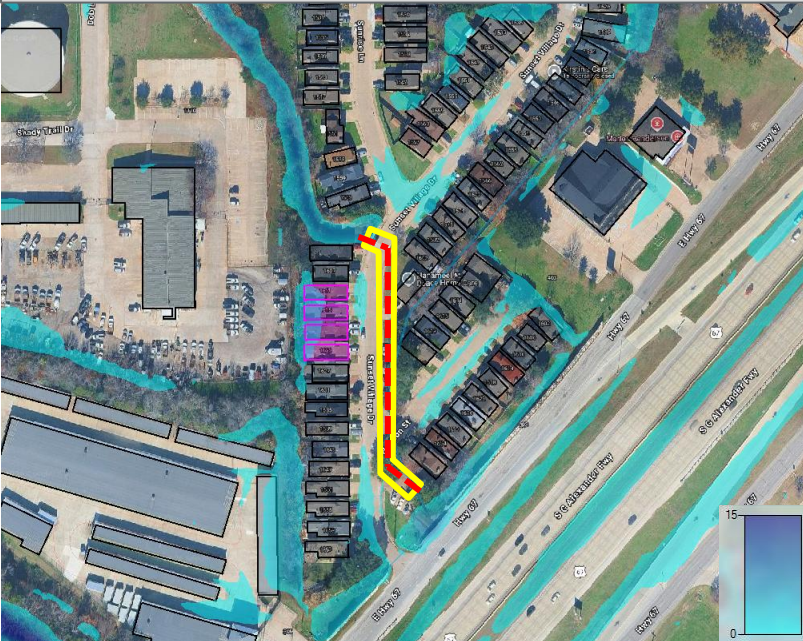
Planning Level Cost Range
\$1.9 - \$2.1 million

Existing Conditions
2 – 51" pipes
LOS: 10-yr, Potential flood risk: 16 structures



Existing 100-yr Floodplain

Proposed Conditions
2 – 10' x 5' RCB
LOS: 100-yr, Reduced flood risk: 16 structures



Proposed 100-yr Floodplain

Site 6: Fairmeadows Storm Drain System Upgrades

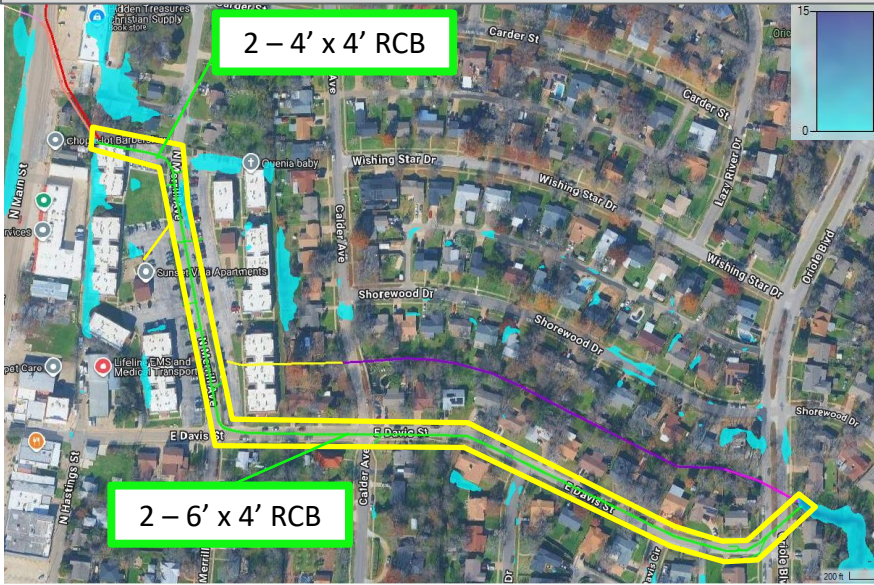
Planning Level Cost Range
\$8.2 – \$8.8 million

Existing Conditions
2 – 48" RCP
LOS: <10-yr, Potential flood risk: 2 Apt. Blds.



Existing 100-yr Floodplain

Proposed Conditions
2 – 4' x 4' RCB (200 LF), 2 – 6' x 4' RCB (2000 LF)
LOS: 100-yr, Reduced flood risk: 2 Apt. Blds.



Proposed 100-yr Floodplain

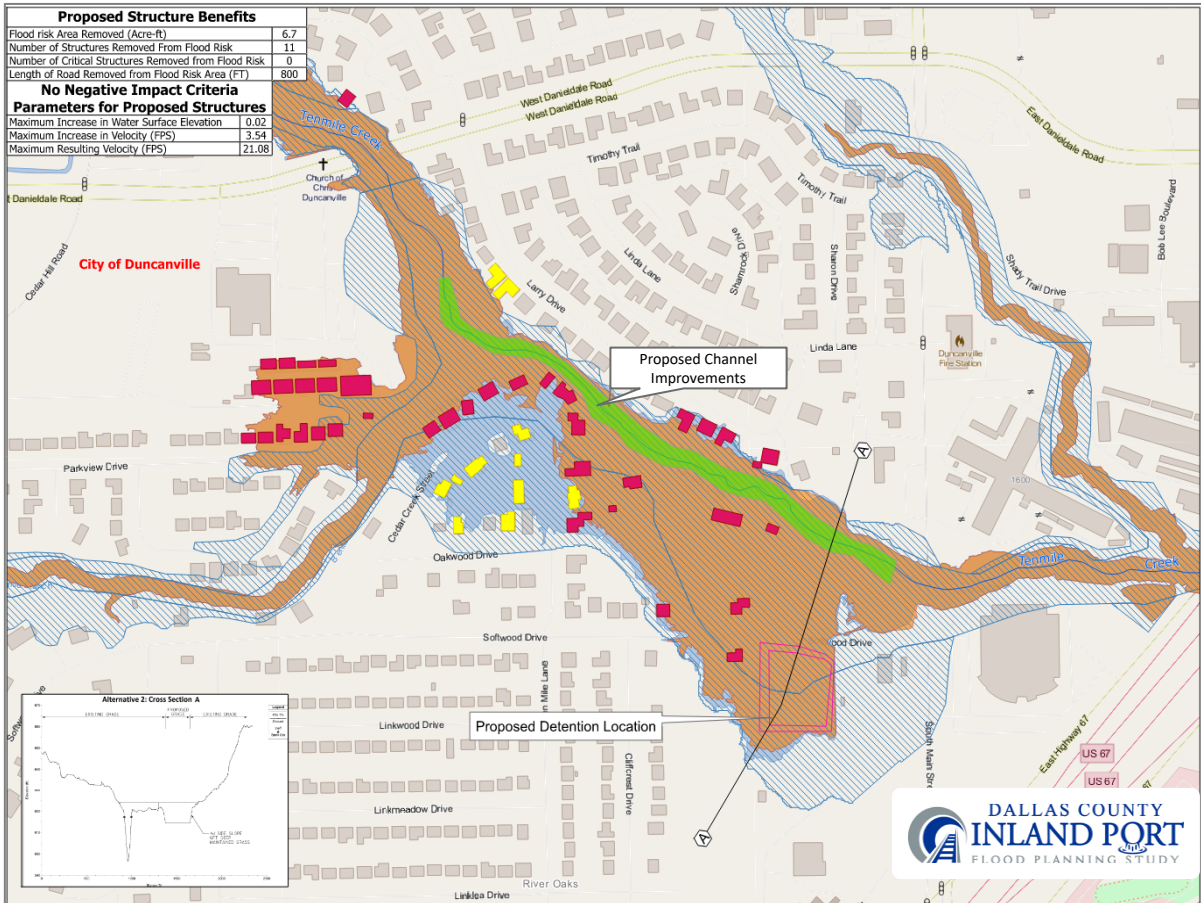
Inland Port Study: Beaver Creek Dr Culvert Crossing Improvements

Planning Level Cost Range
\$9.7 million



Inland Port Study: Tenmile Creek Channel Improvements

Planning Level Cost Range
\$6.8 million



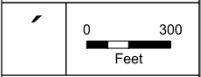
Key to Features

- Flood Risk Map 100-year Flow**
 - Tenmile Creek
 - Proposed Detention Locations
 - Existing (100-year Flow)
 - Updated (Ultimate 100-year Flow)
 - Proposed (Ultimate 100-year Flow)
- Channel Improvements
- Repavement
- Structures with Flood Risk
- Structures Removed from Flood Risk
- Cross Section

Basemap provided by OpenStreetMap

Flood Mitigation Project Workmap

Figure 6.1-7 Panel 2 of 4



AVO 42666



PRELIMINARY FOR PLANNING PURPOSES ONLY
FIELD SURVEYS ARE NOT CONSIDERED FOR PERMITTING
NOTICE OF DESIGN METHOD PROVIDED THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF

NAME: _____ P.E. NO. DATE: _____

COUNTY OF DALLAS, TEXAS
DEPARTMENT OF PUBLIC WORKS



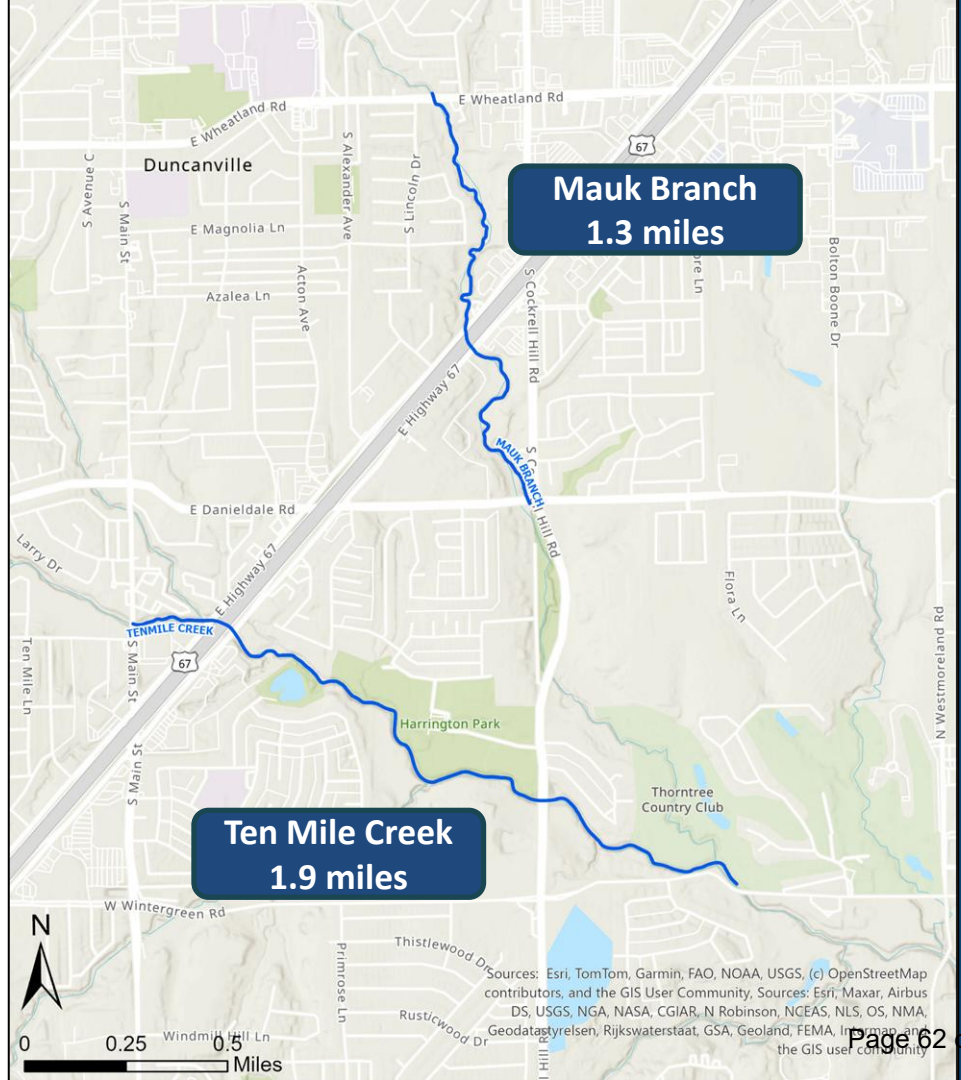
STREAM CONDITION ASSESSMENT

Total desktop-delineated streams across City:

- 31 miles

City-selected study reaches:

- **Mauk Branch (1.3 miles)**
E Wheatland Rd to E Daniieldale Rd
- **Tenmile Creek (1.9 miles)**
S Main St to City Limits



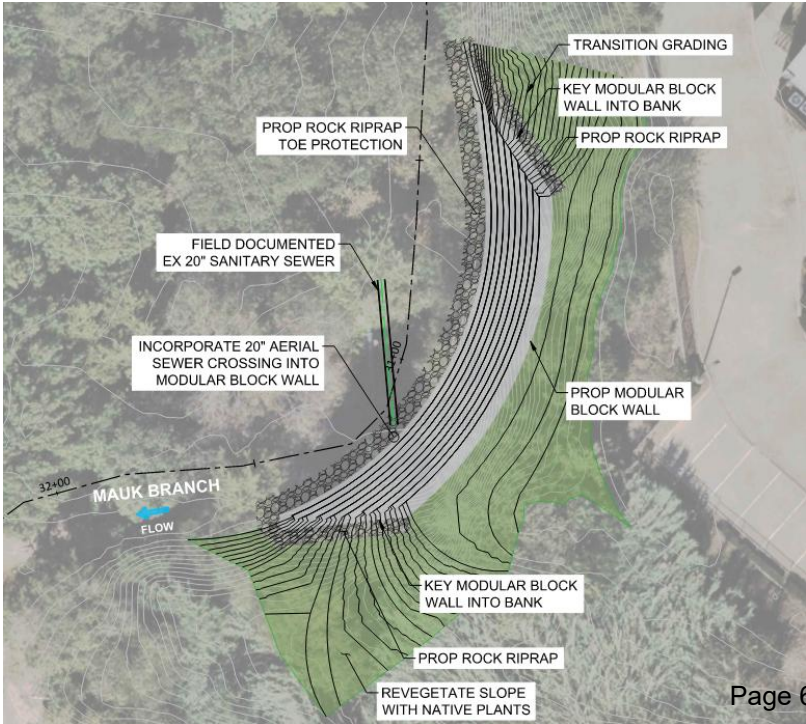
Area 1: 20-inch Sanitary Sewer Crossing on Mauk Branch

Proposed Solution: Retaining Wall

Planning Level Cost
\$2.67 million



November 18, 2025



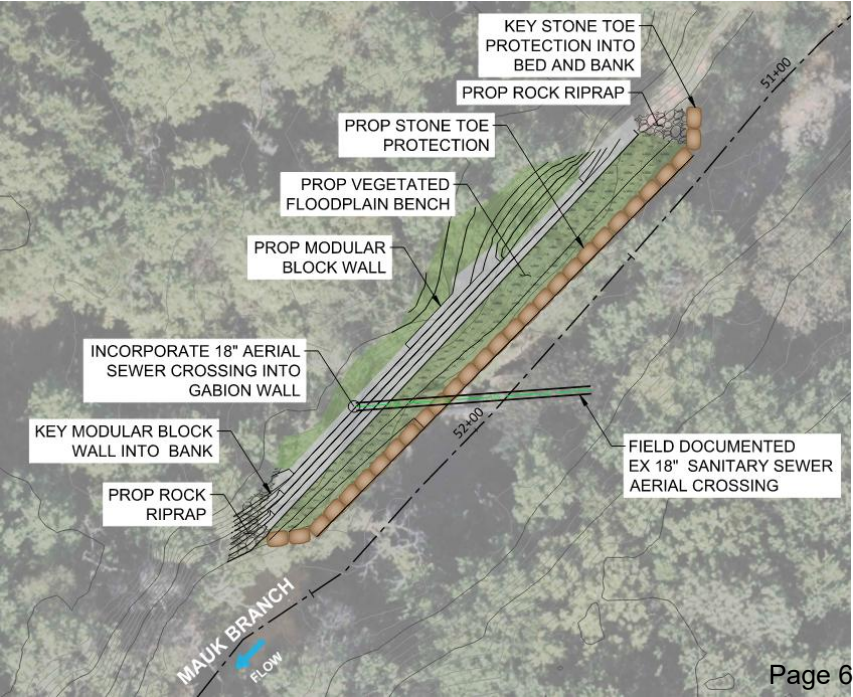
Area 2: 18-inch Sanitary Sewer Crossing on Mauk Branch

Planning Level Cost
\$1.05 million

Proposed Solution: Retaining Wall + Floodplain Bench Grading



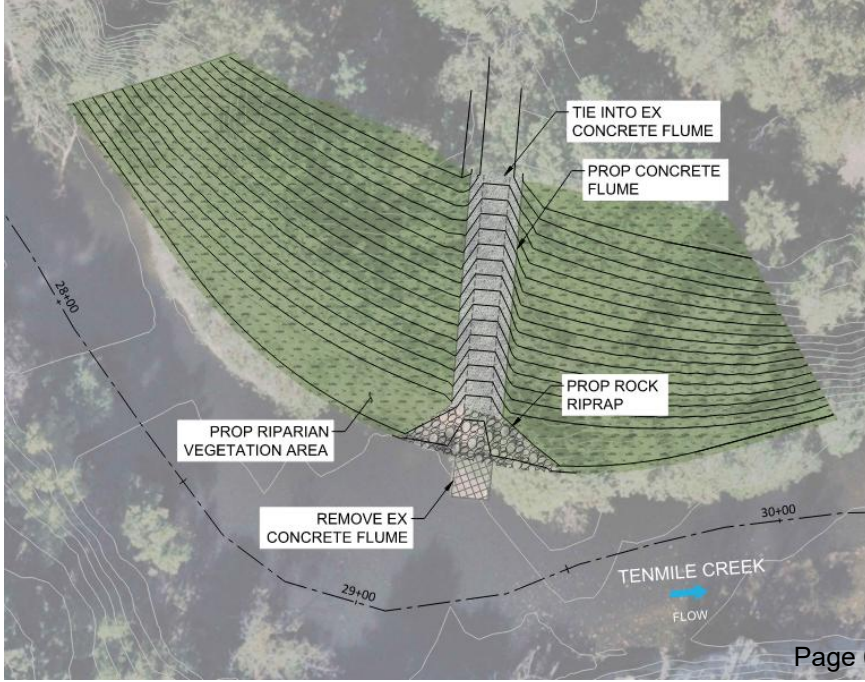
November 18, 2025



Area 3: Concrete Stormwater Flume on Tenmile Creek

Proposed Solution: Streambank Grading + Flume Reconstruction

Planning Level Cost
\$1.47 million



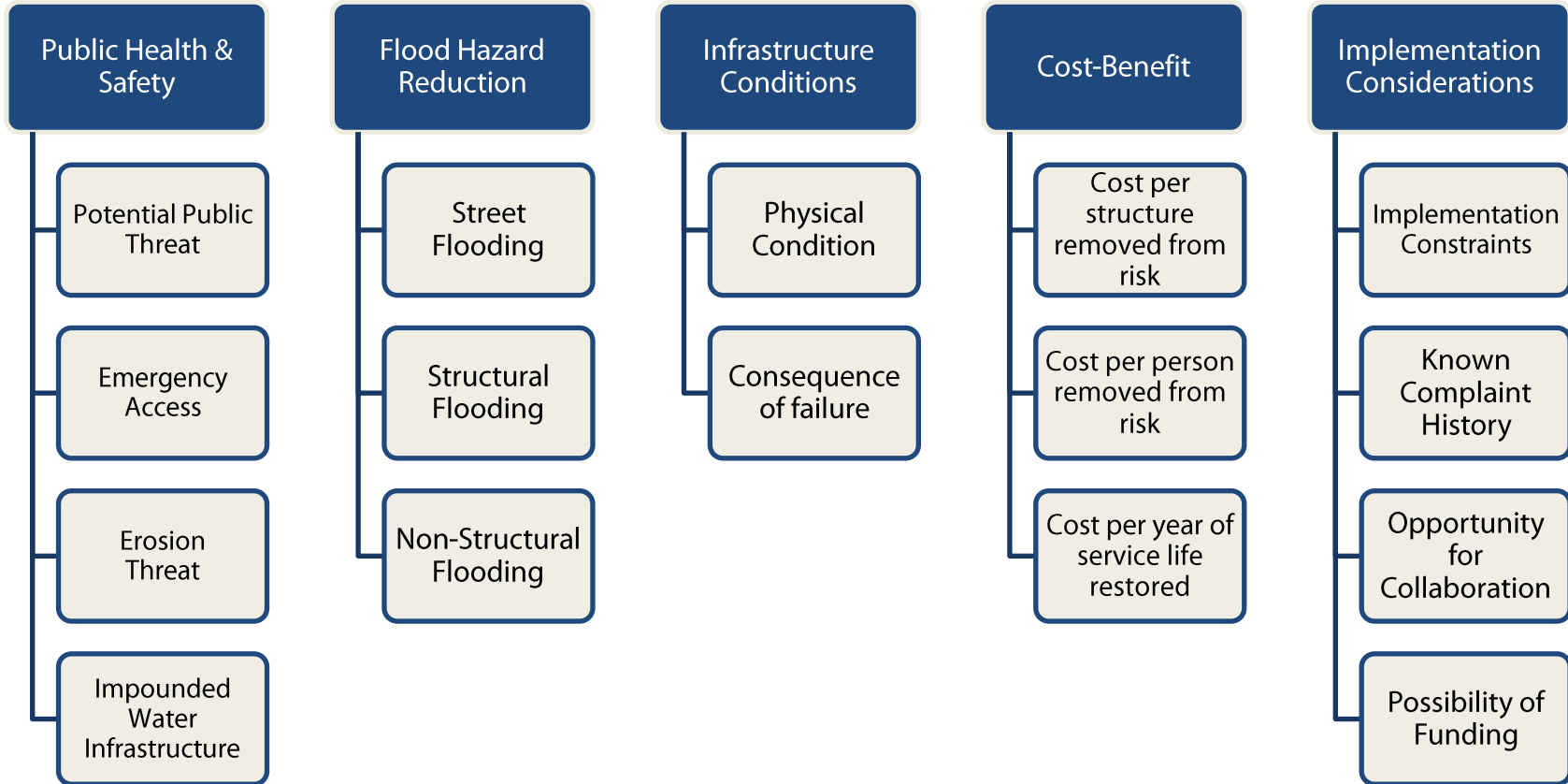
Proposed Project Concepts Summary

Site Location	Project Type	Project Scope	Properties with reduced flood risk	Planning Level Cost
Green Hills Road	Flood Management	Culvert Crossing Improvements	3	\$2,300,000
Greenstone Lane	Flood Management	Culvert Crossing Improvements	1	\$2,600,000
Alexander Avenue	Flood Management	Culvert Crossing Improvements	0	\$1,600,000
Cedar Hill Road	Flood Management	Bridge Crossing Improvements	0	\$2,100,000
Sunset Village	Flood Management	Storm Drain Improvements	12	\$2,100,000
Fairmeadows	Flood Management	Storm Drain System Upgrades	2 Apartment Buildings	\$8,800,000
Inland Port Study: Beaver Creek Drive	Flood Management	Culvert Crossing Improvements + Detention	92	\$9,700,000
Inland Port Study: Cedar Creek Drive	Flood Management	Channel Improvements + Detention	25	\$6,800,000
20-inch Sanitary Sewer Crossing on Mauk Branch	Asset Protection	Retaining Wall	N/A	\$2,670,000
18-inch Sanitary Sewer Crossing on Mauk Branch	Asset Protection	Retaining Wall + Floodplain Bench Grading	N/A	\$1,050,000
SW Flume on Tenmile Creek	Asset Protection	Streambank Grading + Flume Reconstruction	N/A	\$1,470,000

Total Program Cost:

\$41.2 million

Prioritization Criteria + Metrics



Ranked Projects

Flood Management

Rank	Score (Max = 100)	Project	Planning Level Cost
1	43.2	Sunset Village Storm Drain Improvements	\$2,100,000
2	41.2	Greenstone Lane Culvert Improvements	\$2,600,000
3	35.4	Green Hills Rd Culvert Improvements	\$2,300,000
4	35	Cedar Hill Bridge Improvements	\$2,100,000
5	32.9	Inland Port: Tenmile Creek Channel Improvements	\$6,800,000
6	32	Fairmeadows Storm Drain Improvements	\$8,800,000
7	28.9	Alexander Avenue Culvert Improvements	\$1,600,000
8	21.2	Inland Port: Beaver Creek Drive Culvert Improvements	\$9,700,000
Flood Management Projects Total Cost:			\$36 Million

Asset Protection

Rank	Score (Max = 100)	Project	Planning Level Cost
1	65.5	Area 1: 20" Sanitary Sewer Crossing on Mauk Branch	\$2,670,000
2	64.1	Area 2: 18-inch Sanitary Sewer Crossing on Mauk Branch	\$1,050,000
3	59.6	Area 3: Concrete Stormwater Flume on Tenmile Creek	\$1,470,000
Asset Protection Total Cost:			\$5.2 Million

Funding Matrix

Rank	Project	Planning Level Cost	Federal/State Grants		Federal/State Loans	
			FMA ¹	FIF ²	CWSRF ³	DFund ⁴
1	Sunset Village Storm Drain Improvements	\$2,100,000	75/25	n/a	100	100
2	Greenstone Lane Culvert Improvements	\$2,600,000	75/25	n/a	100	100
3	Green Hills Rd Culvert Improvements	\$2,300,000	75/25	n/a	100	100
4	Cedar Hill Bridge Improvements	\$2,100,000	n/a	n/a	100	100
5	Inland Port: Tenmile Creek Channel Improvements	\$6,800,000	75/25	50/50	100	100
6	Fairmeadows Storm Drain Improvements	\$8,800,000	75/25	n/a	100	100
7	Alexander Avenue Culvert Improvements	\$1,600,000	n/a	n/a	100	100
8	Inland Port: Beaver Creek Drive Culvert Improvements	\$9,700,000	75/25	50/50	100	100
1	Area 1 – 20" Sanitary Sewer Crossing on Mauk Branch	\$2,670,000	n/a	n/a	100	100
2	Area 2 – 18" Sanitary Sewer Crossing on Mauk Branch	\$1,050,000	n/a	n/a	100	100
3	Area 3 – Concrete SW Flume on Tenmile Creek	\$1,474,000	n/a	n/a	100	100
Total:		\$41,190,000				

¹FMA: Flood Mitigation Assistance grant program (FEMA)

²FIF: Flood Infrastructure Fund grant program (TWDB)

³CWSRF: Clean Water State Revolving Fund loan program (EPA)

⁴DFund: Texas Water Development Fund (DFund) loan program (TWDB)

DRAINAGE IMPROVEMENT NEEDS VS. AVAILABLE FUNDING (10-YEAR OUTLOOK)

“The program was originally developed as a 5-year program and was extended to 10 years to align with funding realities.”

- **Total Identified Needs: \$41.2 Million**
- **Estimated 10-Year Stormwater Funding: \$10.5 Million**
- **Funding Gap: \$30.7 Million**

- The City has identified over **\$41M in priority drainage and stream improvement projects**
- Current funding supports only **~25% of identified needs**
- Revenue projections assume full collection; **actual revenues may be lower due to collection challenges**
- Even with a 10-year horizon, project delivery will be **limited and significantly phased**

- **Advancing these projects will require:**
 - Strengthening the stormwater utility fee structure
 - Improving fee collection efficiency and consistency
 - Prioritizing projects based on risk and community impact
 - Evaluating additional funding options (grants, financing, partnerships)

Stormwater Utility Fee Benchmarks



Duncanville: \$5 flat fee per residence



Duncanville: \$5 per Equivalent Residential Unit (ERU)

*Graphic shown is based on an example property of 30,000 sq ft

Potential Next Steps:

- Feasibility assessment of Stormwater Utility expenses
- Stormwater Utility Fee assessment/update
- Implementation of updated Stormwater Utility Fee

Drainage Policy Recommendations: Key Themes



Level of Service & Risk Tolerance

- Define flood protection targets (100-year standard)
- Establish measurable no-adverse-impact criteria
- Standardize freeboard



Floodplain Management & Regulation

- Strengthen floodplain and encroachment standards
- Protect storage, conveyance, and natural systems
- Clarify permitting and FEMA coordination



Development Requirements

- Require downstream impact analysis
- Standardize modeling methods and rainfall data
- Improve detention design



Operations, Maintenance & Data

- Improve review processes and submittal standards
- Clarify applicable design criteria and manuals
- Enhance data quality and modeling consistency

27 detailed recommendations organized into 4 policy areas to reduce flood risk, guide development, and support long-term infrastructure investment.

Drainage Design Standards Recommendations



Current State of Standards

- No defined City standard details or specifications

Establish Interim Standards

- Markups provided on peer community details
- Maintain consistency and clarity
- Widen applicability
- Identified potential gaps

Plan for Long-Term Vision

- Identify all City desired detail/spec drainage items
- Plan and budget for developing standards
- Leverage NCTCOG
- Review, finalize, adopt, and publish



CITY OF DUNCANVILLE DRAINAGE MASTER PLAN & STREAM CONDITION ASSESSMENT

QUESTIONS?

APRIL 21, 2026

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self



Stream Condition Assessment

FINAL REPORT

Prepared for:



MARCH 23, 2026

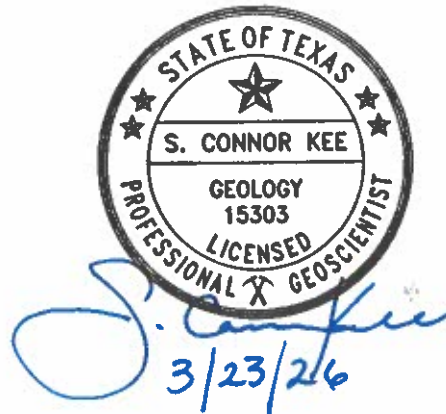
Prepared by:

FREESE AND NICHOLS, INC.
801 Cherry Street, Suite 2800
Fort Worth, Texas 76102
817-735-7300

Stream Condition Assessment

FINAL REPORT

Prepared for:



FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

Prepared by:

FREESE AND NICHOLS, INC.
801 Cherry Street, Suite 2800
Fort Worth, Texas 76102
817-735-7300

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Appendix A	Field Photographs
Appendix B	Representative Bank Erosion Hazard Index (BEHI) Forms
Appendix C	Cross Sections & Longitudinal Profile
Appendix D	Summary of Infrastructure and Erosion Issues with Scores and Ranks

EXECUTIVE SUMMARY

The City of Duncanville, TX (City) contracted Freese and Nichols, Inc. (FNI) to perform a pilot stream condition assessment of selected stream reaches across the City. FNI geomorphologists and engineers conducted a geomorphic assessment along City-selected reaches of Mauk Branch and Tenmile Creek, totaling approximately 16,820 collective linear feet (LF), on November 18 and 19, 2025. The overall objectives of this assessment were to document existing geomorphic conditions of Mauk Branch and Tenmile Creek and evaluate the need for projects along these reaches.

The geomorphic assessment included photo documentation, streambank erosion potential mapping using the bank erosion hazard index (BEHI) methodology, and stream cross-section and profile measurements. Additional desktop analyses included a review of existing data to establish current watershed conditions (topography, geology, soils, and project area development) as well as a LiDAR analysis and a setback analysis. In general, both reaches have cut down to bedrock and are in a state of widening via streambank erosion and block/cantilever failure of bedrock bluffs.

FNI observed 41 instances of infrastructure and erosion concerns along the assessment reaches (20 along Mauk Branch and 21 along Tenmile Creek). Of these 41 total items, FNI considers 20 of them to present issues that warrant additional consideration or the potential development of projects. FNI developed a weighted ranking equation to prioritize these 20 potential project areas, where projects with the largest weighted score ranked highest for prioritization. The equation accounts for bank erosivity of nearby streambanks, current conditions of the at-risk infrastructure, and the type of at-risk infrastructure.

FNI collaborated with the City to select three areas (Areas 1 through 3) from the ranked list to develop conceptual alternatives for, including conceptual level cost estimates. Given that several of the ranked areas were confirmed to be either abandoned or owned by the Trinity River Authority (TRA), the three selected areas are of lower rank than the top three.

- Area 1 involves protecting a 20-inch sanitary sewer line threatened by erosion on Mauk Branch via the installation of approximately 140 LF of modular block retaining wall roughly 27 feet high. A conceptual opinion of probable construction costs (OPCC) of \$2,670,000 was estimated for Area 1 for bank protection.

- Area 2 involves protecting an 18-inch aerial sanitary sewer line threatened by scour on Mauk Branch via the construction of approximately 125 LF of modular block retaining wall, installation of 115 LF of rock toe protection, and establishing a 10-foot floodplain bench. A conceptual OPCC of \$1,050,000 was estimated for Area 2.
- Area 3 involves replacing and protecting an undermined concrete flume and protecting a water line crossing of Tenmile Creek by establishing a point bar with a 20:1 slope, grading a bank at a stable 3:1 slope, and vegetating the area with native plantings and seeding to establish robust riparian vegetation. A conceptual OPCC of \$1,474,000 was estimated for Area 3.

In addition to the conceptual alternatives and cost estimates provided for the selected project areas, the City can use the results of this assessment to inform other projects in the future (i.e., consider projects at other ranked areas documented in this report) and as a baseline for existing geomorphic conditions along the study reaches of Mauk Branch and Tenmile Creek. Additional stream condition assessments can be undertaken along other reaches as desired to provide additional insight into existing conditions and project needs across the City.

1.0 INTRODUCTION

The City of Duncanville, TX (City) contracted Freese and Nichols, Inc. (FNI) to perform a pilot stream condition assessment of selected stream reaches across the City. Following discussions with FNI, the City selected two reaches for evaluation: one along Mauk Branch from East Wheatland Road to East Daniieldale Road and one along Tenmile Creek from South Main Street to the City limits (**Exhibit 1**).

As part of this effort, a team of FNI geomorphologists and engineers conducted a geomorphic assessment along the selected reaches of Mauk Branch and Tenmile Creek, totaling approximately 16,820 collective linear feet (LF), on November 18 and 19, 2025 (**Exhibit 1**). The overall objectives of this assessment were to document existing geomorphic conditions of Mauk Branch and Tenmile Creek and evaluate the need for projects along these reaches. FNI assessed historic conditions, channel morphology, stability, and erosion and used the results to inform the development of three conceptual alternatives for addressing erosion concerns in City-selected project areas.

This effort included both a desktop and field component. The desktop component included a review of existing data to establish current watershed conditions (topography, geology, soils, and project area development) as well as a LiDAR analysis and a setback analysis. The field component included three tasks: documentation of existing conditions, a streambank erosion assessment, and cross section and profile measurements.

2.0 PROJECT AREA DESCRIPTION

This section describes the existing conditions of the Mauk Branch and Tenmile Creek watersheds, including the geographic setting, topography, geology and soils, and channel morphology. FNI collected this information during a desktop analysis of available data, including topographic maps, aerial photographs, soil survey reports (NRCS, 2025), and geologic maps (Bureau of Economic Geology, 1992). FNI obtained additional information from visual observations, photographs, and measurements collected during the field investigation.

2.1 TOPOGRAPHY, GEOLOGY, AND SOILS

The Mauk Branch and Tenmile Creek watersheds are sub-watersheds of the West Fork Trinity River in the Trinity River Basin. The drainage area of Mauk Branch from its headwaters to the confluence with Tenmile Creek is approximately 2.7 square miles, and the drainage area of Tenmile Creek from its headwaters to the confluence with Bee Branch just downstream of the City limits is roughly 12.8 square miles. The project site is in the Northern Blackland Prairie ecoregion of the Great Plains physiographic province. The soils throughout both reaches are dominated by the Frio silty clay, a well-drained, dark grayish brown clay soil with moderately slow permeability (Hydrologic Soil Group C). It is associated with floodplains and is moderately blocky, hard, and susceptible to cracking when dry but very plastic when wet. Other soil units in the area include the Austin-Lewisville complex, which has similar properties to the Frio clay but is associated with the surrounding uplands. The geologic unit that underlies these soils is the Austin Chalk, which is a grayish-white to white ledge-forming chalk alternating with medium gray marl. These soil and geologic units are typically susceptible to slaking (an erosional process driven by successive wet-dry cycles). Therefore, even the presence of compact soils or bedrock might not preclude the possibility of future erosion or streambed/bank adjustment. A diagram illustrating the geomorphic setting of the study area is shown in **Figure 2.1**.

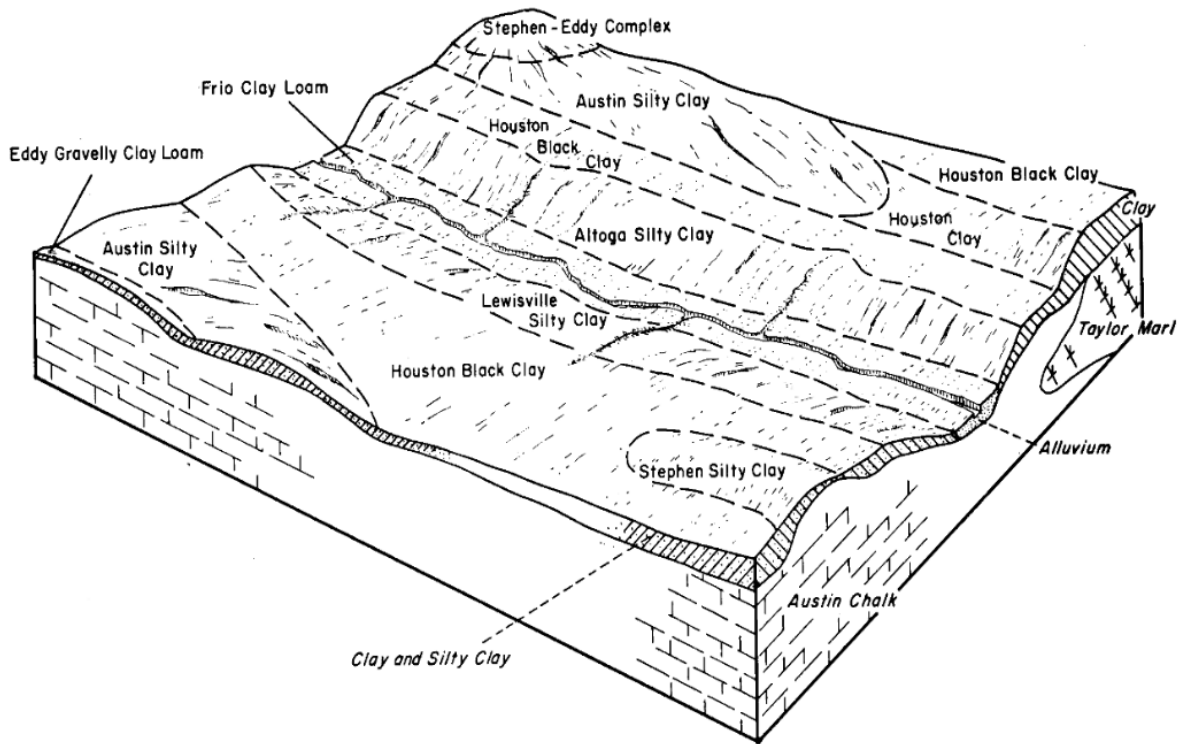


Figure 2.1 – Geomorphic Setting and Soils of the Project Area

Adapted from the Soil Conservation Service (now the Natural Resource Conservation Service) (1969).

2.2 PROJECT AREA DEVELOPMENT

The land surrounding the two assessment reaches of Mauk Branch and Tenmile Creek was primarily undeveloped or used as rangeland until residential development began in the 1960s. Construction and expansion of S. G. Alexander Freeway (TX-67) began in the early 1970s, and commercial developments around the new highway increased throughout the 1980s and 1990s. Overall, development (both residential and commercial) continued until it reached its present state in the early 2010s, leaving only a few parks and forested buffers along the creeks. Waterview Park and Harrington Park were constructed along the assessment reach of Tenmile Creek by 1989, with the latter replacing a water treatment facility that had existed since 1968.

3.0 GEOMORPHIC ASSESSMENT

3.1 GEOMORPHIC ASSESSMENT METHODS

The geomorphic assessment covered approximately 6,980 LF of Mauk Branch from East Wheatland Road to East Danieldale Road and 9,840 LF of Tenmile Creek from South Main Street to the City limits. All observations describe the left and right bank while looking in the downstream direction. This report refers to stream stationing that proceeds from upstream to downstream at 100-foot intervals. **Exhibits 2A through 2C** and **Exhibits 3A through 3E** show photograph locations, areas with existing infrastructure, and streambank erosion potential ratings along the assessment reaches of Mauk Branch and Tenmile Creek, respectively. These maps serve as a tool for quickly identifying problem area locations, general erosion potential, and overall geomorphic conditions along the study reach.

3.1.1 Documentation of Existing Conditions

Field teams photographed all locations with a GPS-enabled digital camera. Representative photographs and selected photographs of areas of interest are shown in **Appendix A**. Field notes taken during the site visit document stream conditions at the time of the assessment and identify definitive characteristics of stream erosion, lateral and/or vertical stability, and potential threats to City property and infrastructure. FNI noted bank stability, degree of erosion, and geomorphic processes using the methodologies developed by Thorne (1998), Montgomery and Buffington (1998), Henshaw and Booth (2000), and Rosgen (2006). Field teams recorded a combination of quantitative and qualitative data, including approximate width and depth of channel, valley width, streambed characteristics (general substrate composition, bedrock outcrops, etc.) and notable changes in geomorphic characteristics (valley widening or narrowing, channelization, etc.).

Field observations were framed in the context of the Channel Evolution Model (CEM), a conceptual model that describes how streams change through time (**Figure 3.1**). Generally, the model states that streams downcut or incise (i.e., erode vertically into the streambed) in response to disturbances within the watershed (e.g., changes in hydrology due to development), then widen (i.e., erode laterally into streambanks), and then finally reach a new dynamic equilibrium where they are stable until a new disturbance restarts the cycle.

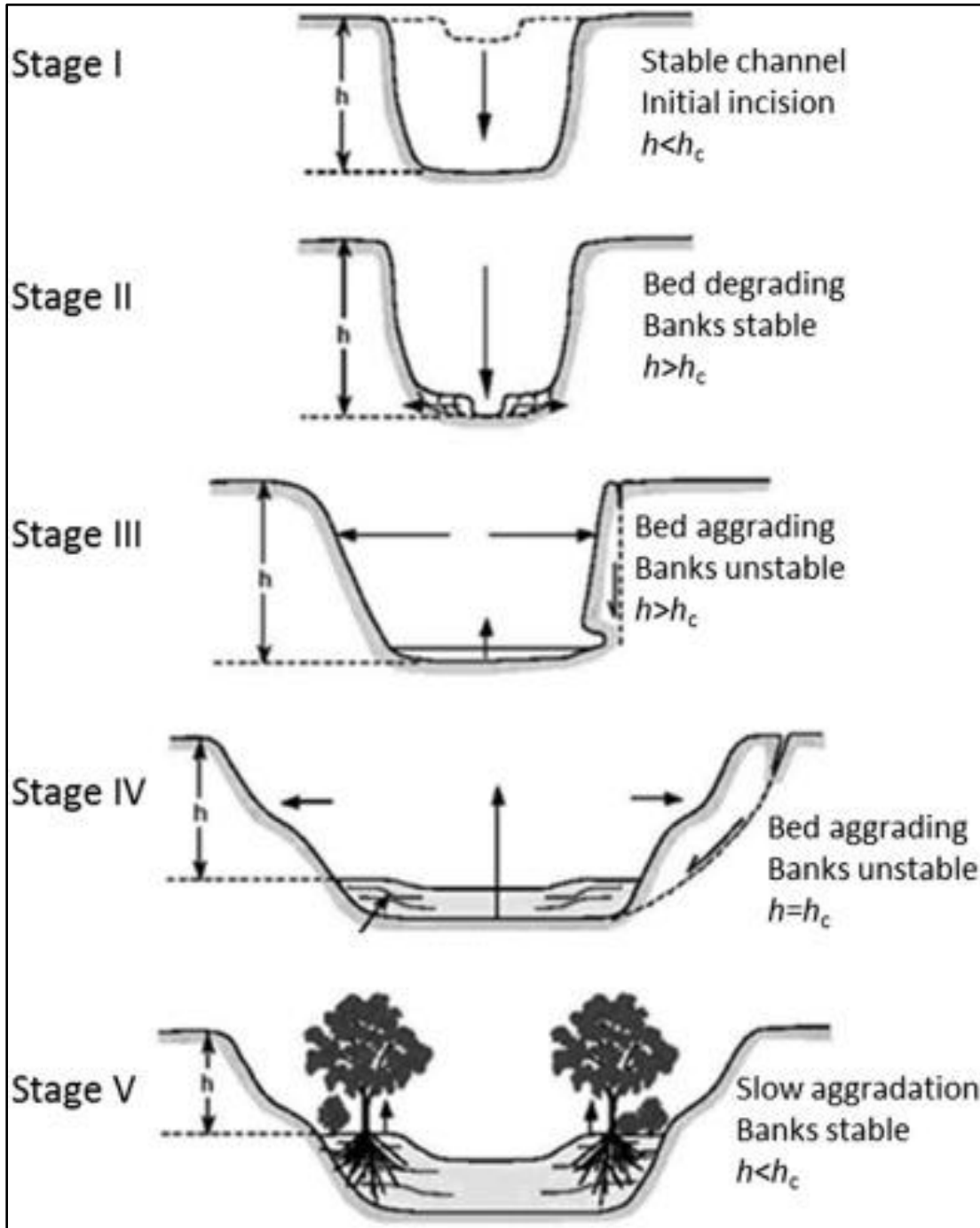


Figure 3.1 – Channel Evolution Model Diagram
Adapted from Schumm et al. (1984).

3.1.2 Streambank Erosion Assessment

FNI assessed lateral streambank stability and bank erosion potential using the bank erosion hazard index (BEHI) methodology developed by Rosgen (2006) (**Appendix B**). This rapid field assessment evaluates bank height ratio, rooting depth, rooting density, surface protection, bank angle, and bank material type and assigns an erosion potential rating ranging from “Very Low” to “Extreme”.

At the beginning of the field investigation, field teams evaluated the BEHI ratings along a “calibration reach” using BEHI rating forms, proceeding downstream, and recording changes in BEHI rating along both the left and right banks. After completing the calibration reach, field teams then assessed the BEHI ratings of the remaining length of channel without using forms but based on the similarity of the observed banks to the calibration reach. The field teams assessed new calibration reaches periodically to “re-calibrate” the eye and at marked changes in geomorphology. The field assessment emphasized assessing erosion in the proximity of existing protection and infrastructure to identify if remedial action is required. The final product is a GIS shapefile of bank lines that are color coded to the applicable BEHI ratings along each bank. This data is used to identify erosion areas and locations where projects are needed to protect City property and infrastructure. The City can also use the data in the future to assess maintenance needs and evaluate changes in channel geometry, bank slopes, substrate, vegetation, and flow conditions.

Note that the BEHI methodology does not apply to all streambanks; common examples include armored streambanks (those fully armored with riprap, concrete, cut stone, bag walls, articulated concrete blocks, etc.) and point bars (natural depositional features on the insides of meander bends where erosion does not occur). Rather than leave blank spaces in the BEHI dataset where these exceptions occur, FNI added two additional mapping categories to the dataset to document them: “Armored” and “Point Bar.”

3.1.3 Cross-Sections & Profiles

FNI measured five cross sections (two along Mauk Branch and three along Tenmile Creek) and two longitudinal profiles (one along each assessment reach) to characterize existing channel conditions (**Appendix C**). Field teams collected additional data at each cross section to evaluate potential changes in cross-sectional form through time. This data included observations of channel condition, bed and bank material, bank vegetation, and channel substrate, as well as measurements of water surface and thalweg elevations.

3.2 GEOMORPHIC ASSESSMENT RESULTS & DISCUSSION: MAUK BRANCH

This section describes field observations made along Mauk Branch during the geomorphic assessment. It also includes discussion of observed erosion issues and existing conditions. A summary of average geomorphic parameters measured along the assessment reach of Mauk Branch is provided in **Table 3.1**. Analysis of the erosion ratings estimated in the field shows that a BEHI rating of “Moderate” was the most common bank condition along Mauk Branch (**Figure 3.2**). Additionally, “High” and “Very High” ratings account for over 31% of mapped streambank conditions, suggesting that a large portion of Mauk Branch is laterally unstable. Erosion potential mapping resulting from the BEHI analysis is shown in **Exhibits 2A through 2C**.

Table 3.1 – Mauk Branch Dimensions and Morphology Parameters
These data were estimated in the field, as well as from measured cross sections, photographs, aerial imagery, and LiDAR (1-meter, 2019).

Parameter	Cross Section 1	Cross Section 2
Bankfull Width (ft)	20.9	18.8
Bankfull Mean Depth (ft)	1.9	1.0
Bankfull Max Depth (ft)	2.5	1.7
Bankfull Area (ft ²)	38.8	18.2
Left Bank Slope (°)	25.6	39.6
Right Bank Slope (°)	33.9	79.4
Entrenchment Ratio (ft/ft)	1.5	1.8
Width/Depth Ratio (ft/ft)	11.2	19.4
Bank Height Ratio (ft/ft)	3.0	7.1
Channel Bed Slope (ft/ft)	0.0068	
Channel Length (LF)	6,691	
Valley Length (ft)	5,650	
Sinuosity	1.18	
Dominant Bed Substrate	Bedrock	

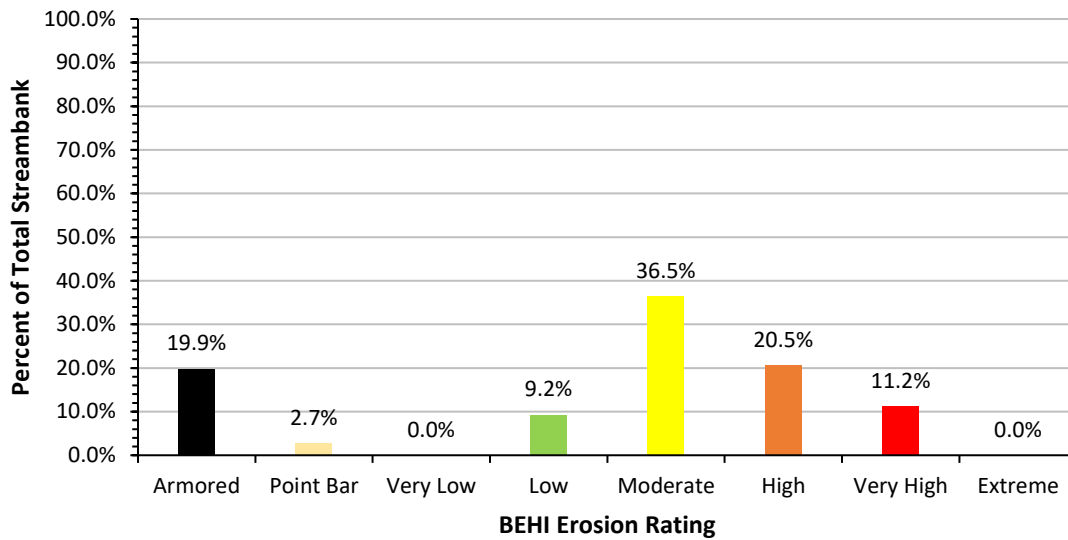


Figure 3.2 – Mauk Branch BEHI Rating Distribution
“Moderate” was the most prevalent rating along the study reach.

3.2.1 Overview of Channel Morphology

The study reach is characterized by an incised and moderately entrenched channel with banks varying in height between 5 and 15 feet. Side slopes are generally mild (roughly 30 degrees), except along banks exhibiting “Very High” erosion potential. Most of the reach is influenced by exposed Austin Chalk bedrock in the bed (and along the banks from station 58+00 onward) (**Figure 3.3**); this bedrock appears to be more resistant to slaking than the marl found elsewhere in the metroplex (e.g., in areas that are frequently wet, it does not crumble to the touch) but is still susceptible to block and cantilever failure. A forested buffer is present along most of the reach.

Field observations of fallen trees and streambank erosion on the outsides of meander bends, coupled with existing channel dimensions suggest that the reach is in a state of widening (Stage III of the CEM). This is further supported by the presence of bedrock along the streambed, which suggests that historic downcutting has already occurred. Downstream of station 58+00, the extensive presence and influence of the bedrock along both the bed and banks acts to slow the channel evolution process. Rapid reach-scale changes (both vertically and laterally) are therefore unlikely; instead, future change will likely be isolated to areas where block or cantilever failure of the bedrock occurs and/or along outside meander bends with “High” or “Very High” BEHI ratings.

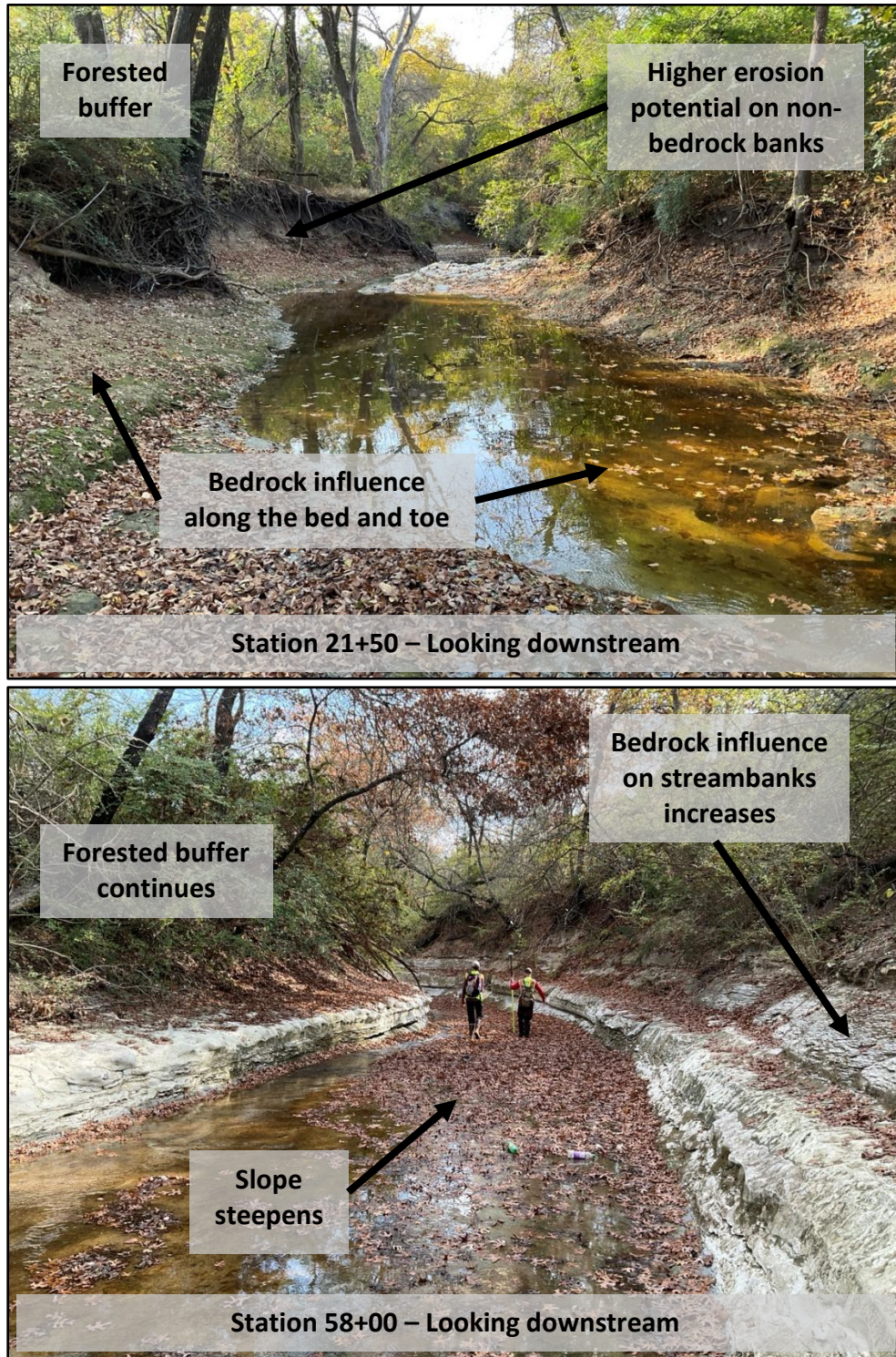


Figure 3.3 – Mauk Branch Representative Conditions
In the upper portions of the reach, bedrock influence was mostly limited to the bed (top); bedrock influence in the banks increased downstream of station 58+00 (bottom).

3.2.2 Observed Infrastructure and Potential Project Areas

FNI documented 20 instances of infrastructure and erosion concerns along the assessment reach of Mauk Branch, including:

- 8 stormwater outfalls experiencing varying degrees of scour and undermining
- 2 box culverts with sedimentation issues (at East Wheatland Road and East Daniieldale Road)
- 2 retaining walls in fair to good condition
- 1 modular block wall in poor condition
- 6 sanitary sewer crossings in various conditions
- 1 drainage feature/steep bank near station 26+50

Of the 20 total items, FNI considers 10 of them to present issues that warrant additional consideration or the potential development of projects, as summarized in **Table 3.2**. The most prominent issues that warrant attention involve the aerial sanitary sewer crossings, particularly those near stations 31+00 and 51+50. A complete list of infrastructure observed along Mauk Branch is presented in **Appendix D**.

Table 3.2 – Mauk Branch Observed Issues and Potential Project Areas

Infrastructure	Station	Appendix A Photos	Observed Issues	Recommended Action
8-inch Sanitary Sewer Crossing	4+50	6	Erosion on right bank and scour around piers	Repair/replace; stabilize bank
18-inch Sanitary Sewer Crossing	9+00	11	Significant debris accumulation; scour around piers	Maintenance
30-inch Stormwater Outfall	12+00	14	Flowline is ~28 inches above bed elevation; tree root and bedrock holding grade under flume	Repair/replace
Steep drainage feature	26+50	23-24	“High” erosion potential bank; ~30 feet tall; geotechnical stability of concern	Monitor
20-inch Sanitary Sewer Crossing	31+00	28	Left bank eroded around pipe with no visible protection.	Repair and stabilize bank (Alternative 1)
Modular block wall	34+00	30	Grouted rock at the toe of the wall is undermined by at least 2 feet; the wall likely protects a continuation of the 20-inch sanitary sewer	Monitor
18-inch Sanitary Sewer Crossing	51+50	42	Right bank eroded around pipe	Repair and stabilize bank (Alternative 2)
24-inch Stormwater Outfall	57+00	45	Flume is undermined and flowline is ~10 feet above the stream bed	Repair/replace
60-inch Stormwater Outfall	59+50	47	Flume is partially undermined and flowline is ~10 feet above the stream bed	Repair/replace
East Daniieldale Road Culvert	66+25	51-52; 54	Left cell is partially blocked with sediment deposition and vegetation	Maintenance

3.3 GEOMORPHIC ASSESSMENT RESULTS & DISCUSSION: TENMILE CREEK

This section describes field observations made along Tenmile Creek during the geomorphic assessment. It also includes discussion of observed erosion issues and existing conditions. A summary of average geomorphic parameters measured along the study reach of Tenmile Creek is provided in **Table 3.3**. Analysis of the erosion ratings estimated in the field shows that a BEHI rating of “Moderate” was the most common bank condition along Tenmile Creek (**Figure 3.4**) followed by “Low”, suggesting relative stability along most of the reach. The prevalence of “Low” BEHI ratings can be partially attributed to the significant bedrock influence on the channel bed and banks throughout the reach, which generally reduces the potential for streambank erosion (though block and cantilever failure are still possible). Erosion potential mapping resulting from the BEHI analysis is shown in **Exhibit 3A through 3E**.

Table 3.3 – Tenmile Creek Dimensions and Morphology Parameters
These data were estimated in the field, as well as from measured cross sections, photographs, aerial imagery, and LiDAR (1-meter, 2019).

Parameter	Cross Section 1	Cross Section 2	Cross Section 3
Bankfull Width (ft)	27.94	47.06	45.07
Bankfull Mean Depth (ft)	1.36	0.93	0.79
Bankfull Max Depth (ft)	1.45	1.21	1.16
Bankfull Area (ft ²)	38.03	43.86	35.47
Left Bank Slope (°)	22.5	44.2	37.7
Right Bank Slope (°)	28.4	89.1	67.0
Entrenchment Ratio (ft/ft)	1.22	1.10	1.21
Width/Depth Ratio (ft/ft)	20.54	50.60	57.05
Bank Height Ratio (ft/ft)	11.37	11.99	17.02
Channel Bed Slope (ft/ft)	0.00421		
Channel Length (LF)	9,830.0		
Valley Length (ft)	8,553.5		
Sinuosity	1.15		
Dominant Bed Substrate	Bedrock		

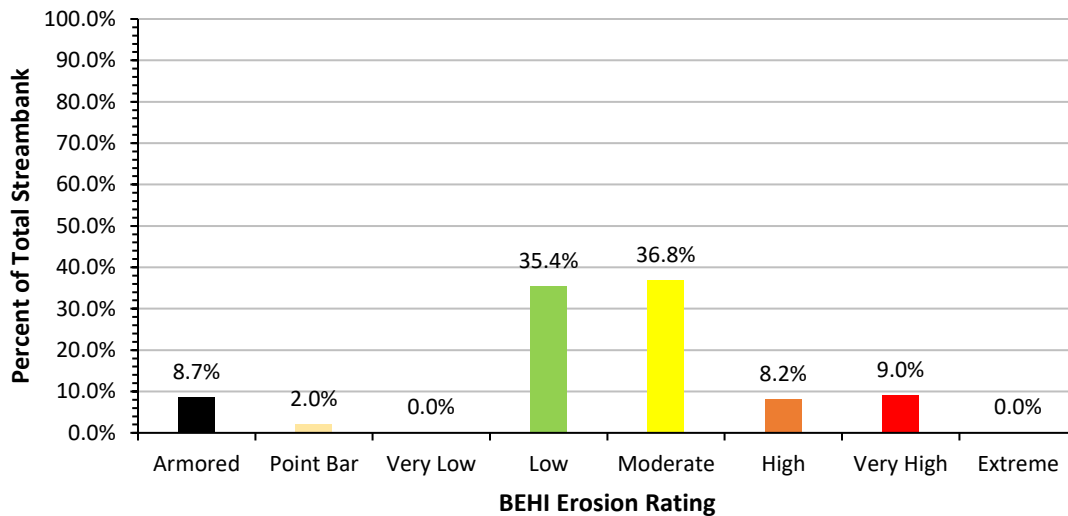


Figure 3.4 – Tenmile Creek BEHI Rating Distribution
“Moderate” was the most prevalent rating along the study reach, followed by “Low.”

3.3.1 Overview of Channel Morphology

The study reach is characterized by a deeply incised and entrenched channel with banks varying in height between 10 and 25 feet. Side slopes vary, ranging from mild (between 20 and 30 degrees) to severe (60 to 90 degrees), with the steeper banks often coinciding with “Very High” erosion potential ratings or the outsides of meander bends. The entire reach is dominated by exposed Austin Chalk bedrock in both the bed and banks (**Figure 3.5**); this bedrock appears to be more resistant to slaking than the marl found elsewhere in the metroplex (e.g., rock in areas that are frequently wet do not crumble to the touch) but is still susceptible to block and cantilever failure. A forested buffer is present along most of the reach.

Field observations of fallen trees and streambank erosion on the outsides of meander bends, coupled with existing channel dimensions suggest that the reach is in a state of widening (Stage III of the CEM). This is further supported by the presence of bedrock along the streambed, which suggests that historic downcutting has already occurred. The extensive presence and influence of the bedrock along both the bed and banks acts to slow the channel evolution process. This influence is much stronger on the main stem of Tenmile Creek compared to its tributaries (e.g., Mauk Branch), and this is reflected in the significantly higher percentage of “Low” BEHI ratings that account for bedrock banks. As a result, rapid reach-scale changes (both vertically and laterally) are unlikely; instead, future change will likely be isolated to areas where block or cantilever failure of the bedrock occurs and/or along outside meander bends that lack bedrock influence and have “High” or “Very High” BEHI ratings.

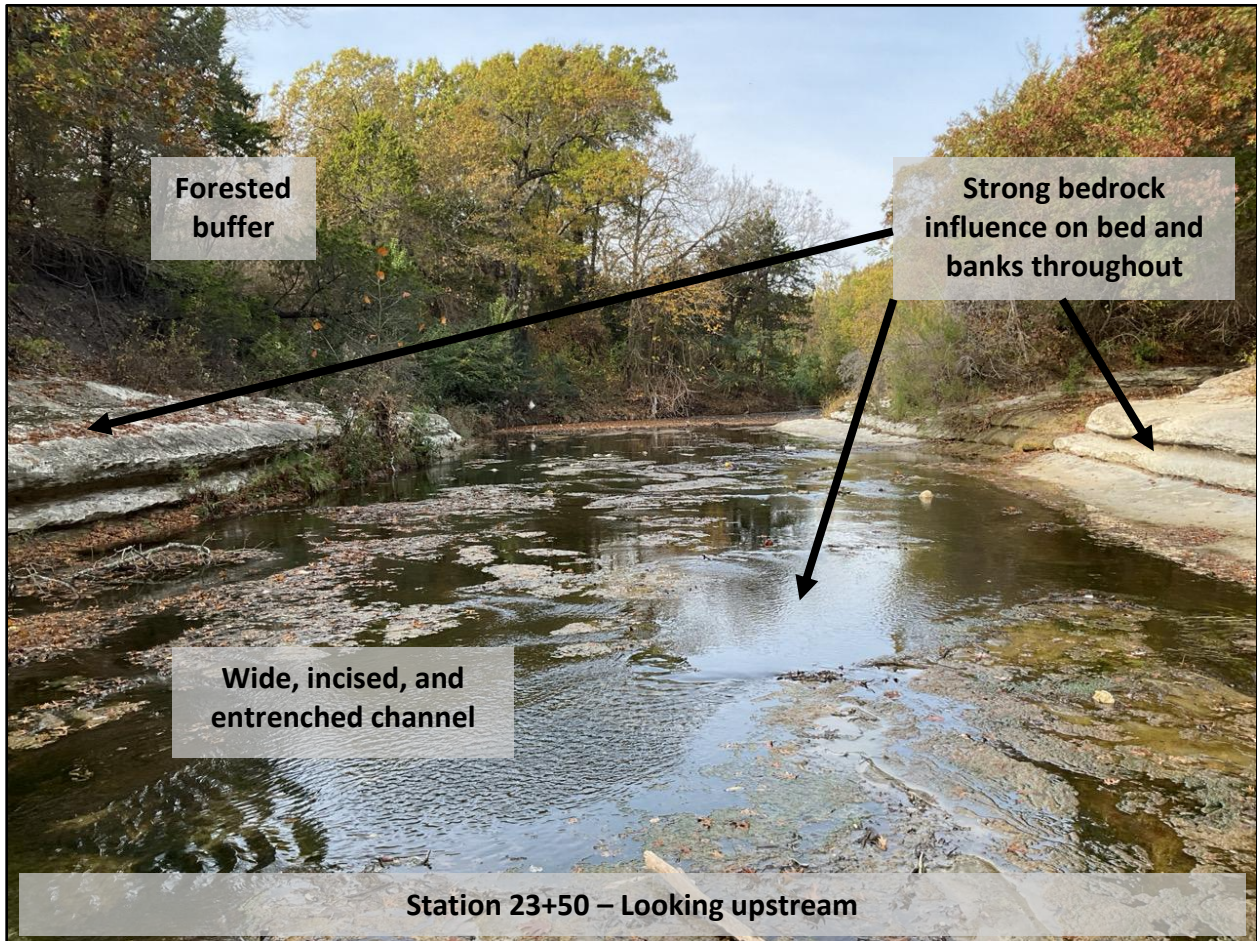


Figure 3.5 – Tenmile Creek Representative Conditions

3.3.2 Observed Infrastructure and Potential Project Areas

FNI documented 21 instances of infrastructure and erosion concerns along the assessment reach of Tenmile Creek, including:

- 7 stormwater outfalls experiencing varying degrees of scour and undermining
- 4 retaining walls in various conditions
- 7 sanitary sewer crossings in various conditions, at least 4 of which are likely Trinity River Authority (TRA) lines
- 2 other pipe crossings that may be abandoned
- 1 undermined stormwater flume near station 28+50

Of the 21 total items, FNI considers 10 of them to present issues that warrant additional consideration or the potential development of projects, as summarized in **Table 3.4**. The most prominent issues that warrant attention involve the aerial sanitary sewer crossings, particularly those at stations 50+50 and 98+00. However, as stated above, these crossings likely belong to TRA, and therefore the remaining areas of concern that the City should consider are threatened outfalls and flumes, such as the one at station 28+50. A complete list of infrastructure observed along Tenmile Creek is presented in **Appendix D**.

Table 3.4 – Tenmile Creek Observed Issues and Potential Project Areas

Infrastructure	Station	Appendix A Photos	Observed Issues	Recommended Action
18-inch Stormwater Outfall	5+00	60	Outfall is located 6-8 feet above water surface. Rock riprap has been partially dislodged	Monitor
Concrete Bag Wall	5+50	61	Significant erosion on downstream end, and evidence of settling and vertical cracking on wall	Repair/replace and stabilize bank
Stormwater Flume	28+50	76	Flume is undermined, approximately 12 feet above channel bed	Repair/replace
36-inch Sanitary Sewer	50+50	85-86	Right bank eroded around pipe with no visible protection. Pipe also exposed in right bank of Steward Branch	Repair/replace and stabilize bank
Stormwater Concrete Bag Wall Flume	55+50	89	Lower portion of bag wall is partially undermined	Repair/replace
Unmapped Pipes	58+00	90	Potentially abandoned. Bank has eroded around end of pipes	Repair/remove and stabilize bank
18-inch Abandoned Pipe	79+00	102	Pipe is bent and exposed along channel bed. Some debris accumulation	Remove pipe
Stormwater Outfall	82+00	104	Outfall is partially undermined and flowline is ~8 feet above the water surface	Repair/replace
48-inch and 24-inch Stormwater Pipes	94+00	109	Bank has eroded around pipes	Repair/replace and stabilize bank
36-inch Sanitary Sewer Crossing	98+00	111	Downstream end of gabion wall has eroded and settled. Unmapped exposed pipe visible.	Repair/replace and stabilize bank

4.0 LIDAR ANALYSIS

4.1 LIDAR ANALYSIS METHODS

FNI performed a LiDAR comparison to supplement observations made during the geomorphic assessment. FNI subtracted 2009 elevation data from 2019 elevation data (both 1-meter resolution LiDAR datasets) using ArcGIS Pro software. The result was a raster showing elevation changes over the course of that 10-year period (**Exhibit 4A through 4C** for Mauk Branch and **Exhibits 5A through 5E** for Tenmile Creek). Negative numbers (shown on the exhibits in shades of red) represent erosion that has occurred over the 10-year time gap, while positive numbers (shown on the exhibits in shades of blue) represent deposition that has occurred.

4.2 LIDAR ANALYSIS RESULTS & DISCUSSION

Results correspond well with observed erosion areas mapped in the field using BEHI. Examples include the “Very High” rating along the right bank of Mauk Branch near station 63+50 and the “High” and “Very High” areas along Tenmile Creek beginning near station 48+00. In other cases, such as at Tenmile Creek station 64+00, the LiDAR analysis shows a significant amount of change where the current BEHI rating is “Moderate” or “Low;” this can be explained via a few scenarios. First, it is possible that upper layers of soil retreated or eroded between 2009 and 2019, leaving behind a bedrock bank or shelf that resulted in a lower BEHI rating in the present. Second, it is also possible that adjustment of the bank was actively occurring between 2009 and 2019 but has since stabilized (e.g., a steep, bare bank that might have been rated as “High” in 2009 subsequently eroded until it reached a more stable slope and became established with vegetation, resulting in a “Moderate” or “Low” rating in the present). In general, the results of this analysis provide a useful visualization of the widening and streambank retreat that is occurring along the study reaches of Mauk Branch and Tenmile Creek.

5.0 SETBACK ANALYSIS

5.1 SETBACK ANALYSIS METHODS

FNI conducted a high-level erosion hazard setback analysis along delineated streams throughout the City. The purpose of this analysis was to provide high-level, conservative estimates of appropriate setback distances from the top of the streambanks. FNI delineated an erosion hazard zone (EHZ) in ArcGIS Pro software by projecting a line with an assumed stable slope of 3H:1V (33%) from a point offset 10 feet from the toe of slope to the ground surface (**Figure 5.1**). This approach is similar to protocols used by other cities in the metroplex (Halff, 1998). Since the risk of erosion and geotechnical failure generally increases with increasing bank steepness, especially beyond 1H:1V, a slope of 3H:1V represents a relatively stable slope where erosion and failure risks are lower and is suitable for EHZ delineation. Note that there are numerous methods for delineating EHZs, many of which use even shallower slopes (e.g., 4:1) or involve more in-depth analyses better suited to smaller study areas. Additionally, due to the high-level nature of this effort, FNI made the following assumptions:

- Toe widths are constant for the delineated streams as follows:
 - 60 feet wide for Tenmile Creek along its entire length within City limits
 - 30 feet wide for major tributaries (Mauk Branch, Horne Branch, etc.) along their entire lengths within City limits
 - 10 feet wide for all other minor tributaries along their entire lengths within City limits
- The potential downcutting elevation is three feet (a conservative value given that existing conditions suggest future downcutting is unlikely, as discussed in **Section 3** above)

These assumptions allowed for efficient, City-wide delineation at the cost of accuracy. Where desired, more accurate erosion hazard setbacks could be estimated using toe widths measured in the field.

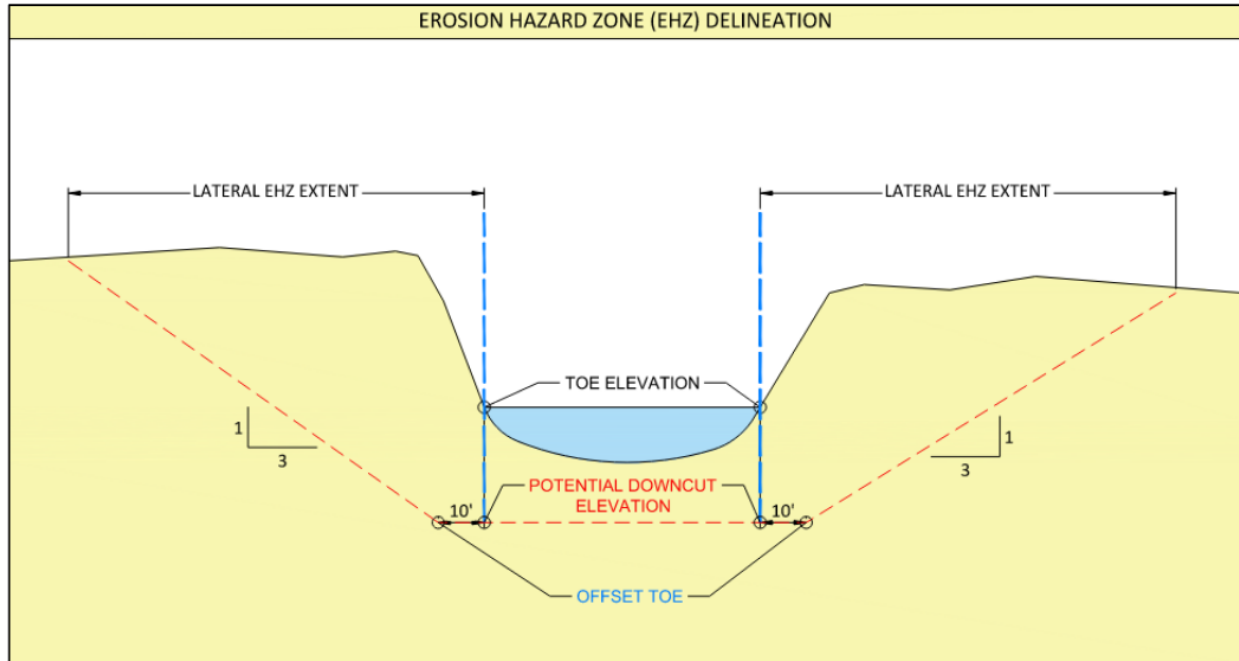


Figure 5.1 – Setback Analysis Methodology

5.2 SETBACK ANALYSIS RESULTS & DISCUSSION

A sample of the results of the City-wide setback analysis – the EHZ adjacent to the assessment reaches of Mauk Branch and Tenmile Creek – is shown in **Exhibit 4A through 4C** (Mauk Branch) and **Exhibit 5A through 5E** (Tenmile Creek). The resulting EHZ generally ranges from 40-60 feet from the top of the bank along Mauk Branch and 50-70 feet from the top of bank along Tenmile Creek. Some outliers occur in locations where smoothing of the EHZ around meander bends or between streams results in a larger setback distance (e.g., station 18+00 on Tenmile Creek).

Note that this analysis is one methodology for recommending setback distances away from the channel and does not include estimates of erosion rates or timeframes for channel adjustment. EHZs provide high-level estimates for the potential room a stream may need to adjust, and do not represent areas guaranteed to be threatened by erosion. Rather, they are useful as a planning tool when constructing infrastructure and designing spaces adjacent to streams and rivers. Ideally infrastructure is placed outside the EHZ; however, in cases where this is not possible or not desired, additional analyses such as the BEHI mapping and LiDAR comparison described above can be used to more accurately understand erosion and channel adjustment in that area and preventative measures (bank stabilization, stream restoration, etc.) can be considered.

6.0 PROJECT IDENTIFICATION & SELECTION

FNI used observations of bank stability and infrastructure condition at 41 total instances of infrastructure to score and rank potential project areas within the study reaches. FNI developed a weighted ranking equation to prioritize potential project areas (**Equation 1**), where projects with the largest weighted score ranked highest for prioritization.

$$\text{Weighted Score} = [\text{Bank Erosivity Score} + (1.5 \times \text{Current Condition Score})] \times \text{Infrastructure Priority}$$

Equation 1

The bank erosivity score is based on the BEHI rating of nearby banks (**Table 6.1**) and reflects the potential risk associated with future bank erosion. Banks with “Extreme” erosion potential are scored the highest while armored banks are scored the lowest because they are considered to have a low risk of erosion (but there is still potential for bank armoring to become undermined from scour).

Table 6.1 – Bank Erosivity Scoring

BEHI Rating	Bank Erosivity Score
Armored	0.5
Low	1.0
Moderate	2.0
High	3.0
Very High	4.0
Extreme	5.0

The current condition score is based on field observations related to scour, structural support, material condition, and cracking (**Table 6.2**) which inform the need for present action to prevent failure. The current condition score reflects present conditions and communicates the urgency with which action needs to be taken.

Table 6.2 – Current Condition Scoring

Infrastructure Condition	Current Condition Score
Good	1.0
Fair	2.0
Poor	3.0
Critical	4.0
Failed	5.0

The infrastructure type determines the “Infrastructure Priority” weighting modifier used in **Equation 1 (Table 6.3)**. Infrastructure with the highest consequence of failure has the highest weight and infrastructure with a localized or otherwise limited consequence of failure has the lowest weight. Infrastructure with an indirect impact on other high priority infrastructure was weighted as moderate.

Table 6.3 – Infrastructure Priority Weights

Priority Category	Infrastructure Priority
High (e.g., sanitary sewers)	1.00
Moderate (e.g., bag walls)	0.75
Low (e.g., stormwater outfalls)	0.50

In **Equation 1**, the bank erosivity score is combined with a weighted current condition score. The current condition score is weighted more heavily than the bank erosivity score because it conveys the need for present action based on observable evidence, while bank erosivity reflects the potential risk of future bank erosion. The combined erosivity and current condition score is multiplied by the infrastructure priority modifier to calculate the final weighted score.

The objective of the weighted ranking system was to identify high priority areas within the study reaches to move forward to the conceptual design phase. Infrastructure in “Good” or “Fair” condition was assumed to require no action and was excluded from project rankings. The top-ranking project areas were discussed with the City in a meeting on December 11, 2025, and the City selected three project areas to progress to the conceptual design phase (**Section 7.0**). **Appendix D** presents the full list of ranked projects.

The following three areas were selected for conceptual design based on rank and City input:

Area 1 – 20-inch Sanitary Sewer Crossing on Mauk Branch (Overall ranking: 4)

Area 2 – 18-inch Sanitary Sewer Crossing on Mauk Branch (Overall ranking: 5)

Area 3 – Concrete Stormwater Flume on Tenmile Creek (Overall ranking: 11)

Note that the three selected project areas rank outside the top three. Many of the highest ranked potential project areas involved infrastructure that was either abandoned or owned by Others, as indicated by GIS data and confirmed during discussions with the City. Only infrastructure owned by the City was considered to progress to conceptual design; thus, lower ranking projects were selected to progress to conceptual design.

7.0 CONCEPTUAL ALTERNATIVES

This section describes the conceptual alternatives developed to protect City infrastructure at the three project areas (Areas 1 through 3) described in **Section 6.0** above. At these locations, bank erosion threatens City infrastructure and FNI recommends taking action to mitigate erosion risks. The conceptual alternatives for these areas provide improvements to protect a 20-inch sanitary sewer crossing on Mauk Branch, an 18-inch sanitary sewer crossing on Mauk Branch, and a concrete stormwater flume and water line on Tenmile Creek, respectively.

The following factors were qualitatively considered during the development of these alternatives:

- Potential for floodplain impacts
- The erosion hazard setback
- Additional benefits for other City infrastructure
- Available property
- Section 404 environmental impacts
- Tree removal
- Stream morphology
- Connection/consistency with existing infrastructure
- Public safety

All three alternatives propose bank stabilization elements including retaining walls, armored channel toes, and grading. In all three areas, City infrastructure is located within the erosion hazard setback and is not expected to be relocated. Additionally, it is important to note that all three alternatives represent concepts focused on protecting City infrastructure at the specified locations of concern and do not represent improvements that holistically address any stream stability issues throughout the study reach of Mauk Branch or Tenmile Creek. Exhibits depicting the alternatives along with Opinions of Probable Construction Cost (OPCCs) are included in **Exhibits 6A and 6B**, **Exhibits 7A and 7B**, and **Exhibits 8A and 8B**, respectively. Potential utility conflicts, hydraulic modeling, geotechnical analysis, and detailed permitting efforts should be considered before detailed design of the preferred alternative(s) progresses. Additionally, the exact location and depth of nearby sewer lines and other utilities should be verified with survey or subsurface utility engineering. High-level permitting considerations for these alternatives are discussed in **Section 7.4**. A summary of proposed improvements, costs, and environmental permitting options for each alternative is shown in **Table 7.1**.

Table 7.1 – Summary of Alternatives

Area/Alternative #	Proposed Improvements	Possible Permitting Approach*	Estimated Cost
1	Modular Block Retaining Wall, Rock Riprap Transitions	NWP 13 with PCN	\$2,670,000
2	Modular Block Retaining Wall, Rock Toe Protection, Floodplain Bench	NWP 13 with PCN	\$1,050,000
3	Replace Flume, Establish Point Bar Slope, Grade Bank Slope, Vegetate with Native Plants	NWP 3 with PCN	\$1,474,000

*Related to improvements constructed within the OHWM. NWP = Nationwide Permit; PCN = Pre-construction Notification.

7.1 AREA 1 – 20-INCH SANITARY SEWER CROSSING ON MAUK BRANCH

In Area 1, the primary concern is erosion on the left bank that is threatening the aerial 20-inch sanitary sewer crossing (**Figure 7.1**). The erosion potential of the left bank is “Very High” and there is significant scour at the location where the pipe enters the left bank. There are no visible piers or pipe protection within or near the bank, causing Area 1 to be an area of high concern due to increased risk of compromise or failure of the crossing. The right bank is armored with a concrete bag wall and the pipe crossing at the right bank appears to be stable. Site constraints at Area 1 include tall steep banks (>25 feet) and the proximity of adjacent development. The use of stable, vegetated slopes in Area 1 is limited due to the lack of space needed to grade back the bank slope. Development of adjacent properties constrains the stream corridor, necessitating the use of a modular block wall instead of vegetated slopes.

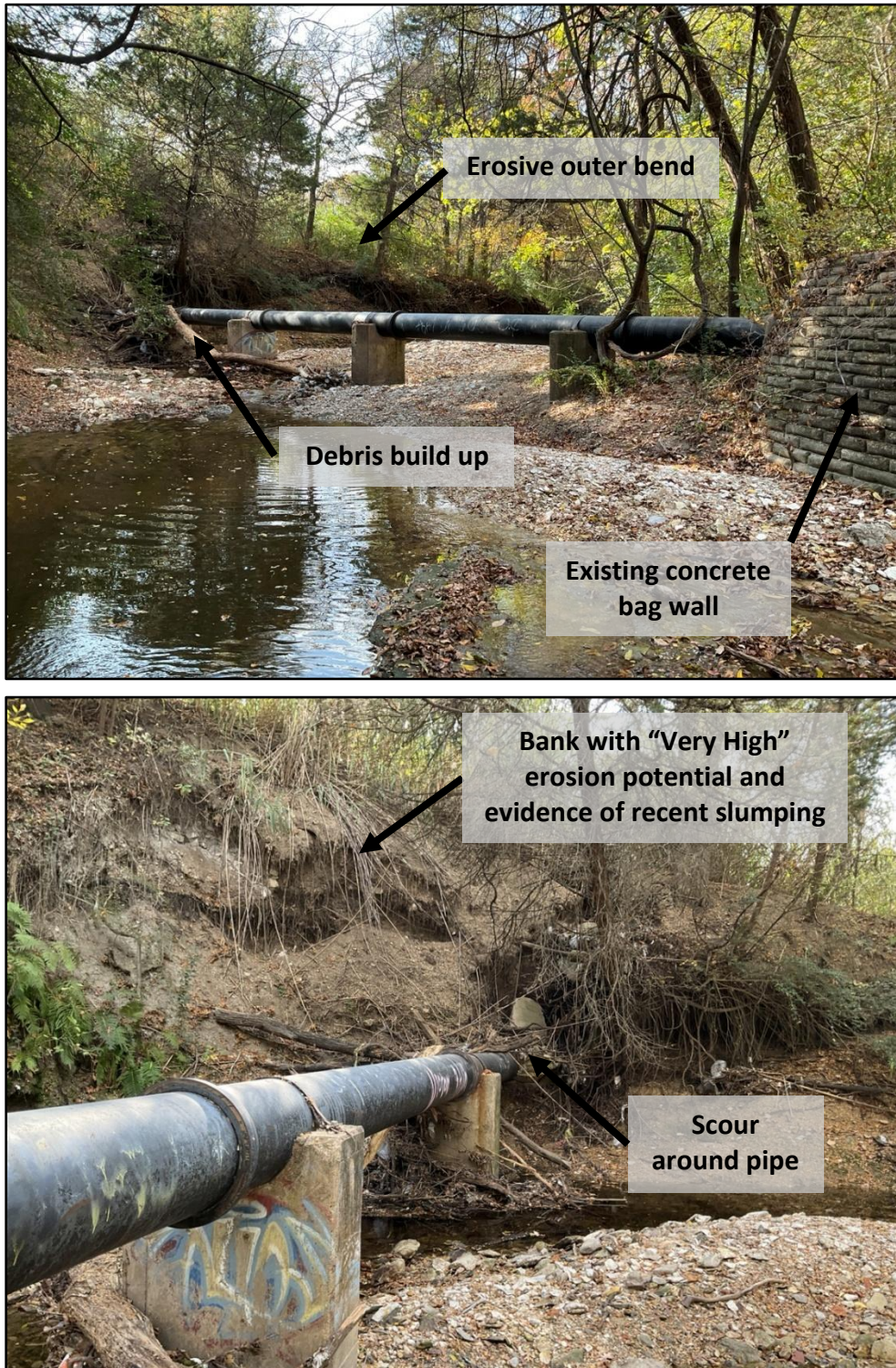


Figure 7.1 – Annotated Photographs of Area 1
Looking downstream (top) and at the left bank (bottom) near station 31+00 of Mauk Branch

To address erosion around the sanitary sewer crossing and bank, the proposed improvements at Area 1 involve the installation of approximately 140 LF of modular block retaining wall, approximately 27 feet high, to protect the 20-inch sanitary sewer line (**Exhibit 6A**). Approximately 1,250 cubic yards (CY) of fill will be placed to establish a smooth transition to the meander bend to alleviate scour at the bank toe. A portion of the fill will be within the 100-year floodplain (the 100-year water surface elevation is approximately 637 feet) (FEMA, 2014), but the majority of fill will be placed above the 100-year water surface.

The modular block wall transitions via rock riprap to a tie-in point with the natural bank to mitigate the “Very High” erosion potential observed during the geomorphic assessment. Where possible, slopes will be re-graded to have a slope no greater than 3:1, however, tie-in points will require steeper slopes to tie into the existing grade. All disturbed slopes shall be revegetated with native seeding and plantings to promote long-term bank stability.

A conceptual OPCC of \$2,670,000 was estimated for Area 1 (**Exhibit 6B**).

7.2 AREA 2 – 18-INCH SANITARY SEWER CROSSING ON MAUK BRANCH

In Area 2, the primary concern is erosion on the right bank around the aerial 18-inch sanitary sewer crossing (**Figure 7.2**). The erosion potential of the right bank is “Very High” and there is significant scour at the location where the pipe enters the bank. Per City staff, there is a pier buried in the bank; the location of pipe supports should be confirmed during detailed design. The left bank is rated as having “Moderate” erosion potential and there was not notable erosion around the pipe crossing on the left bank. Despite the presence of a potential pipe support near the erosion on the right bank, Area 2 remains an area of high concern because the “Very High” erosion potential suggests that the right bank could rapidly erode, putting existing infrastructure at a high risk for damage or failure. Area 2 site constraints include an upstream stormwater outfall which limits the upstream tie-in elevation of the floodplain bench.



Figure 7.2 – Annotated Photographs of Area 2
Looking at the left bank (top) and downstream (bottom) at the crossing near station 51+50 of Mauk Branch

To address bank stability and erosion around the sanitary sewer crossing, the proposed improvements at Area 2 involve the installation of approximately 125 LF of modular block retaining wall, 115 LF of rock toe protection, and establishing a 10-foot floodplain bench to protect the 18-inch aerial sanitary sewer line (**Exhibit 7A**).

There is an established, well-vegetated floodplain bench in the reach upstream of the sanitary sewer crossing. The bench appears to end abruptly near the aerial pipe crossing where most of the erosion is localized. Re-establishing the floodplain bench can help mitigate scour caused by a sudden reduction in the channel flow width and reduces the flow velocity within the channel cross section. The existing floodplain bench upstream of the 18-inch crossing is approximately 2 feet above the thalweg. Rock toe protection will be placed in Area 2 along the toe of the floodplain bench at a height of 2 feet above the thalweg to mimic the upstream channel dimensions while providing additional protection against erosion. The modular block wall (approximately 9 feet high) provides slope stability and protects the pipe crossing on the right bank from localized scour. Additionally, the modular block wall ties into the natural banks smoother than vegetated slopes due to the steepness of the existing banks.

A conceptual OPCC of \$1,050,000 was estimated for Area 2 (**Exhibit 7B**).

7.3 AREA 3 – CONCRETE STORMWATER FLUME ON TENMILE CREEK

Area 3 is located on the inside of a meander bend on Tenmile Creek where a deep scour pool has undermined the footer of an existing rectangular concrete stormwater flume (**Figure 7.3**). Additionally, in some places the top of the flume protrudes approximately 2 feet above the existing ground. During high flow events, this can obstruct flow and cause localized scour around the protrusion. City staff stated that the flume protects an 8-inch water line at this location. Although the water line was not observed in the field, GIS data indicates a water line in the vicinity. The left bank has “Moderate” erosion potential, and most of the observed erosion in the field was at the toe of the bank. The outer bend is composed of Austin Chalk bedrock. Although the right bank is near vertical, the erosion potential was also characterized as “Moderate” because bedrock is more resistant to erosion. Site constraints at Area 3 include the scour pool, the prominence of bedrock in the channel and banks, and two existing TRA sanitary sewer lines that run parallel to the left bank of Tenmile Creek.



Figure 7.3 – Annotated Photograph of Area 3
Looking along the left bank of Tenmile Creek near station 28+50

To address bank erosion at the flume and water line crossing, the proposed improvements at Area 3 involve establishing a point bar with a 20:1 slope and grading the bank at a stable 3:1 slope. Both the point bar and stable slope will be vegetated with native plantings and seeding to establish robust riparian vegetation (**Exhibit 8A**). The existing undermined flume will be removed and replaced to match the proposed grade and rock riprap will be placed at the flume outfall to protect against erosion. Both the footer of the flume and rock riprap will be keyed into bedrock to safeguard against further channel and bank erosion.

Currently, the depth and location of the water line are unknown and need to be verified with subsurface utility engineering (SUE) in a later design phase. Additional protection for the water line, such as encasement or relocation, may be needed based on the SUE results.

A conceptual OPCC of \$1,474,000 was estimated for Area 3 (**Exhibit 8B**).

7.4 PERMITTING CONSIDERATIONS

The United States Army Corps of Engineers (USACE) regulates the discharge of dredged and fill material into waters of the U.S. (WOTUS), including wetlands, under Section 404 of the Clean Water Act (Section 404). It is FNI's understanding that Mauk Branch and Tenmile Creek (perennial streams) are considered WOTUS by the USACE. Any activity (including construction access and staging areas) which would result in the discharge of dredged or fill material into Mauk Branch, Tenmile Creek, or other WOTUS would require USACE authorization under Section 404. The alternatives described above were evaluated for impacts to WOTUS and Section 404 permitting. As currently proposed, Area 1 involves the placement of 1,250 CY of fill material into Mauk Branch, requiring authorization under Section 404. If Area 2 and 3 involve the discharge of dredged or fill material into Mauk Branch or Tenmile Creek, they would also require authorization under Section 404. Note that these are preliminary considerations; further evaluation and coordination with regulatory agencies, including the Texas Historical Commission (THC), should be expected if any alternatives are pursued.

Nationwide Permit (NWP) 13 – *Bank Stabilization* – authorizes bank stabilization activities necessary for erosion control or prevention if all NWP 13 terms and conditions – including NWP General Conditions and NWP Regional Conditions within the Fort Worth District – are met. PCN submittal is required if the bank stabilization activity:

1. Involves discharges of fill material into special aquatic sites, including wetlands and riffle and pool complexes
2. Exceeds 500 LF in length
3. Will involve the discharge of fill material greater than an average of one cubic yard per running foot (as measured along the length of the treated bank) below the plane of the ordinary mark (OHWM)
4. Triggers concerns related to General Condition 18 (*Endangered Species*) or General Condition 20 (*Historic Properties*)

The District Engineer can waive the PCN criteria limits of items 1-3 by making a written determination that the discharge of fill material will result in no more than minimal adverse environmental effects.

NWP 3 – *Maintenance* – authorizes the repair, rehabilitation, or replacement of any previously authorized, currently serviceable structure or fill, provided that the structure or fill is not to be put to uses differing from those specified or contemplated for it. Minor deviations in the structure's configuration or filled area

that are necessary to make the repair, rehabilitation, or replacement are authorized. Any stream channel modification is limited to the minimum necessary for the repair, rehabilitation, or replacement of the structure or fill. PCN submittal is required if the bank stabilization activity triggers concerns related to General Condition 18 (*Endangered Species*) or General Condition 20 (*Historic Properties*).

FNI anticipates that the alternatives for Area 1 and Area 2 described above can be authorized under NWP 13 and Area 3 can be authorized under NWP 3. Authorization for all areas would require a PCN based on the potential to impact endangered species and/or cultural resources.

If the proposed activities are authorized by NWP 13 or NWP 3 but would result in losses to wetlands and/or open waters greater than 0.1 acre, or impacts to streams greater than 0.03 acre, they would also require mitigation to offset these losses to WOTUS. Acceptable sources of mitigation include the purchase of wetland or stream mitigation bank credits from a mitigation bank which services the HUC-8 watershed of the project area. If no mitigation banks are present to service the proposed project, the project would require permittee-responsible mitigation, which would likely include the acquisition of a conservation easement as well as monitoring of the mitigation area.

8.0 SUMMARY & RECOMMENDATIONS

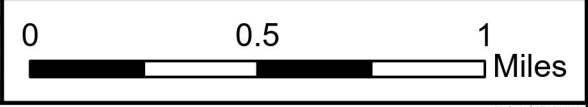
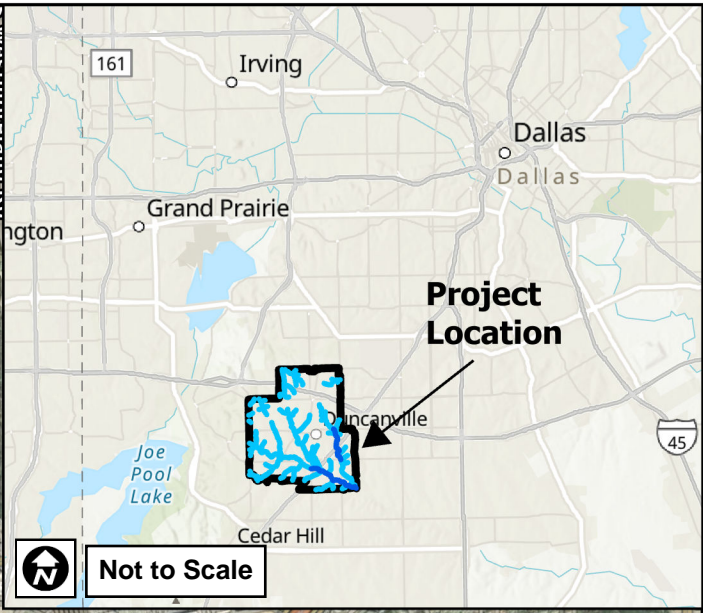
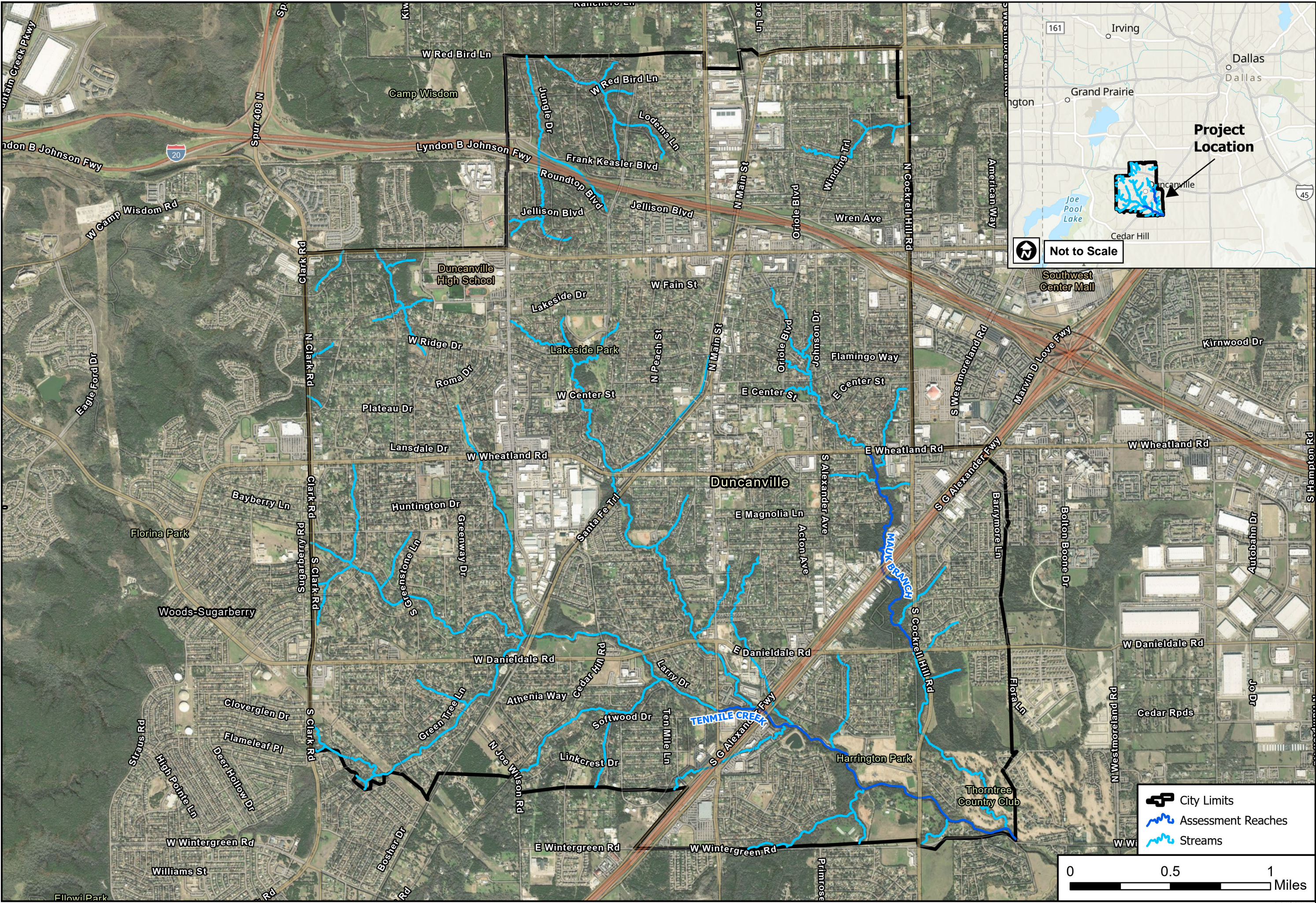
FNI geomorphologists and engineers conducted a geomorphic assessment along two City-selected reaches of Mauk Branch and Tenmile Creek to document existing geomorphic conditions and evaluate the need for projects along these reaches. The assessment included photo documentation, streambank erosion potential mapping, and cross-section and profile measurements. Other desktop analyses included a LiDAR analysis and a setback analysis. FNI developed a weighted ranking equation based on streambank erosivity, current conditions of at-risk infrastructure, and the type of at-risk infrastructure to prioritize 20 potential project areas that were documented during the assessment. FNI developed conceptual level alternatives and cost estimates for three of these areas (Areas 1 through 3) chosen by the City.

In addition to the conceptual alternatives and cost estimates provided for the selected project areas, the City can use the results of this assessment to inform other projects in the future (i.e., consider projects at other ranked areas documented in this report) and as a baseline for existing geomorphic conditions along the study reaches of Mauk Branch and Tenmile Creek. Additional stream condition assessments can be undertaken along other reaches as desired to provide additional insight into existing conditions and project needs across the City.

9.0 REFERENCES

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EXHIBITS







-  City Limits
-  Assessment Reaches
-  Streams

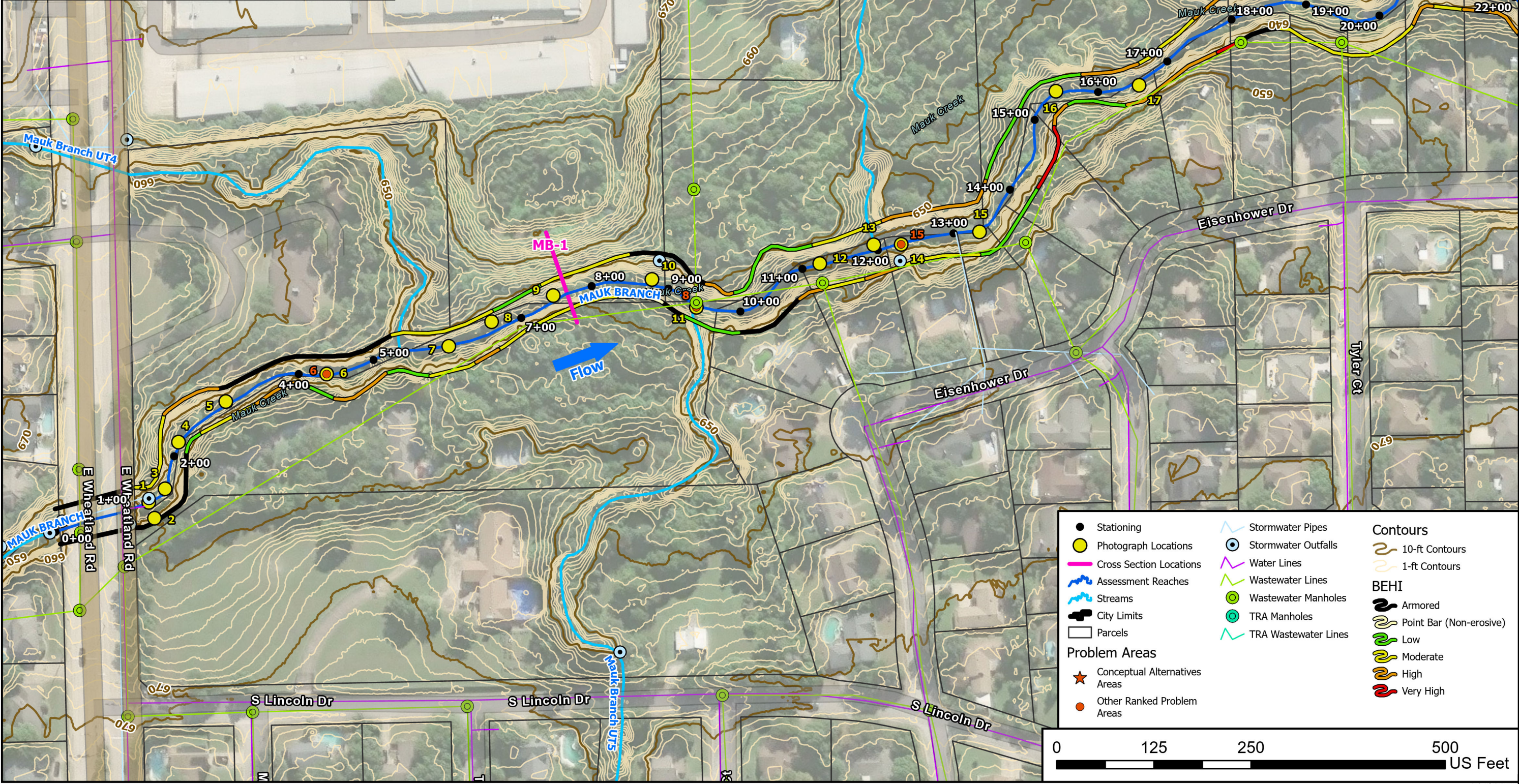
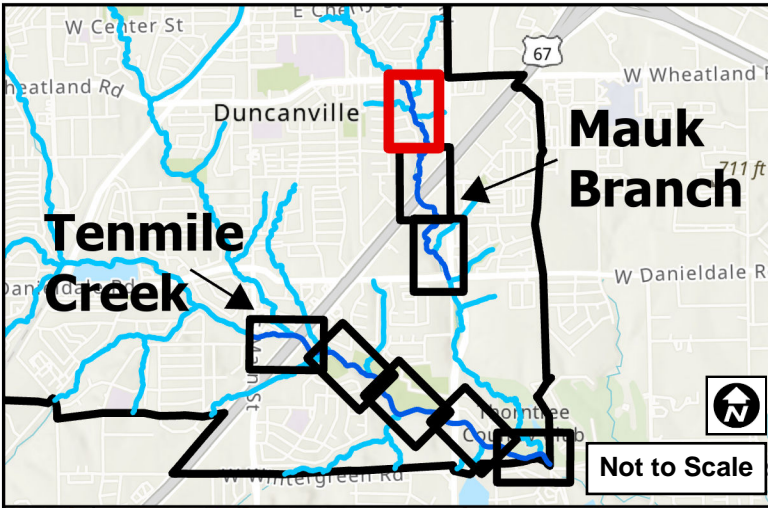
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FILE	Working_SCK	
DATE	January 2026	
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City of Duncanville, TX
Stream Condition Assessment
 Project Overview



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<ul style="list-style-type: none"> ● Stationing ● Photograph Locations — Cross Section Locations — Assessment Reaches — Streams — City Limits ▭ Parcels ★ Conceptual Alternatives Areas ● Other Ranked Problem Areas 	<ul style="list-style-type: none"> — Stormwater Pipes — Stormwater Outfalls — Water Lines — Wastewater Lines ● Wastewater Manholes ● TRA Manholes — TRA Wastewater Lines 	<p>Contours</p> <ul style="list-style-type: none"> — 10-ft Contours — 1-ft Contours <p>BEHI</p> <ul style="list-style-type: none"> — Armored — Point Bar (Non-erosive) — Low — Moderate — High — Very High
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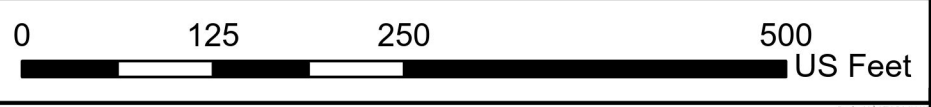
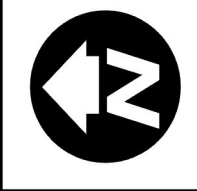


EXHIBIT 2A	
FN JOB NO	DNV25515
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
Stream Condition Assessment
 Geomorphic Assessment



FRESE NICHOLS
 801 Cherry Street, Suite 2800
 Fort Worth, TX 76102
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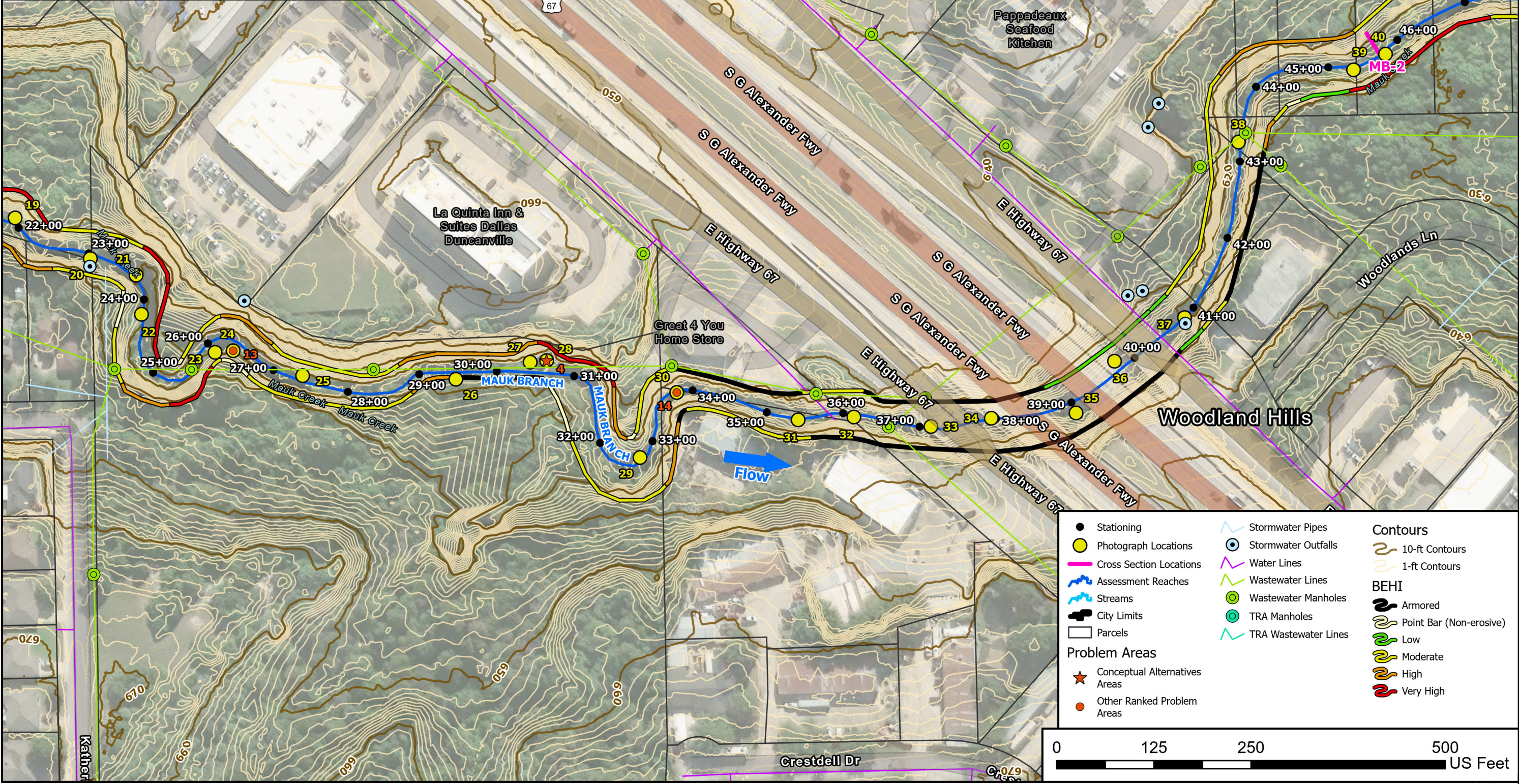
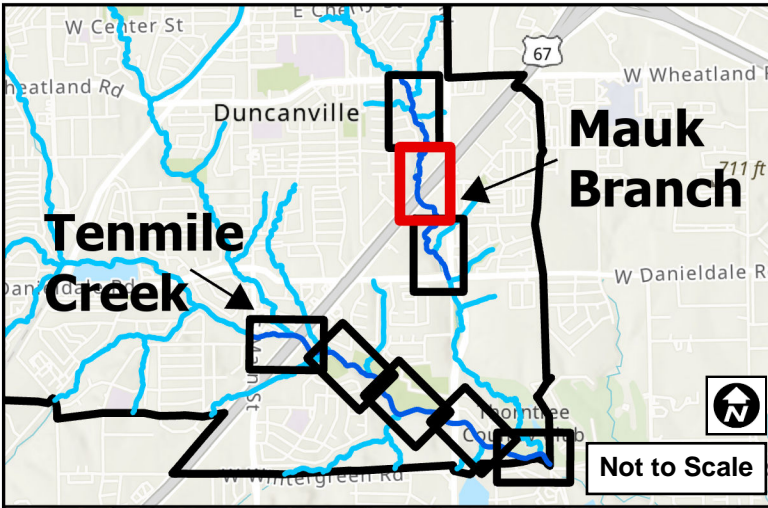


EXHIBIT 2B	
FN JOB NO	DNV25515
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

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 Stream Condition Assessment
 Geomorphic Assessment

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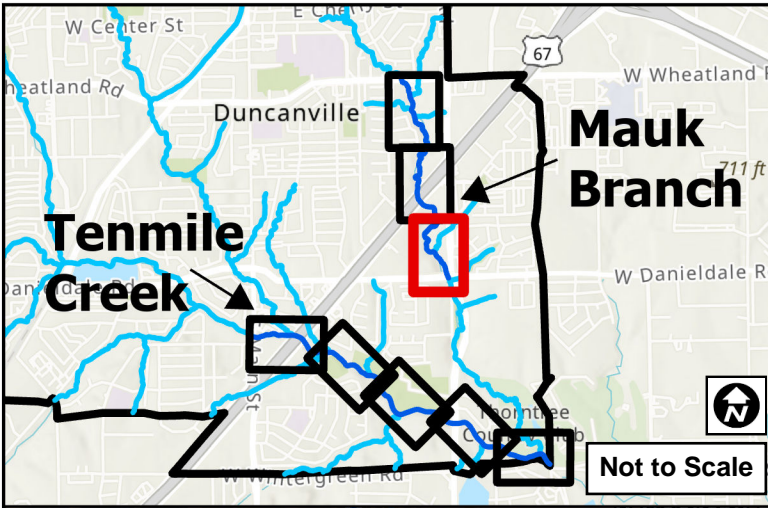
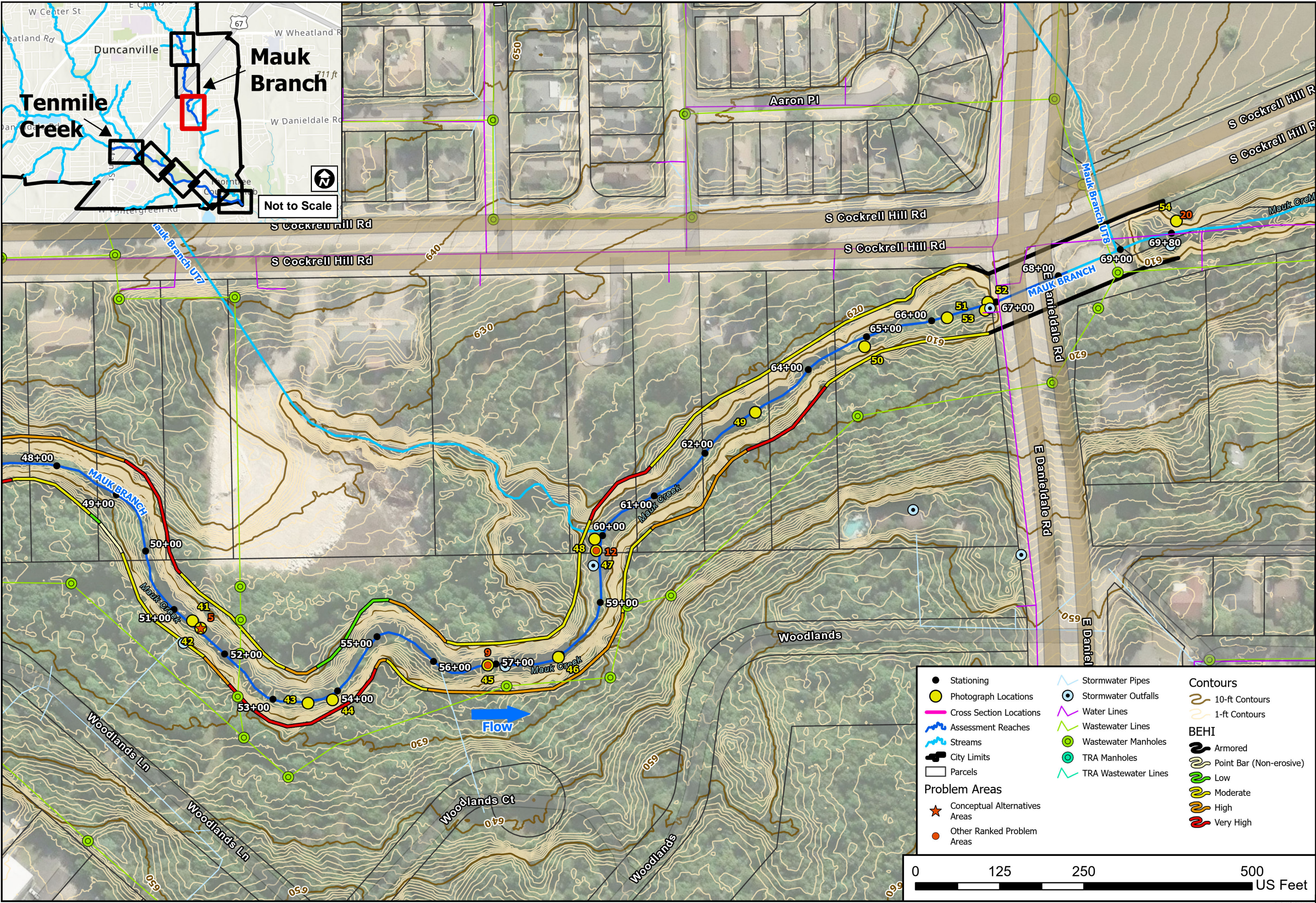


EXHIBIT		2C	
FN JOB NO	DNV25515	FILE	Working_SCK
DATE	March 2026	SCALE	1:1,508
DRAFTED	SCK		

City of Duncanville, TX
Stream Condition Assessment
Geomorphic Assessment





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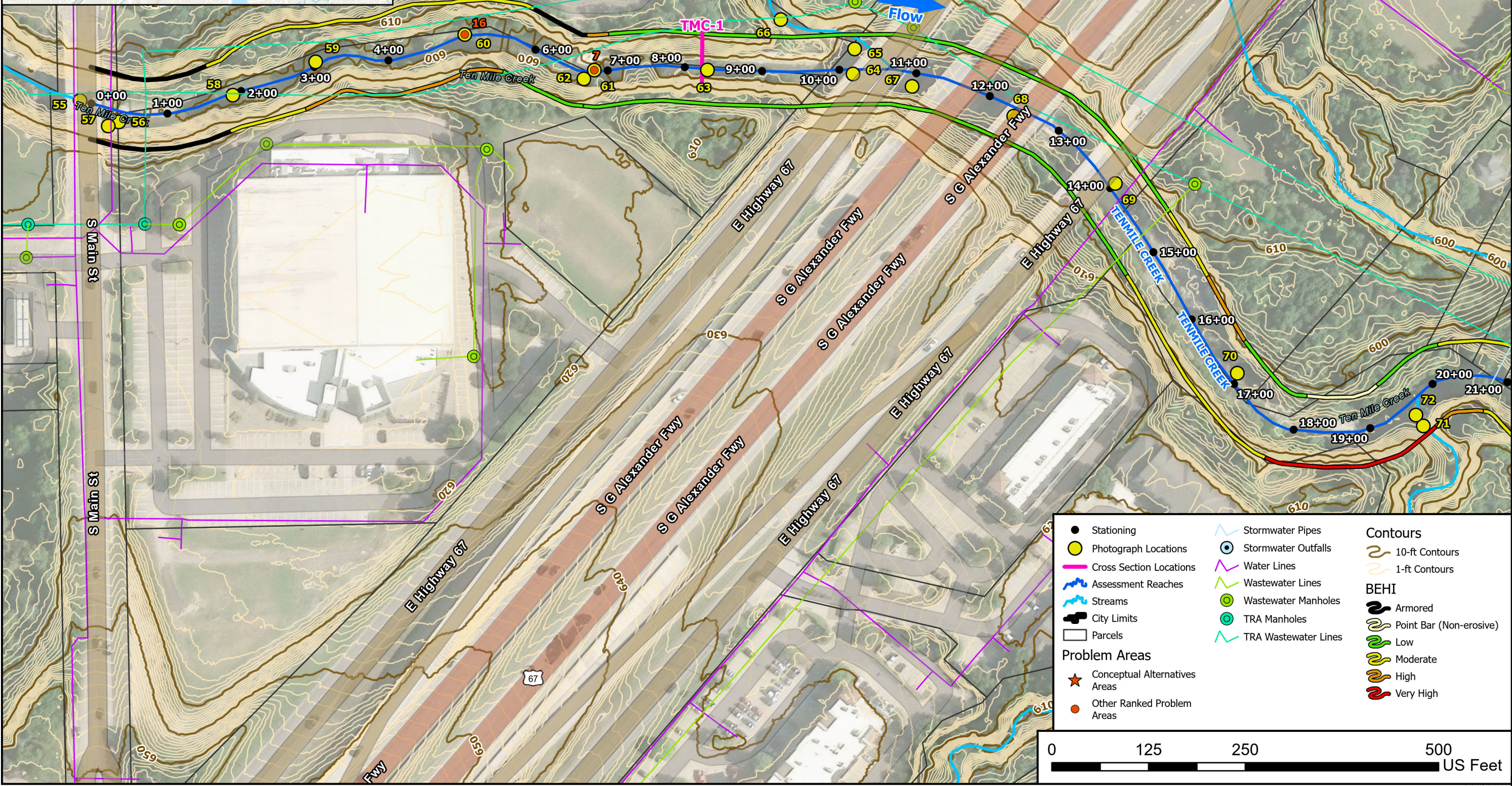
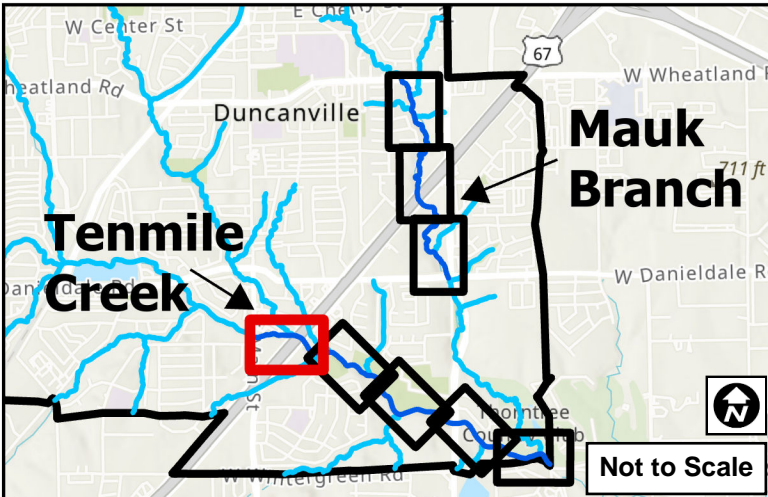
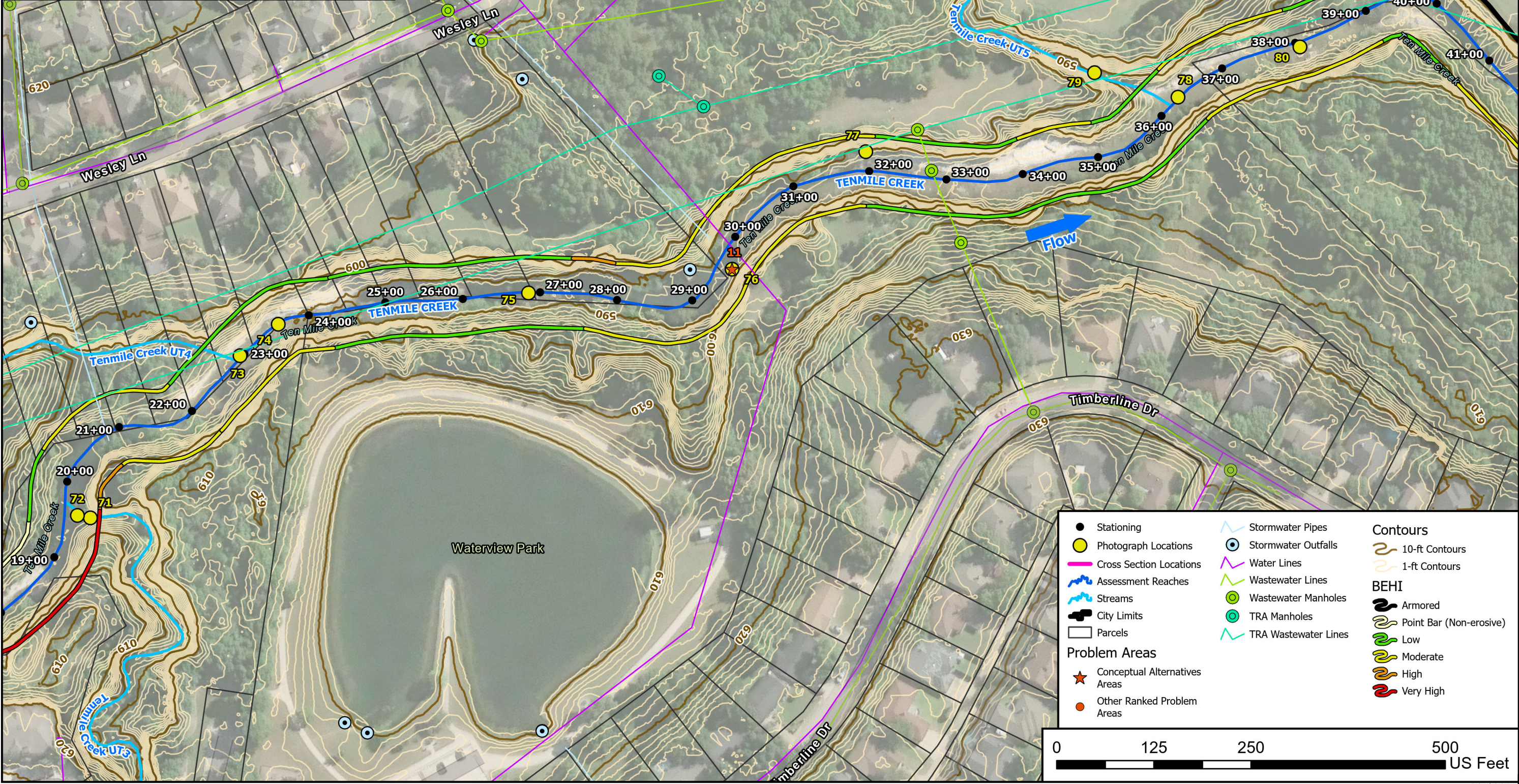
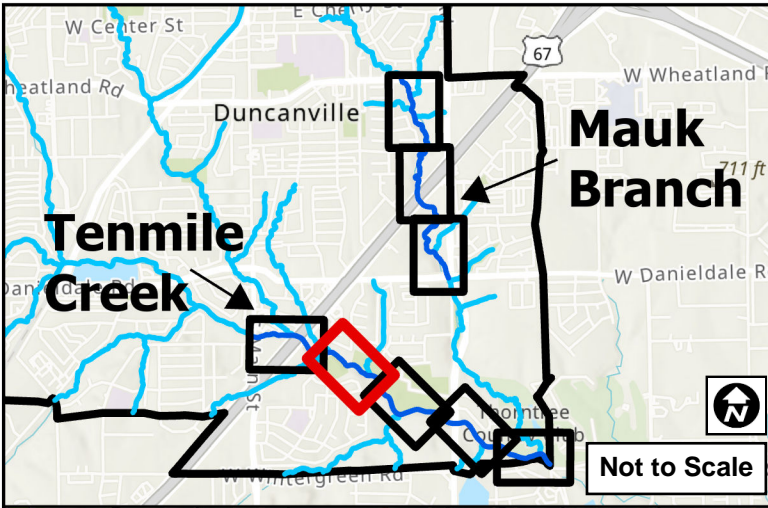


EXHIBIT		3A	
FN JOB NO	DNV25515	FILE	Working_SCK
DATE	March 2026	SCALE	1:1,508
DRAFTED	SCK		

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 Stream Condition Assessment
 Geomorphic Assessment

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- Stationing
- Photograph Locations
- Cross Section Locations
- Assessment Reaches
- Streams
- City Limits
- ▭ Parcels
- ★ Conceptual Alternatives Areas
- Other Ranked Problem Areas
- Stormwater Pipes
- Stormwater Outfalls
- Water Lines
- Wastewater Lines
- Wastewater Manholes
- TRA Manholes
- TRA Wastewater Lines
- Contours
- 10-ft Contours
- 1-ft Contours
- BEHI
- Armored
- Point Bar (Non-erosive)
- Low
- Moderate
- High
- Very High

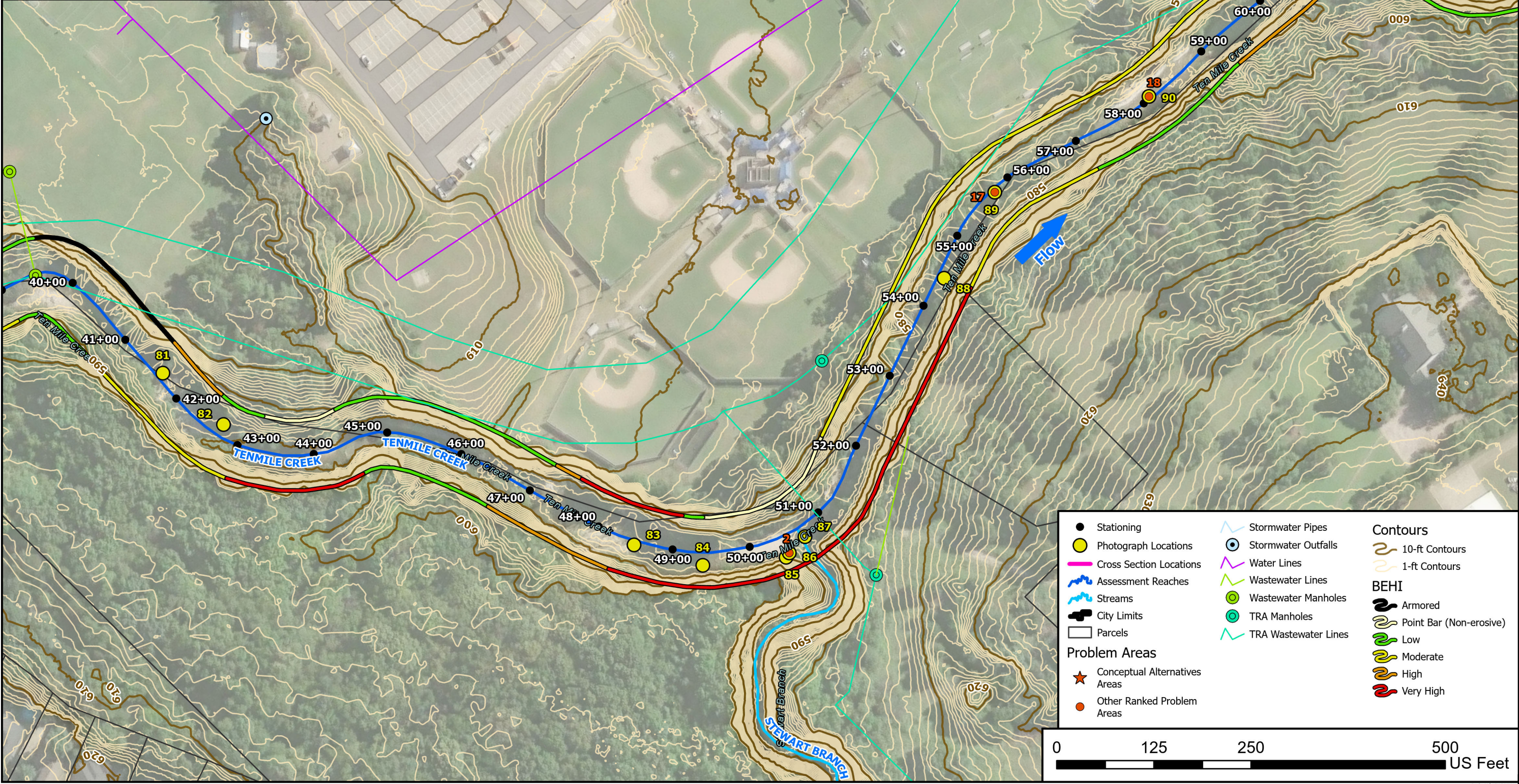
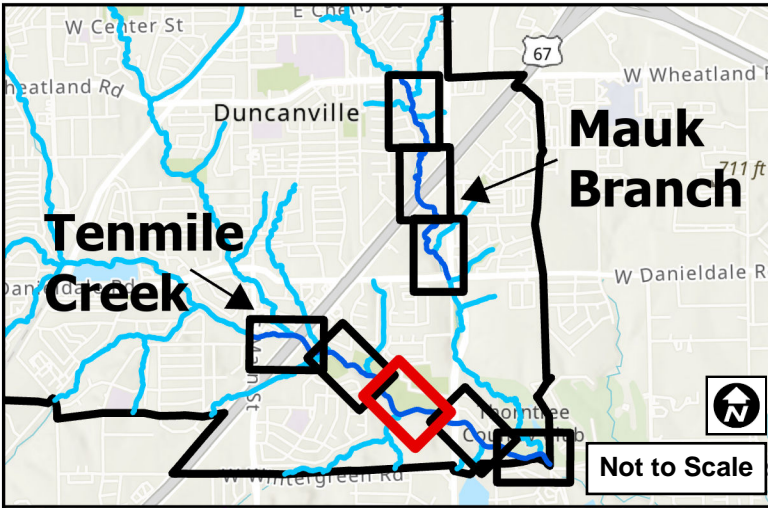
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FN JOB NO	DNV25515
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

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Stream Condition Assessment
Geomorphic Assessment





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● Stationing	⚡ Stormwater Pipes	Contours
● Photograph Locations	⊙ Stormwater Outfalls	10-ft Contours
— Cross Section Locations	— Water Lines	1-ft Contours
— Assessment Reaches	— Wastewater Lines	BEHI
— Streams	● Wastewater Manholes	● Armored
— City Limits	● TRA Manholes	● Point Bar (Non-erosive)
▭ Parcels	— TRA Wastewater Lines	● Low
★ Conceptual Alternatives Areas		● Moderate
● Other Ranked Problem Areas		● High
		● Very High

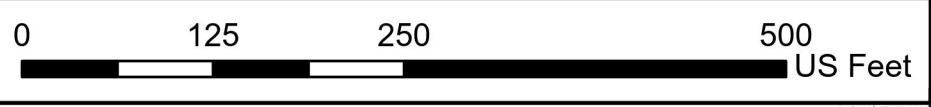
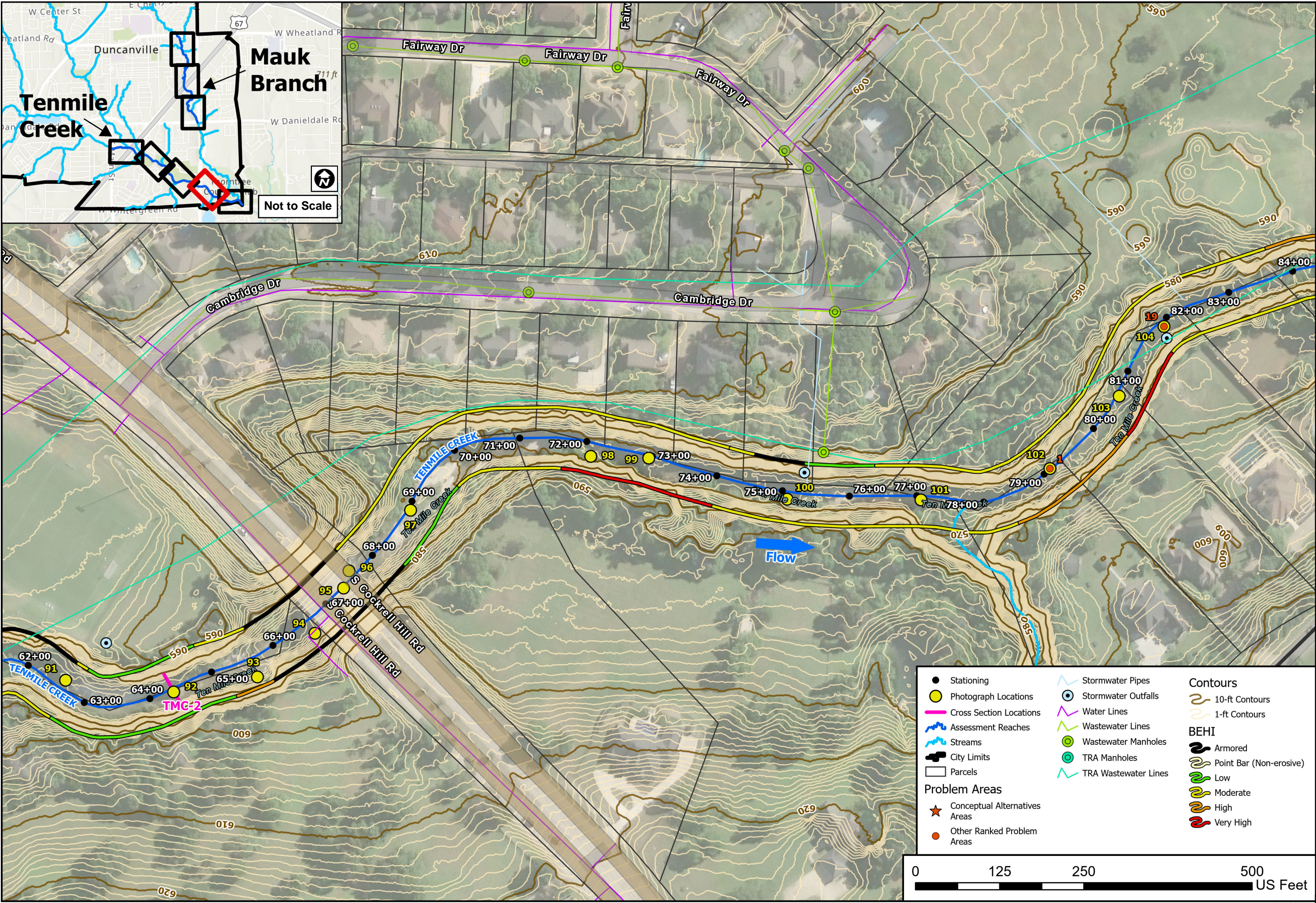
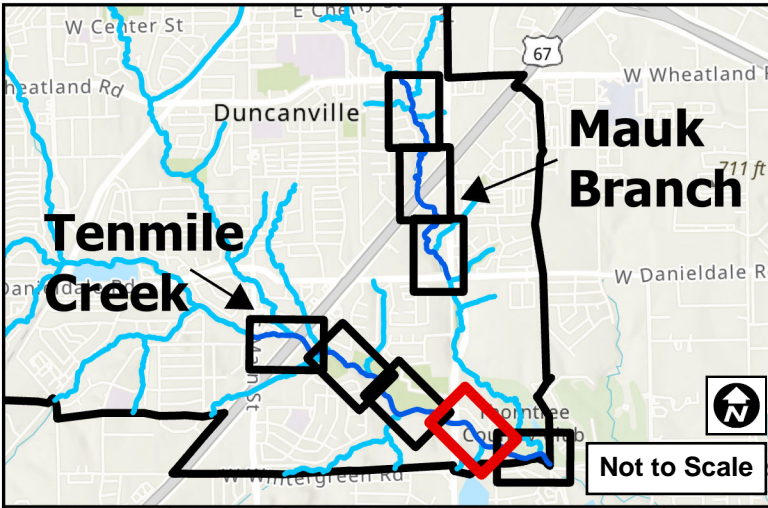


EXHIBIT 3C	
FN JOB NO	DNV25515
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

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Stream Condition Assessment
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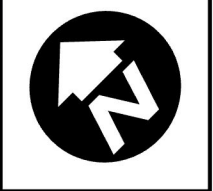


- Stationing
- Photograph Locations
- Cross Section Locations
- Assessment Reaches
- Streams
- City Limits
- ▭ Parcels
- ★ Conceptual Alternatives Areas
- Other Ranked Problem Areas
- Stormwater Pipes
- Stormwater Outfalls
- Water Lines
- Wastewater Lines
- Wastewater Manholes
- TRA Manholes
- TRA Wastewater Lines
- Contours
- 10-ft Contours
- 1-ft Contours
- BEHI
- Armored
- Point Bar (Non-erosive)
- Low
- Moderate
- High
- Very High

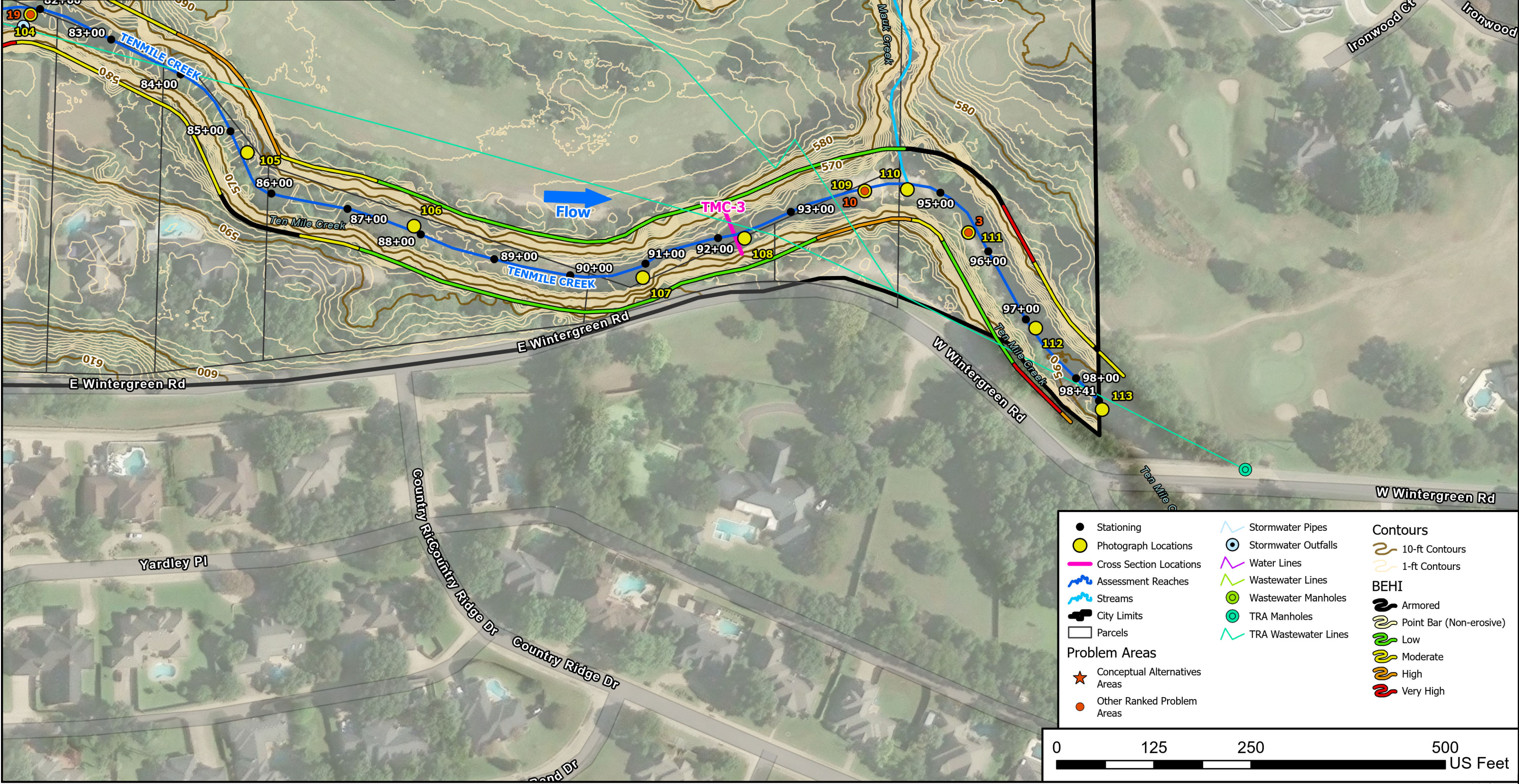
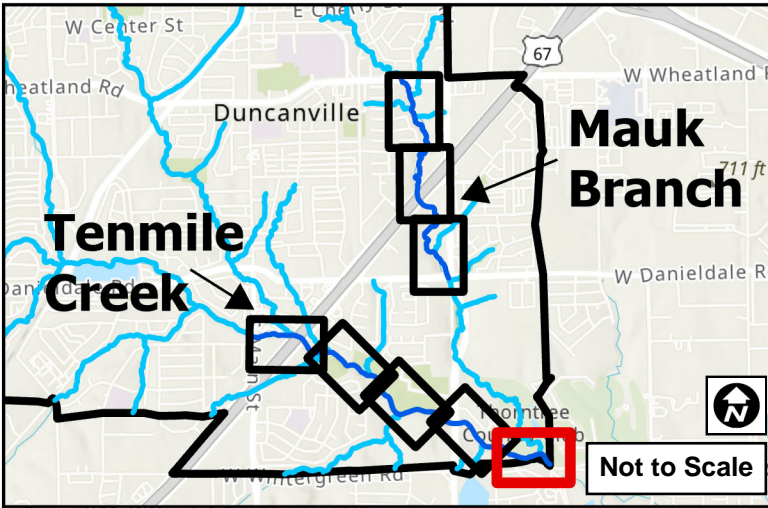


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FN JOB NO	DNV25515	FILE	Working_SCK
DATE	March 2026	SCALE	1:1,508
DRAFTED	SCK		

City of Duncanville, TX
Stream Condition Assessment
Geomorphic Assessment



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- Stationing
- Photograph Locations
- Cross Section Locations
- Assessment Reaches
- Streams
- City Limits
- ▭ Parcels
- ★ Conceptual Alternatives Areas
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- Stormwater Pipes
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- Contours
- 10-ft Contours
- 1-ft Contours
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- Point Bar (Non-erosive)
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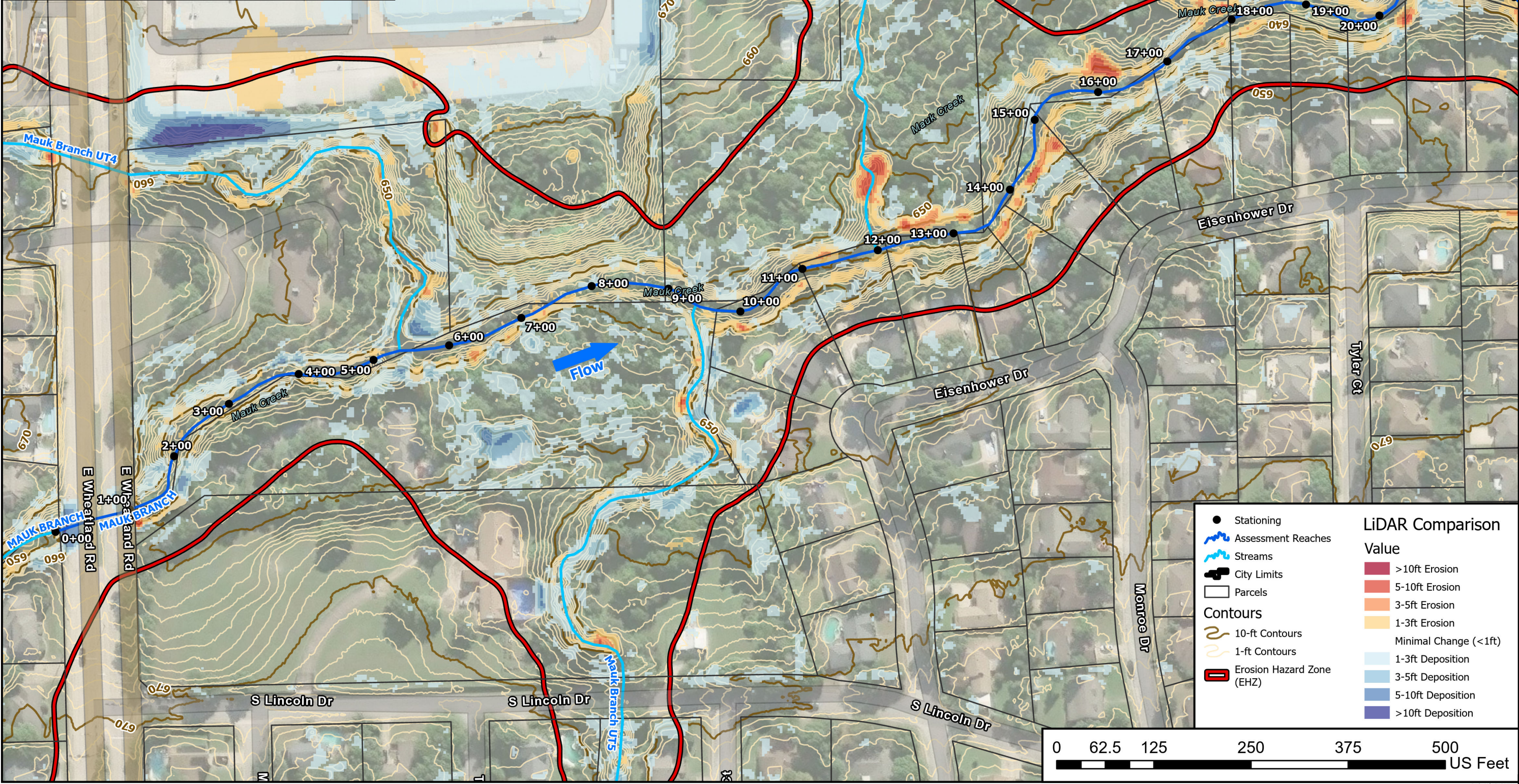
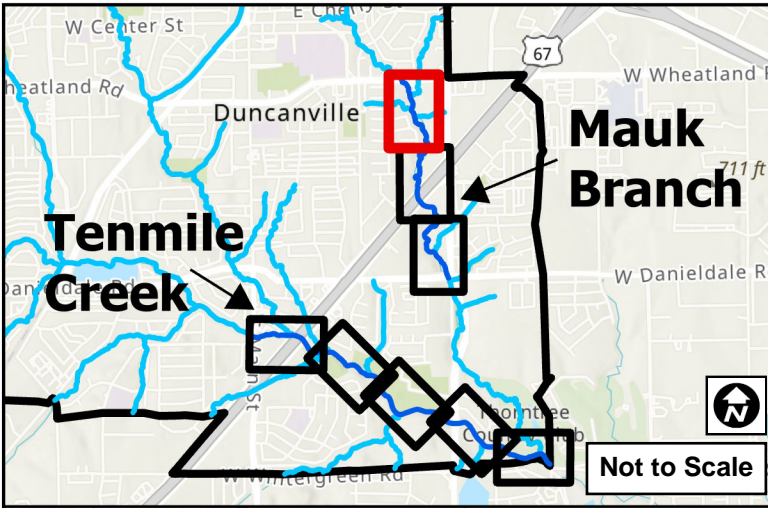


EXHIBIT		3E	
FN JOB NO	DNV25515	FILE	Working_SCK
DATE	March 2026	SCALE	1:1,508
DRAFTED	SCK		

City of Duncanville, TX
Stream Condition Assessment
Geomorphic Assessment



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●	Stationing	LiDAR Comparison Value
	Assessment Reaches	
	Streams	
	City Limits	
	Parcels	
	10-ft Contours	
	1-ft Contours	
	Erosion Hazard Zone (EHZ)	
	>10ft Erosion	
	5-10ft Erosion	
	3-5ft Erosion	
	1-3ft Erosion	
	Minimal Change (<1ft)	
	1-3ft Deposition	
	3-5ft Deposition	
	5-10ft Deposition	
	>10ft Deposition	

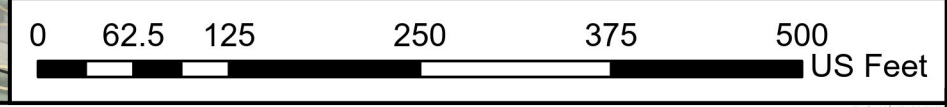
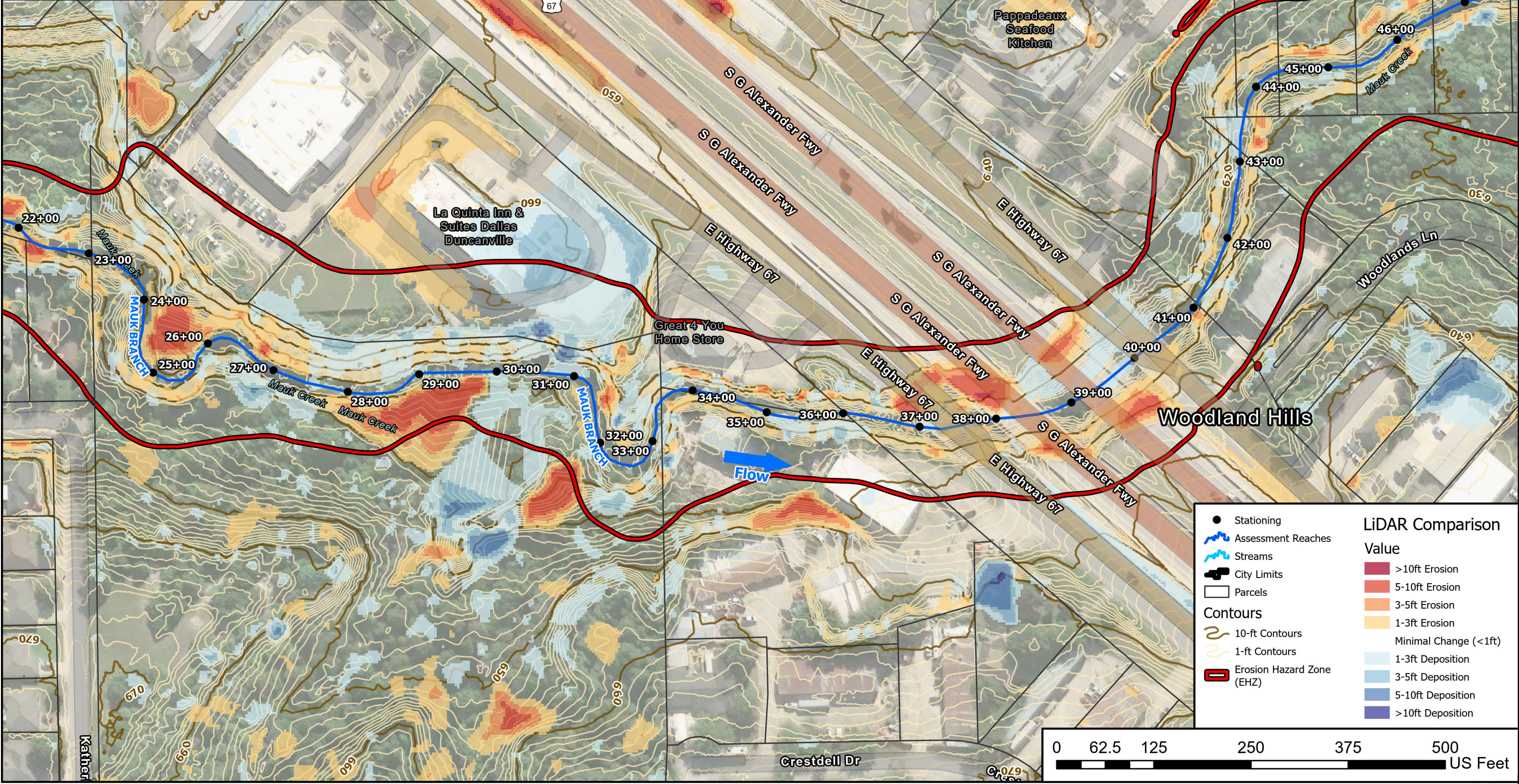
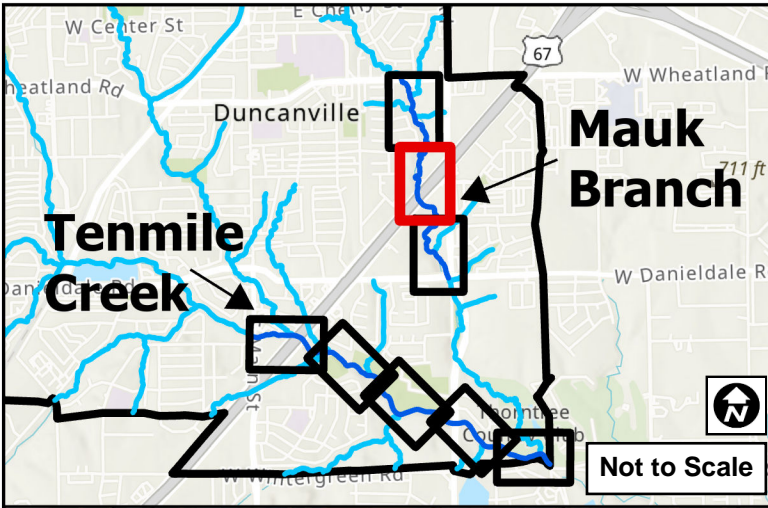


EXHIBIT 4A	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
Stream Condition Assessment
 LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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●	Stationing	LiDAR Comparison Value >10ft Erosion 5-10ft Erosion 3-5ft Erosion 1-3ft Erosion Minimal Change (<1ft) 1-3ft Deposition 3-5ft Deposition 5-10ft Deposition >10ft Deposition
—	Assessment Reaches	
—	Streams	
—	City Limits	
—	Parcels	
—	Contours	
—	10-ft Contours	
—	1-ft Contours	
—	Erosion Hazard Zone (EHZ)	

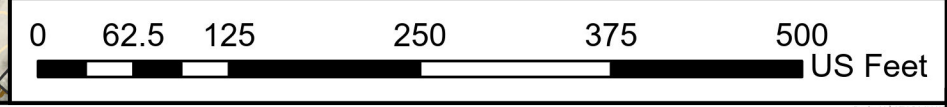
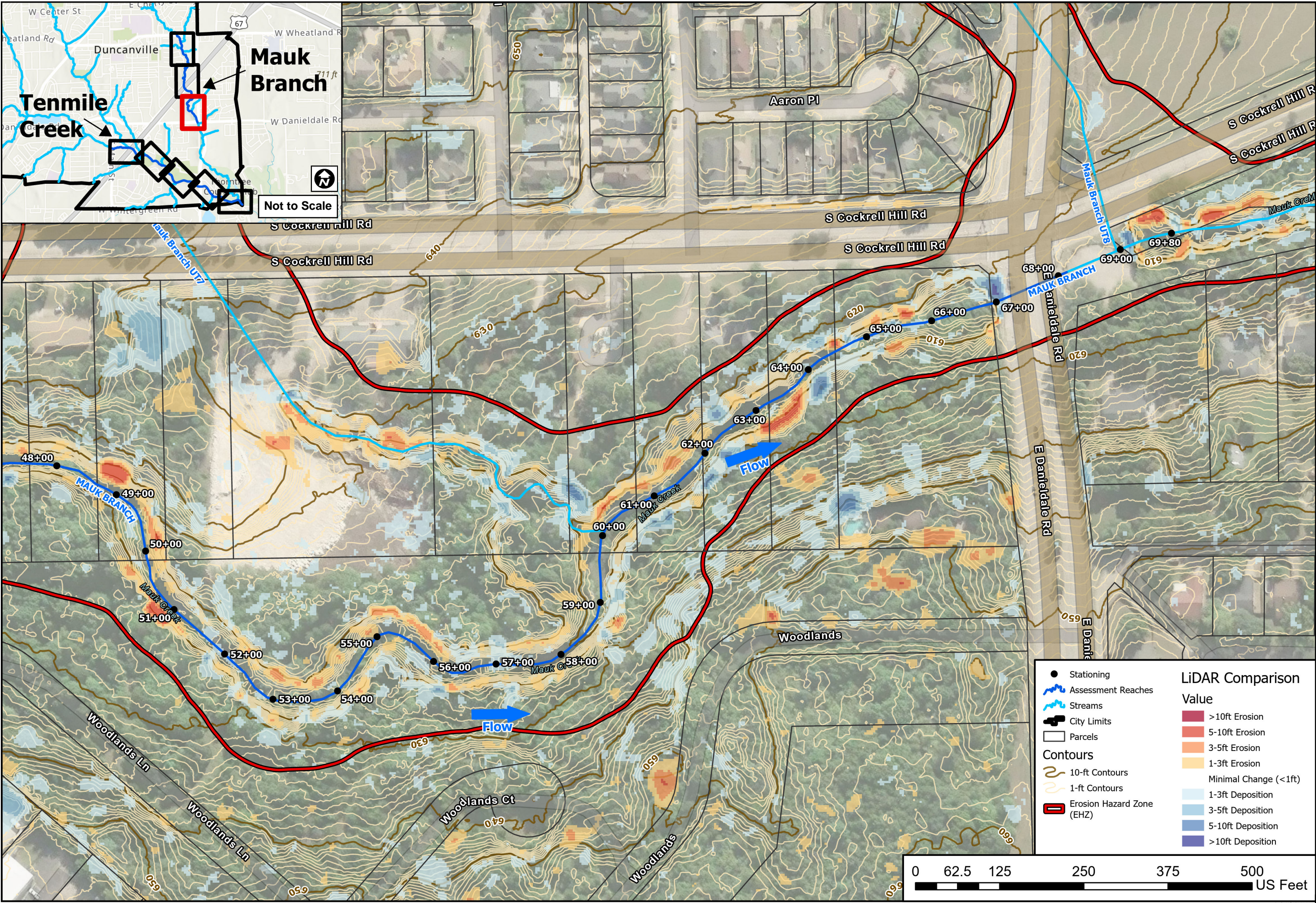


EXHIBIT 4B	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
 Stream Condition Assessment
 LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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Tenmile Creek

Mauk Branch

Not to Scale



<ul style="list-style-type: none"> ● Stationing ▬ Assessment Reaches ▬ Streams ▬ City Limits ▬ Parcels <p>Contours</p> <ul style="list-style-type: none"> ▬ 10-ft Contours ▬ 1-ft Contours ▬ Erosion Hazard Zone (EHZ) 	<p>LiDAR Comparison Value</p> <ul style="list-style-type: none"> ■ >10ft Erosion ■ 5-10ft Erosion ■ 3-5ft Erosion ■ 1-3ft Erosion ■ Minimal Change (<1ft) ■ 1-3ft Deposition ■ 3-5ft Deposition ■ 5-10ft Deposition ■ >10ft Deposition
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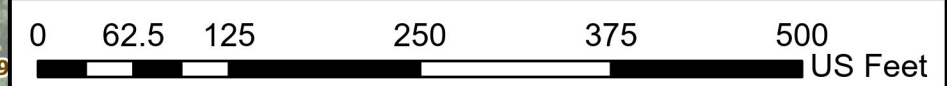
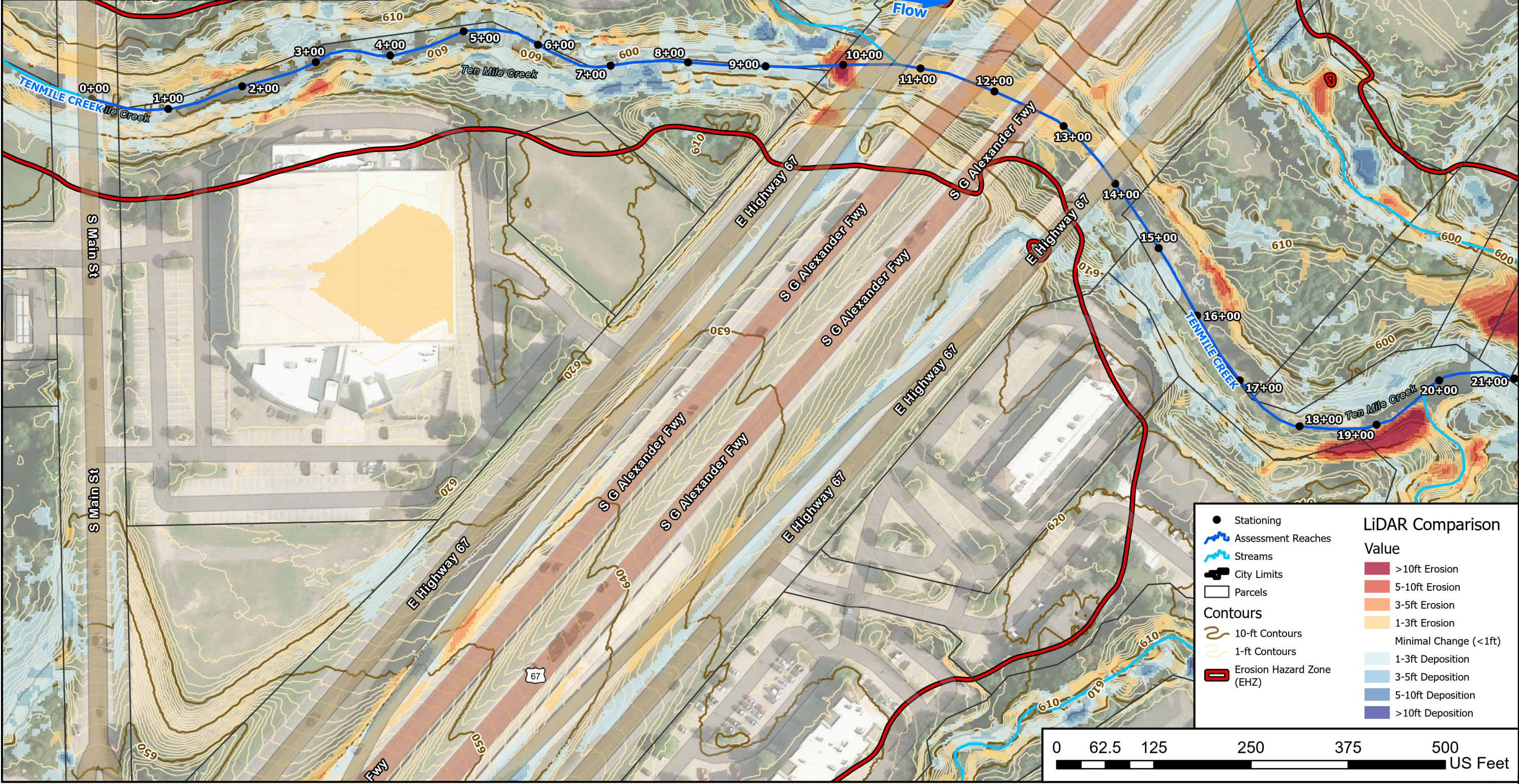
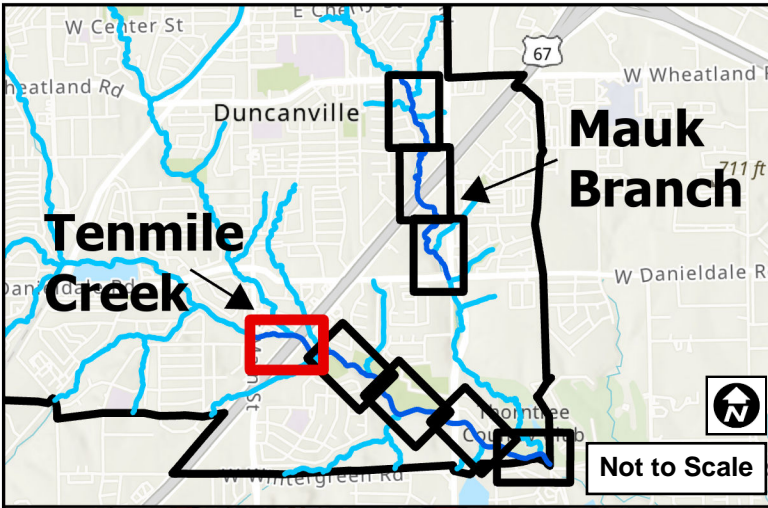


EXHIBIT 4C	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
Stream Condition Assessment

LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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<ul style="list-style-type: none"> ● Stationing ▬ Assessment Reaches ▬ Streams ▬ City Limits ▬ Parcels <p>Contours</p> <ul style="list-style-type: none"> ▬ 10-ft Contours ▬ 1-ft Contours ▬ Erosion Hazard Zone (EHZ) 	<p>LiDAR Comparison Value</p> <ul style="list-style-type: none"> >10ft Erosion 5-10ft Erosion 3-5ft Erosion 1-3ft Erosion Minimal Change (<1ft) 1-3ft Deposition 3-5ft Deposition 5-10ft Deposition >10ft Deposition
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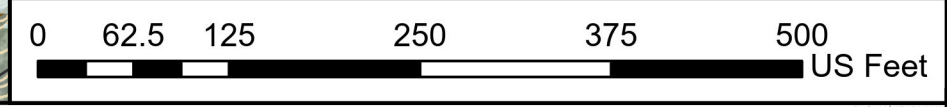
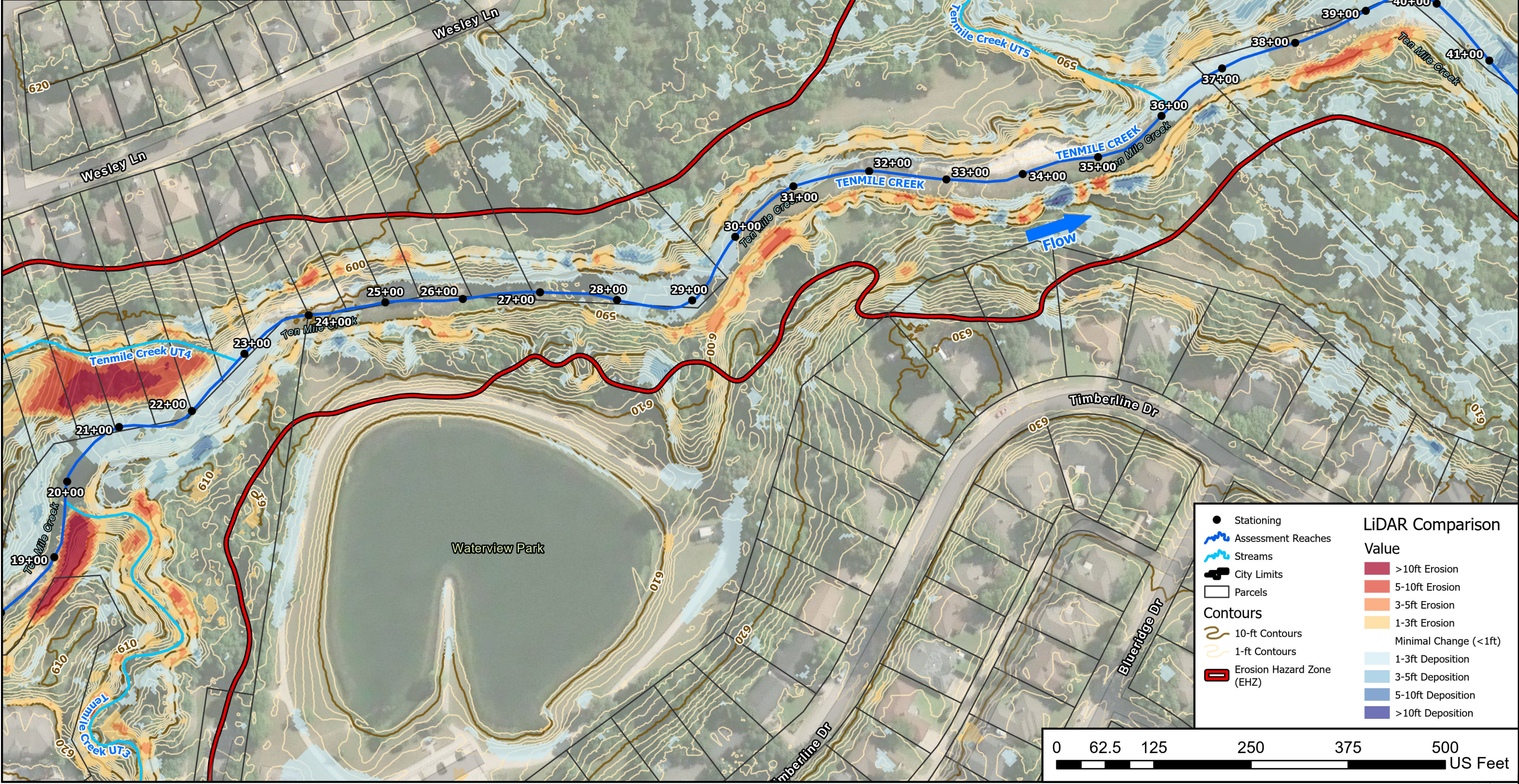
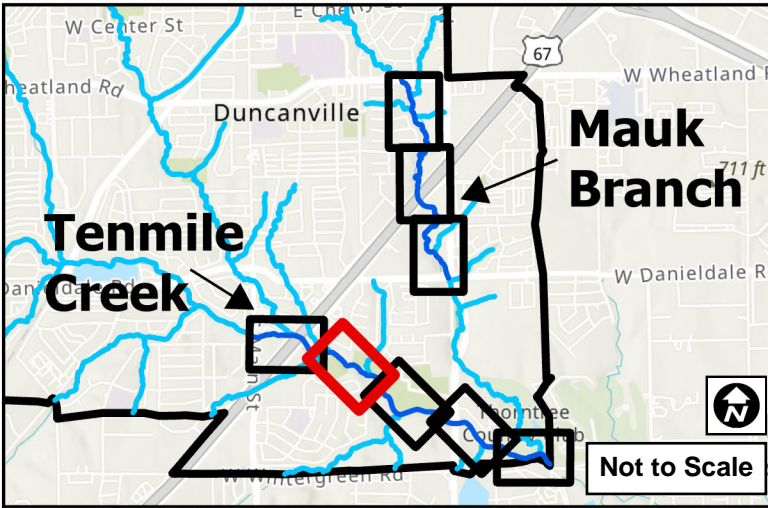


EXHIBIT 5A	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
Stream Condition Assessment
 LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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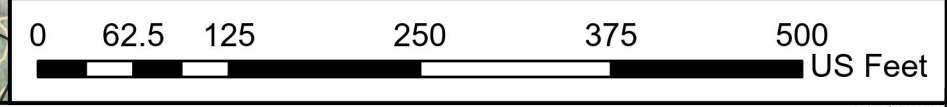
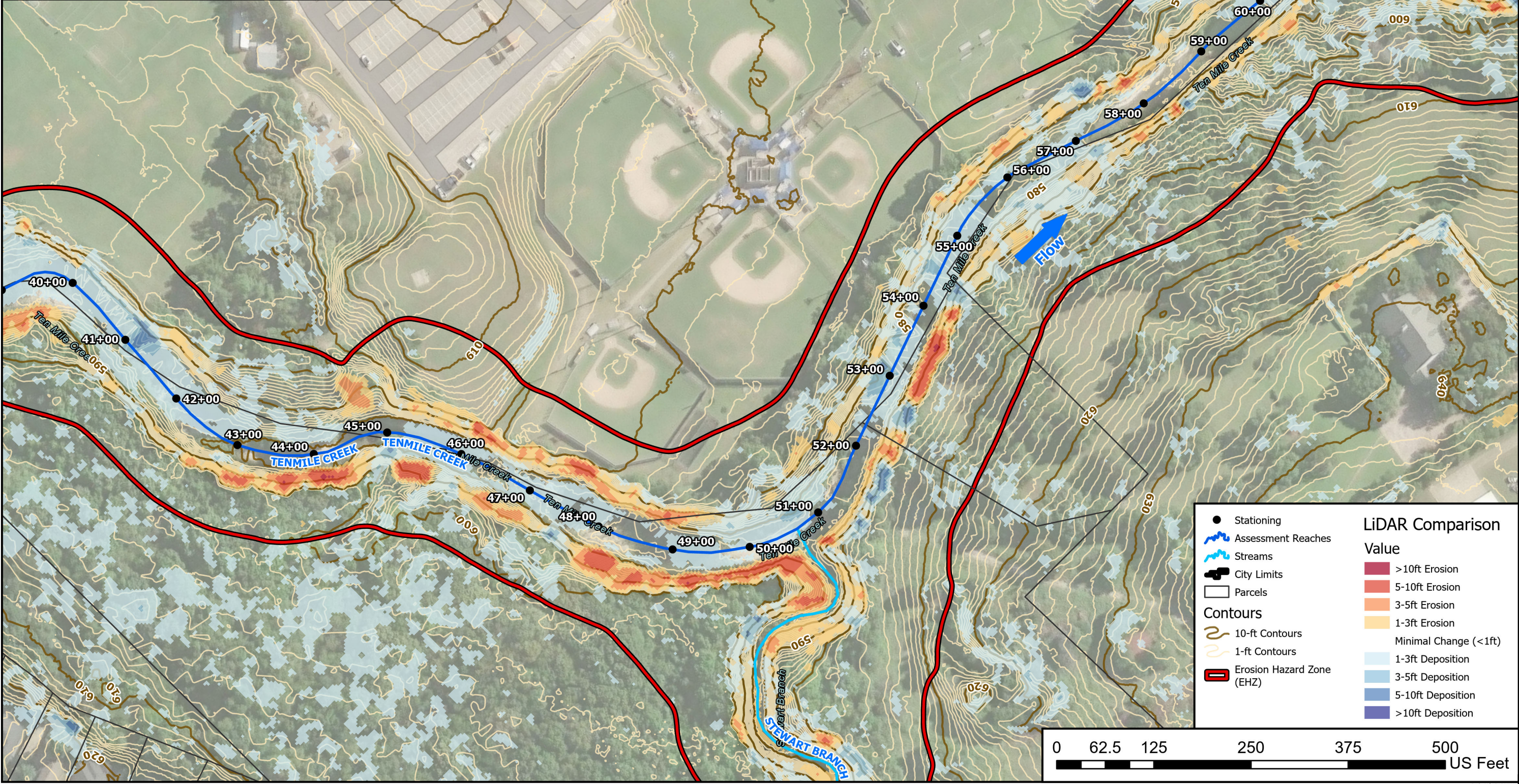
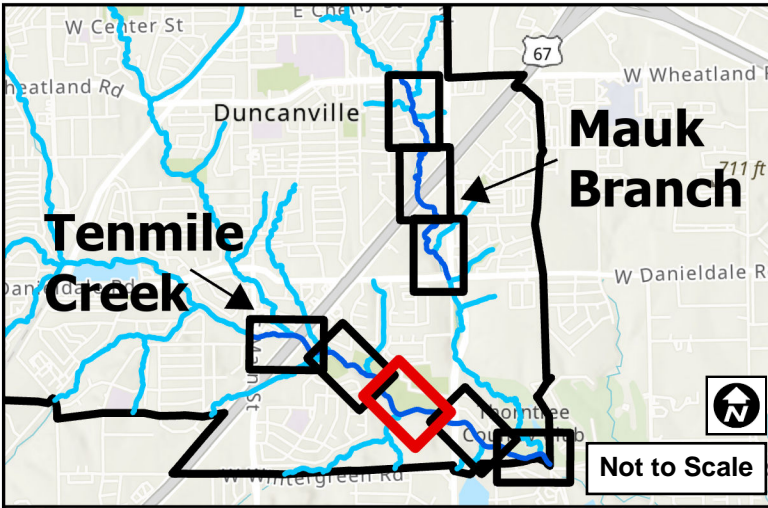


EXHIBIT 5B	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
Stream Condition Assessment
 LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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<ul style="list-style-type: none"> ● Stationing — Assessment Reaches — Streams — City Limits □ Parcels — Contours — 10-ft Contours — 1-ft Contours — Erosion Hazard Zone (EHZ) 	<p>LiDAR Comparison Value</p> <ul style="list-style-type: none"> >10ft Erosion 5-10ft Erosion 3-5ft Erosion 1-3ft Erosion Minimal Change (<1ft) 1-3ft Deposition 3-5ft Deposition 5-10ft Deposition >10ft Deposition
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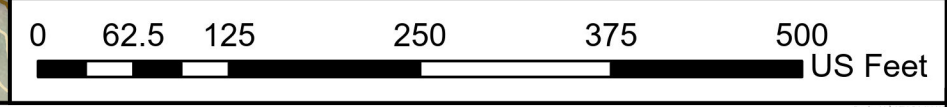
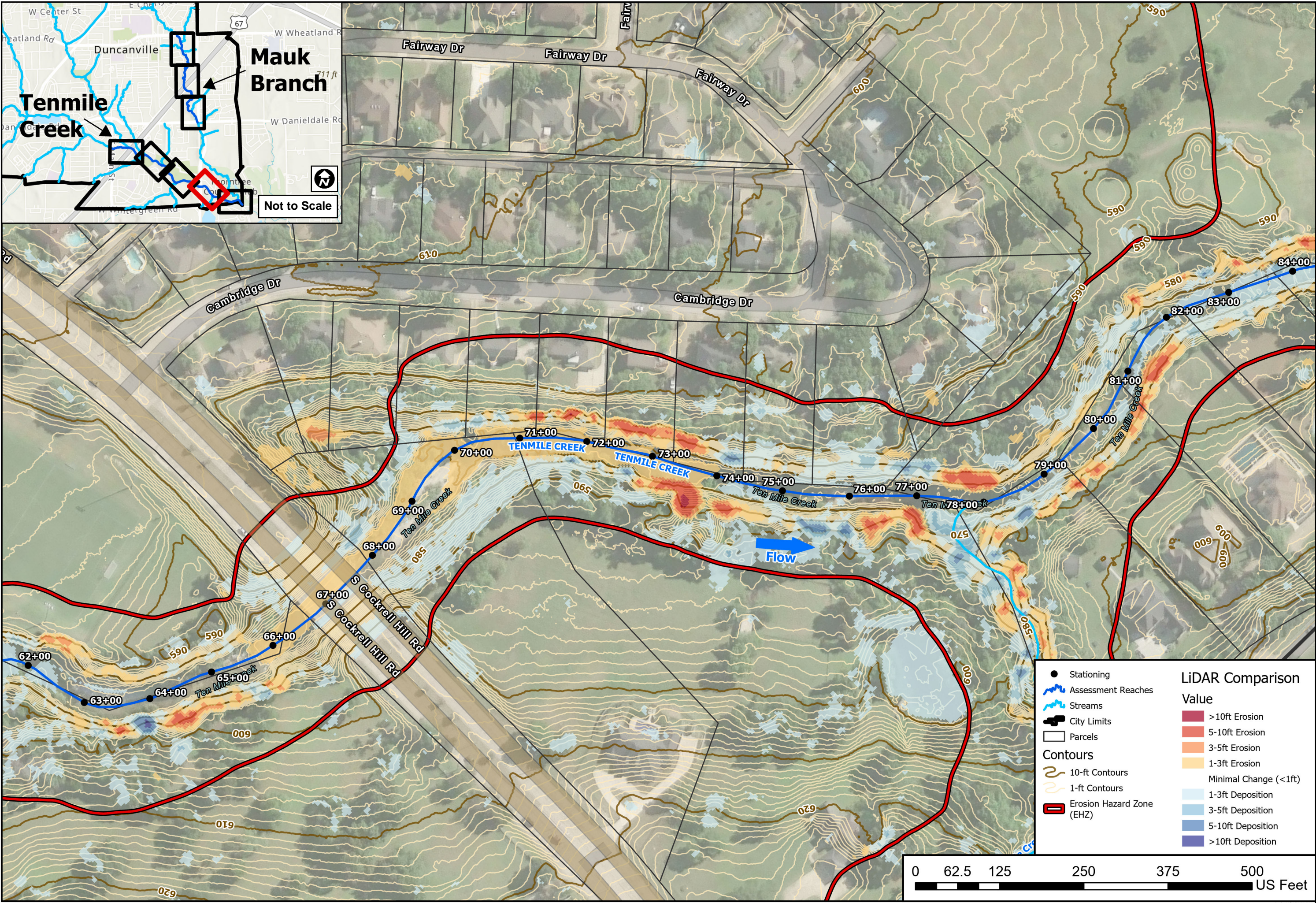
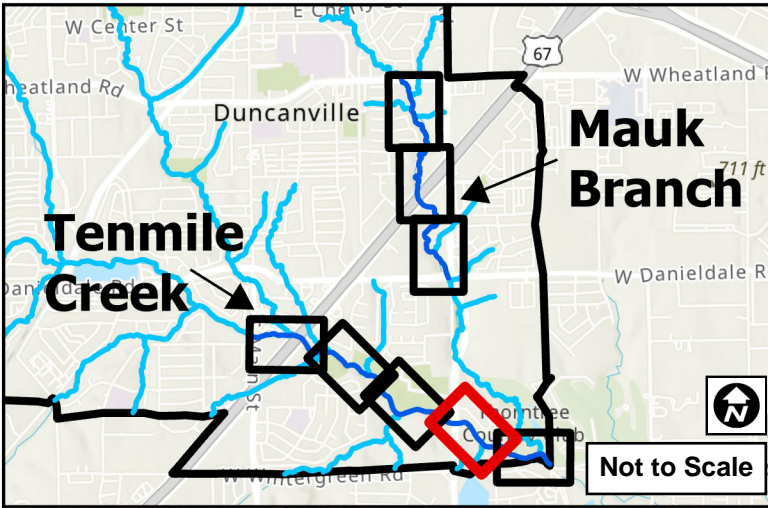


EXHIBIT 5C	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
Stream Condition Assessment

LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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<ul style="list-style-type: none"> ● Stationing ▬ Assessment Reaches ▬ Streams ▬ City Limits ▬ Parcels Contours ▬ 10-ft Contours ▬ 1-ft Contours ▬ Erosion Hazard Zone (EHZ) 	<p>LiDAR Comparison Value</p> <ul style="list-style-type: none"> ■ >10ft Erosion ■ 5-10ft Erosion ■ 3-5ft Erosion ■ 1-3ft Erosion ■ Minimal Change (<1ft) ■ 1-3ft Deposition ■ 3-5ft Deposition ■ 5-10ft Deposition ■ >10ft Deposition
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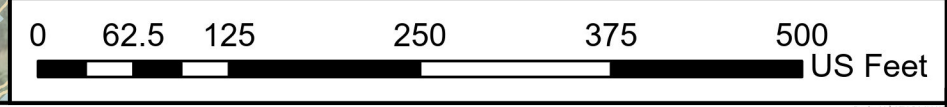
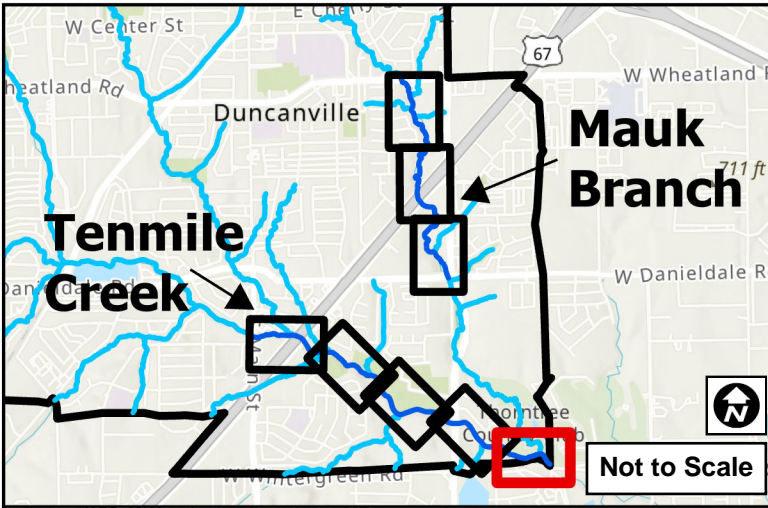


EXHIBIT 5D	
FN JOB NO NTD21805	FILE Working_SCK
DATE March 2026	SCALE 1:1,508
DRAFTED SCK	

City of Duncanville, TX
Stream Condition Assessment
 LiDAR Comparison: 2009 to 2019 (1-meter Resolution)

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<ul style="list-style-type: none"> ● Stationing ▬ Assessment Reaches ▬ Streams ▬ City Limits ▭ Parcels <p>Contours</p> <ul style="list-style-type: none"> ▬ 10-ft Contours ▬ 1-ft Contours ▭ Erosion Hazard Zone (EHZ) 	<p>LiDAR Comparison Value</p> <ul style="list-style-type: none"> ■ >10ft Erosion ■ 5-10ft Erosion ■ 3-5ft Erosion ■ 1-3ft Erosion ■ Minimal Change (<1ft) ■ 1-3ft Deposition ■ 3-5ft Deposition ■ 5-10ft Deposition ■ >10ft Deposition
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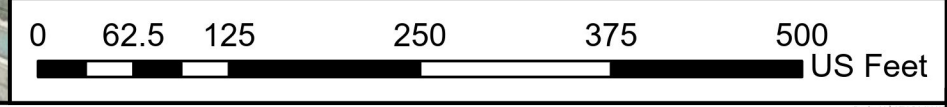
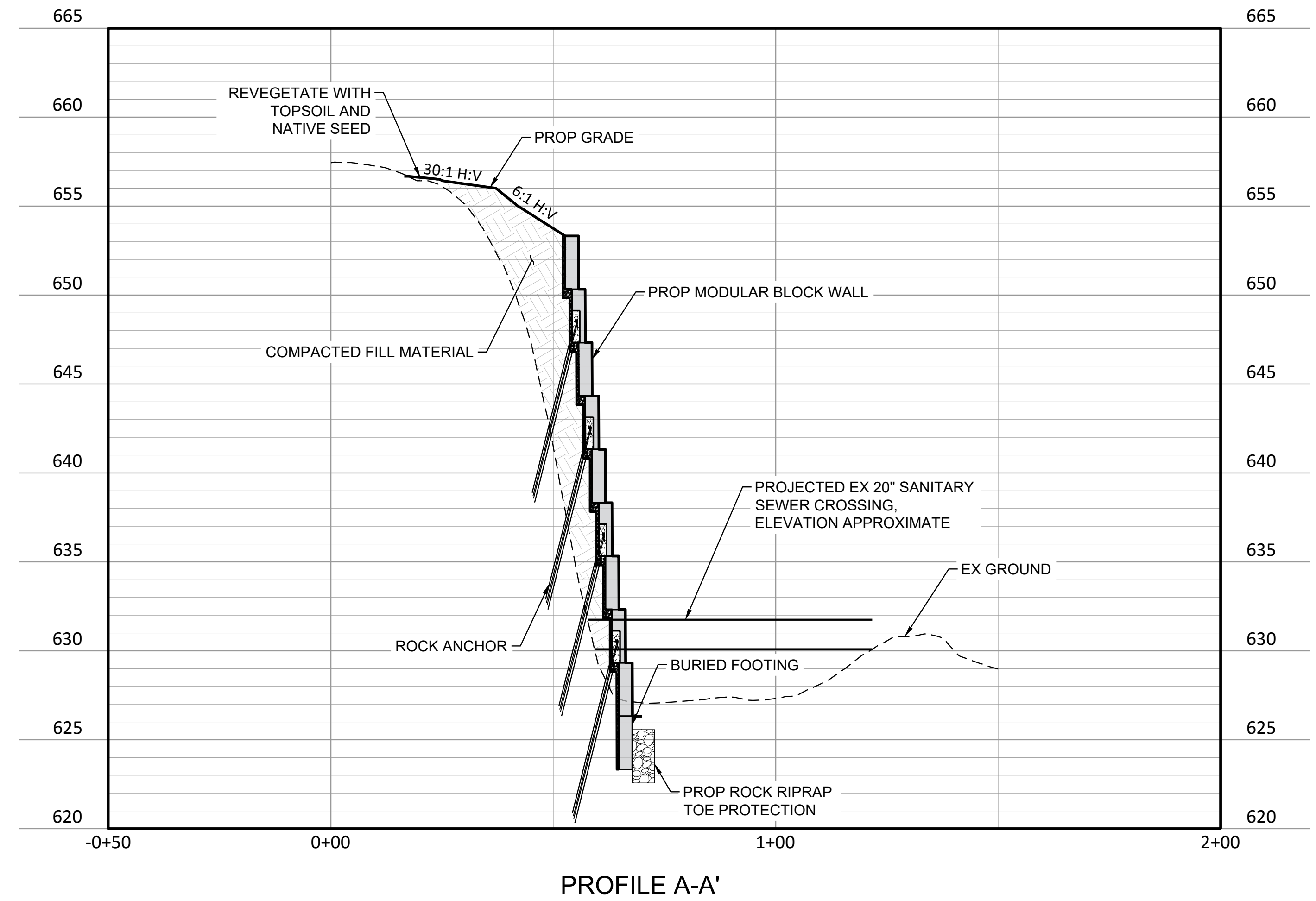
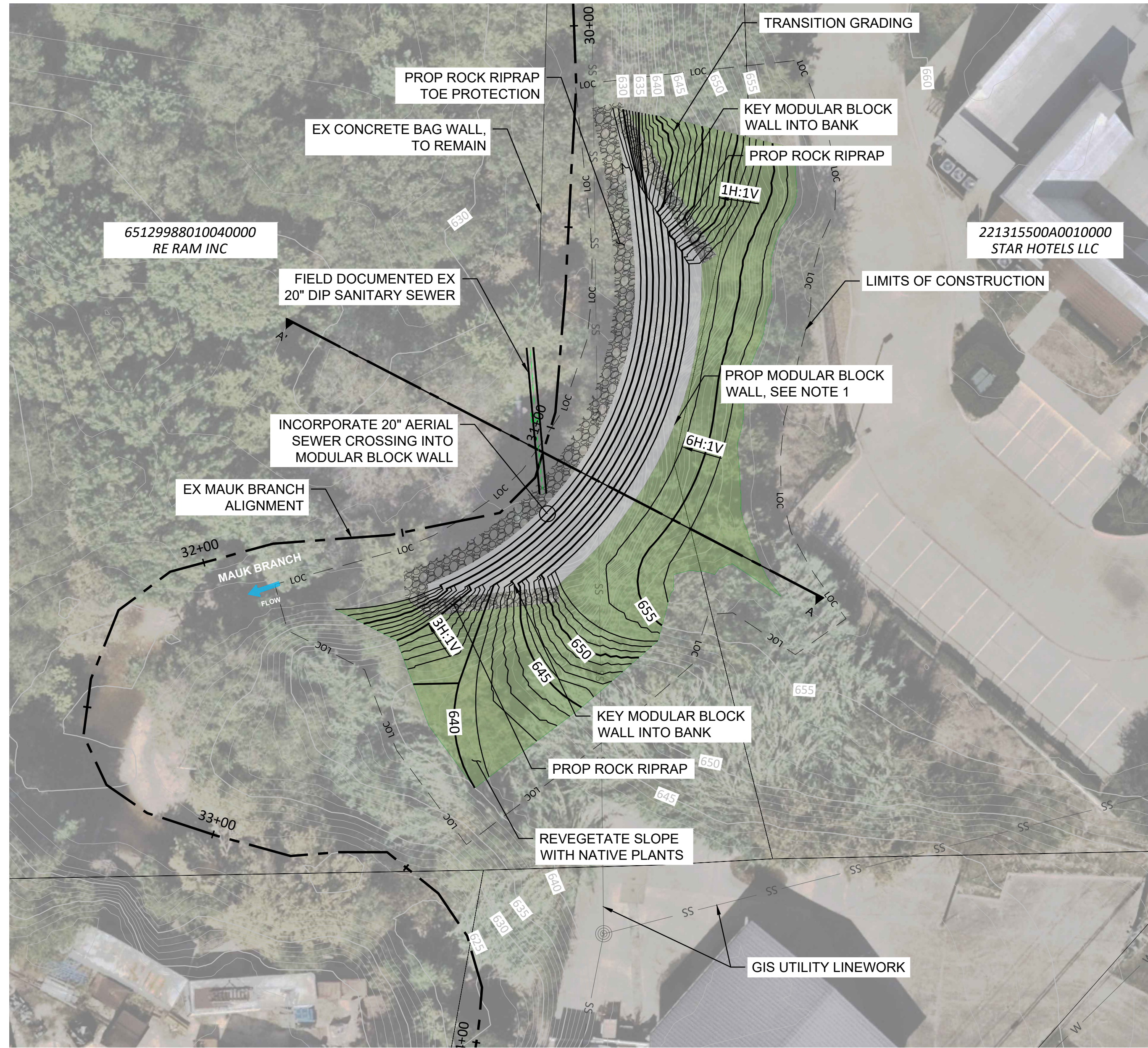


EXHIBIT 5E	
FN JOB NO	NTD21805
FILE	Working_SCK
DATE	March 2026
SCALE	1:1,508
DRAFTED	SCK

City of Duncanville, TX
 Stream Condition Assessment
 LiDAR Comparison: 2009 to 2019 (1-meter Resolution)




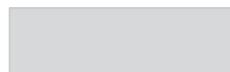

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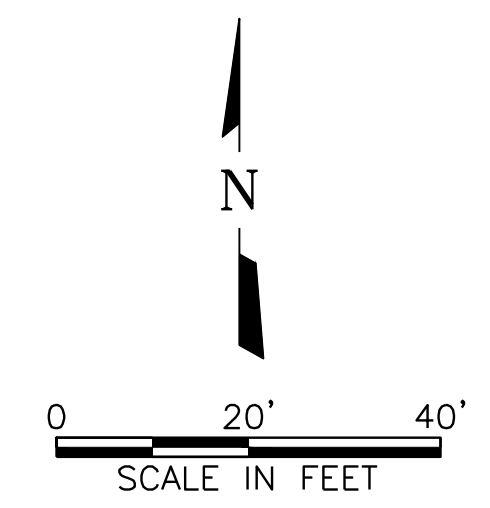


NOTES:

1. GABION WALL MAY BE USED IN LIEU OF MODULAR BLOCK WALL.
2. ADDITIONAL STRUCTURAL SUPPORT MAY BE NEEDED FOR AERIAL SEWER CROSSING. THIS IS TO BE EVALUATED IN DETAILED DESIGN.
3. ALL DISTURBED SLOPES SHALL BE REVEGETATED WITH NATIVE SEEDING AND PLANTINGS.
4. THE INFORMATION SHOWN IS APPROXIMATE BASED ON BEST AVAILABLE GIS DATA AND 2019 USGS LIDAR, AND SHOULD BE VERIFIED PRIOR TO DESIGN.
5. GEOTECHNICAL DESIGN OF MODULAR BLOCK WALL TO BE COMPLETED AT A LATER DESIGN PHASE.

LEGEND

-  ROCK RIPRAP
-  MODULAR BLOCK WALL
-  NATIVE SEED



Freese and Nichols, Inc.
Texas Registered Engineering Firm F-3144

NOT FOR CONSTRUCTION
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FREES & NICHOLS
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Fort Worth, Texas 76102
Phone - (817) 735-7300
Web - www.freese.com

CITY OF DUNCANVILLE, TEXAS
STREAM CONDITION ASSESSMENT

AREA 1
20" SANITARY SEWER CROSSING

NO.	ISSUE	DATE	BY	FILE NAME
0				ALT 1 - PP01.dwg

F&N JOB NO.	DATE	DESIGNED	DRAWN	REVISIONS	CHECKED
DW25515	MARCH 2026	JFS	EAL	###	###

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET
EXHIBIT 6A
SEQ.

CONCEPTUAL DESIGN



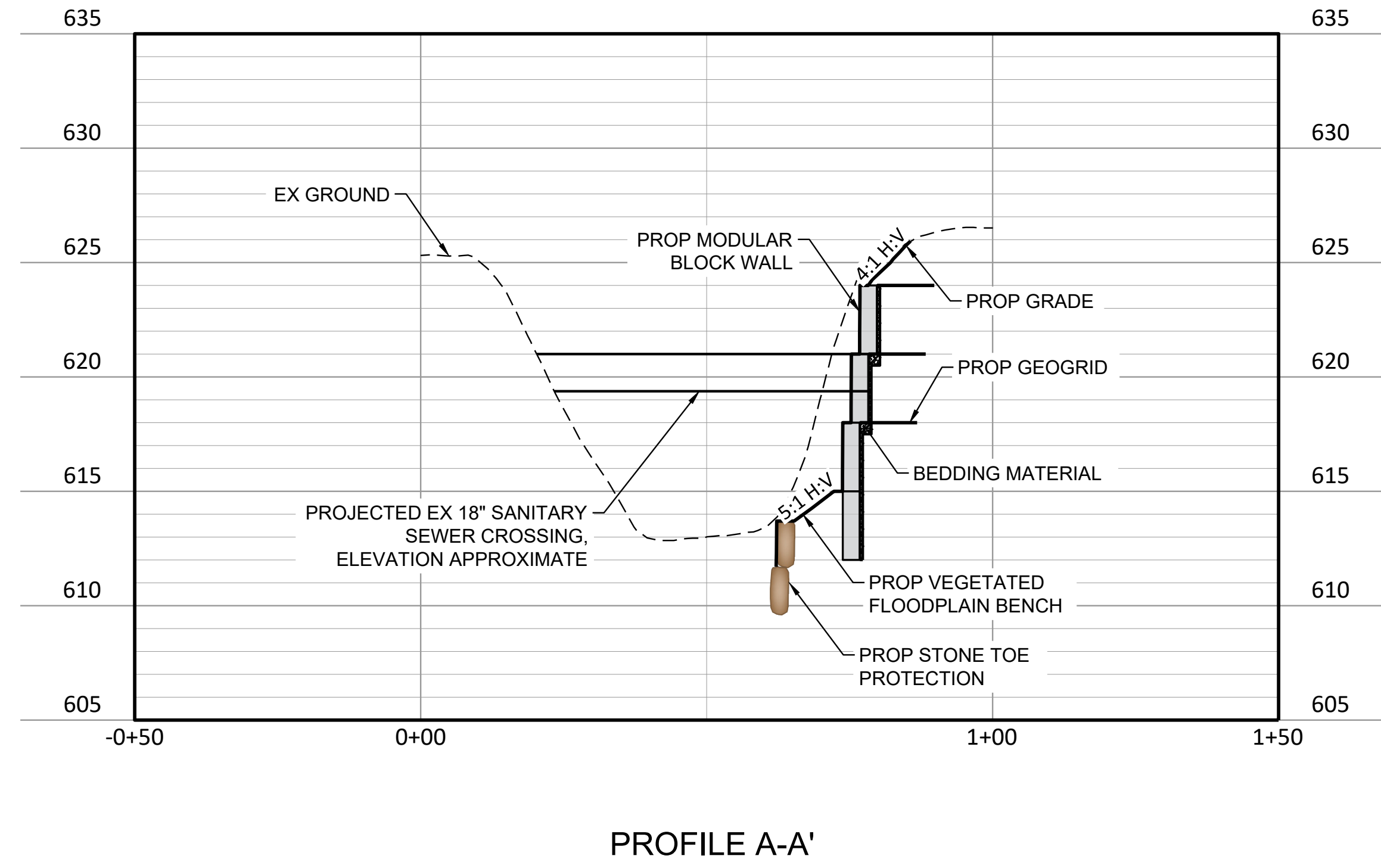
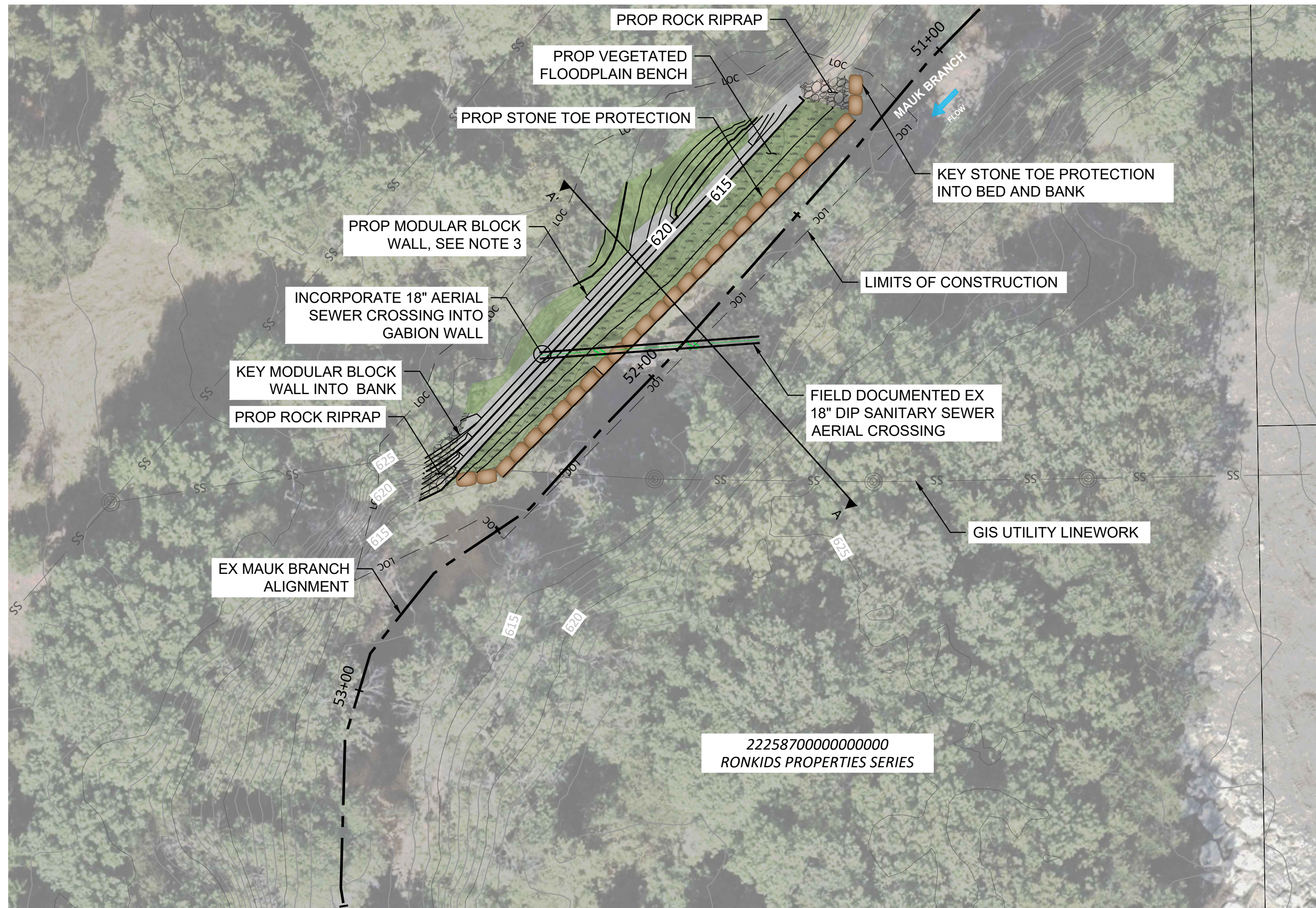
City of Duncanville
Conceptual Design - 20" Sanitary Sewer, Mauk Branch
Opinion of Probable Construction Cost

ACCOUNT NO.	ESTIMATOR	CHECKED BY	DATE		
DNV25515	EAL	JFS	March 3, 2026		
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
CONSTRUCTION					
1	Mobilization (10%)	1	LS	\$ 151,000	\$ 151,000
2	Site Preparation	1	LS	\$ 149,000	\$ 149,000
3	Demolition & Tree Removal	1	LS	\$ 50,000	\$ 50,000
4	Excavation and Fill Onsite	120	CY	\$ 25	\$ 3,000
5	Borrow	620	CY	\$ 80	\$ 49,600
6	Modular Blocks	2,500	SF	\$ 250	\$ 625,000
7	Rock Anchor	69	EA	\$ 5,000	\$ 345,000
8	Biodegradable Erosion Control Matting	480	SY	\$ 40	\$ 19,200
9	Rock Riprap	140	CY	\$ 450	\$ 63,000
10	Topsoil (6")	80	CY	\$ 100	\$ 8,000
11	Revegetation (Seeding)	450	SY	\$ 100	\$ 45,000
12	Temporary Irrigation and Watering	1	LS	\$ 50,000	\$ 50,000
13	Contingency for Utility Maintenance and Repair	1	LS	\$ 100,000	\$ 100,000
SUBTOTAL:					\$ 1,657,800
CONTINGENCY PERCENTAGE:				40%	\$ 663,120
CONSTRUCTION SUBTOTAL:					\$ 2,320,920
DESIGN FEE:				15%	\$ 348,138
PROJECT TOTAL:					\$ 2,670,000






Notes:

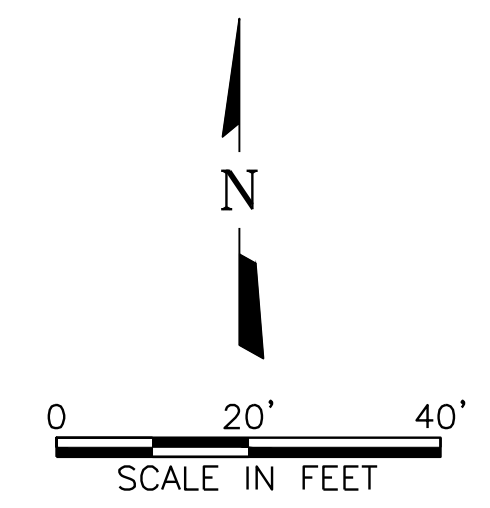
1. Costs provided are based on 2025 values. Verification of costs should be performed prior to budgeting.
2. FNI OPCC classified as an AACE Class 4 Estimate with accuracy range of -30 to + 50.
3. FNI OPCC does not include costs associated with permitting, surveying, or geotechnical design.
4. Assumes no public or franchise utilities will be relocated.
5. Site Preparation includes, SWPPP, erosion control devices, and care of water during construction.
6. Demolition includes, but is not limited to tree removal.
7. Assumes no easements required as part of the proposed improvements.
8. Revegetation includes temporary and permanent seeding in disturbed areas.
9. Modular Block Wall includes bedding material.
10. Assumed Rock Riprap Protection depth of 3' and 6" bedding material.
11. Erosion control matting assumed in revegetation areas.

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



- NOTES:**
1. VEGETATED FLOODPLAIN BENCH SHALL BE REVEGETATED WITH NATIVE RIPARIAN PLANTINGS AND LIVE CUTTINGS.
 2. STANDARD BOULDER SIZE FOR STONE TOE PROTECTION IS 4'(L) x 3'(W) x 2'(H).
 3. GABION WALL MAY BE USED IN LIEU OF MODULAR BLOCK WALL.
 4. ALL DISTURBED SLOPES SHALL BE REVEGETATED WITH NATIVE SEEDING AND PLANTINGS.
 5. THE INFORMATION SHOWN IS APPROXIMATE BASED ON BEST AVAILABLE GIS DATA AND 2019 USGS LIDAR, AND SHOULD BE VERIFIED PRIOR TO DESIGN.
 6. ADDITIONAL STRUCTURAL SUPPORT MAY BE NEEDED FOR AERIAL SEWER CROSSING. THIS IS TO BE EVALUATED IN DETAILED DESIGN.
 7. GEOTECHNICAL DESIGN OF MODULAR BLOCK WALL TO BE COMPLETED AT A LATER DESIGN PHASE.

- LEGEND**
-  ROCK RIPRAP
 -  MODULAR BLOCK WALL
 -  RIPARIAN VEGETATION
 -  NATIVE SEED
 -  STONE TOE PROTECTION



Freese and Nichols, Inc.
Texas Registered Engineering Firm F-2144

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CITY OF DUNCANVILLE, TEXAS

STREAM CONDITION ASSESSMENT

AREA 2

18" SANITARY SEWER CROSSING

NO.	ISSUE	DATE	BY	FILE NAME
0				ALT 2 - PPO2.dwg

F&N JOB NO.	DATE	DESIGNED	DRAWN	REVIS	CHECKED
DW25515	MARCH 2026	JFS	EAL	###	###

VERIFY SCALE: 1" = 100'

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET **EXHIBIT 7A**

SEQ.

ACAD Ref: 25.1s (LMS Tech)
Filename: T:\ER\CAD\ALT 2 - PPO2.dwg
Last Saved: 3/3/2026 2:24 PM Saved By: 09175

Exhibit 7B



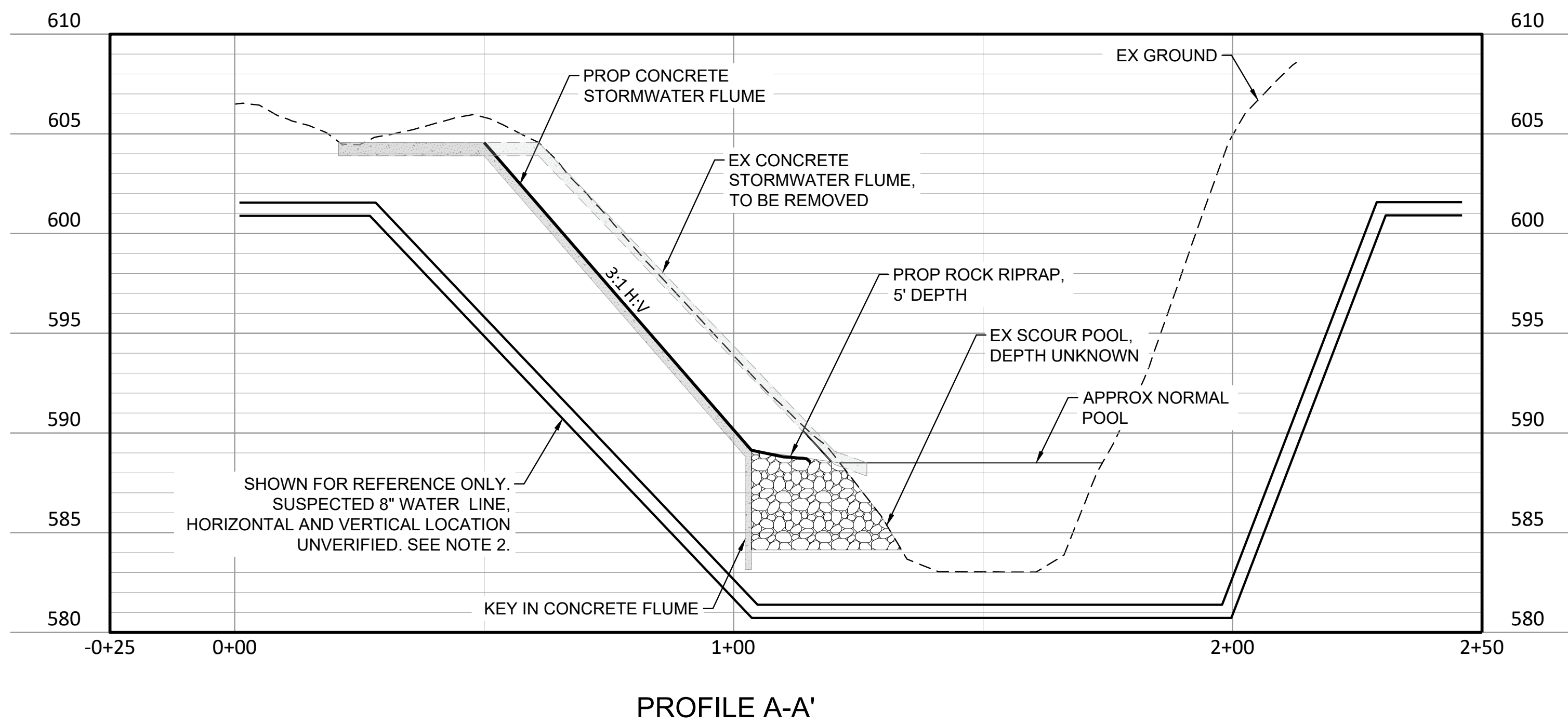
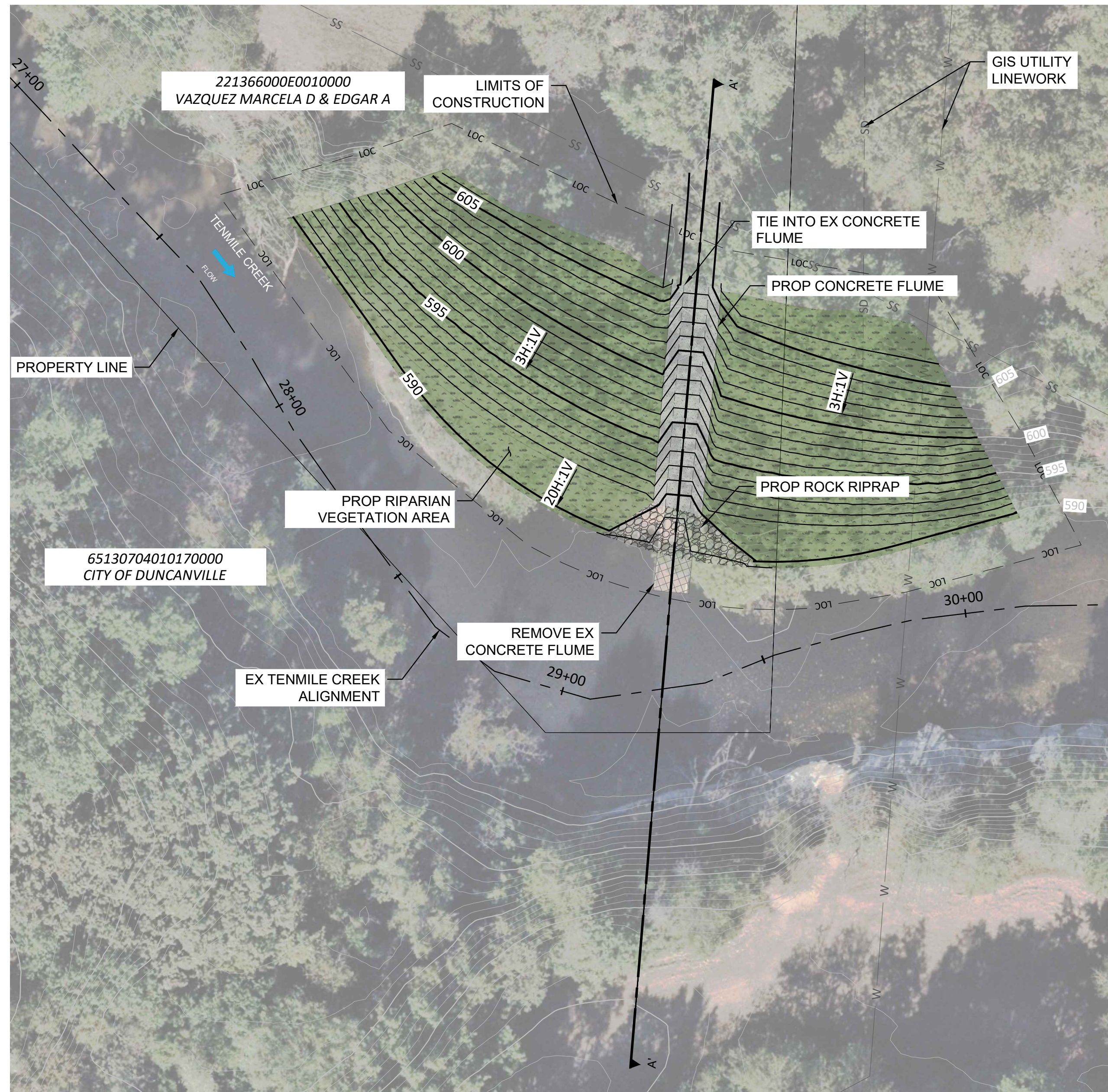
City of Duncanville
Conceptual Design - 18" Sanitary Sewer, Mauk Branch
Opinion of Probable Construction Cost

ACCOUNT NO.	ESTIMATOR	CHECKED BY	DATE		
DNV25515	EAL	JFS	March 3, 2026		
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
CONSTRUCTION					
1	Mobilization (10%)	1	LS	\$ 60,000	\$ 60,000
2	Site Preparation	1	LS	\$ 149,000	\$ 149,000
3	Demolition & Tree Removal	1	LS	\$ 50,000	\$ 50,000
4	Unclassified Excavation (Haul Excess)	400	CY	\$ 30	\$ 12,000
5	Modular Block Wall with Geogrid	840	SF	\$ 250	\$ 210,000
6	Stone Toe Protection	140	LF	\$ 150	\$ 21,000
7	Biodegradable Erosion Control Matting	200	SY	\$ 40	\$ 8,000
8	Rock Riprap	30	CY	\$ 450	\$ 13,500
9	Topsoil (6")	40	CY	\$ 100	\$ 4,000
10	Riparian Plantings - Floodplain Bench	100	SY	\$ 75	\$ 7,500
11	Revegetation (Seeding)	170	SY	\$ 100	\$ 17,000
12	Temporary Irrigation and Watering	1	LS	\$ 50,000	\$ 50,000
13	Contingency for Utility Maintenance and Repair	1	LS	\$ 50,000	\$ 50,000
SUBTOTAL:					\$ 652,000
CONTINGENCY PERCENTAGE:				40%	\$ 260,800
CONSTRUCTION SUBTOTAL:					\$ 912,800
DESIGN FEE:				15%	\$ 136,920
PROJECT TOTAL:					\$ 1,050,000

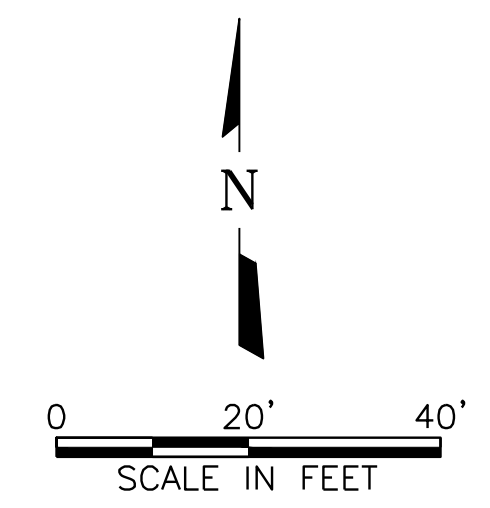
Notes:

1. Costs provided are based on 2025 values. Verification of costs should be performed prior to budgeting.
2. FNI OPCC classified as an AACE Class 4 Estimate with accuracy range or -30 to + 50.
3. FNI OPCC does not include costs associated with permitting, surveying, or geotechnical design.
4. Assumes no public or franchise utilities will be relocated.
5. Site Preparation includes, SWPPP, erosion control devices, and care of water during construction.
6. Demolition includes, but is not limited to tree removal.
7. Assumes no easements required as part of the proposed improvements.
8. Revegetation includes temporary and permanent seeding in disturbed areas including the floodplain bench.
9. Stone toe protection assumes 2 layers of stacked stone with the dimensions 4'(L) 3'(W) 2'(H).
10. Modular Block Wall includes modular blocks, geogrid, and bedding material.
11. Assumed Rock Riprap Protection depth of 3' and 6" bedding material.
12. Erosion control matting assumed in revegetation areas.

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.



- NOTES:**
1. THE INFORMATION SHOWN IS APPROXIMATE BASED ON BEST AVAILABLE GIS DATA AND 2019 USGS LIDAR, AND SHOULD BE VERIFIED PRIOR TO DESIGN.
 2. ADDITIONAL SURVEY AND SUE DATA NEEDED IN DETAILED DESIGN TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES.
 3. ADDITIONAL STRUCTURAL SUPPORT MAY BE NEEDED FOR WATER LINE CROSSING. THIS IS TO BE EVALUATED IN DETAILED DESIGN.
 4. RIPRAIAN VEGETATION AREA AND 3:1 SLOPES SHALL BE REVEGETATED WITH NATIVE RIPARIAN PLANTINGS AND LIVE CUTTINGS.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE SEEDING.



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Texas Registered Engineering Firm F-2144

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CITY OF DUNCANVILLE, TEXAS

STREAM CONDITION ASSESSMENT

AREA 3

CONCRETE STORMWATER FLUME

NO.	ISSUE	BY	DATE	FR&N JOB NO.	DATE	DESIGNED	DRAWN	REVISIONS	CHECKED	FILE NAME
0				DIV25515	MARCH 2026	JFS	EAL	###	###	ALT 3 - PP03.dwg

VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET **EXHIBIT 8A**

SEQ.



City of Duncanville
Conceptual Design - Stormwater Flume, Tenmile Creek
Opinion of Probable Construction Cost

ACCOUNT NO.	ESTIMATOR	CHECKED BY	DATE		
DNV25515	EAL	JFS	March 3, 2026		
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
CONSTRUCTION					
1	Mobilization (10%)	1	LS	\$ 84,000	\$ 84,000
2	Site Preparation	1	LS	\$ 287,000	\$ 287,000
3	Demolition & Tree Removal	1	LS	\$ 75,000	\$ 75,000
4	Unclassified Excavation (Haul Excess)	780	CY	\$ 30	\$ 23,400
5	Reinforced Concrete Flume (12' wide) w/ Cutoff Wall	100	SY	\$ 250	\$ 25,000
6	Biodegradable Erosion Control Matting	980	SY	\$ 40	\$ 39,200
7	Rock Riprap	60	CY	\$ 450	\$ 27,000
8	Topsoil (6")	170	CY	\$ 100	\$ 17,000
9	Riparian Plantings	930	SY	\$ 75	\$ 69,750
10	Revegetation (Seeding)	930	SY	\$ 100	\$ 93,000
11	Temporary Irrigation and Watering	1	LS	\$ 75,000	\$ 75,000
12	Contingency for Utility Protection	1	LS	\$ 100,000	\$ 100,000
SUBTOTAL:					\$ 915,350
CONTINGENCY PERCENTAGE:				40%	\$ 366,140
CONSTRUCTION SUBTOTAL:					\$ 1,281,490
DESIGN FEE:				15%	\$ 192,224
PROJECT TOTAL:					\$ 1,474,000

Notes:

1. Costs provided are based on 2025 values. Verification of costs should be performed prior to budgeting.
2. FNI OPCC classified as an AACE Class 4 Estimate with accuracy range of -30 to + 50.
3. FNI OPCC does not include costs associated with permitting, surveying, or geotechnical design.
4. Assumes no franchise utilities will be relocated.
5. Site Preparation includes, SWPPP, erosion control devices, and care of water during construction.
6. Demolition includes, but is not limited to tree and concrete flume removal.
7. Assumes no easements required as part of the proposed improvements.
8. Riparian Plantings includes 3:1 slopes and riparian vegetation area.
9. Revegetation includes temporary and permanent seeding in disturbed areas including the riparian vegetation area.
10. Reinforced concrete flume is a trapezoid with a 6' bottom width, depth of 1.5', and 2:1 side slopes.
11. Assumed Rock Riprap Protection depth of 5' and 6" bedding material.
12. Erosion control matting assumed in revegetation areas.
13. Utility protection may include but is not limited to concrete encasement or utility relocation.

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable construction costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**APPENDIX A
FIELD PHOTOGRAPHS**

MAUK BRANCH



Photo 1 – STA 1+00 – 21-inch stormwater outfall inside East Wheatland Road culvert



Photo 2 – STA 1+25 – Looking downstream from East Wheatland Road.

MAUK BRANCH



Photo 3 – STA 1+50 – Looking upstream at the East Wheatland Road culvert.



Photo 4 – STA 2+00 – Erosion undermining the downstream end of the concrete head wall.

MAUK BRANCH



Photo 5 – Near STA 3+00 – Looking downstream along the left bank at a concrete bag wall.



Photo 6 – Near STA 4+50 – **Problem area rank: 6**. Private 8-inch utility crossing, looking downstream. Local scour around piers and on right bank.

MAUK BRANCH



Photo 7 – STA 6+00 – Looking downstream, increased prominence of bedrock benches.



Photo 8 – Near STA 6+50 –Potential drainage feature on left bank indicated by trash accumulation and local scour.

MAUK BRANCH

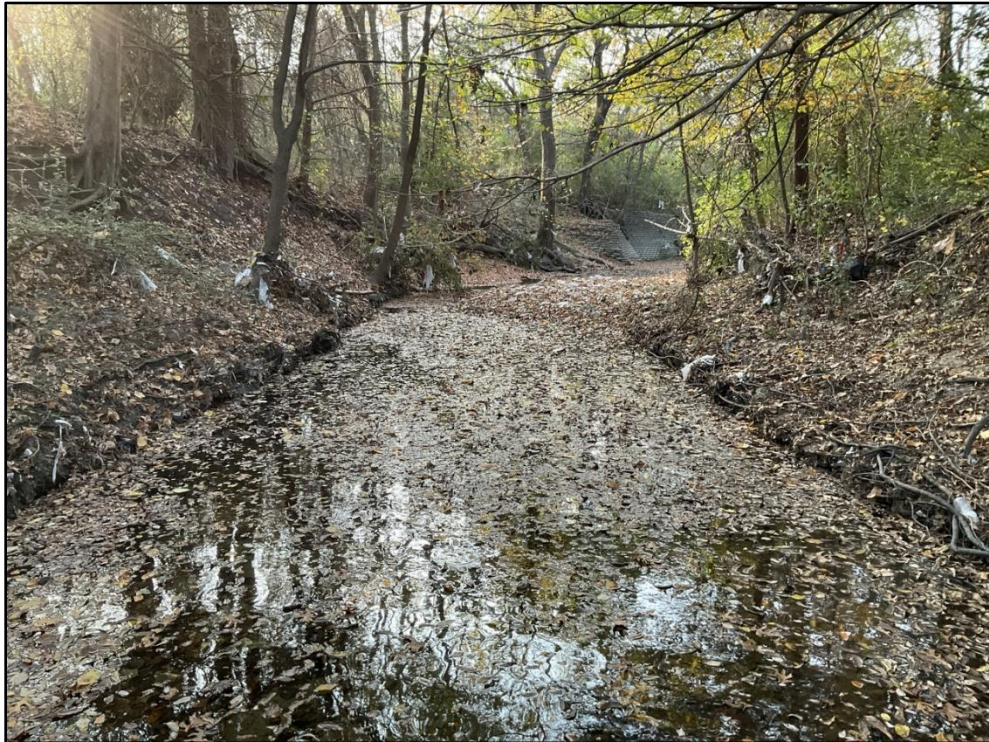


Photo 9 – STA 7+50 – Location of Mauk Branch cross section 1, looking downstream.



Photo 10 – STA 8+50 – Concrete stormwater flume on the left bank. 30-inch corrugated metal outfall located at the top of the concrete flume.

MAUK BRANCH



Photo 11 – Near STA 9+00 – **Problem area rank: 8**. 18-inch sanitary sewer crossing, looking upstream. Some bed scour and significant debris accumulation on upstream side.



Photo 12 – Near STA 11+00 – Looking downstream, the left bank exhibits a “Moderate” BEHI rating.

MAUK BRANCH



Photo 13 – STA 12+00 – Looking upstream along Mauk Branch Unnamed Tributary 6.



Photo 14 – Near STA 12+00 – **Problem area rank: 15**. 30-inch concrete stormwater outfall on right bank. Flow line is approximately 28 inches above bed elevation.

MAUK BRANCH



Photo 15 – STA 13+50 – This bank exhibits a “Low” BEHI rating – although the bank is steep, it is composed of bedrock that reduces the overall bank erosion potential.



Photo 16 – STA 15+50 – Looking downstream. Both banks exhibit a “Low” BEHI rating.

MAUK BRANCH



Photo 17 – STA 16+50 – Looking downstream at representative channel conditions.



Photo 18 – Near STA 21+50 – Looking downstream. Left bank exhibits “High” BEHI rating.

MAUK BRANCH



Photo 19 – STA 22+00 – Looking downstream at channel bar composed of broken bedrock and concrete debris. Large broken tree downstream as well.



Photo 20 – STA 23+00 – 30-inch concrete stormwater outfall in good condition.

MAUK BRANCH

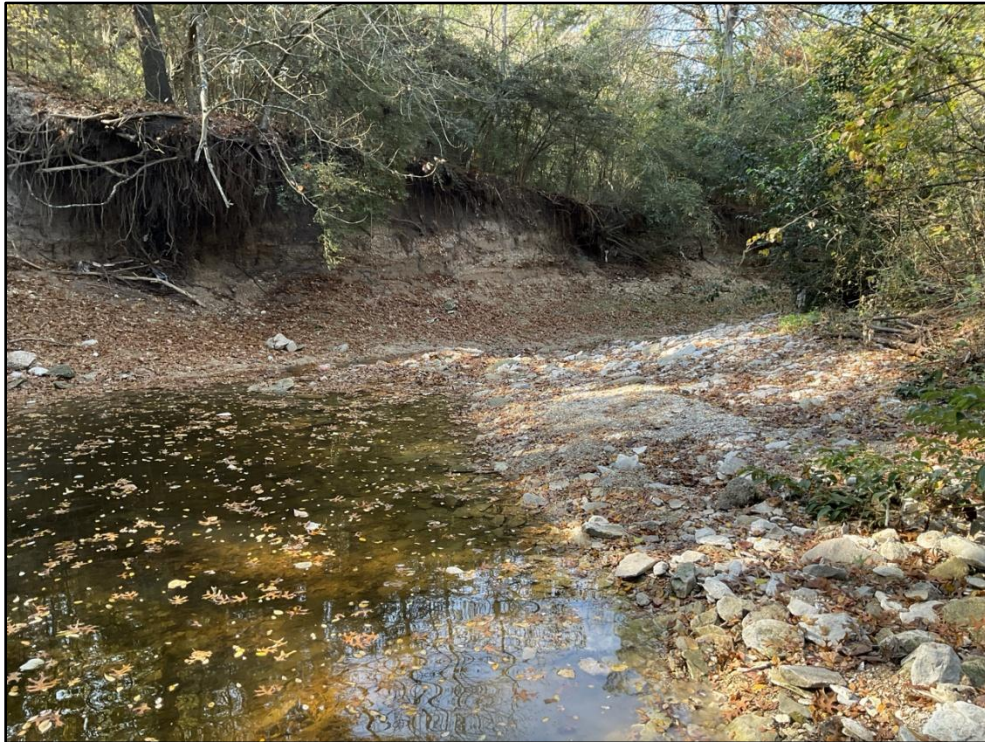


Photo 21 – STA 24+00 – Looking downstream at a section of channel with less bedrock influence on the bed. Sediment deposition on the right bank is a point bar on the inside of a meander bend.



Photo 22 – STA 24+50 – Looking downstream where the bedrock influence returns.

MAUK BRANCH



Photo 23 – STA 26+00 – Looking downstream, left bank is tall and steep. At this location, geotechnical bank failure is of greater concern than stream bank erosion.



Photo 24 – STA 26+50 – **Problem area rank: 13**. Steep drainage feature on left bank, likely from mapped stormwater outfall. The outfall was inaccessible in the field due to the height and steepness of the bank.

MAUK BRANCH



Photo 25 – STA 27+50 – Looking downstream at representative conditions.



Photo 26 – STA 29+50 – Concrete bag wall in good condition.

MAUK BRANCH



Photo 27 – STA 30+00 – Looking upstream. The channel corridor narrows between Sta. 29+00 – 30+50 where the channel is confined by a concrete bag wall on the right bank and bedrock on the left bank.



Photo 28 – STA 31+00 – **Problem area rank: 4 (★ Area 1 ★)**. Looking downstream. A 20-inch sanitary sewer crossing emerges from a bag wall on the right bank. The left bank is heavily eroded around the pipe with no observed protection.

MAUK BRANCH



Photo 29 – STA 32+50 – Looking downstream at erosion on outer right bank. Fallen tree and broken concrete protection.



Photo 30 – Near STA 34+00 – **Problem area rank: 14**. Modular articulated block wall in poor condition. Grouted riprap toe is undercut by roughly two feet.

MAUK BRANCH



Photo 31 – STA 35+50 – Looking downstream at steeper section stabilized with rock riprap and concrete debris.



Photo 32 – STA 36+00 – Concrete encasement observed in stream bed. Some local scour of concrete, but generally in fair condition. No exposure where encasement intersects stream banks.

MAUK BRANCH



Photo 33 – STA 37+00 – Looking upstream at an 8-inch sanitary sewer crossing in fair condition. There is some local scour around the pier on the left bank and some breakage of the gabion baskets on the right bank.



Photo 34 – STA 38+00 – Looking downstream at conditions under Highway 67.

MAUK BRANCH



Photo 35 – STA 39+00 – 36-inch concrete stormwater outfall.



Photo 36 – STA 40+00 – 48-inch concrete stormwater outfall.

MAUK BRANCH



Photo 37 – STA 40+50 – 18-inch concrete stormwater outfall with flume.



Photo 38 – STA 43+00 – Looking upstream at a 36-inch aerial sanitary sewer crossing. The crossing appears to be in good condition.

MAUK BRANCH



Photo 39 – STA 45+00 – Looking downstream. The right bank exhibits “Very High” BEHI rating.

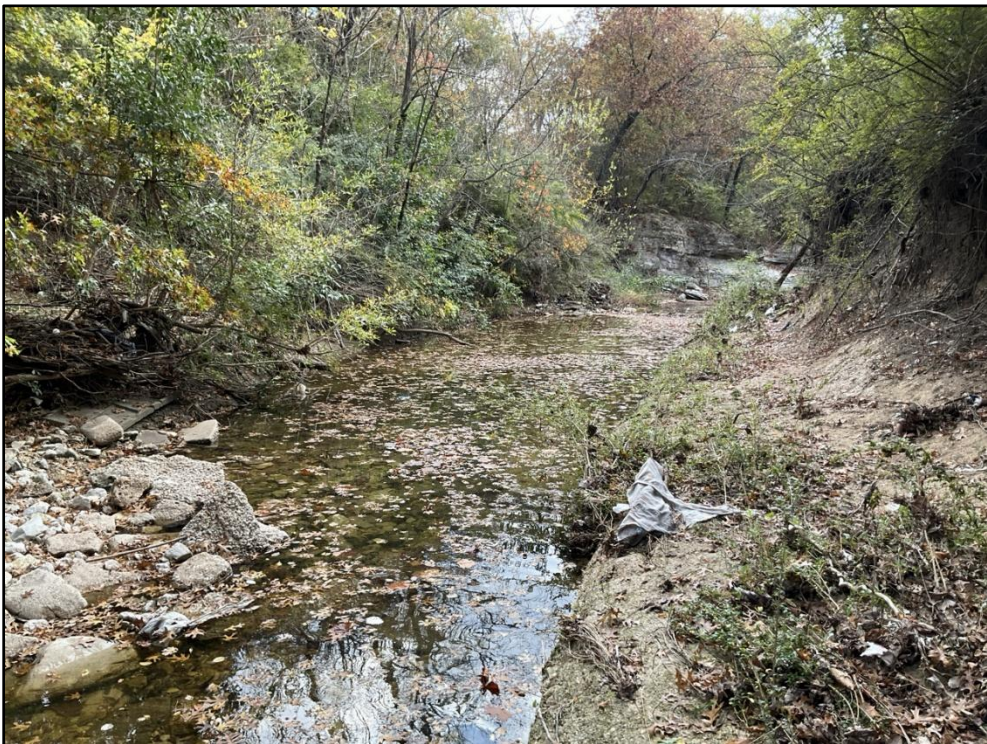


Photo 40 – STA 45+50 – Looking downstream at the location of Mauk Branch cross section 2.

MAUK BRANCH



Photo 41 – Near STA 51+50 – 42-inch concrete stormwater outfall.



Photo 42 – Near STA 51+50 – **Problem area rank: 5 (★ Area 2 ★)**. Looking downstream at an 18-inch aerial sanitary sewer crossing. Significant scour on the right bank.

MAUK BRANCH



Photo 43 – STA 53+50 – Small drainage feature on right bank.



Photo 44 – Near STA 54+00 – Looking downstream at representative channel conditions.

MAUK BRANCH



Photo 45 – Near STA 57+00 – **Problem area rank: 9**. 24-inch concrete stormwater outfall. Flowline is approximately 10 feet above the existing stream bed.



Photo 46 – STA 58+00 – Looking downstream where the channel bed visibly steepens into bedrock.

MAUK BRANCH



Photo 47 – STA 59+50 – **Problem area rank: 12.** 60-inch concrete stormwater outfall. Flowline is approximately 10 feet above the existing stream bed.



Photo 48 – STA 60+00 – Looking upstream at Mauk Branch Unnamed Tributary 7.

MAUK BRANCH



Photo 49 – STA 63+00 – Looking downstream at representative channel conditions.



Photo 50 – STA 65+00 – Fallen tree across channel (evidence of widening).

MAUK BRANCH



Photo 51 – STA 66+00 – Looking downstream at the East Danieldale Road culvert.



Photo 52 – STA 66+00 – Significant deposition in left cell of East Danieldale Road culvert.

MAUK BRANCH



Photo 53 – STA 67+00 – 21-inch concrete stormwater outfall in right cell of East Daniieldale Road culvert.



Photo 54 – STA 69+00 – **Problem area rank: 20**. Looking upstream at the other side of the East Daniieldale Road culvert. Trees are growing out of well-established sediment deposition in the left cell.

TENMILE CREEK



Photo 55 – Near STA 0+00 – Conditions at South Main Street, looking upstream at broken concrete protection in channel.



Photo 56 – STA 0+50 – 60-inch concrete stormwater outfall.

TENMILE CREEK



Photo 57 – STA 0+50 – 36-inch aerial sanitary sewer crossing. Minor scour and debris build up.

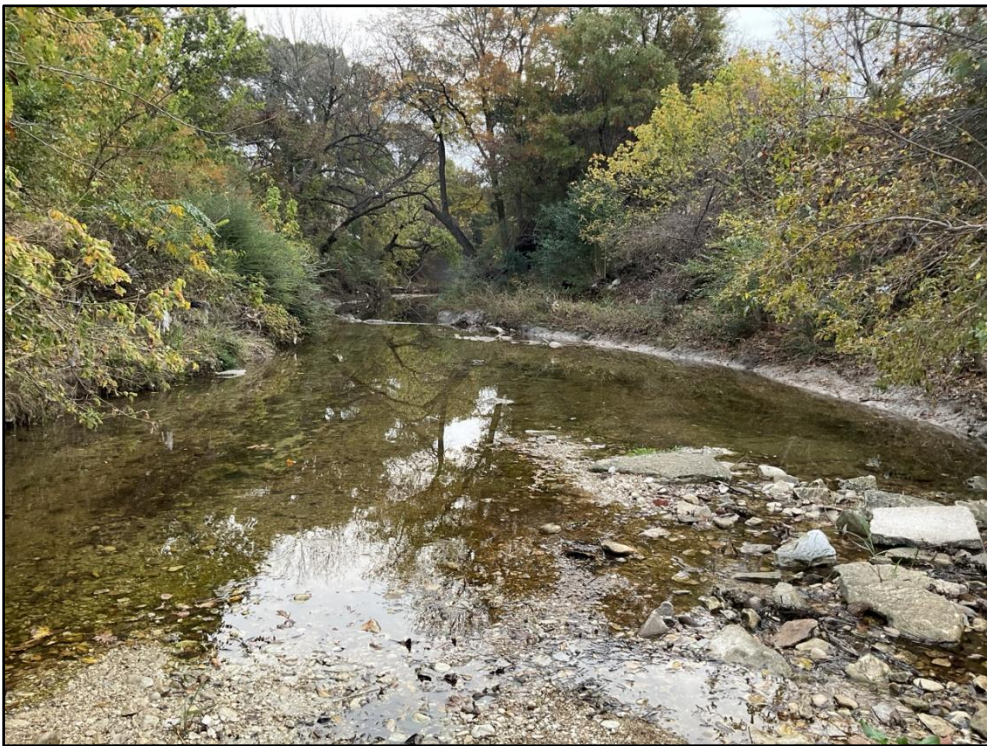


Photo 58 – STA 2+00 – Looking downstream at transition from concrete bank protection to natural banks.

TENMILE CREEK



Photo 59 – Near STA 3+00 – Looking downstream at a significant scour pool.



Photo 60 – STA 5+00 – **Problem area rank: 16.** 18-inch corrugated plastic stormwater outfall with small concrete flume and rock riprap, approximately 6 to 8 feet above the water surface.

TENMILE CREEK



Photo 61 – Near STA 5+50 – **Problem area rank: 7**. Concrete bag wall on left bank. There is significant erosion on downstream end of wall and evidence of vertical settling and cracking on the wall.



Photo 62 – STA 6+50 – Increased bedrock influence on channel bed and banks, looking downstream.

TENMILE CREEK

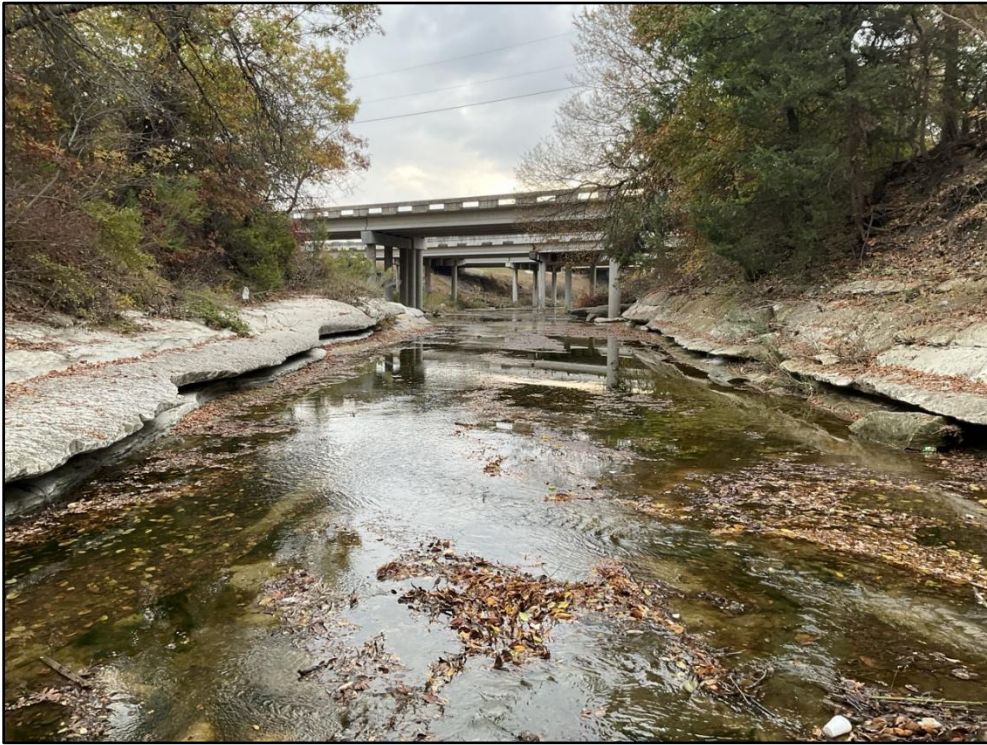


Photo 63 – Near STA 8+50 – Looking downstream at the location of Tenmile Creek cross section 1.



Photo 64 – STA 10+00 – Looking upstream at two-foot bedrock knickpoint immediately upstream of Highway 67.

TENMILE CREEK



Photo 65 – STA 10+00 – Looking upstream along Horne Branch.



Photo 66 – Near STA 10+00 – Two 36-inch aerial sanitary sewer crossings at Horne Branch.

TENMILE CREEK



Photo 67 – STA 11+00 – 36-inch concrete stormwater outfall between gabion baskets.



Photo 68 – STA 12+50 – Looking upstream at conditions under Highway 67; significant bedrock influence.

TENMILE CREEK



Photo 69 – STA 14+50 – Two 18-inch aerial utility crossings appear to be in fair condition with notable bed scour at central pier.



Photo 70 – STA 17+00 – Channel conditions looking downstream.

TENMILE CREEK



Photo 71 – STA 19+50 – Looking upstream along Tenmile Creek Unnamed Tributary 3.

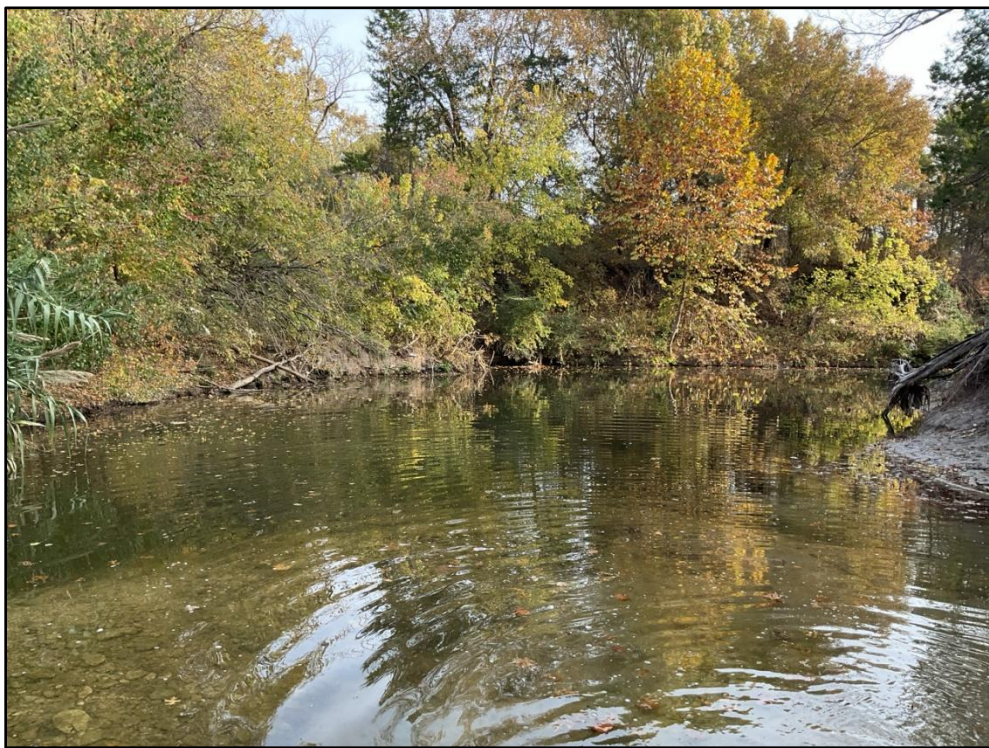


Photo 72 – Near STA 19+50 – Looking downstream at a deep scour pool.

TENMILE CREEK



Photo 73 – STA 23+00 – Looking upstream along Tenmile Creek Unnamed Tributary 4.

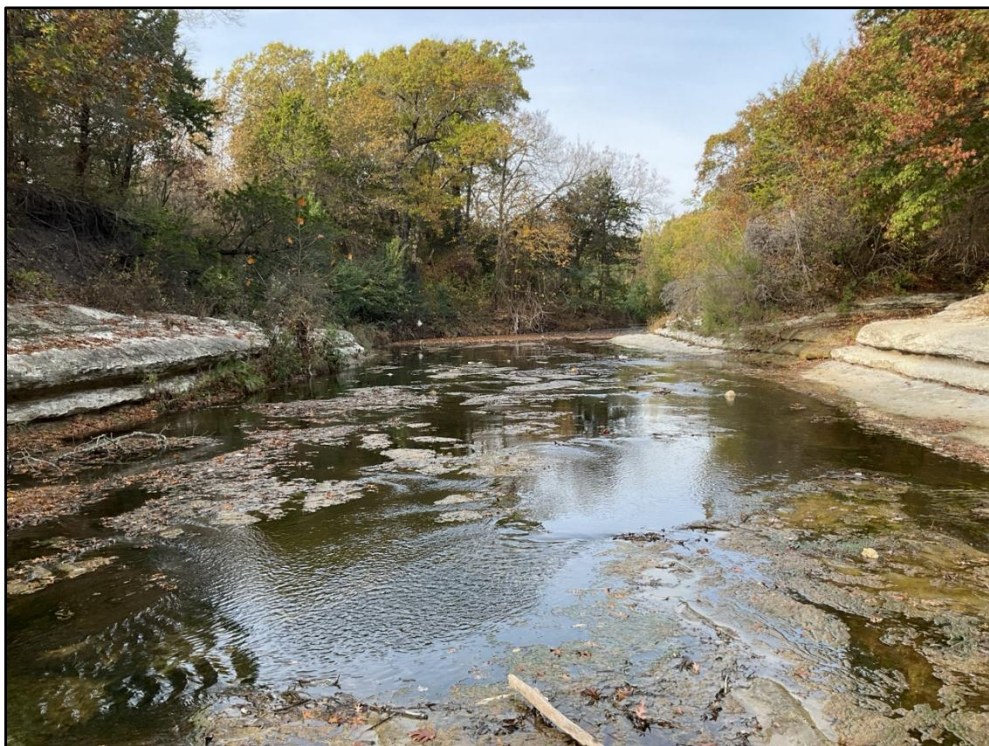


Photo 74 – STA 23+50 – Looking upstream; bedrock influence on channel bed and banks.

TENMILE CREEK



Photo 75 – Near STA 26+50 – Vegetated channel bench.



Photo 76 – STA 28+50 – **Problem area rank: 11 (★ Area 3 ★)**. Looking upstream at a concrete stormwater flume located on a deep scour pool. The flume is undermined and approximately 12 feet above the channel bed elevation.

TENMILE CREEK



Photo 77 – STA 32+00 – 8-inch aerial sanitary sewer crossing. Minor scour around in-channel piers.

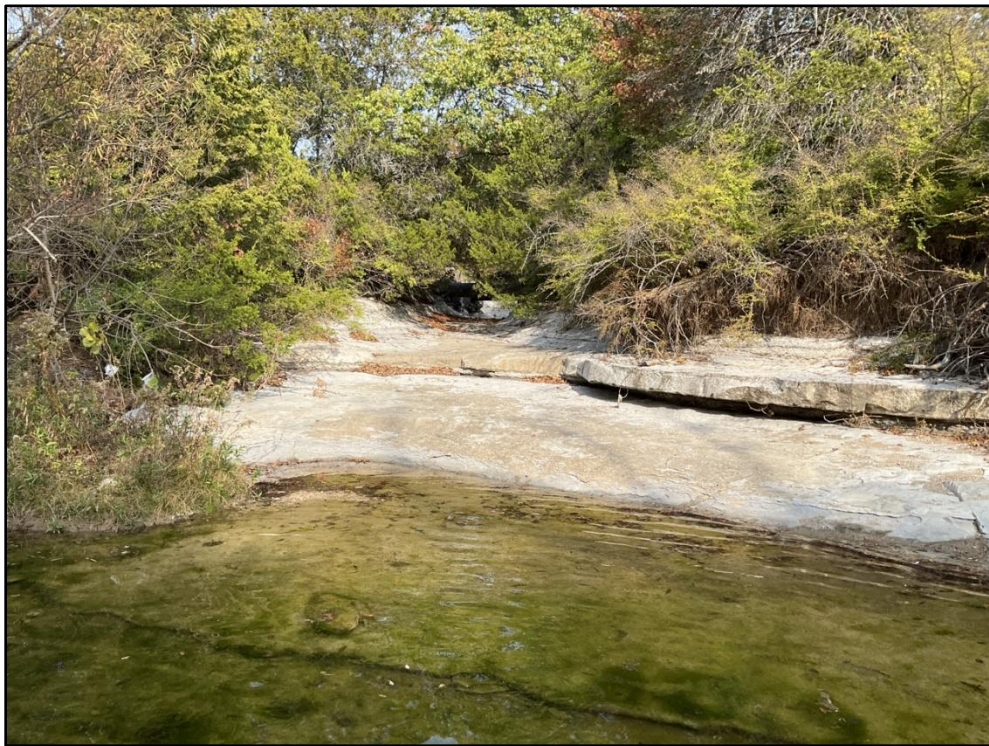


Photo 78 – STA 36+00 – Looking upstream at Tenmile Creek Unnamed Tributary 5.

TENMILE CREEK



Photo 79 – Near STA 36+50 – Two 36-inch aerial sanitary sewer crossings on Tenmile Creek Unnamed Tributary 5 in fair condition. Moderate deterioration of grouted rock riprap at banks and minor pier scour.

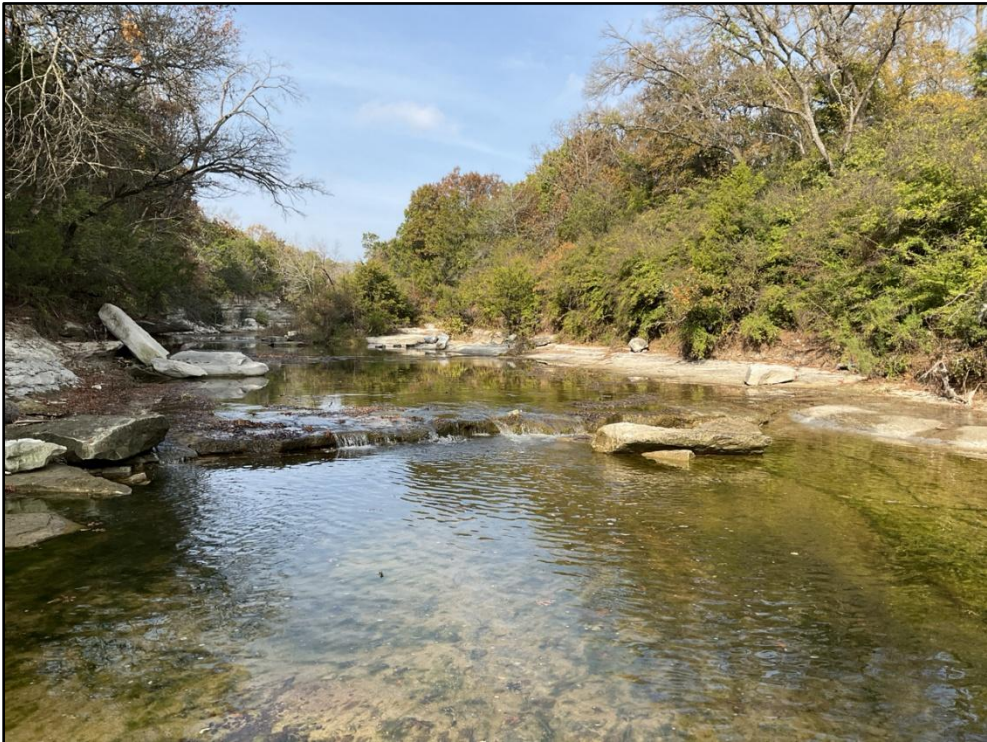


Photo 80 – STA 38+00 – Looking upstream at a small knickpoint in bedrock.

TENMILE CREEK



Photo 81 – Near STA 41+00 – Concrete bag wall in fair condition, looking upstream. Some erosion on downstream end and minor toe scour.



Photo 82 – STA 42+50 – Looking downstream at a riffle like section over boulders, cobbles, and concrete debris.

TENMILE CREEK



Photo 83 – STA 48+50 – Looking downstream. The right bank exhibits a “Very High” BEHI score.



Photo 84 – STA 49+50 – A point bar on the left bank.

TENMILE CREEK



Photo 85 – STA 50+50 – Looking downstream at a 36-inch aerial sanitary sewer crossing. Some piers on left bank appear to be leaning. See **Photo 86** for right bank condition.



Photo 86 – STA 50+50 – **Problem area rank: 2**. Looking downstream at a 36-inch aerial sanitary sewer crossing (also see **Photo 85**). No visible protection on right bank. The pipe is exposed on the right bank of Stewart Branch (at the right edge of the photo).

TENMILE CREEK



Photo 87 – Near STA 50+50 – Looking upstream along Stewart Branch.



Photo 88 – STA 54+50 – Representative channel conditions, looking downstream.

TENMILE CREEK



Photo 89 – STA 55+50 – **Problem area rank: 17**. Concrete bag wall flume; lower portion is partially undermined.



Photo 90 – STA 58+00 – **Problem area rank: 18**. Unmapped, likely abandoned pipes protruding from the left bank.

TENMILE CREEK



Photo 91 – STA 61+00 – Looking upstream at concrete bag wall in fair condition.

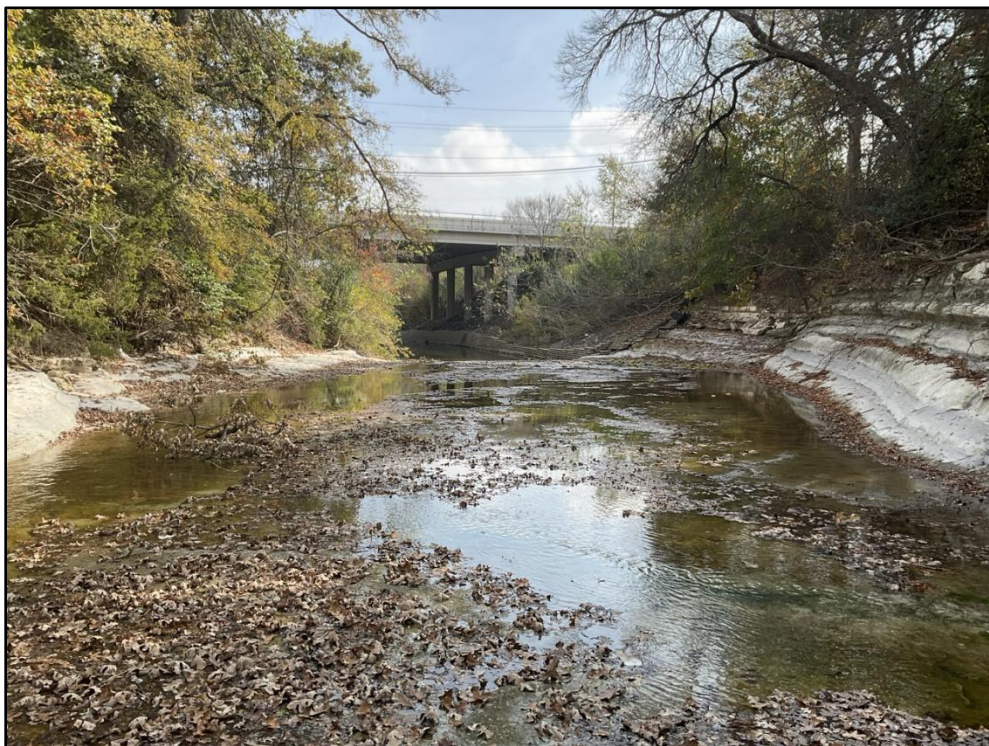


Photo 92 – STA 64+50 – Looking downstream at the location of Tenmile Creek cross section 2.

TENMILE CREEK



Photo 93 – Near STA 66+00 – Looking downstream at a concrete bag wall at South Cockrell Hill Road. Bag wall in fair condition, with some erosion at the upstream end and a trench in the channel bed along to toe.



Photo 94 – STA 66+50 – 30-inch concrete stormwater outfall with flume on the right bank.

TENMILE CREEK



Photo 95 – Near STA 67+50 – Conditions under South Cockrell Hill Road, looking downstream.



Photo 96 – STA 67+50 – 30-inch concrete stormwater outfall with flume on the left bank.

TENMILE CREEK



Photo 97 – STA 69+00 – Large mid-channel bar, looking downstream.



Photo 98 – STA 72+00 – Looking upstream, flow hugs right bank. A linear pour of concrete is located on the bedrock adjacent to flow.

TENMILE CREEK



Photo 99 – STA 73+00 – Fallen tree in channel and “Very High” BEHI score.



Photo 100 – STA 75+00 – 21-inch concrete stormwater outfall with flume at top of concrete bag wall.

TENMILE CREEK



Photo 101 – STA 77+00 – Looking upstream along Tenmile Creek Unnamed Tributary 6.



Photo 102 – STA 79+00 – **Problem area rank: 1.** Unmapped, potentially abandoned 18-inch pipe. The pipe is exposed along the entire channel bed with some debris accumulation.

TENMILE CREEK



Photo 103 – STA 80+50 – Looking downstream, representative channel conditions.



Photo 104 – STA 82+00 – **Problem area rank: 19**. Concrete stormwater outfall. Flowline is approximately 8 feet above the water surface.

TENMILE CREEK



Photo 105 – STA 85+50 – Looking downstream at concrete bag wall in good condition.



Photo 106 – STA 88+00 – 48-inch concrete stormwater outfall on right bank with patch of moss below.

TENMILE CREEK



Photo 107 – STA 91+00 – Looking downstream, the right bank is near vertical bedrock.

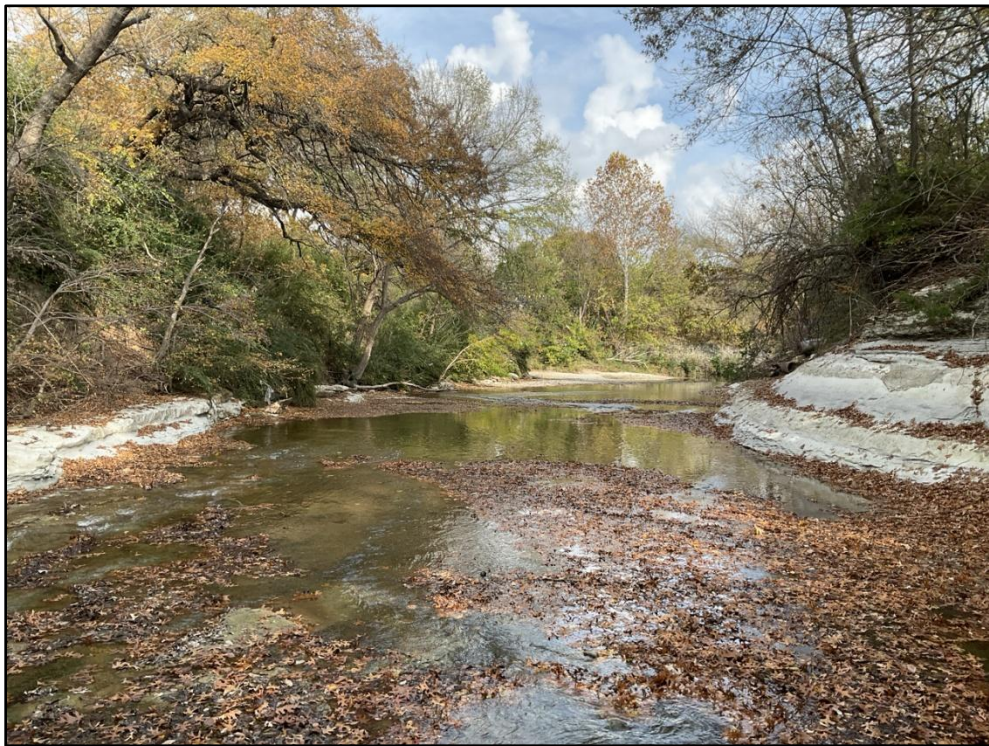


Photo 108 – STA 92+00 – Location of Tenmile Creek cross section 3, looking downstream.

TENMILE CREEK



Photo 109 – STA 94+00 – **Problem area rank: 10.** 24- and 48-inch corrugated metal pipe stormwater outfalls on right bank.



Photo 110 – STA 94+50 – Looking upstream along Mauk Branch.

TENMILE CREEK



Photo 111 – STA 94+50 – **Problem area rank: 3**. Gabion wall along the left bank. The downstream end of the wall has eroded and settled and there is an unmapped exposed pipe.



Photo 112 – STA 97+00 – 36-inch aerial sanitary sewer crossing, looking downstream. Right bank protection is undermined.

TENMILE CREEK

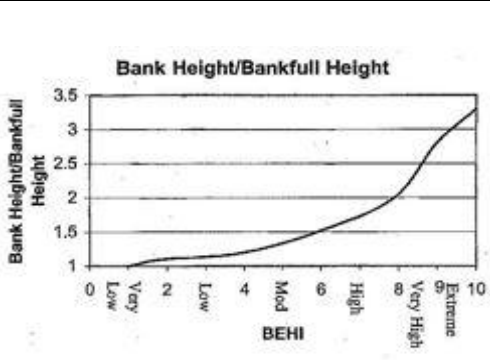


Photo 113 – STA 98+50 – Looking downstream at Wintergreen Road.

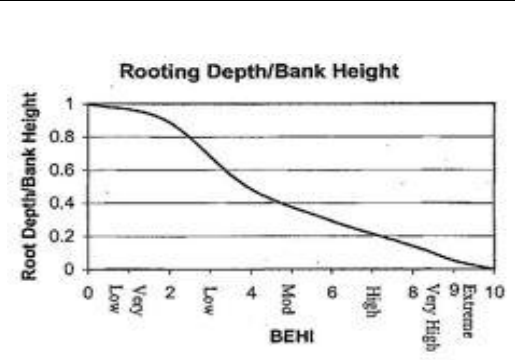
APPENDIX B
REPRESENTATIVE BANK EROSION HAZARD INDEX (BEHI) FIELD FORMS

BEHI Variable Worksheet

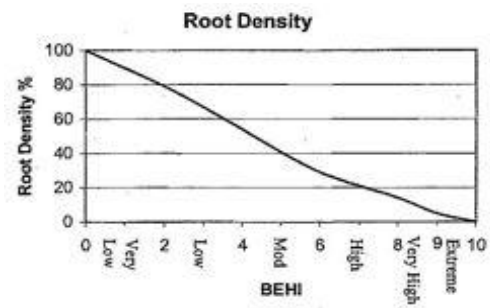
Stream: Mauk Branch **Station/Cross Section:** 13+50
Stream Type: F **Valley Type:** **Reach:** **Date:** Nov. 18, 2025
Observers: SCK, JFS, EAL **Photos:**



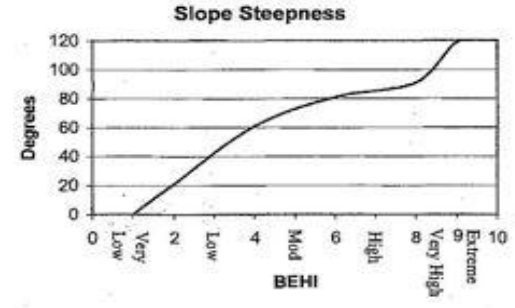
A Bank Ht
12
B Bankfull Ht
2
C (A/B)
6
 ⇓
10.0



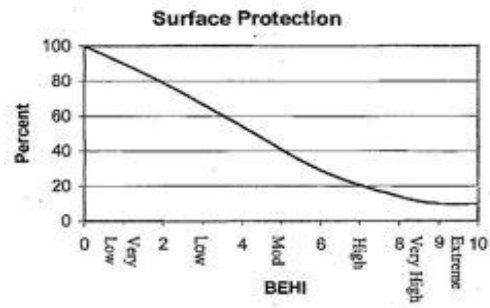
D Root Depth
3
A Bank Ht
12
E (D/A)
0.25
 ⇓
6.5



F Root Density
30
G (F*E)
7.5
 ⇓
8.7



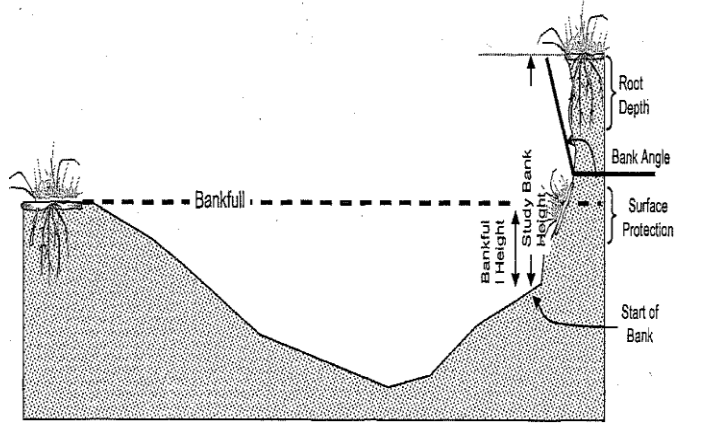
H Slope
70
 ⇓
5.0



I Surface Protection
10
 ⇓
9.0

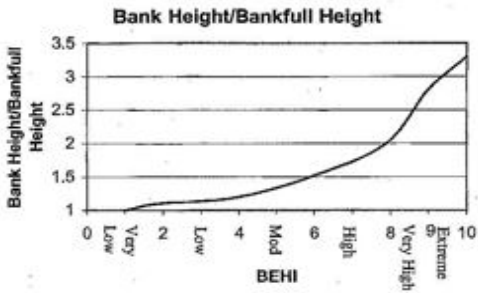
Bank Material Adjustment		
Bedrock	(Overall Very Low BEHI)	-20.0
Boulders	(Overall Low BEHI)	
Cobble	(-10 if uniform medium to large)	
Gravel	(+5-10 depending on % sand)	
Sand	(+10)	
Silt/Clay	(No adjustment; -20 if mostly clay)	
Stratification Adjustment		
Add 5-10 points, depending on position of unstable layers in relation to bankfull stage		0.0

VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	EXTREME		ADJECTIVE RATING	Low
						➔	and	
5 - 9.5	10 - 19.5	20 - 29.5	30 - 39.5	40 - 45	46 - 50		TOTAL SCORE	19.2



BEHI Variable Worksheet

Stream: Tenmile Creek Station/Cross Section: 68+00
 Stream Type: F Valley Type: Reach: Date: Nov. 19, 2025
 Observers: SCK, JFS, EAL Photos:

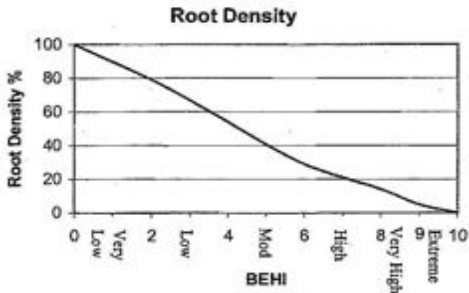


A Bank Ht
 5

B Bankfull Ht
 2

C (A/B)
 2.5

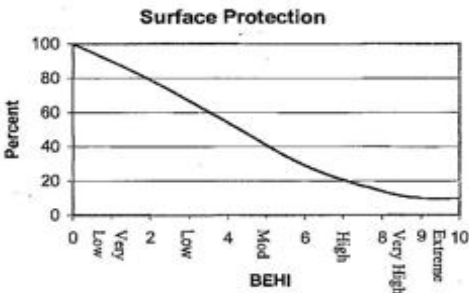
⇒ 8.6



F Root Density
 80

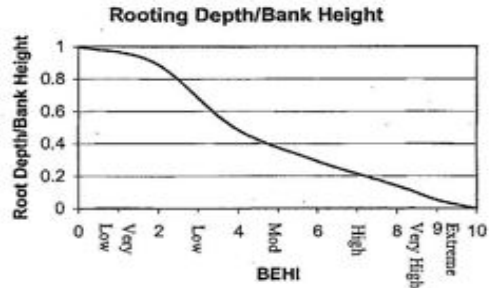
G (F*E)
 80

⇒ 1.9



I Surface Protection
 80

⇒ 1.9

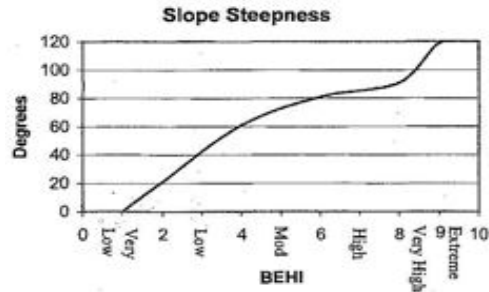


D Root Depth
 5

A Bank Ht
 5

E (D/A)
 1

⇒ 1.0

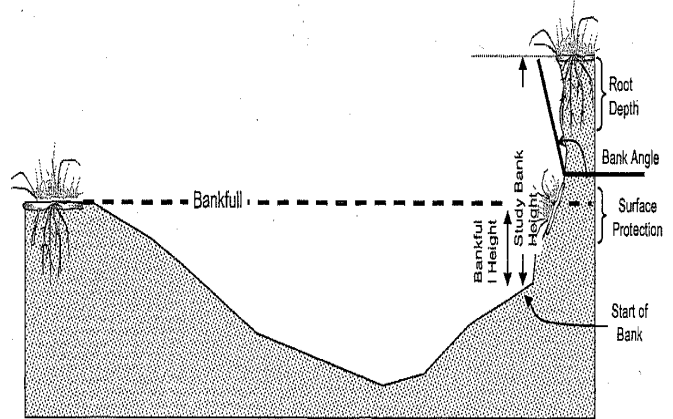


H Slope
 25

⇒ 2.2

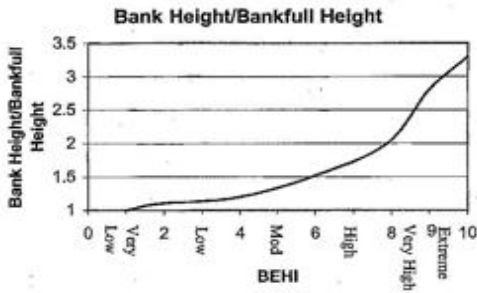
Bank Material Adjustment		0.0
Bedrock	(Overall Very Low BEHI)	
Boulders	(Overall Low BEHI)	
Cobble	(-10 if uniform medium to large)	
Gravel	(+5-10 depending on % sand)	
Sand	(+10)	
Silt/Clay	(No adjustment; -20 if mostly clay)	
Stratification Adjustment		0.0
Add 5-10 points, depending on position of unstable layers in relation to bankfull stage		

VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	EXTREME	ADJECTIVE RATING and TOTAL SCORE	Low
5 - 9.5	10 - 19.5	20 - 29.5	30 - 39.5	40 - 45	46 - 50		⇒

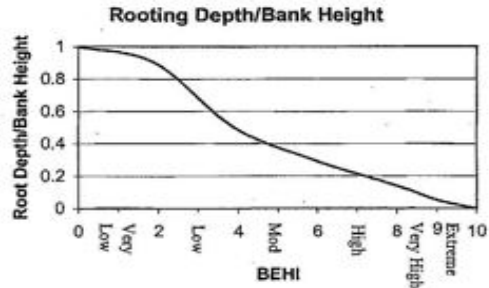


BEHI Variable Worksheet

Stream: Mauk Branch Station/Cross Section: 1+50
 Stream Type: F Valley Type: Reach: Date: Nov. 18, 2025
 Observers: SCK, JFS, EAL Photos:



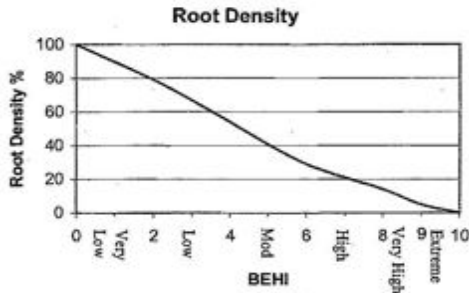
A Bank Ht
 B Bankfull Ht
 C (A/B)



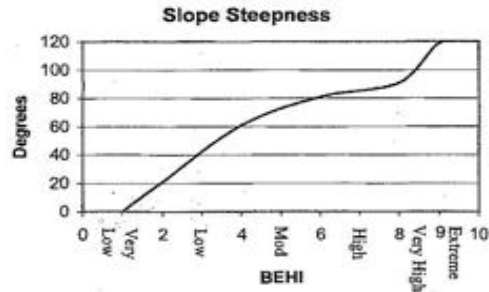
D Root Depth
 A Bank Ht
 E (D/A)

⇒

⇒

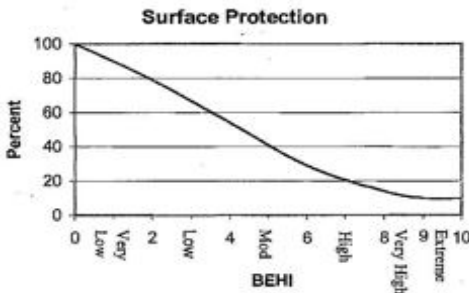


F Root Density
 G (F*E)



H Slope
 ⇒

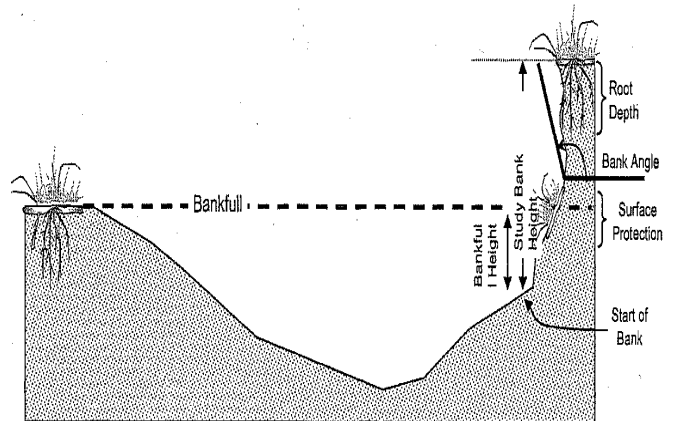
⇒



I Surface Protection
 ⇒

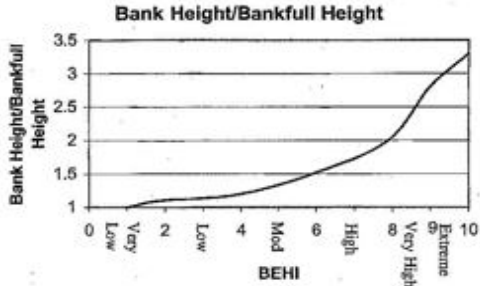
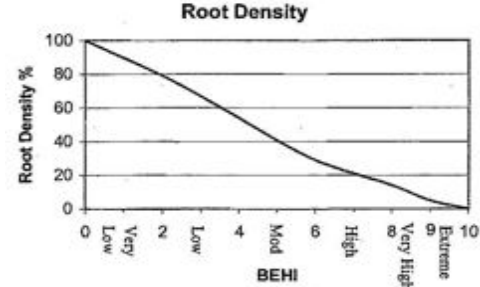
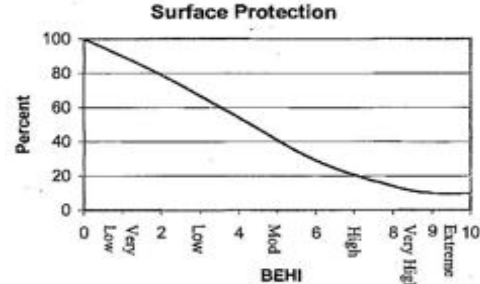
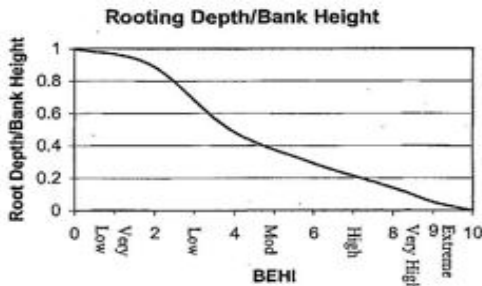
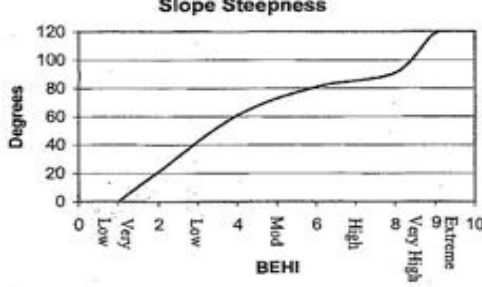
Bank Material Adjustment		<input type="text" value="0.0"/>
Bedrock	(Overall Very Low BEHI)	
Boulders	(Overall Low BEHI)	
Cobble	(-10 if uniform medium to large)	
Gravel	(+5-10 depending on % sand)	
Sand	(+10)	
Silt/Clay	(No adjustment; -20 if mostly clay)	
Stratification Adjustment		<input type="text" value="0.0"/>
Add 5-10 points, depending on position of unstable layers in relation to bankfull stage		

VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	EXTREME	ADJECTIVE RATING	Moderate
5 - 9.5	10 - 19.5	20 - 29.5	30 - 39.5	40 - 45	46 - 50	and	22.9
						TOTAL SCORE	

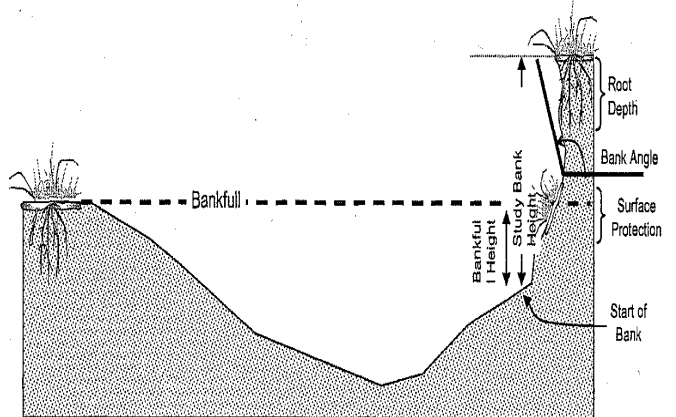


BEHI Variable Worksheet

Stream: Mauk Branch Station/Cross Section: 2+30
 Stream Type: F Valley Type: Reach: Date: Nov. 18, 2025
 Observers: SCK, JFS, EAL Photos:

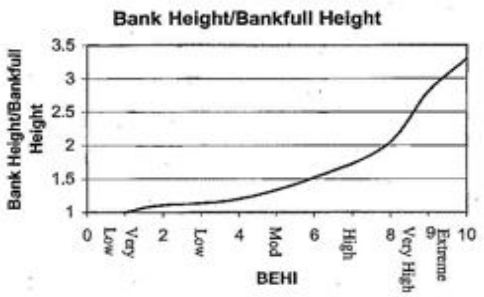
 <p>Bank Height/Bankfull Height</p>  <p>Root Density</p>  <p>Surface Protection</p>	<p>A Bank Ht 10</p> <p>B Bankfull Ht 2</p> <p>C (A/B) 3.8</p> <p>⇓</p> <p>10.0</p> <p>F Root Density 30</p> <p>G (F*E) 15</p> <p>⇓</p> <p>7.9</p> <p>I Surface Protection 20</p> <p>⇓</p> <p>7.2</p>	 <p>Rooting Depth/Bank Height</p>  <p>Slope Steepness</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Bank Material Adjustment</th> <th rowspan="6" style="text-align: center; vertical-align: middle;">0.0</th> </tr> <tr> <td><i>Bedrock</i></td> <td>(Overall Very Low BEHI)</td> </tr> <tr> <td><i>Boulders</i></td> <td>(Overall Low BEHI)</td> </tr> <tr> <td><i>Cobble</i></td> <td>(-10 if uniform medium to large)</td> </tr> <tr> <td><i>Gravel</i></td> <td>(+5-10 depending on % sand)</td> </tr> <tr> <td><i>Sand</i></td> <td>(+10)</td> </tr> <tr> <td><i>Silt/Clay</i></td> <td>(No adjustment; -20 if mostly clay)</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Stratification Adjustment</th> <th rowspan="2" style="text-align: center; vertical-align: middle;">0.0</th> </tr> <tr> <td colspan="2" style="text-align: center;">Add 5-10 points, depending on position of unstable layers in relation to bankfull stage</td> </tr> </table>	Bank Material Adjustment		0.0	<i>Bedrock</i>	(Overall Very Low BEHI)	<i>Boulders</i>	(Overall Low BEHI)	<i>Cobble</i>	(-10 if uniform medium to large)	<i>Gravel</i>	(+5-10 depending on % sand)	<i>Sand</i>	(+10)	<i>Silt/Clay</i>	(No adjustment; -20 if mostly clay)	Stratification Adjustment		0.0	Add 5-10 points, depending on position of unstable layers in relation to bankfull stage	
Bank Material Adjustment		0.0																				
<i>Bedrock</i>	(Overall Very Low BEHI)																					
<i>Boulders</i>	(Overall Low BEHI)																					
<i>Cobble</i>	(-10 if uniform medium to large)																					
<i>Gravel</i>	(+5-10 depending on % sand)																					
<i>Sand</i>	(+10)																					
<i>Silt/Clay</i>	(No adjustment; -20 if mostly clay)																					
Stratification Adjustment		0.0																				
Add 5-10 points, depending on position of unstable layers in relation to bankfull stage																						
		<p>D Root Depth 5</p> <p>A Bank Ht 10</p> <p>E (D/A) 0.5</p> <p>⇓</p> <p>3.9</p> <p>H Slope 90</p> <p>⇓</p> <p>7.9</p>																				

VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	EXTREME		ADJECTIVE RATING	High
5 - 9.5	10 - 19.5	20 - 29.5	30 - 39.5	40 - 45	46 - 50	⇒	and	36.9
								TOTAL SCORE

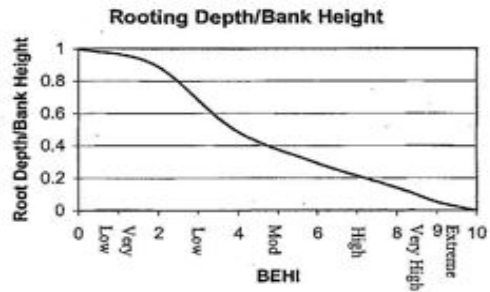


BEHI Variable Worksheet

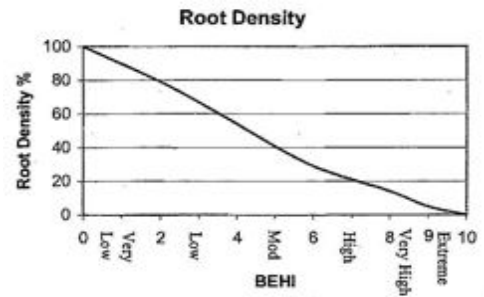
Stream: Tenmile Creek Station/Cross Section: 95+50
 Stream Type: F Valley Type: Reach: Date: Nov. 19, 2025
 Observers: SCK, JFS, EAL Photos:



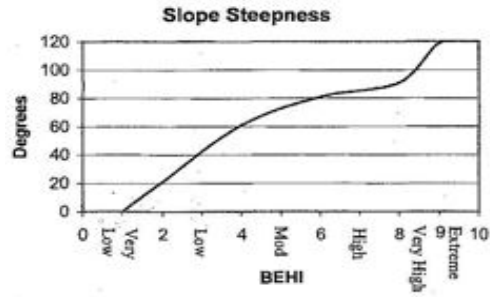
A Bank Ht
 B Bankfull Ht
 C (A/B)



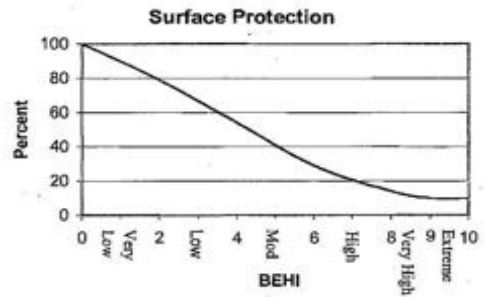
D Root Depth
 A Bank Ht
 E (D/A)



→
 F Root Density
 G (F*E)



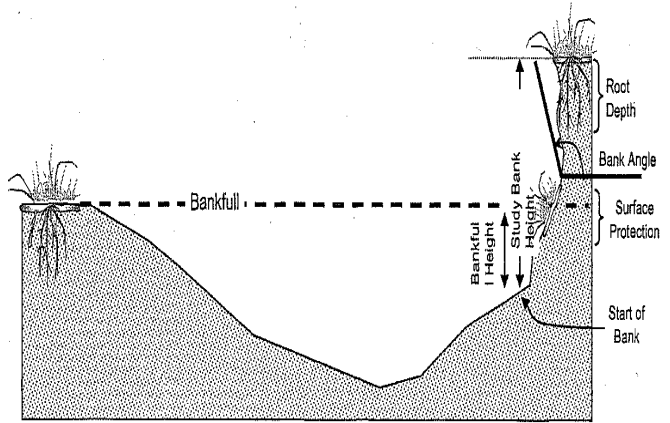
→
 H Slope
 →



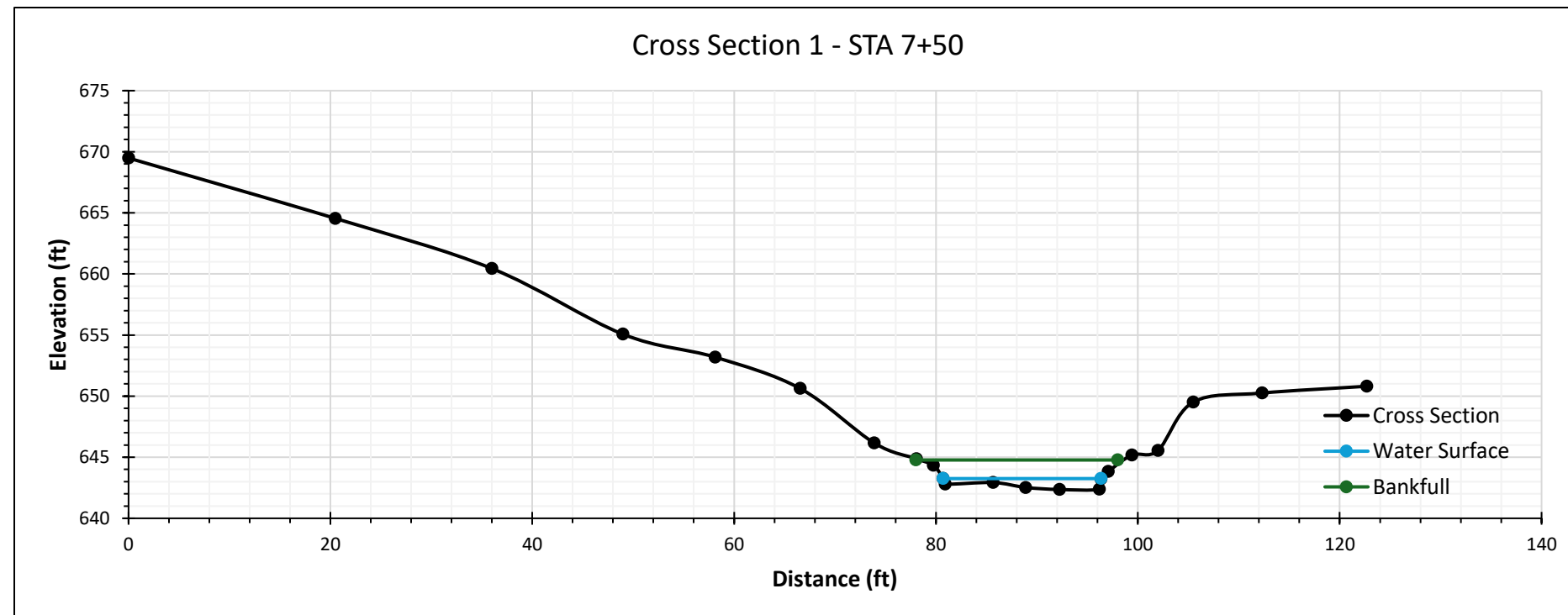
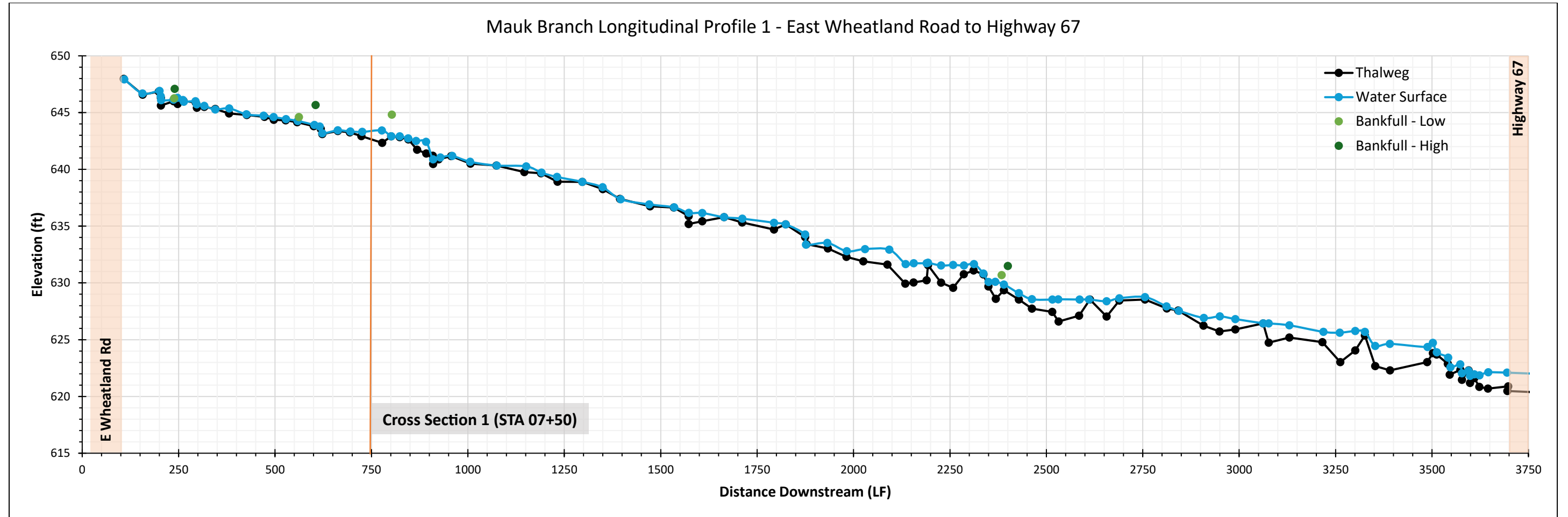
I Surface Protection
 →

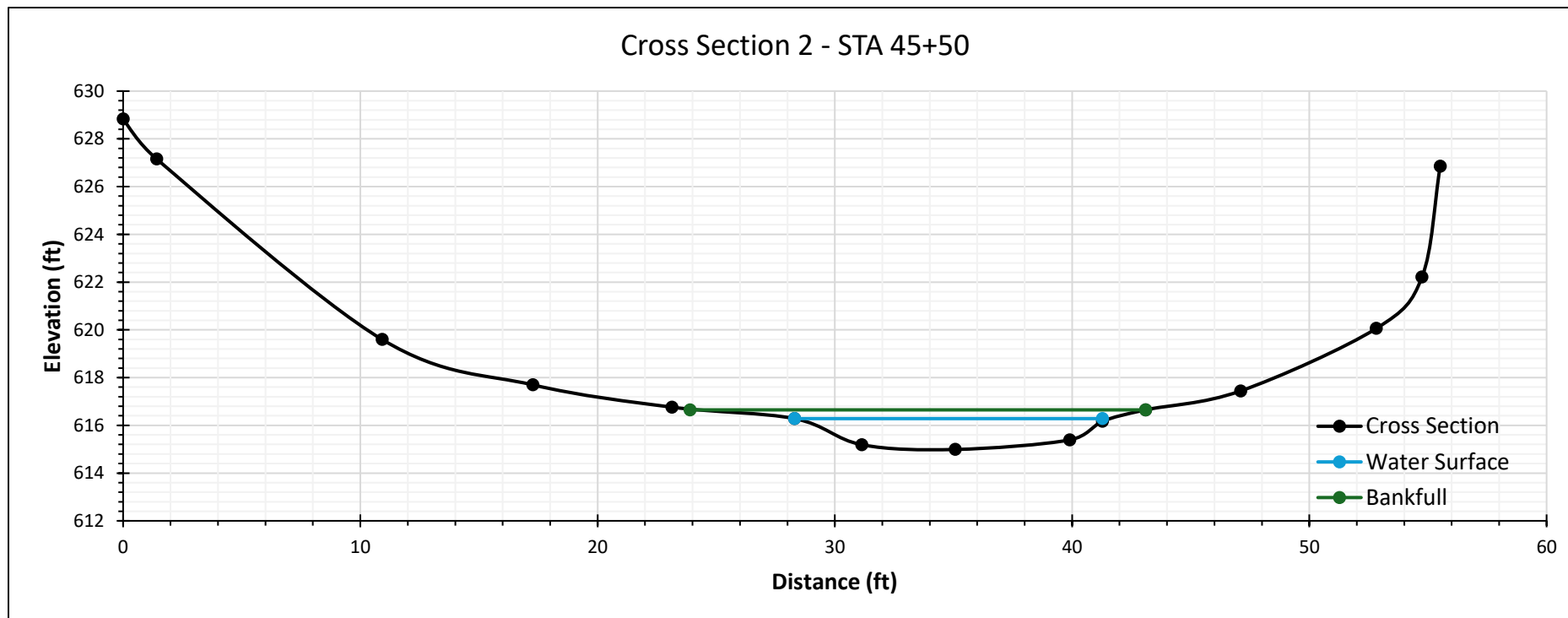
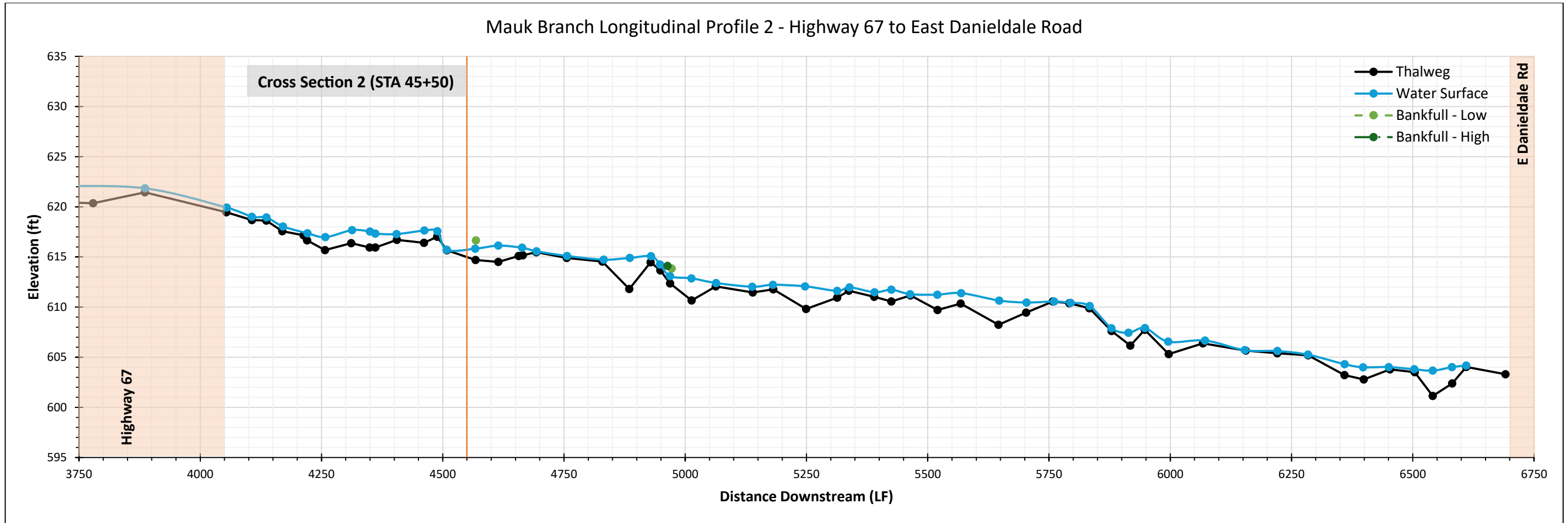
Bank Material Adjustment		
Bedrock	(Overall Very Low BEHI)	0.0
Boulders	(Overall Low BEHI)	
Cobble	(-10 if uniform medium to large)	
Gravel	(+5-10 depending on % sand)	
Sand	(+10)	
Silt/Clay	(No adjustment; -20 if mostly clay)	
Stratification Adjustment		
Add 5-10 points, depending on position of unstable layers in relation to bankfull stage		0.0

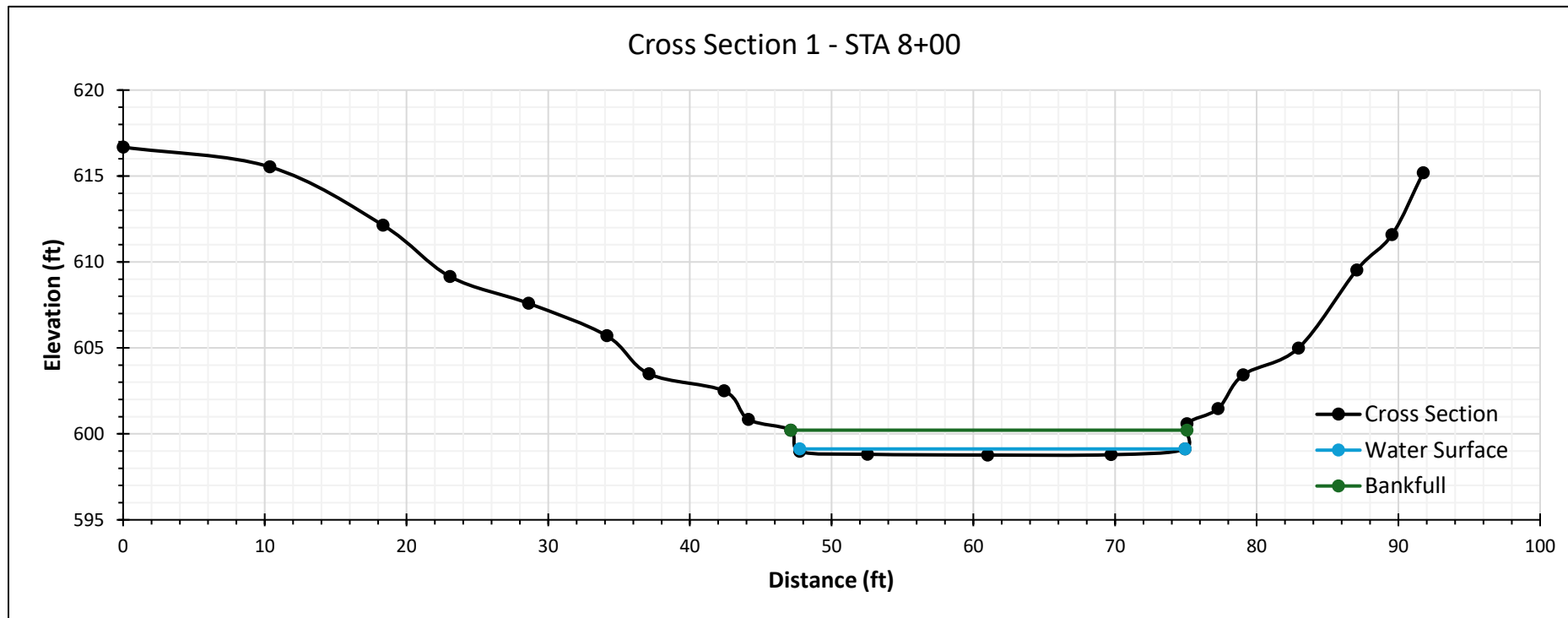
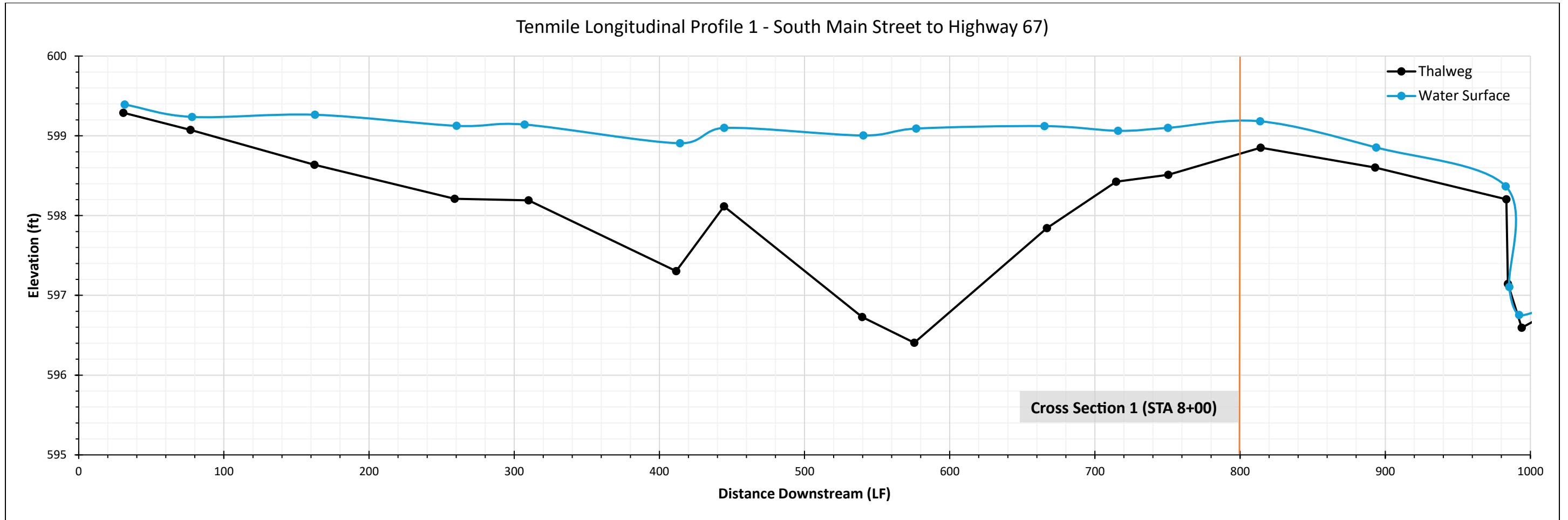
VERY LOW	LOW	MODERATE	HIGH	VERY HIGH	EXTREME	ADJECTIVE RATING	Very High
5 - 9.5	10 - 19.5	20 - 29.5	30 - 39.5	40 - 45	46 - 50	→	42.3
							TOTAL SCORE

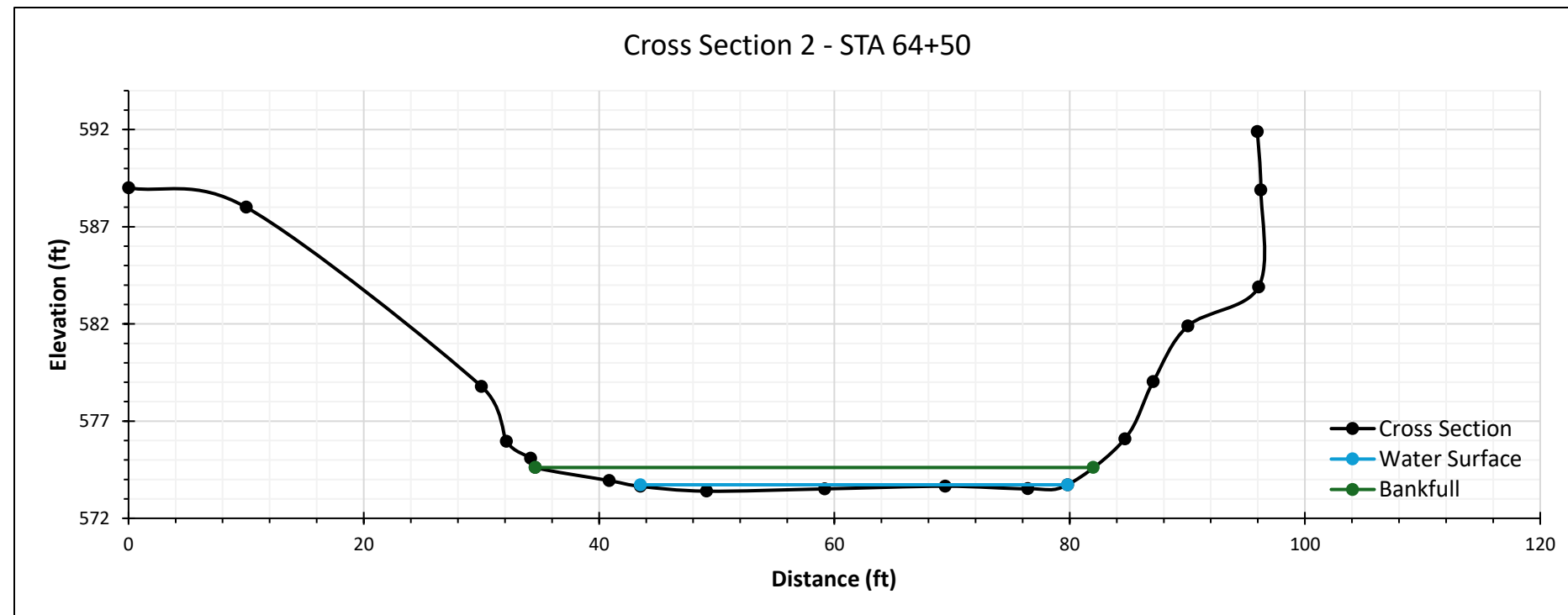
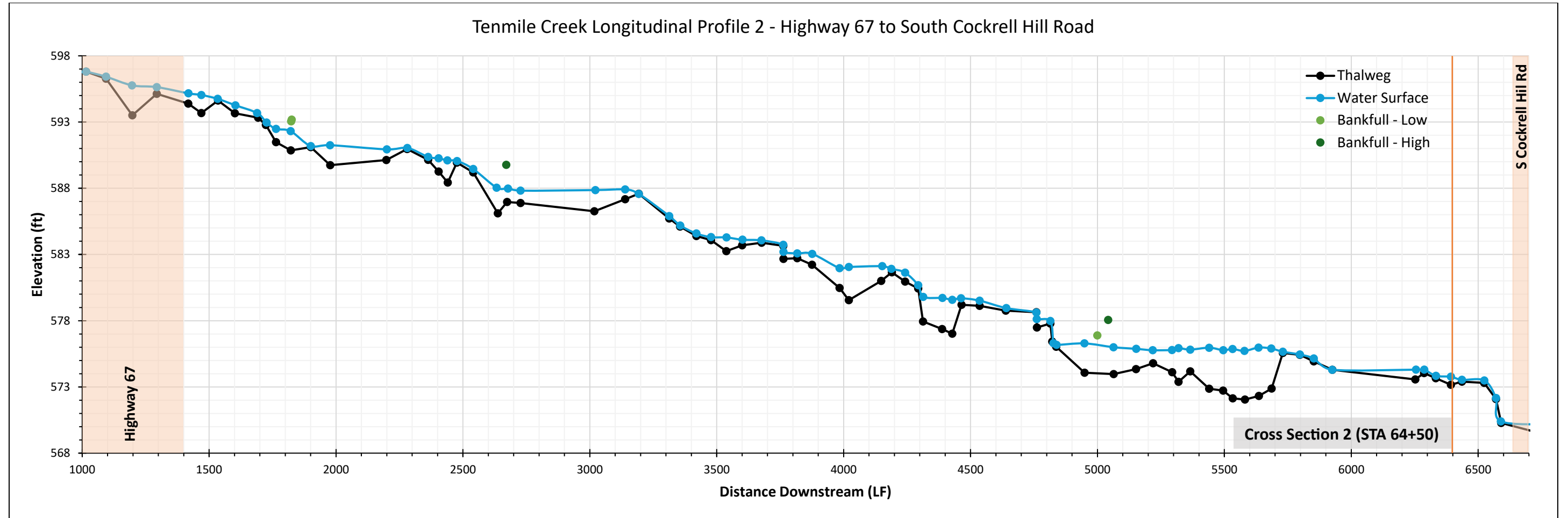


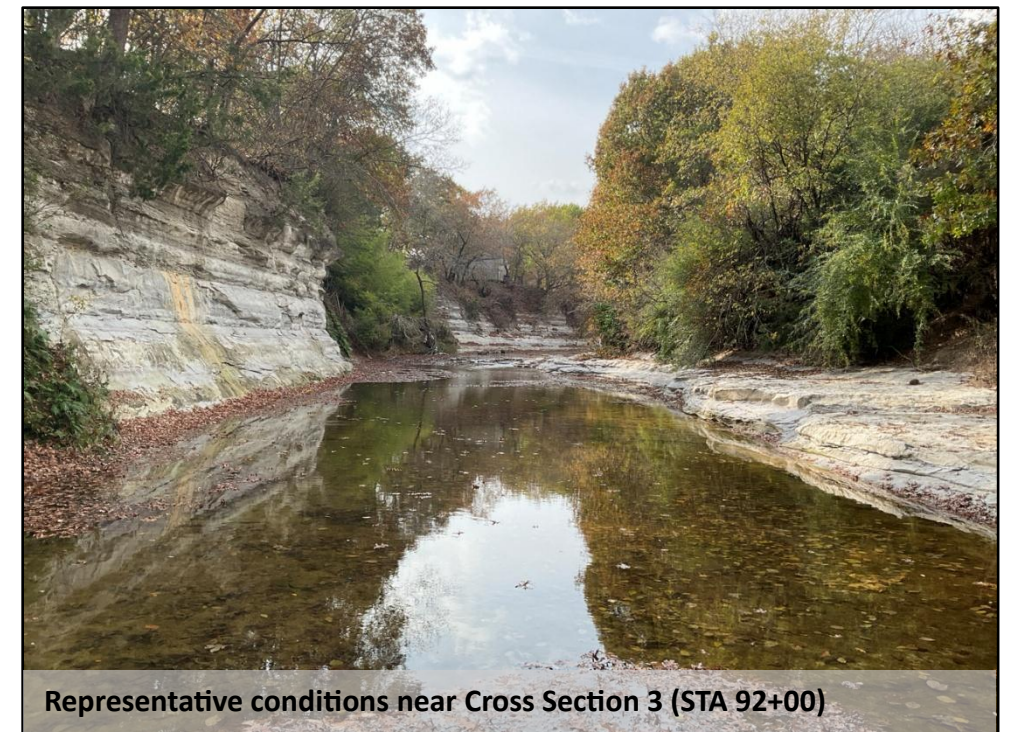
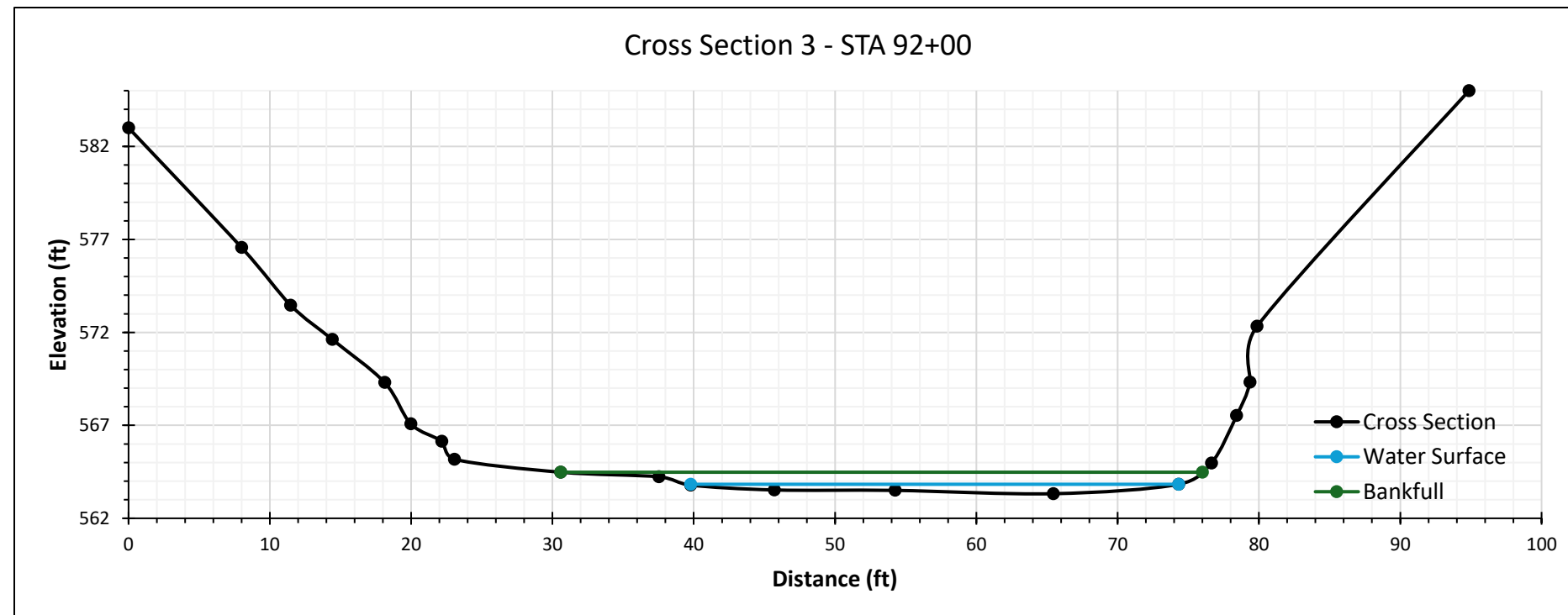
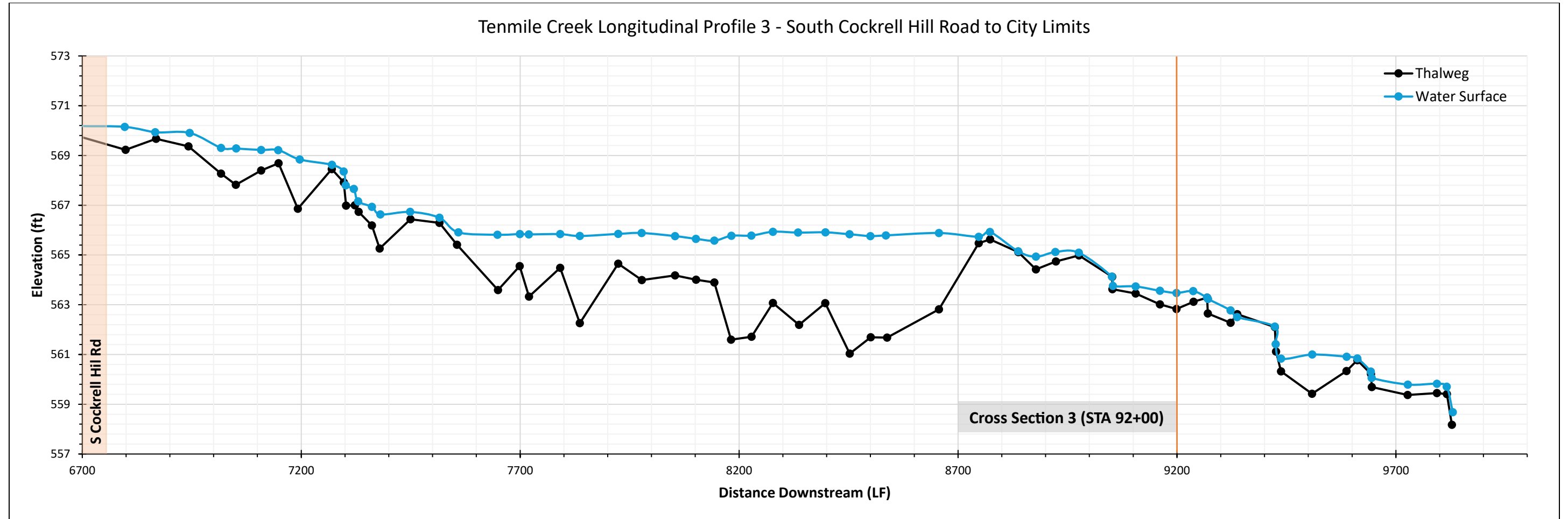
APPENDIX C
CROSS SECTIONS & LONGITUDINAL PROFILE











APPENDIX D
SUMMARY OF INFRASTRUCTURE AND EROSION ISSUES WITH SCORES AND RANKS

Table D.1 Scored and Ranked Observed Infrastructure - Mauk Branch

STA	Rank*	Stream	Description	Bank	BEHI	BEHI Score	Infrastructure Type	Infrastructure Priority	Scour	Condition	Current Condition Score	Total Score
123	--	MAUK BRANCH	21" STM Outfall	Right	Armored	0.5	STM	0.5	None	Fair	2	1.8
149	--	MAUK BRANCH	3 cell 8' x 9 1/2' box culverts	Both	Armored	0.5	STM	0.5	None	Fair	2	1.8
208	--	MAUK BRANCH	head/wing wall footing	Right	Armored	0.5	Other	0.75	Minor	Fair	2	2.6
289	--	MAUK BRANCH	Bag wall	Left	Armored	0.5	Other	0.75	None	Good	1	1.5
448	6	MAUK BRANCH	8" aerial pipe crossing	Right	High	3	SS	1	Moderate	Poor	3	7.5
855	--	MAUK BRANCH	30" STM outfall - corrugated metal	Left	Armored	0.5	STM	0.5	Minor	Fair	2	1.8
913	8	MAUK BRANCH	18" SS aerial crossing - ductile iron	Both	Armored	0.5	SS	1	Significant	Poor	3	5.0
1223	15	MAUK BRANCH	30" STM outfall - concrete	Right	Moderate	2	STM	0.5	Significant	Poor	3	3.3
2306	--	MAUK BRANCH	30" STM outfall - concrete	Right	Moderate	2	STM	0.5	Minor	Good	1	1.8
2642	13	MAUK BRANCH	Steep drainage feature; likely from mapped STM outfall	Left	High	3	STM	0.5	Significant	Poor	3	3.8
3091	4	MAUK BRANCH	20" SS - steel	Left	Very High	4	SS	1	Significant	Critical	4	10.0
3378	14	MAUK BRANCH	Modular block wall	Left	Armored	0.5	Other	0.75	Significant	Poor	3	3.8
3687	--	MAUK BRANCH	8" SS - steel	Left	Armored	0.5	SS	1	Minor	Fair	2	3.5
4080	--	MAUK BRANCH	18" STM outfall - concrete	Right	Low	1	STM	0.5	None	Fair	2	2.0
4299	--	MAUK BRANCH	36" SS - steel	Left	Moderate	2	SS	1	Minor	Fair	2	5.0
5135	--	MAUK BRANCH	42" STM outfall - concrete	Right	Moderate	2	STM	0.5	None	Fair	2	2.5
5162	5	MAUK BRANCH	18" SS - ductile iron	Right / Left	Moderate	2	SS	1	Significant	Critical	4	8.0
5688	9	MAUK BRANCH	24" STM outfall - concrete	Right	High	3	STM	0.5	Significant	Critical	4	4.5
5944	12	MAUK BRANCH	60" STM outfall - concrete	Right	Moderate	2	STM	0.5	Significant	Critical	4	4.0
6619	20	MAUK BRANCH	2 cell 30' x 11' concrete ConSpan; E. Danieldale Rd.	Both	Armored	0.5	STM	0.5	Aggradation	Poor	3	2.5

* Infrastructure in 'Good' or 'Fair' condition excluded from rankings.
Highlighted and bolded entries were selected for conceptual alternatives analysis

Table D.2 Scored and Ranked Observed Infrastructure - Tenmile Creek

STA	Rank*	Stream	Description	Bank	BEHI	BEHI Score	Infrastructure Type	Infrastructure Priority	Scour	Condition	Current Condition Score	Total Score
46	--	TENMILE CREEK	60" STM outfall - concrete	Right	Armored	0.5	STM	0.5	None	Fair	2	1.8
57	--	TENMILE CREEK	36" SS - concrete, TRA	Both	Armored	0.5	SS	1	Minor	Fair	2	3.5
501	16	TENMILE CREEK	18" STM outfall - corrugated plastic	Left	Moderate	2	STM	0.5	Moderate	Poor	3	3.3
550	7	TENMILE CREEK	Bag wall	Left	High	3	Other	0.75	Significant	Poor	3	5.6
918	--	TENMILE CREEK	36" SS - concrete x2, TRA	Both	Moderate	2	SS	1	Moderate	Fair	2	5.0
1441	--	TENMILE CREEK	18" SS & W - steel	Both	Low	1	SS	1	Moderate	Fair	2	4.0
2854	11	TENMILE CREEK	STM outfall/flume	Left	Moderate	2	STM	0.5	Significant	Critical	4	4.0
3193	--	TENMILE CREEK	8" SS - steel	Both	Moderate	2	SS	1	Minor/Moderate	Fair	2	5.0
3585	--	TENMILE CREEK	36" SS - concrete x2, TRA	Both	Low	1	SS	1	Moderate	Fair	2	4.0
4100	--	TENMILE CREEK	Bag wall	Left	High	3	Other	0.75	Moderate	Fair	2	4.5
5035	2	TENMILE CREEK	36" SS - ductile iron, TRA	Right	Very High	4	SS	1	Moderate	Critical	4	10.0
5536	17	TENMILE CREEK	Bag wall	Left	Moderate	2	STM	0.5	Moderate	Poor	3	3.3
5811	18	TENMILE CREEK	Terracotta & plastic abandoned pipes	Left	Moderate	2	STM	0.5	Significant	Poor	3	3.3
6360	--	TENMILE CREEK	21" STM outfall - corrugated plastic	Left	Low	1	STM	0.5	None	Fair	2	2.0
7506	--	TENMILE CREEK	21" STM outfall	Left	Armored	0.5	STM	0.5	None	Fair	2	1.8
7913	1	TENMILE CREEK	18" Steel pipe - abandoned?	Right	High	3	SS	1	Significant	Failed	5	10.5
8187	19	TENMILE CREEK	STM Outfall - Concrete	Right	Moderate	2	STM	0.5	Moderate	Poor	3	3.3
8578	--	TENMILE CREEK	Bag wall	Right	Armored	0.5	Other	0.75	Minor	Good	1	1.5
8783	--	TENMILE CREEK	48" STM outfall - concrete	Right	Low	1	STM	0.5	None	Fair	2	2.0
9397	10	TENMILE CREEK	48" & 24" STM Outfall - corrugated metal	Right	High	3	STM	0.5	Significant	Critical	4	4.5
9785	3	TENMILE CREEK	36" SS - steel, TRA	Right	Very High	4	SS	1	Significant	Critical	4	10.0

* Infrastructure in 'Good' or 'Fair' condition excluded from rankings.
Highlighted and bolded entries were selected for conceptual alternatives analysis



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Renaming of Shady Trail Drive Briefing

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- Foster transparency, two-way communication, and active public participation.

STAFF RESPONSIBLE:

Matt Bryant

BACKGROUND/HISTORY:

This proposed street name change is intended to honor the contributions of Mr. Bill Willborn, a former City of Duncanville Utilities employee, who played an important role in the operation and reliability of our water and wastewater system over many years. His work has left a lasting impact on the Duncanville community, and this request is one way that we, as the Public Works Department, hope to recognize that service.

POLICY EXPLANATION:

N/A

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Attachment 1 - Commemorative Street Application with Aerial Exhibit, Attachment 2 - Bill Willborn: A Pillar of Duncanville's Growth and Resilience, Attachment 3 - Renaming Shady Trail Drive Briefing



COMMEMORATIVE STREET APPLICATION

<i>Name of Applicant</i>
Matthew Bryant, Director of Public Works

<i>Statement of Reasons Supporting Street Name Change</i>
This proposed street name change is intended to honor the contributions of Mr. Bill Willborn, a former City of Duncanville Utilities employee, who played an important role in the operation and reliability of our utilities system over many years. His work has left a lasting impact on the Duncanville community, and this request is one way we hope to recognize that service.

<i>Existing Street Name</i>
Shady Trail Drive

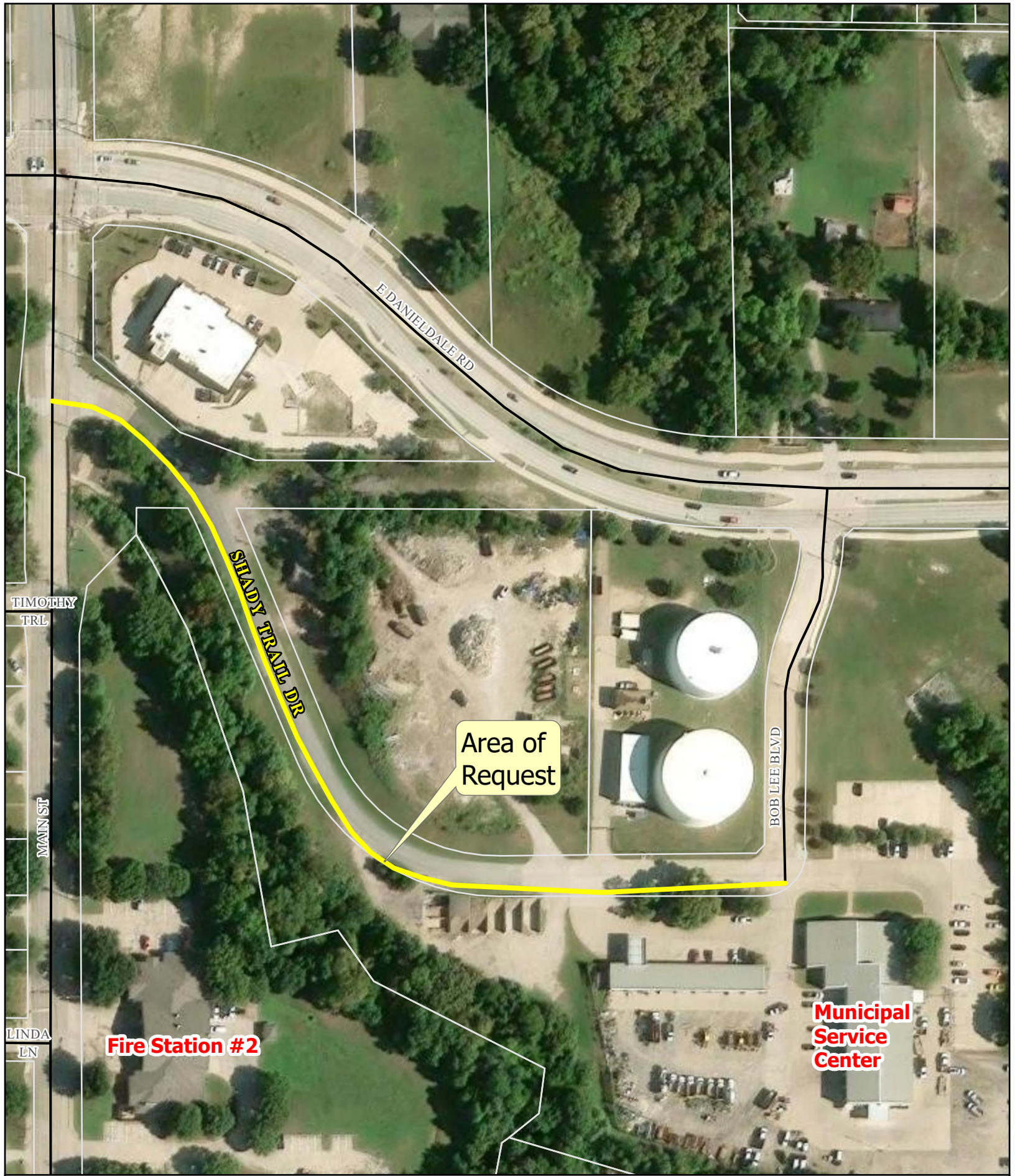
<i>Proposed Street Name</i>
Bill Willborn Drive

<i>Type of Roadway: major thoroughfare, collector, or local street</i>
Local Street

<i>Requirements: must be submitted with application</i>
<ol style="list-style-type: none"><i>Petition indicating support of 51% of property owners of lots abutting street.</i><i>Application fee (\$125).</i><i>Site plan showing street location.</i> <p><i>Note: Petition and application fee not required for City Council applications.</i></p>

<i>Applicant Signature</i>

<i>Application Date</i>
03/26/2026



Area of Request

Fire Station #2

Municipal Service Center

Legend

— Roads

— Shady Trail Dr.

□ Parcels

Proposed Street Name Change

300 Block of Shady Trail Drive

Aerial Location



0 50 100 200 ft.

Attachment 2

Bill Willborn: A Pillar of Duncanville's Growth and Resilience

When reflecting on the development of Duncanville, Texas, few individuals embody the city's growth and grit quite like Bill Willborn. His career, spanning more than three decades, mirrors the transformation of Duncanville from a small community of roughly 10,000 residents into a more developed and resilient city. Through leadership, technical expertise, and a willingness to face challenges head-on—sometimes quite literally—Willborn left a lasting imprint on the city's infrastructure and identity.

Bill Willborn began his service to Duncanville in 1970, a time when the city was still in the early stages of expansion. With a population of around 10,000, Duncanville's utility systems were far less complex than they would later become. Even so, the foundation being laid during those years would prove critical, and Willborn quickly became a key part of that effort.

By approximately 1975, Willborn had risen to the role of Water Superintendent under Public Works Director, Bob Lee. In this position, he was responsible for maintaining and improving the city's water systems—an essential service that underpins public health, safety, and economic development. His work ensured that as Duncanville grew, its water infrastructure kept pace, providing reliable service to residents and businesses alike.

Willborn's leadership capabilities and deep technical knowledge led to his promotion in 1991 to Assistant Director over Utilities. In this expanded role, he oversaw broader operations, helping guide the city through continued growth and increasing infrastructure demands. His steady hand and experience were invaluable during a period when cities across Texas were grappling with aging systems and expanding populations.

Among the many stories that illustrate Willborn's dedication, one stands out as a testament to his commitment and courage. During a severe cold-weather incident on Walnut, with temperatures dropping to around 8 degrees, a major water main break caused widespread flooding. The situation was dire: pumps had frozen, and the system was failing. Rather than wait for safer conditions, Willborn took immediate action. He entered the freezing water himself to perform live repairs, working under extreme conditions to restore functionality. It was a moment that captured not only his technical skill but also his willingness to put himself at risk for the good of the community.

After retiring from Duncanville in 2002, Willborn's service didn't end. He continued to support the city for over a year, consulting and performing plumbing inspections to ensure continuity and uphold standards. His expertise remained a valuable asset even in retirement.

Willborn then brought his knowledge to the neighboring City of Lancaster, where he served as an Engineering Inspector, later becoming Building Official, and eventually Project Manager. His second career was just as impactful, culminating in another retirement in 2009. Across both cities, his contributions helped shape safe, functional, and forward-looking infrastructure systems.

Bill Willborn's legacy in Duncanville is one of dedication, resilience, and quiet leadership. He was not simply an employee of the city—he was a builder of its foundation, a problem-solver in its toughest moments, and a steady presence during decades of change. His story is a reminder that the strength of a community often rests on the shoulders of those who work behind the scenes, ensuring that essential systems function day in and day out.

In every sense, Bill Willborn was instrumental to Duncanville's growth, and his impact continues to be felt long after his years of service concluded.



RENAMING OF SHADY TRAIL DRIVE

APRIL 21, 2026

MATT BRYANT, DIRECTOR OF PUBLIC WORKS

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

RENAMING PROPOSAL

- Current street name:
Shady Trail Drive
- Proposed new name: Bill Willborn Drive
- Location:
 - From S. Main St. to Bob Lee Blvd.



RATIONALE

- Recognize the lasting contributions of Bill Willborn, Assistant Director of Utilities
- Dedicated Years of Service to the Duncanville Community: 1970 – 2002



COMMUNITY INPUT

- Courtesy outreach to one neighboring commercial property owner at 102 E. Danieldale Rd. – (property abuts Shady Trail Drive but would not be impacted by a street name change) – no response received as of today’s briefing.



PETITION LETTER



January 23, 2026

Roland Ako
Italy Family Pharmacy
102 E. Danieldale Rd.
Duncanville, TX 75137

Dear Mr. Ako,

I hope this message finds you well. I am writing to inform you of a proposed change to the street name on which our properties are located and to respectfully request your consideration and support. An aerial exhibit showing the street in question is included for your reference.

The City of Duncanville will consider a request from the Public Works Department to rename Shady Trail Drive to Bill Willborn Drive. This proposed change is intended to honor the contributions of Mr. Willborn, a former City of Duncanville employee who played an important role in the operation and reliability of our utilities system over many years. His work had a lasting impact on the Duncanville community, and this request is one way we hope to recognize that service.

As the owner of a lot abutting Shady Trail Drive, we value your feedback. Enclosed is a brief form where you may indicate whether you support the proposed street name change. Returning the form is entirely voluntary, but your response will help inform the City's decision and will be included in the materials reviewed as part of the process.

If approved, the street name change would not affect property ownership, boundaries, or access. Official addressing records may be updated, and the City would provide guidance if any address-related updates are needed.

If you have any questions or would like additional information, please feel free to contact our staff or me at 972-780-5018 or matt.bryant@duncanvilletx.gov. Thank you for taking the time to consider this request and for being an engaged member of our community.

Sincerely,

Matt Bryant, Director of Public Works
City of Duncanville

PETITION FORM

Petition for Street Name Change

Proposed Street Name Change

- Current Street Name: Shady Trail Drive
- Proposed New Street Name: Bill Willborn Drive
- City/State: Duncanville, Texas

Applicant Information (Requesting Party)

- Applicant Name: Matt Bryant, Director of Public Works
- Property Address: 330 Shady Trail Drive, Duncanville, Texas 75137
- Phone Number: 972-780-4900
- Email Address: matt.bryant@duncanvilletx.gov

Neighboring Property Owner Information

- Property Owner Name: Italy Family Pharmacy
- Property Address (Affected or Adjacent): 102 E. Danieldale Road, Duncanville, TX 75137
- Phone Number: _____
- Email Address: _____

Statement of Support

I, the undersigned property owner, confirm that I am the legal owner (or an authorized representative of the owner) of the property identified above.

I have been informed of the proposed change of the street name from Shady Trail Drive to Bill Willborn Drive.

By signing this form, I indicate the following (check one):

- I support the proposed street name change.
- I do not support the proposed street name change.

I understand that my response may be submitted to the Duncanville City Council as part of the street name change application and may become part of the public record.

Additional Comments (Optional)

Signature

- Property Owner Signature: _____
- Printed Name: _____
- Date: _____

KEY IMPACTS

- Address change
 - Required for only one building (The Municipal Service Center)
- Coordination with stakeholders:
 - United States Postal Service
 - Utilities and service providers
 - Mapping and GIS systems
- Public adjustment
 - Updates business materials, records, etc.

NEXT STEPS

- Incorporate Council feedback from today's briefing
- Finalize ordinance
- Present ordinance for formal consideration at the May 5th City Council meeting
- Upon approval:
 - Notify stakeholders
 - Update systems and signage
 - Update business materials, etc.

QUESTIONS/COMMENTS/FEEDBACK?



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Robert Hager, City Attorney

BACKGROUND/HISTORY:

City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.

POLICY EXPLANATION:

City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.

FUNDING SOURCE:

ACTION ALTERNATIVES:

ATTACHMENTS:

None



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Robert Hager, City Attorney

BACKGROUND/HISTORY:

City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

POLICY EXPLANATION:

City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

FUNDING SOURCE:

N/A

ACTION ALTERNATIVES:

ATTACHMENTS:

None



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of north Main Street, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Mark Rauscher

BACKGROUND/HISTORY:

City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of Santa Fe Trail, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

POLICY EXPLANATION:

City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of Santa Fe Trail, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

FUNDING SOURCE:

N/A

ACTION ALTERNATIVES:

ATTACHMENTS:

None

National Library Week 2026 Proclamation

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

WHEREAS, libraries partner with schools, businesses, and organizations to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, libraries nurture young minds through storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime;

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “**Find Your Joy**”;

NOW, THEREFORE, be it resolved that I, Greg Contreras, Mayor of the City of Duncanville, Texas, proclaim April 19–25, 2026, as National **Library Week**. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Bloomfest Event Briefing

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Devon Handley

BACKGROUND/HISTORY:

BloomFest is one of the City’s four annual signature events and serves as a community celebration highlighting local arts, culture, music, and small businesses. The event supports the activation of the Cultural Arts District and contributes to community engagement, placemaking, and local economic activity.

The 2026 BloomFest Music & Arts Festival is scheduled for **May 9, 2026**, at **Armstrong Park**, from approximately **4:00P–10:00P**. The event is free and open to the public and is expected to attract approximately **4,000–6,000 attendees**.

BloomFest is becoming a highly anticipated annual event that showcases local and regional talent while supporting local makers, artisans, and small businesses through the Artist & Maker Market.

POLICY EXPLANATION:

This item is being provided as a briefing to update City Council on event planning progress for BloomFest. The event is included within the approved Special Events

budget and no additional funding is being requested at this time.

BloomFest will feature live music on two stages, including headliner B Cam & The Zydeco Young Bucks, Battle of the Bands finalist performances, an Artist & Maker Market, floral experiences, food vendors, and family-friendly activities.

City staff are coordinating with Parks, Police, Fire, Public Works, and Marketing to ensure a safe and successful event. Planning efforts include vendor coordination, event layout, entertainment scheduling, and marketing promotion.

BloomFest supports City priorities related to community engagement, cultural arts activation, and economic vitality.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

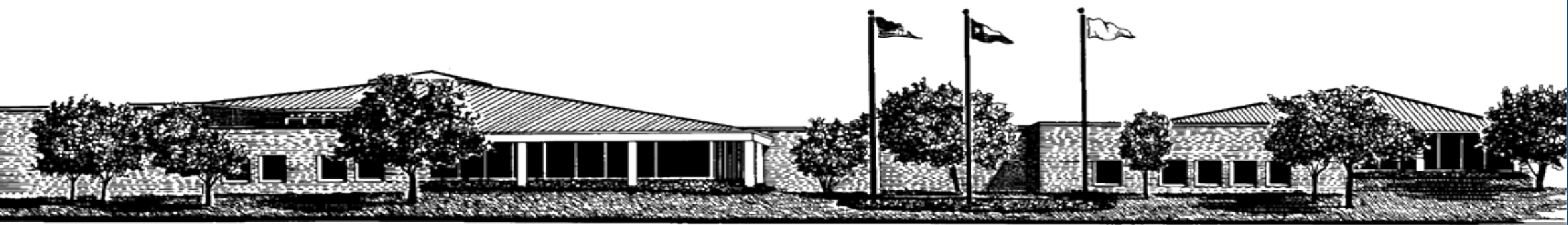
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

BLOOMFEST 26 PPT



BLOOMFEST MUSIC & ARTS FESTIVAL

APRIL 21, 2026

DEVON HANDLEY, SPECIAL EVENTS PLANNER

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BLOOMFEST OVERVIEW

- Battle of the Bands
 - Top 3 & LIVE voting
- 2 Stages
- Duncanville LIVE!
- Art from Village Tech
- Pieces of Us; Community Mosaic project
- Event merch area
- Ellafair Gallery-Arts Commission
- Requesting registration, no wristbands



CITY COUNCIL INFO



Armstrong Park

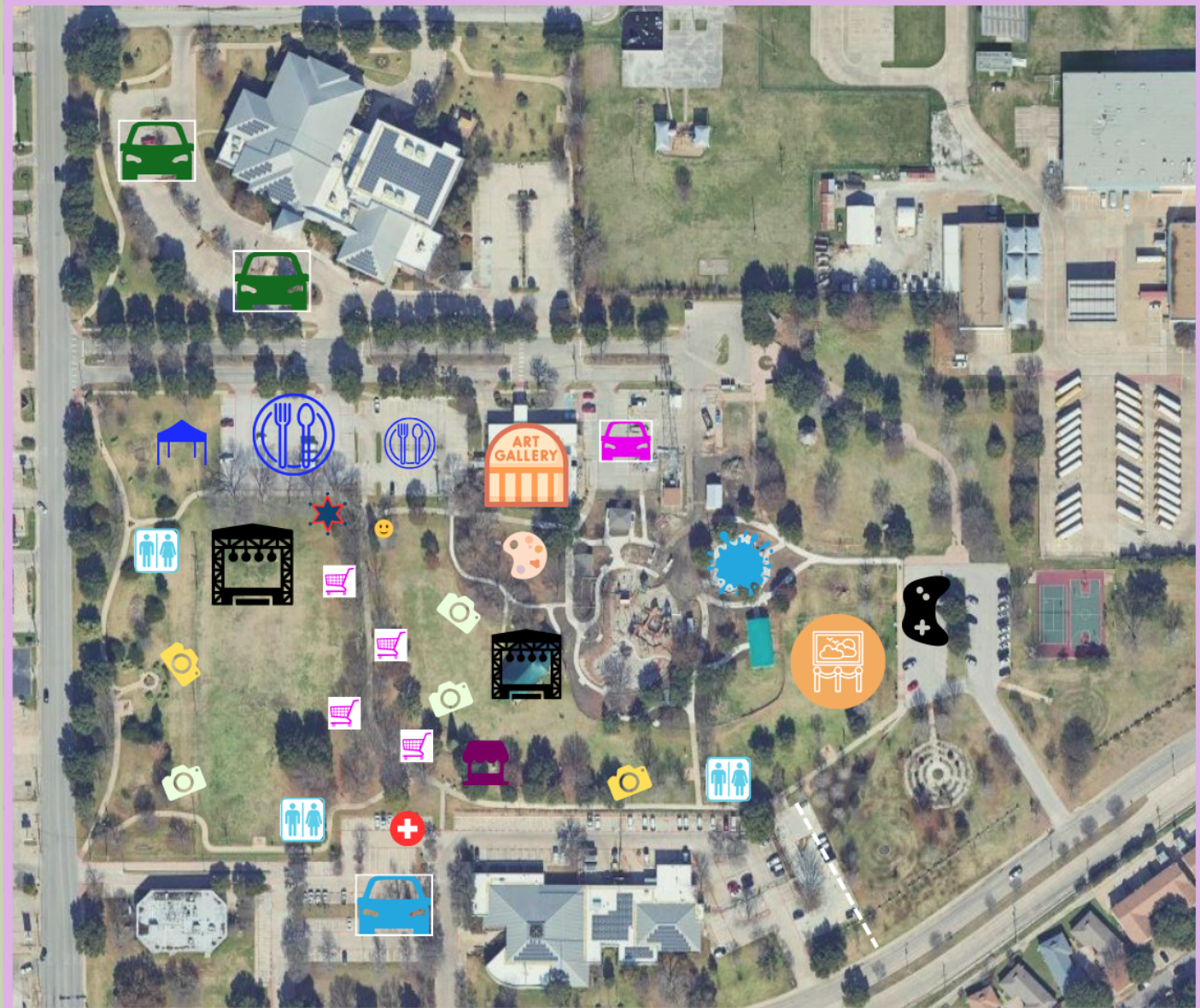
- City Council + VIP passes
- Stage set up for Duncanville LIVE!
- VIP seating area near Champion Stage
 - Sponsored by Methodist Charleton
- Dedicated City Council Parking



KEY



SPONSORS



-  FOOD VENDORS
-  FOOD COURT TENTS
-  BLOOMFEST MERCH SHOP
-  RESTROOMS
-  MARKET
-  STAGE
-  SPLASH PAD
-  ARTS COMMISSION
-  MEDIC
-  ART BY VILLAGE TECH
-  PHOTO OP
-  ELLEFAIR-ART
-  FACE PAINTING
-  PARKING
-  HADICAP/VIP PARKING
-  CERT TENT

City of Duncanville



BATTLE OF THE BANDS TOP 3



CROTEX



MAROON MONDAY



DEJA VU



PERFORMERS



Mitotiliztli Yaoyollohtli



Nicole Mariee



Huehucoyotl Ballet Folklórico



THE BANDITS



B Cam & The Zydeco Young Bucks

LOCAL BUSINESS ENGAGEMENT

- Vendor Market applications will be accepted through April 27
- Food Truck Vendor applications closed on April 20
- Registration code for (DVILLE) Duncanville businesses
- A total of **8** local business are registered for the vendor market;
9 BSW cities outside of Duncanville **SO FAR**



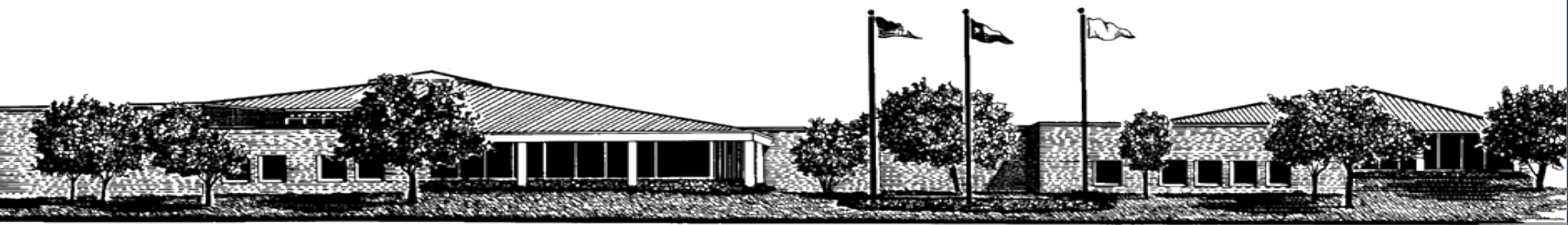
LOCAL PRESS & PROMOTION

- Kiosks & TVs in City Hall
- Posters given to local businesses
- Local news & magazines
- Social Media
- New Event Show



EVENT ACTIVITIES

PHOTO OPS	VIDEO GAME TRUCK
BATTLE OF BANDS	NERF WAR GAME AREA
MOBILE FOOD VENDORS	MARKETPLACE VENDORS
2 STAGES	ART BY VILLAGE TECH
ELLAFAIR GALLERY	PIECES OF US PROJECT
ARTS COMMISSION AREA	& MORE!

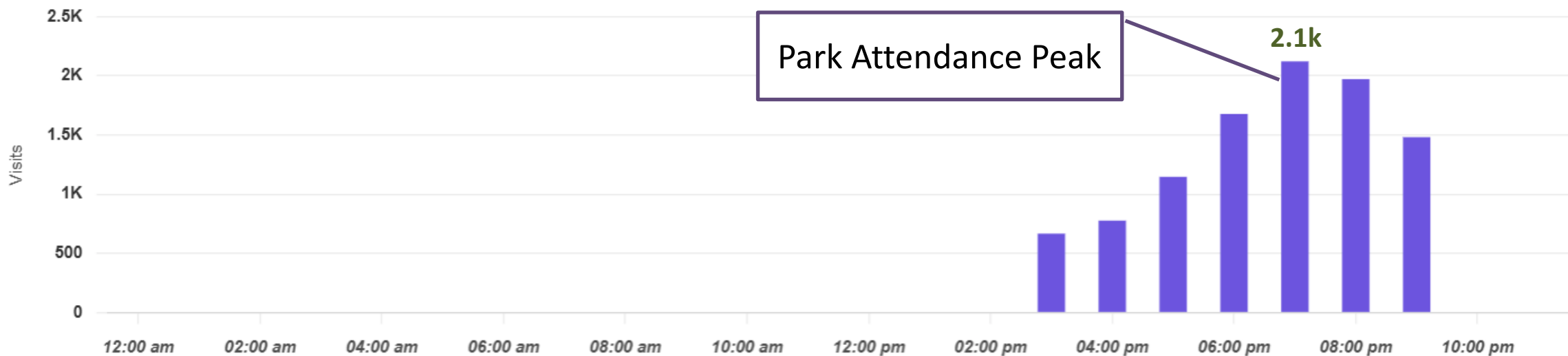


2025

Hourly Visits ?

TEST
James Collins Blvd, Duncanville, TX

Metric:
Visits



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2026 EVENT SURVEY



QR code and weblink published on May 9

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

THANK YOU
Any questions? Discussion.



**Duncanville Bond Workshop Meeting Minutes
Tuesday, March 31, 2026**

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Tuesday, March 31, 2026, at 2:04 PM in the Council Briefing Room at City Hall with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

Council Arriving At:
Council Absent:

CALL TO ORDER

1. CITIZENS' INPUT

No citizen comments

2. WORKSHOP ITEMS ONLY: NO ACTION WILL BE TAKEN

A. Discuss and deliberate the proposed 2026 Bond Program for a Police/Courts Facility and topics related to:

- Bond Debt/Capacity
- Tax implications
- Site Options Revision and New Probable Cost Estimates
- Site Visit Recap
- Proposed Engagement and Marketing Firm Program
- Project Costs and Questions Follow-up
- Bond Program Schedule
- Service Center Project Option

Presented by Interim City Manager Richard Abernethy, Managing Director of Fiscal Services/CFO Richard Jackson, Police Chief Matt Stogner, Project Manager Angel Deal, Assistant Director of Public Works Shahad Mohammed, and Don Wertzberger, AIA with 720 Design, Inc.

ADJOURNMENT

The meeting was adjourned at 4:31 PM

APPROVED:

CITY SECRETARY

DRAFT

**Duncanville City Council Meeting Minutes
Tuesday, April 7, 2026**

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, April 7, 2026, at 6:00 PM in the Council Briefing Room at City Hall, with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

Council Arriving At:

Council Absent:

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the item into the record, and Interim City Manager Abernethy reviewed each item.

2. CITY COUNCIL CALENDAR

City Secretary Chiquita Taylor reviewed the council calendar.

3. BRIEFINGS / PRESENTATIONS

- B. Briefing on Blue Dot Open Rewards Program for local businesses in preparation for National Small Business Week.

Presented by Interim Economic Development Director Marlon Goff and Economic Development Coordinator Marcela Perez.

- C. Briefing on the Axon FUSUS Community Connect Program

Presented by Police Chief Matt Stogner.

- D. Briefing on Health Inspection Procedures

Presented by Health Inspector Kiki Smith.

EXECUTIVE SESSION

The Executive Session was called into session at 6:55 p.m., and Mayor Contreras read the item into the record.

The Council closed the Executive Session at 7:05 p.m.

- A. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of Santa Fe Trail, north of Danieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.
- B. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

The City Council convened into Regular Session in the Council Chambers at 7:09 p.m. with Mayor Contreras presiding.

Mr. Patrick Harvey delivered the Invocation.

Mayor Contreras led the Pledge of Allegiance and Texas Pledge.

INVOCATION - Pastor Demarco Owens with Central Pointe Church of Christ
PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

4. REPORTS

- A. Mayor's Report - hoped everyone had a happy Easter. He reported on the new program with the high school to train students in various professions, the Easter Egg hunt and the Methodist Charlton Health Fair.
- B. Councilmembers' Report – Mayor Pro Tem Gooden reported on the Easter Eggstravaganza and gave kudos to the Parks and Recreation staff for the organization of the event. She also recognized Francisco Ramos for his work on marketing and social media. Councilmember McBurnett commented on events this past weekend and upcoming events.
- C. City Manager's Report – Mr. Abernethy reported on the April 1st outdoor warning siren test, and all sirens passed, as well as the swearing in of Assistant Police Chief Robert Byrd.

5. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation for Earth Day on April 22, 2026.

Presented by Assistant Parks and Recreation Director Tyler Agee.

- B. Crime Victims' Rights Week

Read by Mayor Greg Contreras and presented to Crime Victims Advocate Thalia Lopez.

6. CITIZENS' INPUT

George Vega 727 Fairwood Place
Parking

Norma Estrada 742 Fairwood Place
Parking

Cristian Rivera 653 Parkwood Circle
Texas Fadez

Andrew Barron 505 Storycreek
Texas Fadez

Albert Valencia 2142 Tosca Lane
Texas Fadez

Stan Smith 115 E. Davis St.
Chamber of Commerce

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

- A. Consider the minutes for the March 10, 2026, Special Called Meeting and the March 17, 2026, City Council Meeting.
- B. Consider a Resolution to approve an agreement with On Duty Health for annual police officer medical assessments in the expenditure amount not to exceed \$225,556.27 over 5 years.

RES 2026-617

- C. Consider a Resolution authorizing the renewal of Microsoft 365 subscription from CDW-G, through cooperative TIPS: 230105, for a three-year term with a total estimated expenditure of \$255,000.00

RES 2026-618

- D. Consider a Resolution authorizing an expenditure not to exceed \$450,000 with Tyler Technologies Incorporated, for Annual Software Support and Maintenance over a 3-year term.

RES 2026-619

Councilmember Don McBurnett made a motion to approve the consent agenda, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.

No action taken

- B. Consider a Resolution for Hotel Occupancy Tax FY2026 for The Duncanville Chamber of Commerce

Mayor Pro-Tem DeMonica Gooden made a motion to table the item to the April 21st council meeting, Councilmember Don McBurnett seconded the motion. The vote was cast 7 for, 0 against.

- C. Consider a resolution approving a Second Amendment to the incentive agreement by the Duncanville Community and Economic Development Corporation (DCEDC) with BCVCR Holdings, LLC and Pegasus Bank for the Project located at 220 N. Main Street (Project Encina); Extending the project completion and reimbursement deadline to July 31, 2026.

Presented by Marlon Goff.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

RES 2026-621

- D. Conduct a public hearing for consideration and action regarding ZONE-2025-00007 request of Yasmine Leal (applicant/owner) for a Specific Use Permit (SUP) to allow for Short-Term Rental (STR) in a residential neighborhood on real property located at 314 E. Center Street, legally described as Block 1, Lot 3, Freeman Addition, on 0.262 acres, City of Duncanville, Dallas County, Texas.

Presented by Assistant Director of Planning and Zoning LaSheyla Jones.

Mayor Contreras opened the public hearing at 7:56 PM
Spoke in opposition :

Billy Rockey 307 E.Center St.
Dellwood Keathley 315 E. Center St.

Spoke in support:
None

Councilmember Don McBurnett made a motion to to close the public hearing, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

The public hearing was closed at 8:02 PM

Mayor Pro-Tem DeMonica Gooden made a motion to approve the item, Councilmember Don McBurnett seconded the motion. The vote was cast 0 for, 7 against.

FAILED

- E. Conduct a public hearing for consideration and action regarding ZONE-2026-00008 request of DuWest Realty (applicant/owner) for a Specific Use Permit (SUP) to allow for a drive-thru on real property located at 102 N. Cedar Ridge Drive, legally described as Block A, Lot 1, Cedar Ridge Center, on 0.268 acres, City of Duncanville, Dallas County, Texas.

Presented by LaSheyla Jones.

Mayor Contreras opened the public hearing at 8:15 PM
Spoke in support:
Josie Trent 4902 N Central Expwy (representing applicant)

Spoke in opposition:
None

Councilmember Don McBurnett made a motion to close the public hearing, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 7 for, 0 against.

The public hearing was closed at 8:19 PM

Councilmember Don McBurnett made a motion to approve the item, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 5 for, 2 against. (Mayor Pro Tem DeMonica Gooden and Councilmember Jeremy Koontz)

APPROVED

- F. Conduct a public hearing for consideration and action regarding ZONE-2025-00006 request of Monte Anderson (owner) to amend the current Planned Development (PD-2535) and site plan for the residential development on real property located at 402 E. Wheatland Road, legally described as Lot 1, Block A &

Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres, City of Duncanville, Dallas County, Texas.

Presented by City Planner Desiree Powell.

Mayor Contreras opened the public hearing at 8:31 PM

Spoke in support:

Barry Gordon 1751 Crescent Ln

Susan Corey 614 S. Alexander Ave.

Monte Anderson 1210 Green Leaf (applicant)

Spoke in opposition:

Julie Wibbins 515 Allen

Thelma Lee 615 S. Alexander Ave. (did not speak)

Councilmember Don McBurnett made a motion to close the public hearing, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against. The public hearing was closed at 8:53 PM

Councilmember Don McBurnett made a motion to approve the item, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 7 for, 0 against.

APPROVED

- G. Consider an ordinance repealing and replacing Section 16A-39, "Murals," of Ordinance No. 1909, § 1, 10-5-04, to remove restrictions on branded content and business identification in murals

Presented by Communication and Marketing Administrator Alex Hamby.

Councilmember Jeremy Koontz made a motion to approve the item, Councilmember Don McBurnett seconded the motion. The vote was cast 6 for, 0 against. (Councilmember Cherry-Brown absent)

ORD 2572

- H. Consider a resolution approving a mural at Xela Bistro, 1117 S. Main Street, Duncanville, TX 75137.

Presented by Alex Hamby.

RES 2026-610

9. STAFF AND BOARD REPORTS

- A. Briefing on an economic development incentive agreement

between the Duncanville Community and Economic Development Corporation (DCEDC) and JCTF Real Estate, LLC for the redevelopment, beautification and business expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply Store located at 1014 S. Main Street.

Presented by Marcela Perez.

B. Briefing on General Fund Balance and Fund Balance Policy

Presented by the Managing Director of Fiscal Service/CFO Richard Jackson.

ADJOURNMENT

The meeting was adjourned at 8:45 PM.

APPROVED:

CITY SECRETARY

DRAFT



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Consider a resolution for appointments to fill vacancies on the Boards and Commissions.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- Foster transparency, two-way communication, and active public participation.

STAFF RESPONSIBLE:

Chiquita Taylor, City Secretary

BACKGROUND/HISTORY:

Each year, the board and commission members whose terms are ending in August of that year are given the opportunity to request reappointment to their current board or commission. In addition, the City advertises the need for new board and commission applicants through various media including the City’s website, the Champion monthly newsletter, announcements during City Council meetings, and as a utility billing insert. In addition, the City communicated the need for additional board and commission members to the citizens on the City’s LED sign at the corner of Main and Wheatland, posters in the City Hall lobby, as well as other forms of social media. These communication tools were successful resources for recruiting new applicants to fill the vacancies.

The City Council held Special Meetings to interview each of the new applicants and the applicants requesting a new board. Once appointments have been made by City Council, the new terms for each will begin immediately.

POLICY EXPLANATION:

City Council will need to formally appoint citizens to the Zoning Board of Adjustment, City Planning & Zoning and Commission, Community Engagement Board, Duncanville Community Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Park & Recreation Advisory Board, and TIF (Tax Increment Financing Reinvestment Zone Number One) to fill the vacancies created by terms expiring in August 2025 as well as resignations over the past year.

FUNDING SOURCE:

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Resolution Board and Commissions, Exhibit A - Board Appointments 04-21-26

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING THE APPOINTMENT OF THE BOARD AND COMMISSIONS WHICH ARE OUTLINED IN EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE; AND MEMBERS SHALL SERVE UPON SUCCESSFUL QUALIFICATION AND AFTER TAKING THE OATH; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Duncanville, Texas, has different Boards and Commissions including Zoning Board of Adjustment, City Planning & Zoning Commission, Duncanville Community and Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Multicultural Commission, Park & Recreation Advisory Board, and Tax Increment Financing Reinvestment Zone Number One (TIF#1); and

WHEREAS, each year the Board and Commission members are given the opportunity to request reappointment to their current board or commission; and

WHEREAS, appointments to vacancies on the City's various boards and commissions are made each year by the end of August, and to fill any vacancies due to resignation; and

WHEREAS, the City Council of the City of Duncanville, Texas, finds it to be in the public interest to make appointments to fill said vacancies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council hereby approves the appointment of the board and commission, which are set forth in Exhibit A, which is attached hereto and incorporated herein by reference, and elected members shall serve upon successful qualification and taking the oath.

SECTION 2. This Resolution shall take effect immediately upon passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 21st day of April 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

City Council B&C (04-21-2026)

Planning and Zoning Commission
Appointments for Unexpired and 2-year Term 2026-2028
1. Elias Rodriguez

Neighborhood Vitality
Appointments for Unexpired and 2-year Term 2026-2028
2. LaTonia Banks

Neighborhood Vitality - Removal
3. Jennifer Lott-Hagler



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Consider a Resolution authorizing a DCEDC expenditure of \$7,500.00 for a sponsorship for the 17th Annual Dallas County Sheriff's Office and Duncanville Police Department Fire Truck Pull.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Advance: Marketing Strategy of the City and Community Engagement Plan

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

Fire Truck Pull is a Law Enforcement Torch Run® event. The Law Enforcement Torch Run® is Special Olympics' largest grassroots fundraiser and public awareness vehicle. Special Olympics athletes and Law Enforcement Torch Run® officers carry the “Flame of Hope” at the Opening Ceremonies for Special Olympics competitions around the world.

Special Olympics Texas not only provides year-round sports training and competition, but also health and inclusion programs for individuals of all ages with intellectual disabilities.

Economic Impact

The Fire Truck Pull is a regional event recognized across all North Texas. Participants and teams come from cities around Dallas County as well as neighboring counties. Event attendance averages 600-700 people, including families with children of all ages.

This is a large attraction that brings visitors from across the region, to the heart of Duncanville, at Armstrong Park. Additionally, there are over 180 Duncanville Special Olympic Athletes that benefit from the money raised from this event, which improves quality of life for our city's special needs population.

POLICY EXPLANATION:

The sponsorship request by the Dallas County Sheriff's Office and Duncanville Police Department was approved by the DCEDC on March 23, 2026, for an award totaling \$7,500. City Council approval of this DCEDC expenditure is requested.

FUNDING SOURCE:

ORG and Object Number

12051000 - 700453

Available Budget	Purchase Amount	After Encumber
\$25,000.00	\$7,500.00	\$17,500.00

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

Resolution - DCEDC expenditure of \$7,500.00 for 2026 Fire Truck Pull sponsorship

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AUTHORIZING A DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) EXPENDITURE OF \$7,500.00 FOR A SPONSORSHIP FOR THE 2026 DALLAS COUNTY SHERIFF'S OFFICE AND DUNCANVILLE POLICE DEPARTMENT FIRE TRUCK PULL; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Duncanville Community & Economic Development Corporation (DCEDC) Board of Directors has found and determined that the sponsorship will further the potential economic benefits that will accrue to the City are consistent with the City's economic development objectives; and

WHEREAS, The Fire Truck Pull is a regional event recognized across all North Texas, with event attendance averaging 600-700 people which includes families with children of all ages; and

WHEREAS, this large attraction brings visitors from across the region to the heart of Duncanville, at Armstrong Park; and

WHEREAS, there are over 180 Duncanville Special Olympic Athletes that benefit from the money raised from this event, which improves quality of life for our city's special needs population.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council of the City of Duncanville, Texas authorizes a DCEDC expenditure of \$7,500.00 for a sponsorship for the 2026 Dallas County Sheriff's Office and Duncanville Police Department Fire Truck Pull.

SECTION 2. The City Council of the City of Duncanville, Texas directs the City Manager, or his designee, to execute all appropriate documents.

SECTION 3. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 21st day of April, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Consider a Resolution authorizing a DCEDC expenditure of \$5,000.00 for a sponsorship to the 2026 Property Improvement Program (PIP) Days.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Re-Imagine: High Quality of Life

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

The Property Improvement Program (PIP) is a 501c3 nonprofit that exists to provide no cost home repairs to Duncanville Homeowners in need.

PIP Days serve residents in need of assistance with repairs to the exterior improvement of homes, fence repairs, or yardwork. Two times per year, through an application process and inspection of the property, 4-5 residents are selected by the PIP Board committee.

Projects are selected based on the level of need, to provide a safe living environment, along with a resident’s inability to complete these projects themselves due to life circumstances. Volunteers from local churches, civic organizations, the city and other groups work on two consecutive weekends to complete the projects.

Community development falls under the purview of the DCEDC, which the Property Improvement Program (PIP) works to elevate through improving the aesthetics of homes and thus overall improvement of Duncanville neighborhoods. Improvements also restore a sense of pride to the homeowners.

POLICY EXPLANATION:

The sponsorship request by the Property Improvement Program (PIP) was approved by the DCEDC on March 23, 2026, for an award totaling \$5,000. City Council approval of this DCEDC expenditure is requested.

FUNDING SOURCE:

ORG and Object Number

12051000 - 700453

Available Budget	Purchase Amount	After Encumber
\$25,000.00	\$5,000.00	\$20,000.00

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

Resolution - DCEDC expenditure of \$5,000.00 for 2026 PIP Days

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AUTHORIZING A DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) EXPENDITURE OF \$5,000.00 FOR A SPONSORSHIP FOR THE 2026 PROPERTY IMPROVEMENT PROGRAM (PIP) DAYS; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Duncanville Community & Economic Development Corporation (DCEDC) Board of Directors has found and determined that the sponsorship will further the potential economic benefits that will accrue to the City are consistent with the City's economic development objectives; and

WHEREAS, With assistance from community volunteers, PIP Days are hosted twice per year to serve residents in need of assistance with repairs to the exterior of their homes, fence repairs, or yardwork; and

WHEREAS, The Property Improvement Program (PIP) provides necessary home improvement to the most vulnerable citizens of Duncanville.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council of the City of Duncanville, Texas authorizes a DCEDC expenditure of \$5,000.00 for a sponsorship for the 2026 Property Improvement Program (PIP) Days.

SECTION 2. The City Council of the City of Duncanville, Texas directs the City Manager, or his designee, to execute all appropriate documents.

SECTION 3. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 21st day of April, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Consider a Resolution approving an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and JCTF Real Estate, LLC for the redevelopment, beautification and expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply Store located at 1014 S. Main Street, in the amount of \$200,000, categorizing this project as a business expansion and retention incentive.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Empower Economic Opportunity:

- **Promote strategic reinvestment in commercial corridors and support small businesses.**

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

Owner, Founder, and Instructor, Juan Trejo, established Texas Fadez Barber Academy in Duncanville in 2019 at 1210 S Main Street, following the success of Texas Fadez Barbershop at 212 N Main Street, which opened in 2015. Mr. Trejo boasts more than a decade as a Licensed Barber, Business Owner & Industry Leader.

Due to the increasing popularity of the Texas Fadez Barber Academy in and around Duncanville, and a growing student registration wait list, Mr. Trejo determined that expansion was necessary. **The business expansion project includes acquisition and renovation of a vacant 2,520 SF commercial building at 1014 S. Main Street, that will reposition the property as an attractive, active business to positively contribute to the revitalization of the city's high-traffic South Main street corridor.**

In addition to the Barber Academy's operations, the project will include a retail barber and cosmetology supply store (Midas Touch) with an online retail component — creating a multi-revenue-stream business.

The property acquisition cost at \$380,000, together with design, engineering, and construction costs estimated at \$380,000, equal a total project cost of \$760,000.

The economic development incentive agreement with JCTF Real Estate, LLC, totaling \$200,000, was approved by the DCEDC with revisions, on March 23, 2026. A public hearing was also held on March 23, 2026 which satisfied the requirements per state code. In addition, this item was presented to the City Council as a briefing on April 7, 2026.

POLICY EXPLANATION:

The DCEDC is protected through provisions that allow it to recapture incentive monies if the applicant defaults on property and sales taxes, and or does not remain in business and in compliance with city codes for at least 10 years beyond the incentive disbursement. The applicant must complete the improvements and secure a certificate of occupancy by May 1, 2027. The agreement also prohibits the use of undocumented workers or unlicensed contractors.

FUNDING SOURCE:

ORG and Object Number

12051000 - 708501

Available Budget	Purchase Amount	After Encumber
\$758,128.50	\$200,000.00	\$558,128.50

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

RESOLUTION - JCTF Real Estate LLC, EXHIBIT A Eco Dev Agreement

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) AND JCTF REAL ESTATE, LLC, FOR THE REDEVELOPMENT, BEAUTIFICATION AND EXPANSION OF TEXAS FADEZ BARBER ACADEMY AND MIDAS TOUCH RETAIL SUPPLY STORE LOCATED AT 1014 S. MAIN STREET, DUNCANVILLE, TEXAS IN THE AMOUNT OF \$200,000; CATEGORIZING THIS PROJECT AS A BUSINESS EXPANSION AND RETENTION INCENTIVE; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Duncanville Community and Economic Development Corporation (“DCEDC”) was created pursuant to the Development Corporation Act to encourage business retention, attraction, expansion, and the creation of jobs; and

WHEREAS, JCTF Real Estate, LLC (the “Applicant”), has requested economic development assistance to relocate and expand Texas Fadez Barber Academy and retail space into a larger facility located at 1014 S. Main Street; and

WHEREAS, The DCEDC has determined that the project qualifies as a Business and Retention incentive under the Corporation’s adopted policies, and has approved an incentive in the total amount of Two Hundred Thousand Dollars (\$200,000.00), subject to the Applicant’s compliance with the terms of the agreement; and

WHEREAS, The Applicant has committed to significant improvements including façade (e.g. paint, new windows), architecture, signage, parking lot pavement, landscaping, demolition, remodeling, re-development, plumbing and electrical repairs, and HVAC repair and replacement, which will reposition the property as an attractive, active business to positively contribute to the revitalization of the city's high-traffic South Main street corridor; and

WHEREAS, The DCEDC has determined that such improvements and expansion will increase taxable sales, strengthen the property tax base, aid workforce development initiatives and stimulate Duncanville’s local economy; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS:

SECTION 1. The City Council hereby approves the Economic Development Incentive Agreement between the Duncanville Community and Economic Development Corporation and JCTF Real Estate, LLC, for the redevelopment, beautification and expansion of Texas Fadez Barber Academy and retail space, which provides for a total incentive of Two Hundred

Thousand Dollars (\$200,000.00). Said Agreement is attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 2. The Interim City Manager, Richard Abernethy, is authorized to execute the agreement on behalf of the City of Duncanville.

SECTION 3. If any section, subsection, clause, or phrase of this Resolution is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on this the 21st day of April, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**ECONOMIC DEVELOPMENT
INCENTIVE AGREEMENT**

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the Duncanville Community and Economic Development Corporation, a Texas non-profit corporation (the “DCEDC”) acting by and through Patrick Harvey, its duly authorized DCEDC President; JCTF Real Estate, LLC (the “Applicant”); and Bank of DeSoto (“Lender”).

RECITALS

WHEREAS, the Duncanville Community and Economic Development Corporation (DCEDC) established incentive policies and guidelines in order to retain and expand business activities in Duncanville; and

WHEREAS, the Applicant, has requested economic development assistance from the DCEDC for their property located at 1014 S. Main Street, Duncanville, Texas 75137, hereinafter known as the "Project"; and

WHEREAS, the incentive funds shall be provided to Applicant (as more specifically described below), and are to be utilized for qualified expenditures on related to redevelopment and beautification in the amount of Two Hundred Thousand Dollars (\$200,000.00); and

WHEREAS, the improvements shall mean improvements to the Project, such as (but not necessarily including): to the façade (e.g. paint, new windows), architecture, signage, parking lot pavement, landscaping, demolition, remodeling, re-development, plumbing and electrical repairs, and HVAC repair and replacement for the Project (see Applicant’s application for more specific reference to intended uses); and

WHEREAS, forgiveness of incentive funds described in this agreement is conditional on the Applicant bringing the property up to compliance with all City of Duncanville codes and ordinances and remaining in business for the agreed compliance period; and

WHEREAS, the Applicant, meets all program requirements in order to be considered for incentive grant assistance; and

WHEREAS, pursuant to Texas Local Government Code Chapters 501 through 505, (the Development Corporation Act), the DCEDC has determined that the request constitutes an authorized project and DCEDC is willing to provide the Applicant with economic assistance in the form of cost reimbursements as hereinafter set forth on the terms and conditions stated herein and the Applicant, is willing to accept all terms and conditions stated in this Agreement; and

WHEREAS, the DCEDC has determined that making economic development grants in accordance with this Agreement will further the objectives of the DCEDC and will benefit the DCEDC, the City, and the city's residents by helping to stimulate local economic development through redevelopment and beautification, aid workforce development initiatives, increase the City's yearly ad valorem collections, increase sales tax, and encourage economic vitality in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

1.01. The City Council finds and determines that this Agreement is authorized and governed by Texas Local Government Code Chapters 501 through 505.

ARTICLE II. TERM

2.01. This Agreement shall be effective as of the date of execution by all parties (the "Effective Date"). The Applicant shall meet all specific performance obligations described in this Agreement, including completion of improvements and obtaining a certificate of occupancy, by **May 1, 2027**, unless extended in writing by the DCEDC. The Applicant shall remain in compliance with all ongoing obligations under this Agreement, including business operation, code compliance, and tax payments, for a period of ten (10) years from the Effective Date, through **May 31, 2036**, unless earlier terminated pursuant to this Agreement.

ARTICLE III. GRANT

3.01. **Economic Development Incentives.**

As an economic development incentive grant to assist the Applicant located at 1014 S. Main Street in Duncanville, Texas, the DCEDC agrees to provide an incentive grant in the amount of Two Hundred Thousand Dollars (\$200,000.00) for acquisition and rehabilitation of improvements as a project located at 1014 S. Main Street, occupied by the Applicant subject to the terms and conditions set forth in this Agreement (the "Grant"). Grant funds will be immediately deposited to Applicant's account(s) with Lender (and shall be treated as an earned incentive grant subject to an eroding clawback amount to Applicant) to be funded at the real estate closing of the project (the "Closing") and shall be disbursed by Lender as set forth below. Nothing contained herein shall constitute a contract for goods or services under the law. Notwithstanding any provision herein to the contrary, DCEDC acknowledges that the Lender may provide separate financing to the Applicant secured by a lien on the Project or other collateral. DCEDC agrees that its rights to recapture, recover or otherwise claim grant funds under this Agreement shall be subordinate to the Lender's rights under such financing documents, and DCEDC shall not take or enforce any lien that would be senior to the Lender's security interest in the Project.

3.02. The Applicant shall file a written proposal and plans with the DCEDC which shall provide detailed plans concerning the use of funds to achieve the purposes recited herein.

3.03 At Closing (and as a condition to such Closing), Grant funds in the amount of Two Hundred Thousand Dollars (\$200,000.00) shall be deposited into Applicant's account(s) with Lender for disbursement on behalf of Applicant to fund redevelopment and improvements, to the Project as described herein. Disbursements shall be made as follows: (a) Two Hundred Thousand Dollars (\$200,000.00) shall be disbursed in multiple draws upon satisfaction of the following conditions for each draw: (i) presentation to Lender of proof of actual incurred costs for improvements, evidenced by paid invoices, receipts or approved contractor bids; (ii) approval of such disbursement by Lender in accordance with a mutually agreed-upon draw schedule; and (iii) evidence that the improvements funded by the requested draw have passed all required inspections by applicable governmental authorities and/or Lender's designated inspector, as determined by Lender; and (iiii) a certificate of occupancy issued by all appropriate governmental authorities for all portions of the Project, together with such additional documentation as Lender shall reasonably require.

Disbursements shall be made, at Lender's option: (i) directly to Applicant, (ii) directly to contractor, (iii) jointly to Applicant and any contractor or subcontractor, (iv) directly to persons supplying labor, materials and services in connection with the Project, (v) jointly to Applicant and said Persons, or (vi) any combination of the foregoing. Applicant agrees to cause the proceeds of each disbursement to be applied for the Project costs specified in the applicable request for disbursement and approved for disbursement, and for no other purposes. Each draw request shall deduct the applicable retainage from the amount requested.

Applicant shall submit to Lender, prior to any disbursement, a detailed budget and scope of work for the Project, specifying the proposed use of Grant funds. All expenditures must be consistent with this approved budget and must relate solely to the activities outlined in this Agreement. Lender shall provide an estoppel certificate in favor of the DCEDC, to prohibit disposal of the Property so long as payment of any outstanding loan is kept current by the DCEDC.

3.04 So long as the Covenants of Applicant outlined under Article IV herein continue to be met, the indebtedness of Applicant shall be reduced beginning on the first anniversary date of the certificate of occupancy:

Date:	Indebtedness of Applicant
-------	---------------------------

May 1, 2026	\$200,000.00
May 1, 2027	\$180,000.00
May 1, 2028	\$160,000.00
May 1, 2029	\$140,000.00
May 1, 2030	\$120,000.00
May 1, 2031	\$100,000.00
May 1, 2032	\$80,000.00
May 1, 2033	\$60,000.00
May 1, 2034	\$40,000.00
May 1, 2035	\$20,000.00
May 1, 2036	\$0.00

In the event that during this eroding clawback the Applicant does not comply or is in noncompliance with Article IV Covenants, the remaining grant shall be paid back less any reduced amount under this in Section 5.02.

ARTICLE IV. COVENANTS OF APPLICANT

4.01. As a condition precedent and in consideration of the DCEDC agreeing to make the economic development incentive Grant described above, and to be eligible to receive loan forgiveness, the Applicant agrees to do the following:

- (a) Cause the improvements as defined herein to be permitted and installed at the Property indicated herein in compliance with the local ordinance; and
- (b) Provide verified original copies of the actual paid invoices for building improvement draws in Section 3.03 that the business incurred before **May 1, 2027** at 5 p.m.; and
- (c) Provide proof of issuance of a certificate of occupancy of barber academy and retail space of 1014 S. Main Street Duncanville, TX 75116 on or **before May 1, 2027** ; and
- (d) Incentive grant shall mean cash grant of Two Hundred Thousand Dollars (\$200,000.00) for business personal property and renovation improvements (Project) to the property located at 1014 S. Main Street Duncanville, TX 75116; and
- (e) Pay and be current on ad valorem taxes, real and business personal property taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicant from the date the business opens to the public, through and including **May 31, 2036** (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 4.01 (f) until any proper and timely protest or contest of such taxes or fees has become final); and

- (f) Development and maintain the property in conformity to the local Comprehensive Zoning Ordinance and other local applicable regulation codes; and
- (g) Provide verified information to demonstrate a minimum student population of 65-70 students; and, verification of open retail business on the property with gross annual sales at a minimum of Seventy Five Thousand Dollars (\$75,000) per annum beginning on the first anniversary of issuance of certificate of occupancy.
- (h) During the term of this Agreement, the Applicant, agrees not to knowingly employ any undocumented workers or unlicensed contractors and/or subcontractors at the development, and if convicted of a violation under 8 U.S.C Section 1324a(f), the Applicant, shall repay the amount of the grant payments received within 130 business days after the date the Applicant, is notified by the City of such violation, and this agreement automatically terminates.
- (i) If work is found to be incomplete within the timeline provided in Article IV, the Applicant, may request via written documentation an extension to complete work. If the work remains incomplete by the end of this extension, the Applicant, will be found in violation of this agreement and shall repay any grants under the provisions of Section 5.02 of this agreement is terminated and the Applicant will indemnify the DCEDC of any obligations related to grants and incentives that are withheld.

ARTICLE V. GENERAL PROVISIONS

5.01. **Termination and Default.** This Agreement terminates upon any one of the following:

- (a) By the Applicant, through mutual written agreements of both parties; and
- (b) By DCEDC, if the Applicant, files any false documentation concerning the application or receipt of the Grant; and
- (c) By DCEDC and the Applicant, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-breaching party; and
- (d) By DCEDC, if any taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicant, shall have become delinquent (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 5.01(d) until any proper and timely protest or contest of such taxes or fees has become final) for a period of ten (10) years from the effective date; and
- (e) By DCEDC, if the Applicant suffers an Event of Bankruptcy or Insolvency; (e) provided, however, that DCEDC shall not terminate this Agreement solely due to an Event of Bankruptcy or Insolvency if the Lender elects to exercise its right to assume

and perform the obligations of the Applicant under this Agreement, and the Lender provides written notice of such election within sixty (60) days of such event. During this period, DCEDC shall cooperate in good faith to preserve the Agreement for possible continuation by the Lender or a successor-in-interest; and

- (f) By DCEDC and the Applicant, respectively, if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid or illegal; and
- (g) By DCEDC, if insufficient funding is available to provide the grant contemplated herein. In such event, the DCEDC shall give the Applicant not less than fifteen (15) days notice of its intent to terminate; and
- (h) By DCEDC, if any other material provisions of this Agreement is breach by the Applicant.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination of the Applicant existence, insolvency, employment of receiver for any part of the Property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against the Applicant and Owner and such proceedings are not dismissed within ninety (90) days after the filing thereof,

5.02. RECAPTURE PROVISION. IN THE EVENT THE APPLICANT DOES NOT COMPLY WITH THE TERMS OF THIS AGREEMENT OR IS OTHERWISE IN DEFAULT AS PROVIDED HEREIN, THE APPLICANT AND GUARANTOR, PURSUANT TO THE PROVISIONS HEREIN, SHALL REFUND THE DCEDC THE GRANT PAYMENTS ACTUALLY PAID BY DCEDC AND RECEIVED BY THE APPLICANT IMMEDIATELY PRECEDING THE DATE OF SUCH TERMINATION. IF THE PAYMENT IS NOT REFUNDED WITHIN 30 DAYS OF TERMINATION, THE APPLICANT WILL INDEMNIFY THE DCEDC OF ANY FEES OR COSTS RELATED TO RECUPERATING FUNDS OWED TO THE DCEDC, PLUS INTEREST AND ATTORNEY FEES. NOTWITHSTANDING THE FOREGOING, DCEDC SHALL NOT SEEK RECAPTURE OF ANY PORTION OF THE GRANT THAT HAS ALREADY BEEN FORGIVEN IN ACCORDANCE WITH SECTION 3.04, UNLESS SUCH RECAPTURE IS THE RESULT OF A WILLFUL MISREPRESENTATION OR FRAUD ON THE PART OF APPLICANT OR GUARANTOR. IN ALL CASES, DCEDC SHALL PROVIDE LENDER WITH WRITTEN NOTICE OF ITS INTENT TO SEEK RECAPTURE, AND LENDER SHALL HAVE NINETY (90) DAYS TO CURE THE UNDERLYING DEFAULT PRIOR TO THE INITIATION OF RECAPTURE ACTIONS. ANY REPAYMENT OBLIGATIONS OWED BY THE APPLICANT UNDER THIS AGREEMENT SHALL BE EXPRESSLY SUBORDINATE TO THE LENDER'S SECURITY INTEREST AND REPAYMENT RIGHTS.

5.03. Mutual Assistance. The Applicant and the DCEDC shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5.04. **Representations and Warranties.** The Applicant represents and warrants to the DCEDC that it is a duly organized company under the laws of the State of Texas and is in good standing and can execute the terms of this agreement.

5.05. **Employee Hiring, Materials, and Supplies Purchased.** Although not a condition of this Agreement, the DCEDC requests that the Applicant when feasible, satisfies its needs for all additional employees from Duncanville residents and/or purchases materials and supplies from Duncanville merchants and businesses.

5.06. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

5.07. **Verification and Compliances.** The Applicant agrees to allow the DCEDC by and through its lawful representative to conduct an audit on all of the Applicant business records, documents, and agreements or other instruments, subject to appropriate confidentiality, in furtherance of the following purposes only:

- (a) To ensure the Applicant compliance with the affirmative covenants set forth in this Agreement; and
- (b) To determine the existence of a default or breach of the terms of this Agreement; and
- (c) To ensure compliance with the prerequisites for paying a Reimbursement Incentive; and
- (d) To determine whether the correct amount of sales taxes are being collected and reported.

The DCEDC will provide the Applicant with written notice of any request for an audit and shall cooperate with the Applicant to schedule audit activities so as to minimize disruption of the Applicant normal business operations.

5.08. **Indemnification.** IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT, THE APPLICANT IS ACTING INDEPENDENTLY, AND THE DCEDC ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE APPLICANT BUSINESS OR PROPERTY. THE DCEDC SHALL NOT BE LIABLE TO THE APPLICANT, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, THE APPLICANT AGREES TO INDEMNIFY AND HOLD THE DCEDC HARMLESS AGAINST ANY AND ALL CLAIMS, LIABILITY, DEMANDS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONDUCT OR MANAGEMENT OF THE APPLICANT, OR FROM ANY BREACH ON THE PART OF THE APPLICANT OF ANY CONDITIONS OF THIS AGREEMENT OR FROM ANY ACT OF NEGLIGENCE OF THE APPLICANT, ITS AGENTS, CONTRACTORS, OR EMPLOYEES.

5.09. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5.10. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

5.11. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by the Applicant, DCEDC, and the City.

5.12. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. The Applicant may not assign all or any part of its rights and obligations hereunder without prior written approval of the DCEDC.

5.13. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Owner: JCTF Real Estate, LLC
c/o Juan Trejo
523 Jeff Grimes Blvd
DeSoto, TX 75115

City: City of Duncanville
Attention: Richard Abernethy
P.O. Box 380280
Duncanville, Texas 75138-0280

DCEDC: Duncanville Community and Economic Development Corporation
Attention: Marlon Goff
P.O. Box 380280
Duncanville, Texas 75138-0280

LENDER: Bank of DeSoto
Attention: James P. Monkres, Jr., Chief Executive Officer
P.O. Box 7777
DeSoto, TX 75123

5.14. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

5.15. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Dallas County, Texas.

5.16. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.17. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

5.18. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

5.19. **Boycott Israel, Boycott Energy Companies, and Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations.**

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

5.20 **Force Majeure.** "Force Majeure" shall mean an occurrence of any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, terrorism, civil commotion, insurrection, government or de facto governmental

action, restrictions or interferences (unless caused by the intentional acts or omissions of the Party), fires, explosions, floods or other inclement weather, strikes, slowdowns or work stoppages, incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes affecting the area in which the Project is located that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders, or national emergency orders, construction delays, shortages or unavailability of supplies, materials or labor, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, in which case the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed.

5.21 FOR PURPOSES OF SECTION 5.02, JUAN TREJO ("GUARANTOR") SHALL BE PERSONALLY LIABLE AS A GUARANTOR OF THE RECAPTURE OBLIGATIONS OF THE COMPANY IN THE EVENT APPLICANT DOES NOT COMPLY WITH THE TERMS OF THIS AGREEMENT OR IS OTHERWISE IN DEFAULT AS PROVIDED HEREIN.

5.22 Lender's Rights and Third-Party Beneficiary Status. Lender shall be deemed an intended third-party beneficiary of this Agreement. The DCEDC shall provide written notice to Lender of any event of default, termination, or breach of this Agreement by the Applicant. Lender shall have the right, but not the obligation, to cure any default or breach by the Applicant within ninety (90) days of receiving such notice from the DCEDC. In the event of such cure by Lender, this Agreement shall remain in full force and effect.

Notwithstanding anything in this Agreement to the contrary, no termination, amendment, or waiver of any provision of this Agreement shall be effective without the prior written consent of the Lender, to the extent such termination, amendment or waiver would materially adversely affect the rights of the Lender. The DCEDC and Applicant agree to cooperate with Lender to enable it to protect its security interest in the Project and to exercise its rights under this Agreement.

5.23 Continuity Upon Foreclosure or Assignment. In the event the Lender forecloses on the Project, takes title pursuant to a deed in lieu of foreclosure, or otherwise acquires ownership or control of the Applicant's interest in the Project, the Lender or its designated successor or assignee shall be permitted to assume all of Applicant's rights and obligations under this Agreement, and the DCEDC shall not unreasonably withhold consent to such assumption. Upon such assumption, this Agreement shall remain in full force and effect and continue according to its terms.

5.24 Assignment of Agreement; Grant Funds. Applicant shall have the right to assign its rights under this Agreement, including its right to receive the Grant funds or retain forgiven amounts under this Agreement to Lender as collateral for its loan made in connection with the Project. DCEDC hereby consents to such assignment, and hereby agrees to recognize Lender as an assignee of such rights.

5.25. Approval by the City of Duncanville, Texas. This Agreement was approved by the City Council at its meeting on _____.

DETAILED IMPROVEMENT LIST

March 13, 2026 (updated figures for financing)

Breakdown of Costs & Grant Request Amount

1014 S. Main Street, Duncanville

Purchase Price of the Property - \$380,000

Design, Engineering & Construction Budget

Parking lot landscaping & lighting upgrade - \$75,000

Demolition & Asbestos Abatement - \$25,000

Plumbing, Electrical & HVAC - \$70,000

Drywall & Paint - \$75,000

New Store Front - \$30,000

Flooring - \$15,000

Architect & Engineering - \$25,000

Contingency -\$35,000

Soft Costs - \$30,000

Grant Total all costs - \$760,000

Bank loan will be a maximum of 80% of appraised value. Anything over that amount will have to be additional down payment.

Approximate appraised value 2,500 square foot building @ \$200 per square foot
\$500,000 X 20% = Minimum \$100,000 down payment required, but we are \$260,000
over the appraised value so Texas Fadez will need \$100,000 plus \$260,000 = \$360,000
to close this transaction.

Sources of funds to close:

Bank of DeSoto loan - \$400,000

Down Payment in cash by Texas Fadez - \$160,000

Grant Request from Duncanville Community & Economic Development - \$200,000

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Asset Purchase Agreement as of the day and year first written above.

JCTF Real Estate, LLC

Juan Trejo, Manager
Date: _____, 2026

GUARANTOR, for purposes of Sections 5.02 and 5.21

Juan Trejo

DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

By: Patrick Harvey
Its: Board President
Date: _____, 2026

CITY OF DUNCANVILLE

By: Richard Abernethy
Its: Interim City Manager
Date: _____, 2026

Bank of DeSoto

By: James P. Monkres, Jr.
Its: Chief Executive Officer
Date: _____, 2026

Juan Trejo Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Juan Trejo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they are the duly authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

JCTF Real Estate, LLC Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Juan Trejo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Manager of JCTF Real Estate, LLC, and that they are duly authorized by said company to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Duncanville Community and Economic Development Corporation Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Patrick Harvey, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Board President of the Duncanville Community and Economic Development Corporation, and that they are authorized by said Corporation to execute the foregoing instrument as the act of such Duncanville Community and Economic Development Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

City of Duncanville Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Richard Abernethy, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Interim City Manager of the City of Duncanville, and that they are authorized to execute the foregoing instrument as the act of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Bank of DeSoto Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are an officer for Bank of DeSoto, and that they are authorized to execute the foregoing instrument as the act of such Bank for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Consider an amendment to the Comprehensive Zoning Ordinance to amend Planned Development PD2535-R (PD 2535-R) to Planned Development 2535-R2 (PD 2535-R2), to adopt an amended site plan and development regulation for a 12-unit multi-family residential use, on real property located at 402 E. Wheatland Road, legally described as Lot 1, Block A & Abandoned Alley, Wheatland Plaza Shopping Center on 7.501 acres±, City of Duncanville, Dallas County, Texas.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

LaSheyla Jones

BACKGROUND/HISTORY:

Adoption of PD amendments for Wheatland Plaza setbacks for proposed residential development.

POLICY EXPLANATION:

Adoption of PD amendments for Wheatland Plaza

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Duncanville.ZORD. PD2535-R to PD2535-R2-[Wheatland Plaza]

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF DUNCANVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY AMENDING THE WHEATLAND PLAZA, PLANNED DEVELOPMENT 2535-R (PD 2535-R), TO WHEATLAND PLAZA, PLANNED DEVELOPMENT 2535-R2 (PD 2535 R-2), TO ADOPT AN AMENDED SITE PLAN AND DEVELOPMENT REGULATION FOR A 12-UNIT MULTI-FAMILY RESIDENTIAL USE, ON 7.501 ACRES ± OF REAL PROPERTY LOCATED AT WHEATLAND PLAZA SHOPPING CENTER, LOT 1, BLOCK A & ABANDONED ALLEY, MORE COMMONLY KNOWN AS 402 EAST WHEATLAND ROAD, DUNCANVILLE, DALLAS COUNTY, TEXAS, AS DESCRIBED AND DEPICTED ON EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR ADDITIONAL OR AMENDED DEVELOPMENT REGULATIONS, AS SET FORTH IN EXHIBITS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "D"; PROVIDING FOR SUB-AREA DEVELOPMENT ZONES FOR HEIGHTS AS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "C"; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and City Council of the City of Duncanville, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the City Council is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Duncanville, Texas, as heretofore amended, be, and the same are hereby amended by amending the Wheatland Plaza, Planned Development 2535-R (PD 2535-R), to Planned Development 2535-R2 (Pd 2535 R-2), to adopt an amended Site Plan and Development Regulation for a portion of the Development relating to the multi-family use to permit a 12-Unit Multi-Family Residential Use, on 7.501 Acres ± of real property located at Wheatland Plaza Shopping Center, Lot 1, Block A and Abandoned Alley, more commonly known as 402 East Wheatland Road, Duncanville, Dallas County, Texas, as described and depicted on Exhibit "A", attached hereto and incorporated herein;

SECTION 2. That said Property and Planned Development shall hereinafter be amended, and shall be used, developed, and maintained only in the manner and for the purposes provided for this Ordinance, as amended, Comprehensive Zoning Ordinance of the City of Duncanville, as heretofore amended, and in conformance with this Ordinance and the Site Plan, Exhibit A, which is attached hereto and incorporated herein, subject to the following additional development regulations:

- A. Property shall be developed in accordance with the Site Plan and notes thereon, and as set forth in Exhibit “A” and as provided in the Development Regulations, which is attached hereto and incorporated as Exhibit “D”, as incorporated herein, into the ordinance.
- B. Property shall meet all city, state, and federal regulations for building, fire, and accessibility codes, statutes, and regulations.
- C. The height of proposed residential units within the “property” shall have a maximum height of two stories, as depicted in Exhibit “A”.
- D. Up to 45% maximum lot coverage will be allowed to incorporate the proposed multi-family residential housing development.
- E. Owner shall provide and maintain a twenty-four foot (24’) wide public access easement and fire lane as depicted on Exhibit “A”.
- F. Parking spaces for the residential development shall be required, as depicted on Exhibit “A”.
- G. The multi-family area shall be landscaped as provided in Exhibits “A” and “B”.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. That all provisions of this Ordinance of the City of Duncanville in conflict with provisions of this Ordinance be, and same are hereby repealed, and all other provisions of the ordinances of the City of Duncanville not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That the above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Duncanville, as amended herein by the granting of this planned development; and, all provisions of Planned Development 2535 and 2535R as heretofore adopted shall remain

in effect except as amended herein; and, along with this Ordinance govern the use, development, construction, and maintenance of the Property within this Planned Development.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Comprehensive Zoning Ordinance as amended hereby shall be deemed guilty of a misdemeanor, and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance, and upon conviction shall be punished by fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance, as the law in such cases provides.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the ___ day of _____ 2026.

APPROVED:

Greg Contreras Mayor

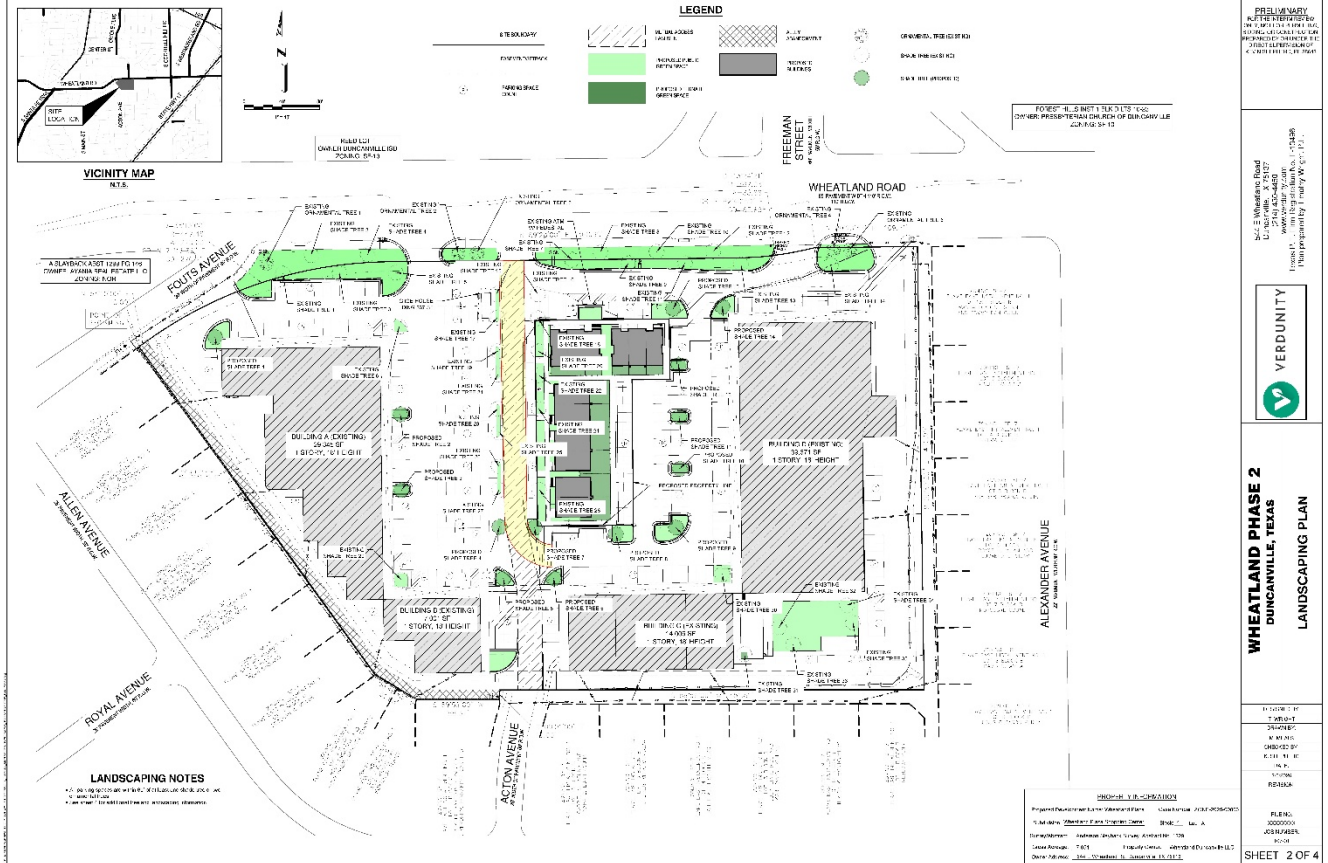
ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

EXHIBIT "B" Landscaping Plan





STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Consider a Resolution for Fiscal Year 2026 Hot Fund Grant to the Duncanville Chamber of Commerce

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust

Foster transparency, two-way communication, and active public participation. Educate and involve residents in planning and decision-making to strengthen civic pride and accountability.

Plan with Purpose

Embed the Comprehensive Plan in daily operations and long-term strategies. Align land use, zoning, budgeting, and development policies with community values and Council direction.

Govern for the Future

Use performance metrics, sound fiscal policy, and continuous improvement practices to drive service excellence. Build a responsive, resilient organization focused on long-term outcomes.

STAFF RESPONSIBLE:

Angel Deal

BACKGROUND/HISTORY:

For many years, the City has provided financial support to the local Chamber of Commerce and Visitor Center for administrative expenses, event sponsorship and facility improvements. Under previous administrations, these allocations were historically processed through the Duncanville Community and Economic Development Corporation (DCEDC). The DCEDC Board—whose membership also included individuals serving in executive roles for the Chamber and Visitor Center—approved funding requests without requiring detailed proof of payment, receipts, or itemized documentation.

As a result, the Chamber and Visitor Center were not previously required to submit

supporting financial records demonstrating how public funds were spent. Aggregate figures, Word documents summarizing totals, and quarterly lump-sum reports were accepted in lieu of itemized receipts or verifiable expenditures.

On **October 1, 2025**, the responsibility for administering this function formally transitioned from the DCEDC to **City Administration**. With this transition, the City implemented a new, standardized, and transparent process designed to ensure accountability, consistency, and compliance with municipal fiduciary obligations. This process was communicated to all applicants and includes the following requirements:

- All applicants must provide **proof of payment**, such as receipts, invoices, or other verifiable documentation.
- The City does **not** accept Word documents listing aggregate totals or quarterly summaries without supporting evidence.
- Documentation must clearly demonstrate that expenditures align with the approved purpose of the funding request.

These requirements reflect the City's responsibility to maintain an equitable, consistent, and defensible process for all applicants receiving public funds. Exempting the Chamber of Commerce or Visitor Center from these standards would compromise the City's integrity, create inequitable treatment among applicants, and introduce reputational and audit risk.

While **final funding decisions rest with the elected City Council**, internal staff remain committed to conducting thorough due diligence in accordance with the City's mission, core values, and the ethical expectations of the City of Champions. The City continues to value its partnership with the Chamber and Visitor Center and seeks to support their work while upholding transparent, accountable stewardship of public resources.

POLICY EXPLANATION:

- State law **allows a city to delegate** the expenditure of HOT funds to another entity (commonly a Chamber of Commerce or a Convention & Visitors Bureau).
- Delegated funds **must still meet the two-part legal test** for HOT expenditures:
 1. **Promote tourism and the hotel industry**, and
 2. **Fit within one of the statutory categories**.
- A **written contract is required** between the City and the Chamber/CVB outlining:
 - Duties and responsibilities
 - Eligible activities
 - Reporting and compliance expectations
- The Chamber/CVB **must maintain HOT funds in a separate account**, not commingled with its general operating funds.
- As long as the Chamber spends the funds on **eligible, tourism-related projects**, the City may legally delegate a portion of HOT revenue to them.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget	Purchase Amount	After Encumber
\$94,756	\$25,086.14	\$69,669.86

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Duncanville Chamber of Commerce Hotel Occupancy Tax (HOT) Application FY2026, Chamber of Commerce Hot Fun Grant 4_21_2026 Final, Duncanville Chamber of Commerce FY 2026 Hotel Occupancy Tax Funding Recommendation 04_21_26, Resolution No. - 2026-XXX - FY 26 HOT Funds Request - Chamber of Commerce, Funding Agreement Duncanville Chamber of Commerce FY2026, Chamber of Commerce Visitors Center Supporting Document - Income Revenue for Public Support Test



HOT Fund Reimbursement Request Form

City of Duncanville – Hotel Occupancy Tax (HOT) Fund Reimbursement Request

Field	Description
Organization Name	Duncanville Chamber of Commerce
Contact Person	Hilda Cabrera
Phone / Email	972-780-4990
Event Name	
Event Date(s)	
Submission Date	
Total Reimbursement Requested	\$ 46,851.82
Expense Categories Claimed	<p>Check all that apply (required)</p> <p><input type="checkbox"/> Advertising <input type="checkbox"/> Arts Promotion <input type="checkbox"/> Convention Center <input type="checkbox"/> <input type="checkbox"/> Historical Restoration <input type="checkbox"/> Sports <input type="checkbox"/> Transportation <input type="checkbox"/> Wayfinding <input type="checkbox"/> Other: (please explain) <i>Visitor Center</i></p>
Signature & Date	(required) <i>Hilda Cabrera</i> <i>3/3/2026</i>

Attach itemized expense report, proof of payment, event summary, and tourism impact statement.



2. Itemized Expense Report

HOT Fund Itemized Expense Report

Date	Vendor	Description of Expense	Category	Amount	Proof Attached
MM/DD/YYYY	Vendor Name	e.g., Ad placement in Dallas Morning News	Advertising	\$XXX.XX	<input type="checkbox"/>
MM/DD/YYYY	Vendor Name	e.g., Artist performance fee	Arts Promotion	\$XXX.XX	<input type="checkbox"/>
MM/DD/YYYY	Vendor Name	e.g., Convention registration software	Convention Admin	\$XXX.XX	<input type="checkbox"/>
TOTAL	—	—	—	\$XXXX.XX	—

3. Event Summary Report

Event Summary Report

- **Date(s) and Location:** [Include venue name and address.]
- **Attendance:**
 - Total attendees: _____
 - Estimated out-of-town visitors: _____
 - Hotel room nights generated: _____
- **Marketing Channels Used:** [List of platforms, publications, or outreach methods.]
- **Partnerships or Sponsors:** [List any collaborating organizations.]

4. Tourism Impact Statement

Tourism Impact Statement – (if available)

This event directly contributed to Duncanville’s tourism economy by:



- **Attracting visitors from outside the city, as evidenced by:**
 - Zip code analysis of attendees
 - Hotel room block confirmations
 - Out-of-town vendor participation
- **Promoting Duncanville as a destination through:**
 - Regional advertising campaigns
 - Social media reach exceeding _____ impressions
 - Inclusion in statewide tourism calendars
- **Supporting local businesses:**
 - Estimated \$_____ spent at restaurants, shops, and hotels
 - Vendor feedback indicating increased foot traffic
- **Enhancing cultural and community visibility:**
 - Media coverage in [list outlets]



HOT Fund Reimbursement Checklist

Exhibit - D

HOT Fund Reimbursement Supporting Document Checklist

City of Duncanville | Hotel Occupancy Tax (HOT) Fund Reimbursement Packet

Applicant Name: _____ Event Name: _____

Event Date(s): _____

Submission Deadline: Within 30 calendar days of the event conclusion

General Documentation (Required for All Requests)

Document	Included	Notes
Completed Reimbursement Request Form	<input type="checkbox"/>	Must be signed and dated



Document	Included	Notes
Itemized Expense Report	<input type="checkbox"/>	Include vendor name, date, description, and amount
Proof of Payment	<input type="checkbox"/>	Cleared checks, receipts, or credit card statements
Event Summary Report	<input type="checkbox"/>	Include attendance, hotel impact, and promotional reach
Tourism Impact Statement	<input type="checkbox"/>	Describe how the expense promoted overnight tourism

Category-Specific Documentation *(please select the categories for which you were approved and provide the applicable supporting documentation)*

Check all that apply to your reimbursement request:

1. Convention or Visitor Information Centers

- Lease or ownership documents
- Maintenance or utility invoices
- Visitor logs or traffic data

2. Convention Registration Administrative Costs

- Payroll records and timesheets
- Comprehensive Statement of Convention Delegate Registrations

3. Advertising, Solicitations, and Promotions

- Copies of ads (print, digital, radio)
- Media invoices and performance reports

4. Promotion of the Arts

- Artist contracts and event programs



- Attendance records or
- Statement of ticket sales

5. Historical Restoration or Preservation

- Restoration scopes and contractor invoices
- Historical significance documentation

6. Sporting Event Expenses (Youth Sports)

- Event schedules and rosters
- Hotel room block confirmations
- Proof of Payment for all rooms (must include the number of rooms and total)

7. Sporting Facilities (Tourism Events)

- Facility improvement invoices
- Event tourism draw documentation

8. Tourist Transportation Systems

- Vehicle lease/purchase agreements
- Ridership data and route maps

9. Wayfinding Signage

- Design mockups and installation photos
- Vendor invoices and location maps

***You must include this completed form with your Reimbursement Request.**

**Chamber of Commerce
2026 Reimbursement Request
Operations and Management Expenses**

Chamber Expenses			
Administrative Expenses	165,746.21	0.33	54,696.25
Other Expenses	12,703.97	0.33	4,192.31
			58,888.56
City Payments to Chamber			
Supreme Power wash	2,924.25		
Landscaping	8,172.50		
Server repair	939.99		<u>12,036.74</u>
2026 Reimbursement Request for Chamber expenses			<u><u>46,851.82</u></u>

Section 351.101 Use of Tax Revenue

The acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of visitor information centers.

Profit and Loss
Duncanville Chamber of Commerce
December 2025

ADMINISTRATION & OTHER

Income	December 2025	Fiscal Year to Date 2025
4000 . New Memberships	-	4,035.00
4005 . Membership Renew als	2,750.00	39,167.12
4020 . Chamber LED Sign	-	300.00
4055 . Office Rent	-	0.00
4070 . Income - Misc	300.00	23,659.14
4080 . HOT Funds		8,172.50
	3,050.00	75,333.76
Expenses		
6020 . Credit Card Fees	265.82	4,368.13
6030 . Payroll Service Expense	77.82	1,830.27
6035 . Utilities	421.42	9,404.06
6045 . Telecommunications	314.78	6,427.43
6050 . Repair and Maintenance	-	17,248.62
6065 . Office Supplies, Printin	202.74	5,781.02
6070 . Insurance	2,786.97	9,054.42
6075 . Postal Service	78.00	531.10
6080 . Marketing	-	50.00
6105 . Dues & Subscriptions	50.00	742.00
6135 . Expenses - Misc	-	348.48
6146 . Accounting Expense	122.59	5,438.63
7000 . Payroll Expenses	3,750.00	90,372.50
7010 . Payroll Taxes	286.88	6,554.99
Bank Charges	30.00	95.00
Interest Paid	289	7,499.56
	8,675.67	165,746.21

NET INCOME (LOSS)

ADMINISTRATION & OTHER

(5,625.67)

(90,412.45)

Profit and Loss
Duncanville Chamber of Commerce
December 2025

Other Expenses	December 2025	Fiscal Year to Date 2025
6010 . Meeting Expenses-Misc	-	16.43
6026 . Depreciation-Building	662.95	7,955.42
6027 - Depreciation - Computers	82.89	1,101.69
6028 - Depreciation-LED Sign	302.53	3,630.43
	1,048.37	12,703.97
Year to Date Loss (Income)	(249.04)	38,291.60

2025 – 2026 Visitor Center 12 Months Report

Calls - 2,316

City Information - 286

Relocation - 10

Office Visits - 473

Total

2025 – 2026 Visitor Center Call Log 1st Quarter

	January	February	March
Calls	223	168	277
City Information	97	73	116
Relocation	1	0	0
Office Visits	54	63	94
Total	375	304	487

2025 – 2026 Visitor Center Call Log 2nd Quarter

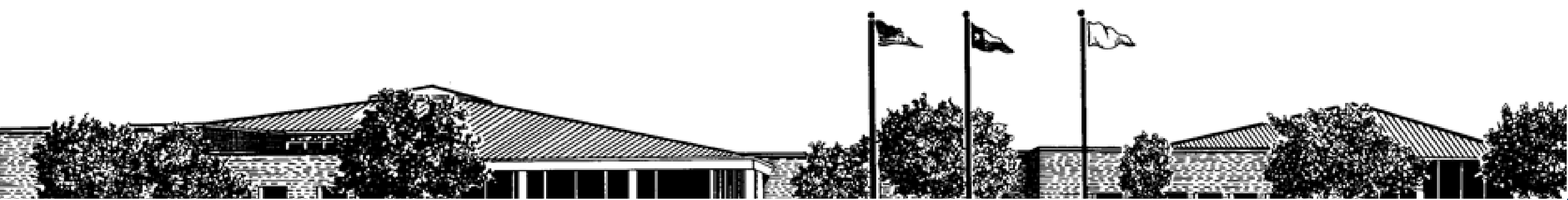
	April	May	June
Visitor Center Calls	127	112	156
City Information	52	34	78
Relocation	1	1	1
Office Visits	17	9	12
Total	197	156	247

2025 - 2026 Visitor Center Call Log 3rd Quarter

	July	August	September
Calls	188	131	167
City Information	76	52	27
Relocation	2	1	0
Office Visits	47	31	21
Total	318	215	215

2025 - 2026 Visitor Center Call Log 4th Quarter

	October	November	December
Calls	193	243	331
City Information	34	86	127
Relocation	0	2	1
Office Visits	24	47	54
Total	251	378	513



FY2026 Hot Fund Grant Duncanville Chamber of Commerce

April 21, 2026



To lead with integrity, foster inclusive civic engagement, and deliver measurable outcomes that strengthen community trust, elevate quality of life, and secure Duncanville's future as a City of Champions

HOTEL OCCUPANCY TAX

THE HOTEL TAX TWO-STEP - TML

- Chambers of commerce are typically charged with promoting economic development, not tourism.
- Cities can delegate an expenditure of hotel tax money to another entity, such as a chamber or convention and visitor bureau
- The Chamber must spend the money on projects that otherwise meet the two-part test
- Written Contract of the duties of the chamber
- Hotel occupancy funds separate from general operating fund



PUBLIC SUPPORT TEST

501(c)(3)

- IRS calculates based on a **5-year cumulative basis**
- **Public support test** only evaluates incoming funds
- **33.3%** of its incoming receipts
- Chamber's administrative expenses represent **money spent**
- A nonprofit's **outgoing expenses** are not factored into the calculation



TOTAL REVENUE

\$75,333.76

- **Membership Renewals: \$39,167.12**
- **Miscellaneous Income: \$23,659.14**
- **HOT Funds: \$8,172.50**
- **New Memberships: \$4,035.00**
- **Chamber LED Sign: \$300.00**

Regarding donations specifically, the documents do not list a separate financial line item for donations.



SINGLE YEAR CALCULATION

- Formula is calculated based on a 5-Year cumulative bases
- Documentation is for a single year
- 33.3% of $\$75,333.76 = \$25,086.14$

Based on the information provided to date, if the Chamber wishes to be considered under the 33.3% public support threshold, the corresponding funding amount for a single fiscal year would be \$25,086.14. This figure represents 33.3% of the Chamber's reported Fiscal Year-to-Date income of \$75,333.76.



FUNDING RECOMMENDATION

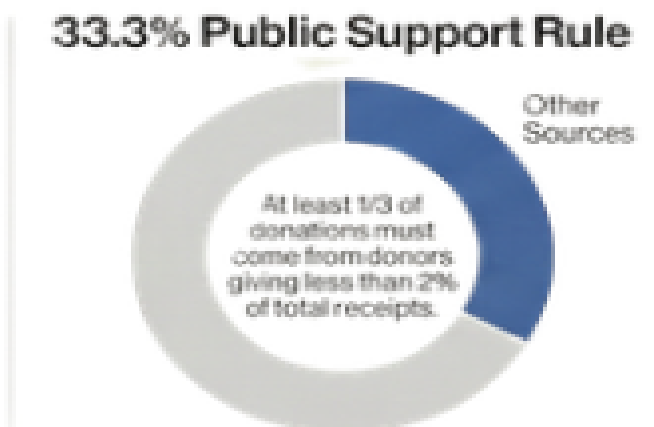
To ensure fair and equitable distribution of over \$46,000 in requested HOT funds, the City requires strict adherence to the Public Support Test and detailed proof of payment for all administrative reimbursements



FY 2026 FUNDING STATUS & LOGIC

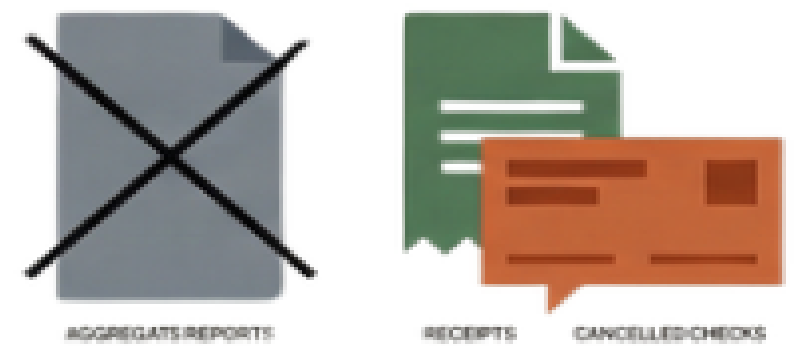
\$25,086.14 Recommended Award

This reflects 33.3% of the Chamber's reported income of \$75,333.76.



COMPLIANCE & DOCUMENTATION REQUIREMENTS

Mandatory Proof of Payment



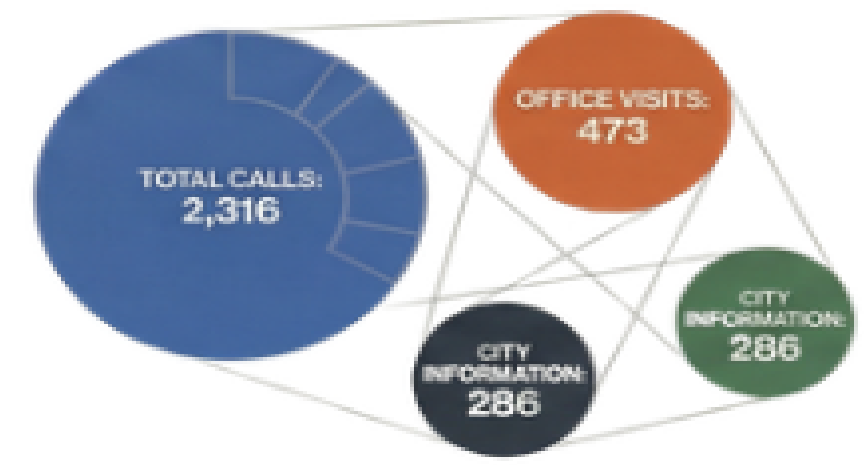
5-Year Cumulative Basis

The Public Support Test is calculated over five years, not just a single year.

Eligible Reimbursement Categories



VISITOR CENTER INTERACTION (2025-2026)



THANK YOU





City of Duncanville HOT Funds Administration – Compliance and Oversight

Date: April 21, 2026

Fiscal Year: 2026

Applicant: Duncanville Chamber of Commerce

Event: N/A

Event Dates: N/A

Requested Amount: \$46,821.82

Recommendation: **\$25,086.14**

Executive Summary

This item was tabled for April 21, 2026, due to missing supporting documentation. The Duncanville Chamber of Commerce has provided a document that lists Income and Expenses.

- As part of their submission, the Chamber is requesting **33.3%** of administrative expenses be reimbursed for the 2025 Fiscal Year.
- The formula is based on a 5-year cumulative basis. The financial information is for Fiscal Year 2025.
- Using the Public Support Test, at least **33.3%** of donations must come from donors who give less than 2% of all receipts. This formula is applied to revenue and donations. The Chamber has applied this formula to Administrative Expenses.
- The Financial Report shows an aggregate versus individual donation and donors. Without that specific information we would be unable to consider the 2% threshold rule.

- Additionally, Chamber Organizations are typically classified as 501(c)(6) organizations or business leagues.
- It is the city's understanding the Chamber arrived at this amount based on the **501(c)(3) Public Support Test. To pass this test:**

To apply the public support test to a single year's revenue, The Chamber would need to demonstrate that at least \$25,086.14 came from acceptable public support sources such as individual donors, or government funds such as HOT Funds.

That in mind, the city's process requires all applicants to provide proof of payments by way of receipts or cancelled check. To remain consistent with our process, we request the same supporting documentation from The Chamber of Commerce to ensure our process is fair and equitable for all applicants. An aggregate report of categories is insufficient.

Furthermore, the city is prepared to make a recommendation to fund at **\$25,086.14. This amount represents 33.3% of the income reported of \$75,333.76.** To initiate the award and funding agreement:

The city requests the Duncanville Chamber provide proof or payment/receipts for Fiscal Year 2025 for the following:

- Staff Time
- Office Supplies and printing specific to tourism promotion • Utilities • Telecommunications
- Marketing
- Postal Service
- Invoice for the amount requested as reimbursement (City as Payor, Chamber of Commerce as Payee)

The Chamber acknowledges receipt of the new policy and required supporting documentation.

RE: FY 2026 HOT Reimbursement Request



HOT FUND Grant Applicants

To: Patrick Harvey; HOT FUND Grant Applicants; Hilda Cabrera; Lauren Cathey
Cc: Richard Abernethy

Reply Reply All Forward

Mon 3/2/

Exhibit D- HOT Fund Reimbursement Checklist.pdf
116 KB

Exhibit - E HOT Fund Reimbursement Request Form.pdf
140 KB

Open PDFs in Ad

Good morning,

Thank you for your email. To review your request please complete the necessary forms attached.

- Scan the QR code below to complete the Hotel Occupancy Tax (HOT) Application



- Complete the Reimbursement Forms (include supporting documentation)

Please Return the completed and signed forms to

HOTAdmin@duncanvilletx.gov on or before Tuesday, March 17. Items received after that date will have to be rescheduled for City Council meeting approval.

When all documentation is complete, your request will be reviewed, and a funding recommendation will be provided.

Your request will be placed on the April 7 city council agenda for approval.

Additional information on the process and forms are available on our website.

Sincerely,

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING A HOTEL OCCUPANCY TAX GRANT FOR THE 2026 FISCAL YEAR BUDGET IN AN AMOUNT NOT TO EXCEED \$25,0286.14 TO DUNCANVILLE CHAMBER OF COMMERCE CENTER TO ENHANCE AND PROMOTE TOURISM AND THE HOTEL INDUSTRY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is authorized by Chapter 351 of the Texas Property Tax Code to levy a hotel occupancy tax to be used to directly enhance and promote tourism and the convention and hotel industry; and

WHEREAS, the city has, by ordinance, imposed a local hotel occupancy tax; and

WHEREAS, the Duncanville City Council, after consideration of the application of The Duncanville Chamber of Commerce finds that expenditures will directly enhance and promote tourism and the hotel industry in the city and its vicinity and further finds that the expenditures are for one of the statutorily authorized categories.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council of the City of Duncanville, Texas hereby approves Resolution 2026-XXX, authorizing a Hotel Occupancy Tax Grant in an amount not to exceed \$25,086.14 to the Duncanville Chamber of Commerce for the purpose of facilitating events that promote tourism and generate overnight hotel stays.

SECTION 2. The City Council of the City of Duncanville hereby authorizes the City Manager to execute the necessary documents to confirm this resolution as appropriate.

SECTION 3. This resolution shall take effect immediately upon its passage and approval

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the **21st** day of **April 2026**.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



STATE OF TEXAS § COUNTY OF DALLAS §

HOTEL OCCUPANCY TAX FUNDING AGREEMENT BETWEEN THE CITY OF DUNCANVILLE OF DUNCANVILLE, TEXAS, AND THE DUNCANVILLE CHAMBER OF COMMERCE FOR EXPENDITURE OF HOTEL OCCUPANCY TAX FUNDS

This Hotel Tax Funding Agreement is made and entered into by and between the City of Duncanville, Texas and the Duncanville Chamber of Commerce.

WHEREAS, the Duncanville Chamber of Commerce has requested a Hotel Occupancy Tax grant to support programming that directly enhances and promotes tourism in the City of Duncanville; by way of overnight guests and explicit print or other media promoting the City of Duncanville of Duncanville, not merely hosting a popular event.

WHEREAS, the goal of this AGREEMENT is to attract future visitors to the City of Duncanville of Duncanville, thus directly enhancing and promoting tourism as outlined in Chapter 351 of the State of Texas Tax Code; and

NOW, THEREFORE, it is mutually agreed upon by and between the CITY OF DUNCANVILLE and the Duncanville Chamber of Commerce as follows:

GENERAL PROVISIONS

Section 1. Purpose The Purpose of this Agreement is for the Duncanville Chamber of Commerce to utilize Hotel Occupancy Funds for activities and programming associated with promoting economic development and tourism. The city of Duncanville shall not make reimbursements for expenses up to the maximum amount of the Grant covered under this agreement from funds of the Hotel Occupancy Tax Reserves, funds available from Chapter 380 or other legally available funds and/or where all supporting documentation, paid invoices and receipts are not provided.

Section 2. Obligation of the DUNCANVILLE CHAMBER OF COMMERCE. The DUNCANVILLE CHAMBER OF COMMERCE shall use all the awarded funds provided by the

CITY in accordance with Chapter 351 of the Texas Tax Code. As a condition of this funding, the Chamber shall execute the following Key Duties and Responsibilities:

- **Advocacy:** Acting as a "chamber of commerce" to influence public policy by lobbying for policies, regulations, and tax policies that support business interests.
- **Networking and Collaboration:** Hosting events, such as business mixers and workshops, to connect, inform, and reduce transactional friction between members.
- **Economic Development:** Promoting the region to tourists and investors to strengthen the local economy and attract talent.
- **Business Support Services:** Offering marketing opportunities, professional training, and discounts on goods and services (e.g., shipping, software).
- **Partnership and Sponsorship:** Partnering in the ideation and planning for all events the Chamber requests the city to sponsor, including providing a matrix of sponsorship tiers/levels detailing what is included in a sponsorship.

Section 3. Reporting Requirements the DUNCANVILLE CHAMBER OF COMMERCE shall deliver the following:

- An annual report of programming that promotes economic impact and overnight hotel stays.
- **A quarterly newsletter that shall coincide with the fiscal year starting October 1 to September 30 of the following year.**
- **The quarterly newsletter must be emailed to city administration at CMgroup@duncanvilletx.gov and HOTAdmin@duncanvilletx.gov.**
- A maintained website that includes all events hosted by the City of Duncanville, featuring appropriate links to register, purchase tickets, etc., as well as hotel booking links to "plan your stay" for events.
- **Reimbursement Request Packets are due within 30 days of the event realization.**
- **Quarterly and annual aggregate expense reports are not accepted.**
- **Each project or event must have a line itemization of each expense.** In addition to supporting documentation as outlined by the city, including paid invoices, receipts, and required post-event or funding reimbursement forms.

Section 4. Authorization of Payment. Subject to the Duncanville Chamber of Commerce satisfactory performance and compliance with the terms of this AGREEMENT, the CITY OF DUNCANVILLE agrees to pay the Duncanville Chamber twenty-five thousand, eighty-six dollars and fourteen cents **\$25,086.14** from Hotel Occupancy Tax Funds. Payment will be made after the event has ended - and within thirty (30) days of receiving the required reports.

Section 5. Appeal Process If the Duncanville Chamber of Commerce wishes to appeal the decision of the CITY OF DUNCANVILLE; the DUNCANVILLE CHAMBER OF COMMERCE must present their appeal in writing within ten (10) business days of funding denial to the City Manager of Duncanville.

Section 6. Rights. The City of Duncanville of Duncanville has the right, at any time, to inspect the books or records of the DUNCANVILLE CHAMBER OF COMMERCE that may relate to

the performance of this AGREEMENT. The CITY OF DUNCANVILLE, at its sole expense, has the right to conduct an audit of the DUNCANVILLE CHAMBER OF COMMERCE, event, or project.

Section 7. Term. The AGREEMENT shall become effective as of October 1, 2025, and the AGREEMENT shall terminate on September 30, 2026, or once the terms have been met, whichever occurs first. Either party does hereby reserve the right to terminate this agreement without cause upon ten (10) days with written notice. Termination and notice shall constitute final payment without further obligation of both parties past the date of termination.

Section 8. Recapture Provision. In the event the Duncanville Chamber of Commerce does not comply with the terms of this AGREEMENT, is otherwise in default, or fails to appropriately spend the funds in accordance with State law, or falsifies any documents required under this agreement as provided herein, the Duncanville Chamber of Commerce, pursuant to the provisions herein shall refund the CITY OF DUNCANVILLE an amount equal to the sum of the grant payments actually paid by the CITY OF DUNCANVILLE to the Duncanville Chamber of Commerce immediately preceding the date of such termination. If the payment is not refunded within 30 days of termination, interest on the refund amount, at the rate periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. or by any other New York money center bank selected by the CITY OF DUNCANVILLE) as its prime or base commercial lending rate, from the date of termination until paid.

Section 9. Indemnification. The DUNCANVILLE CHAMBER OF COMMERCE agrees to defend, indemnify, and hold harmless the CITY OF DUNCANVILLE, City of Duncanville Council, its officers, agents, and employees, against any and all claims, lawsuits, judgments, cause of action, costs and expenses for personal in my (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the DUNCANVILLE CHAMBER OF COMMERCE breach of any of the terms or provisions of this AGREEMENT, or by any negligent act or omission of the DUNCANVILLE CHAMBER OF COMMERCE, its officers, agents, servants, employees, contractors, or subcontractors, in the performance of this AGREEMENT; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence of the CITY OF DUNCANVILLE, its officers, agents, employees or separate contractors, and in the event of joint and concurrent negligence of both the Duncanville Chamber of Commerce and the CITY OF DUNCANVILLE under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this paragraph are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. Both parties expressly agree that this AGREEMENT does not assign any responsibility for civil liability to the CITY OF DUNCANVILLE that may arise by virtue of this AGREEMENT.

Section 10. Default. The CITY OF DUNCANVILLE reserves the right to terminate this AGREEMENT if the DUNCANVILLE CHAMBER OF COMMERCE fails to comply with any term of the AGREEMENT, including the inability of the DUNCANVILLE CHAMBER OF

COMMERCE to conform to any change required by federal, state or local laws or regulations. The CITY OF DUNCANVILLE shall provide written notification to the DUNCANVILLE CHAMBER OF COMMERCE of the termination of this AGREEMENT within thirty (30) days before the effective date of termination. The CITY OF DUNCANVILLE may terminate the AGREEMENT for breach of any provision of this AGREEMENT, upon written notice of the breach and the DUNCANVILLE CHAMBER OF COMMERCE shall have ten (10) days after receipt of the written notice in which to cure the breach to the satisfaction of the CITY OF DUNCANVILLE.

Section 11. Notice. All notices required or permitted under this AGREEMENT shall be in writing delivered electronically or in person to:

To the CITY OF DUNCANVILLE at:

Hotel Occupancy Tax Grant Administrator

HOTAdmin@duncanvilletx.gov

203 E Wheatland Rd

Duncanville, TX 75116

To the Duncanville Chamber of Commerce at:

Hilda Cabrera

hilda@duncanvillechamber.org

300 E. Wheatland Road

Duncanville, TX 75116

MISCELLANEOUS

Section 12. Entire Agreement. This AGREEMENT constitutes the entire agreement of the parties regarding the subject matter contained herein. The parties may not modify or amend this AGREEMENT, except by written agreement approved by the governing bodies of each party and duly executed by both parties.

Section 13. Approval. This AGREEMENT has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.

Section 14. Assignment. Except as otherwise provided in this AGREEMENT, a party may not assign this AGREEMENT or subcontractor the performance of services without first obtaining the written consent of the other party.

Section 15. Non-Waiver. A party's failure or delay to exercise right or remedy does not constitute a waiver of the right or remedy. An exercise of a right or remedy under this AGREEMENT does not preclude the exercise of another right or remedy. Rights and remedies under this AGREEMENT are cumulative and are not exclusive of other rights or remedies provided by law.

Section 16. Paragraph Headings. The various paragraph headings are inserted for convenience of reference only and shall not affect the meaning or interpretation of this AGREEMENT or any section thereof.

Section 17. Attorney Fees. In any lawsuit concerning this AGREEMENT, the prevailing party shall be entitled to recover reasonable attorney's fees from the nonprevailing party, plus all out-of-pocket expenses such as deposition costs, telephone calls, travel expenses, expert witness fees, court costs, and their reasonable expenses, unless otherwise prohibited by law.

Section 18. Severability. If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions of this AGREEMENT are for any reason held to be invalid, void, or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions of this AGREEMENT shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Section 19. Venue. The parties agree that all disputes that arise of this AGREEMENT are governed by the laws of the State of Texas and venue for all purposes herewith shall be in Dallas County, Texas.

IN WITNESS WHEREOF, the CITY OF DUNCANVILLE and DUNCANVILLE CHAMBER OF COMMERCE make and execute this AGREEMENT to be effective this **21st** day of **April 2026**

CITY OF DUNCANVILLE TEXAS

DUNCANVILLE CHAMBER OF COMMERCE

Richard Abernethy, Interim City Manager

Hilda Cabrera, Executive Director

ATTEST:

Chiquita Taylor , City Secretary

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
Ordinary Income/Expenses									
Income									
4000 . New Memberships									
01/15/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	335.00	335.00
02/27/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-M1R1N4U6K2L5	Frost Bank	665.00	1,020.00
03/07/2025	Deposit					Electronic Deposit	Frost Bank	335.00	1,355.00
03/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-U6V3T5L8H8D9	Frost Bank	335.00	1,355.00
04/15/2025	Deposit					Electronic Deposit	Frost Bank	335.00	1,690.00
04/17/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-X3Z0C9U7U0Y3	Frost Bank	335.00	1,690.00
06/26/2025	Deposit					Electronic Deposit	Frost Bank	335.00	2,025.00
07/08/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G9L6L2A5J2W1	Frost Bank	335.00	2,360.00
07/24/2025	Deposit					Electronic Deposit	Frost Bank	335.00	2,695.00
08/01/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Z0C3I3T6G5H9	Frost Bank	335.00	3,030.00
08/26/2025	Deposit					Electronic Deposit	Frost Bank	335.00	3,365.00
						GROWTHZONE/CHAMB TRANSFER ST-T8T9D3A0H1Z4	Frost Bank	335.00	3,700.00
						Electronic Deposit	Frost Bank	335.00	4,035.00
						GROWTHZONE/CHAMB TRANSFER ST-W0D3N9O5W5G5	Frost Bank	335.00	4,370.00
						Electronic Deposit	Frost Bank	335.00	4,705.00
						GROWTHZONE/CHAMB TRANSFER ST-J5F9V5RTW8P8	Frost Bank	335.00	5,040.00
						Electronic Deposit	Frost Bank	335.00	5,375.00
						GROWTHZONE/CHAMB TRANSFER ST-W8U1D3M1W7E2	Frost Bank	335.00	5,710.00
						Electronic Deposit	Frost Bank	335.00	6,045.00
Total for 4000 . New Memberships								\$4,035.00	
4005 . Membership Renewals									
01/09/2025	Deposit					Deposit	Frost Bank	300.00	300.00
01/23/2025	Deposit					FROM KAREN CONTRERAS Zelle Received Money	Frost Bank	130.00	430.00
01/30/2025	Deposit					Deposit	Frost Bank	300.00	730.00
02/04/2025	Deposit					ATM Image Deposit	Frost Bank	400.00	1,030.00
02/05/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-M5J5A7G1E2X5	Frost Bank	300.00	1,430.00
02/09/2025	Deposit					Electronic Deposit	Frost Bank	300.00	1,730.00
02/09/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y3G8B1Y8Y3K4	Frost Bank	300.00	2,030.00
02/17/2025	Deposit					Electronic Deposit	Frost Bank	300.00	2,330.00
02/17/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y0A2Q0S2M8M5	Frost Bank	300.00	2,630.00
02/17/2025	Deposit					Electronic Deposit	Frost Bank	300.00	2,930.00
02/17/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y0A2Q0S2M8M5	Frost Bank	300.00	3,230.00
02/17/2025	Deposit					Electronic Deposit	Frost Bank	300.00	3,530.00
02/24/2025	Deposit					State Farm-Joshua Thibodeaux	Frost Bank	300.00	3,830.00
02/24/2025	Deposit					Royal Fried Chicken	Frost Bank	300.00	4,130.00
02/24/2025	Deposit					FROM CHRISTOPHER MACK Zelle Received Money	Frost Bank	300.00	4,430.00
02/24/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-U1G5G6N7U7O0	Frost Bank	300.00	4,730.00
						Electronic Deposit	Frost Bank	300.00	5,030.00

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS	FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
02/25/2025	Deposit						Deposit	Frost Bank	385.00	4,915.00
02/28/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-F1G61V2M7J1 Electronic Deposit	Frost Bank	300.00	5,215.00
03/05/2025	Deposit						Deposit	Frost Bank	600.00	5,815.00
03/07/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-U6V3T5L8H8D9 Electronic Deposit	Frost Bank	300.00	6,115.00
03/07/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-U6V3T5L8H8D9 Electronic Deposit	Frost Bank	300.00	6,415.00
03/10/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-U6V3T5L8H8D9 Electronic Deposit	Frost Bank	300.00	6,715.00
03/10/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-Y7C4A1U3KJ5 Electronic Deposit	Frost Bank	300.00	7,015.00
03/10/2025	Deposit						Deposit	Frost Bank	350.00	7,365.00
03/14/2025	Deposit						Deposit	Frost Bank	300.00	7,665.00
03/14/2025	Deposit						Teller Deposit	Frost Bank	600.00	8,265.00
03/17/2025	Deposit						Deposit	Frost Bank	300.00	8,565.00
03/17/2025	Deposit						Deposit	Frost Bank	130.00	8,695.00
03/18/2025	Deposit						Deposit	Frost Bank	130.00	8,825.00
03/18/2025	Deposit						Deposit	Frost Bank	300.00	9,125.00
03/25/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-X3Z0C9U7U0Y3 Electronic Deposit	Frost Bank	600.00	9,725.00
03/27/2025	Deposit						Deposit	Frost Bank	300.00	10,025.00
03/27/2025	Deposit						Deposit	Frost Bank	300.00	10,325.00
03/28/2025	Deposit						Deposit	Frost Bank	300.00	10,625.00
03/28/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-J3T8B509L7R2 Electronic Deposit	Frost Bank	300.00	10,925.00
04/01/2025	Deposit						Deposit	Frost Bank	300.00	11,225.00
04/08/2025	Deposit						Deposit	Frost Bank	300.00	11,525.00
04/08/2025	Deposit						Deposit	Frost Bank	300.00	11,825.00
04/10/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-G2T3T7Z1B6W3 Electronic Deposit	Frost Bank	650.00	12,475.00
04/17/2025	Deposit						Electronic Deposit	Frost Bank	300.00	12,775.00
04/18/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-J6J4L3I0P3F0 Electronic Deposit	Frost Bank	600.00	13,375.00
04/23/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-L9T2J0A1V5V7 Electronic Deposit	Frost Bank	300.00	13,675.00
04/28/2025	Deposit						ATM Image Deposit	Frost Bank	600.00	14,275.00
05/09/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-J1Q6U5V4P0Z7 Electronic Deposit	Frost Bank	300.00	14,575.00
05/13/2025	Deposit						Deposit	Frost Bank	650.00	15,225.00
05/13/2025	Deposit						Deposit	Frost Bank	600.00	15,825.00
06/02/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-H3T6L9S3E9T1 Electronic Deposit	Frost Bank	300.00	16,125.00
06/02/2025	Deposit						Electronic Deposit	Frost Bank	300.00	16,425.00
06/04/2025	Deposit						GROWTHZONE/CHAMB TRANSFER ST-C4D2S3Z1T8V4 Electronic Deposit	Frost Bank	300.00	16,725.00
06/06/2025	Deposit						Deposit	Frost Bank	300.00	17,025.00
06/06/2025	Deposit						Deposit	Frost Bank	300.00	17,325.00

Mole & Associates, Inc.

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
06/13/2025	Deposit					Deposit	Frost Bank	300.00	17,625.00
06/13/2025	Deposit					FROM POLLY LYNN RAINS Zeile Received Money	Frost Bank	400.00	18,025.00
06/13/2025	Deposit		Ambit Energy Consultants			GROWTHZONE/CHAMB TRANSFER ST-R3G5W3J9K7M5	Frost Bank	300.00	18,325.00
06/16/2025	Deposit		Total Eye Care/Andy M. Lee, M.D., FACS Newland, LLC			Electronic Deposit	Frost Bank	300.00	18,625.00
06/18/2025	Deposit					Deposit	Frost Bank	300.00	18,925.00
06/23/2025	Deposit					Deposit	Frost Bank	300.00	19,225.00
06/25/2025	Deposit		CityView Tacos			Deposit	Frost Bank	300.00	19,525.00
07/02/2025	Deposit					Deposit	Frost Bank	300.00	19,825.00
07/03/2025	Deposit		Z N K Investments LLC dba Popeyes Louisiana			ATM Image Deposit	Frost Bank	300.00	20,125.00
07/03/2025	Deposit					Deposit	Frost Bank	300.00	20,425.00
07/03/2025	Deposit					Deposit	Frost Bank	300.00	20,725.00
07/03/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-S5B1G7M9H6F8	Frost Bank	300.00	21,025.00
07/03/2025	Deposit					Electronic Deposit	Frost Bank	425.00	21,450.00
07/07/2025	Deposit					Deposit	Frost Bank	300.00	21,750.00
07/07/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-D6P3X8N1H3C0	Frost Bank	300.00	22,050.00
07/09/2025	Deposit					Electronic Deposit	Frost Bank	130.00	22,180.00
07/10/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J2Z3H2D2W0F2	Frost Bank	300.00	22,480.00
07/10/2025	Deposit					Electronic Deposit	Frost Bank	130.00	22,610.00
07/14/2025	Deposit					Deposit	Frost Bank	130.00	22,740.00
07/16/2025	Deposit					Deposit	Frost Bank	300.00	23,040.00
07/16/2025	Deposit					Deposit	Frost Bank	300.00	23,340.00
07/21/2025	Deposit					2024 & 2025	Frost Bank	1,200.00	24,540.00
07/23/2025	Deposit					Deposit	Frost Bank	330.00	24,870.00
07/24/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-W0D3N0S0W5G5 Electronic Deposit	Frost Bank	130.00	25,000.00
07/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H8M7U7K8E9L0	Frost Bank	300.00	25,300.00
07/25/2025	Deposit					Electronic Deposit	Frost Bank	600.00	25,900.00
08/01/2025	Deposit					2024 & 2025	Frost Bank	300.00	26,200.00
08/01/2025	Deposit					Deposit	Frost Bank	130.00	26,330.00
08/01/2025	Deposit					Deposit	Frost Bank	650.00	26,980.00
08/01/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J5F9V5R7M8P8	Frost Bank	300.00	27,280.00
08/04/2025	Deposit					Electronic Deposit	Frost Bank	500.00	27,780.00
08/06/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-K4F5Z6U7S4P1	Frost Bank	400.00	28,180.00
08/06/2025	Deposit					Electronic Deposit	Frost Bank	300.00	28,480.00
08/08/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-M7J2E9D9I3C8	Frost Bank	300.00	28,780.00
08/08/2025	Deposit					Electronic Deposit	Frost Bank	300.00	29,080.00
08/22/2025	Deposit					Deposit	Frost Bank	600.00	29,680.00
08/22/2025	Deposit					Deposit	Frost Bank	300.00	29,980.00

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
08/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H0B3N7O16E8	Frost Bank	110.00	30,090.00
08/26/2025	Deposit					Electronic Deposit	Frost Bank	-22.88	30,067.12
09/08/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-W8U1D3M1W7E2 Electronic Deposit	Frost Bank	300.00	30,367.12
09/18/2025	Deposit					DEPOSIT	Frost Bank	300.00	30,667.12
09/19/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	100.00	30,767.12
10/06/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-T2H7N0Q8Y902	Frost Bank	300.00	31,067.12
10/07/2025	Deposit					DEPOSIT	Frost Bank	400.00	31,467.12
10/14/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-G4A6R0X6A6B4	Frost Bank	300.00	31,767.12
10/22/2025	Deposit					DEPOSIT	Frost Bank	650.00	32,417.12
10/22/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-B4V8H3G3E8F7	Frost Bank	650.00	33,067.12
10/22/2025	Deposit					DEPOSIT	Frost Bank	300.00	33,367.12
10/24/2025	Deposit					DEPOSIT	Frost Bank	300.00	33,667.12
10/24/2025	Deposit					DEPOSIT	Frost Bank	650.00	34,317.12
10/24/2025	Deposit					DEPOSIT	Frost Bank	600.00	34,917.12
11/03/2025	Deposit					DEPOSIT	Frost Bank	300.00	35,217.12
11/17/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y1CP2P3B6S8U1	Frost Bank	600.00	35,817.12
11/19/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	36,117.12
11/20/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	36,417.12
12/03/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	36,717.12
12/04/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-R3Q1 JOL3M5V7	Frost Bank	300.00	37,017.12
12/08/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	37,317.12
12/10/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	37,617.12
12/11/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	37,917.12
12/12/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-R9G2T5L7W7K4	Frost Bank - 4974	350.00	38,267.12
12/16/2025	Deposit					Electronic Deposit	Frost Bank - 4974	300.00	38,567.12
12/24/2025	Deposit					Mobile Deposit	Frost Bank - 4974	300.00	38,867.12
12/31/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-U4S3E0R6H1L7	Frost Bank - 4974	300.00	39,167.12
						Mobile Deposit	Frost Bank - 4974	300.00	39,167.12
Total for 4005 . Membership Renewals								\$39,167.12	
4020 . Chamber LED Sign									
02/17/2025	Deposit					Deposit	Frost Bank	75.00	75.00
04/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-14X2X6M5Q6W6	Frost Bank	75.00	150.00
05/29/2025	Deposit					Electronic Deposit	Frost Bank	75.00	225.00
07/10/2025	Deposit					Constant Contact	Frost Bank	75.00	300.00
Total for 4020 . Chamber LED Sign								\$300.00	

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
4070 . Income - Misc									
01/01/2025	Deposit					Deposit	Frost Bank	300.00	300.00
01/01/2025	Deposit					Deposit	Frost Bank	300.00	600.00
05/05/2025	Deposit					ATM Image Deposit	Frost Bank	320.70	920.70
07/02/2025	Deposit					Annual Meeting Rental	Frost Bank	275.00	1,195.70
07/07/2025	Deposit					Annual Meeting	Frost Bank	25.00	1,220.70
07/15/2025	Deposit					Deposit	Frost Bank	150.00	1,370.70
07/24/2025	Deposit					Deposit	Frost Bank	225.00	1,595.70
10/10/2025	Deposit				City of Duncanville	Deposit	Frost Bank	17,949.24	19,544.94
10/14/2025	Deposit					Best Southwest Chambers of Commerce	Frost Bank	200.00	19,744.94
11/07/2025	Deposit					State Farm-Joshua Thibodeaux	Frost Bank	1,800.00	21,544.94
11/14/2025	Deposit					Leadership Southwest, Inc.	Frost Bank	8.25	21,553.19
11/17/2025	Deposit					Oncor Electric Delivery	Frost Bank - 4974	1.00	21,554.19
11/24/2025	Deposit					Mobile Deposit - Usage of copier	Frost Bank - 4974	432.15	21,986.34
12/31/2025	Deposit					Electronic Deposit	Frost Bank - 4974	1,372.80	23,359.14
							Frost Bank	300.00	23,659.14
								\$23,659.14	
Total for 4070 . Income - Misc									
4080 . Income - Hot Money	Deposit					Teller Deposit	Frost Bank - 4974	8,172.50	8,172.50
11/18/2025	Deposit						Frost Bank	8,172.50	
								\$8,172.50	
Total for 4080 . Income - Hot Money									
4100 . Membership Luncheon	Journal Entry	50						-21.89	-21.89
05/31/2025	Journal Entry	50						-21.89	
								-\$21.89	
Total for 4100 . Membership Luncheon									
4105 . Concert / Auction	Deposit					Growthzone Electronic Deposit	Frost Bank	500.00	500.00
01/06/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-UJG5G6N7U700	Frost Bank	100.00	600.00
02/24/2025	Deposit					Electronic Deposit	Frost Bank	500.00	1,100.00
04/25/2025	Deposit					ZELLE RECEIVED MONEY FROM POLLY LYNN RAINS	Frost Bank	200.00	1,300.00
10/01/2025	Deposit					ZELLE RECEIVED MONEY FROM JEREMY TAYLOR	Frost Bank	100.00	1,400.00
10/02/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	300.00	1,700.00
10/03/2025	Deposit					TRANSFER ST-G2F507S0Z1V5	Frost Bank	300.00	2,000.00
10/03/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	2,200.00
10/03/2025	Deposit					TRANSFER ST-G2F507S0Z1V5	Frost Bank	200.00	2,400.00
10/03/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	100.00	2,300.00
10/03/2025	Deposit					TRANSFER ST-G2F507S0Z1V5	Frost Bank	2,000.00	4,300.00

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
10/07/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	300.00	4,600.00
10/07/2025	Deposit					TRANSFER ST-VOO214V8FOC1	Frost Bank	200.00	4,800.00
10/07/2025	Deposit					DEPOSIT	Frost Bank	200.00	5,000.00
10/07/2025	Deposit					DEPOSIT	Frost Bank	300.00	5,300.00
10/08/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	5,500.00
10/08/2025	Deposit					TRANSFER ST-J2U7X9T3N6F8	Frost Bank	100.00	5,600.00
10/08/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	5,800.00
10/09/2025	Deposit					TRANSFER ST-J2U7X9T3N6F8	Frost Bank	200.00	6,000.00
10/09/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	6,200.00
10/09/2025	Deposit					TRANSFER ST-Y9A3Q4M9H4R5	Frost Bank	200.00	6,400.00
10/09/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	6,600.00
10/09/2025	Deposit					TRANSFER ST-Y9A3Q4M9H4R5	Frost Bank	100.00	6,500.00
10/09/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	1,200.00	7,700.00
10/09/2025	Deposit					DEPOSIT	Frost Bank	1,200.00	8,900.00
10/09/2025	Deposit					DEPOSIT	Frost Bank	200.00	9,100.00
10/09/2025	Deposit					DEPOSIT	Frost Bank	200.00	9,300.00
10/10/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	9,500.00
10/10/2025	Deposit					TRANSFER ST-T8U5N2B8V2F4	Frost Bank	500.00	10,000.00
10/10/2025	Deposit					DEPOSIT	Frost Bank	700.00	10,700.00
10/10/2025	Deposit					DEPOSIT	Frost Bank	500.00	11,200.00
10/10/2025	Deposit					DEPOSIT	Frost Bank	100.00	11,300.00
10/14/2025	Deposit					DEPOSIT	Frost Bank	100.00	11,400.00
10/14/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	500.00	11,900.00
10/14/2025	Deposit					TRANSFER ST-G4A6R0X6A6B4	Frost Bank	930.00	12,830.00
10/14/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	500.00	13,330.00
10/14/2025	Deposit					TRANSFER ST-G4A6R0X6A6B4	Frost Bank	300.00	13,630.00
10/14/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	100.00	13,730.00
10/14/2025	Deposit					TRANSFER ST-G4A6R0X6A6B4	Frost Bank	500.00	14,230.00
10/14/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	200.00	14,430.00
10/14/2025	Deposit					TRANSFER ST-G4A6R0X6A6B4	Frost Bank	1,000.00	15,430.00
10/14/2025	Deposit					DEPOSIT	Frost Bank	150.00	15,580.00
10/14/2025	Deposit					DEPOSIT	Frost Bank	163.00	15,743.00
10/14/2025	Deposit					DEPOSIT	Frost Bank	500.00	16,243.00

Ambit Energy Consultants

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
10/15/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	300.00	16,543.00
						TRANSFER ST-K9R2X5R2D8V3			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	100.00	16,643.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	1,000.00	17,643.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	1,450.00	19,093.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	1,325.00	20,418.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	490.00	20,908.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	25.00	20,933.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	260.00	21,193.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	50.00	21,243.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	50.00	21,293.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	242.00	21,535.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	125.00	21,660.00
						TRANSFER ST-FOS4B3N7S3T2			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	710.00	22,370.00
						DEPOSIT			
10/16/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	500.00	22,870.00
						TRANSFER ST-M9R9R2M6F7E2			
10/17/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	1,200.00	24,070.00
						TRANSFER ST-X4H6Z6W9G6A3			
10/20/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	100.00	24,170.00
						DEPOSIT			
10/22/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	1,000.00	25,170.00
						DEPOSIT			
10/22/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	120.00	25,290.00
						TRANSFER ST-H6X8M8S0H9Q5			
10/24/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	400.00	25,690.00
						DEPOSIT			
10/24/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	220.00	25,910.00
						DEPOSIT			
10/24/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	300.00	26,210.00
						TELLER DEPOSIT			
10/24/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	90.00	26,300.00
						TRANSFER ST-LOT9V7J9K2D4			
10/28/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	160.00	26,460.00
						DEPOSIT			
10/31/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	100.00	26,560.00
						DEPOSIT			
10/31/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	400.00	26,960.00
						GROWTHZONE/CHAMB TRANSFER ST-Y1C2P3B6S8U1			
11/03/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	650.00	27,610.00
						MOX9W9Y5E7W3			
11/06/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	100.00	27,710.00
						MOX9W9Y5E7W3			
11/06/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB	Frost Bank	350.00	28,060.00
						MOX9W9Y5E7W3			
Total for 4105 . Concert / Auction								\$28,060.00	

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
4110. Golf Tournament								
02/09/2025	Deposit		Neighborhood Credit Union		Deposit	Frost Bank	500.00	500.00
02/17/2025	Deposit				Deposit	Frost Bank	900.00	1,400.00
02/28/2025	Deposit				Deposit	Frost Bank	125.00	1,525.00
03/27/2025	Deposit				Deposit	Frost Bank	500.00	2,025.00
04/01/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-2226178Q1F7	Frost Bank	1,700.00	3,725.00
04/04/2025	Deposit				Electronic Deposit	Frost Bank	1,700.00	5,425.00
04/07/2025	Deposit				Deposit	Frost Bank	600.00	6,025.00
04/08/2025	Deposit				Deposit	Frost Bank	1,400.00	7,425.00
04/21/2025	Deposit		Great American Shoot-Out LLC		ATM Image Deposit	Frost Bank	1,700.00	9,125.00
04/28/2025	Deposit				ATM Image Deposit	Frost Bank	125.00	9,250.00
04/28/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-M9X6C6O5P9Q3	Frost Bank	800.00	10,050.00
04/28/2025	Deposit				Electronic Deposit	Frost Bank	400.00	10,450.00
04/29/2025	Deposit				Electronic Deposit	Frost Bank	125.00	10,575.00
04/29/2025	Deposit				Deposit	Frost Bank	900.00	11,475.00
04/29/2025	Deposit				Deposit	Frost Bank	125.00	11,600.00
04/30/2025	Deposit				Deposit	Frost Bank	125.00	11,725.00
04/30/2025	Deposit				Deposit	Frost Bank	800.00	12,525.00
04/30/2025	Deposit				Electronic Deposit	Frost Bank	125.00	12,650.00
05/01/2025	Deposit		Casey, John & Sheila		GROWTHZONE/CHAMB TRANSFER ST-13U9E4B0W3U6	Frost Bank	800.00	13,450.00
05/01/2025	Deposit				Electronic Deposit	Frost Bank	800.00	14,250.00
05/01/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-K0K2W2W919Y3	Frost Bank	1,400.00	15,650.00
05/01/2025	Deposit				Electronic Deposit	Frost Bank	500.00	16,150.00
05/01/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-K0K2W2W919Y3	Frost Bank	125.00	16,275.00
05/01/2025	Deposit				Electronic Deposit	Frost Bank	125.00	16,400.00
05/02/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-A2T4T001X7H2	Frost Bank	125.00	16,525.00
05/02/2025	Deposit				Electronic Deposit	Frost Bank	125.00	16,650.00
05/02/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-A2T4T001X7H2	Frost Bank	125.00	16,775.00
05/05/2025	Deposit				Electronic Deposit	Frost Bank	125.00	16,900.00
05/05/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-12C4J619X4B5	Frost Bank	125.00	17,025.00
05/05/2025	Deposit				Electronic Deposit	Frost Bank	125.00	17,150.00
05/05/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-12C4J619X4B5	Frost Bank	125.00	17,275.00
05/05/2025	Deposit				Electronic Deposit	Frost Bank	125.00	17,400.00

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION FULL NAME	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
05/07/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-06W5T2S5T3B1 Electronic Deposit	Frost Bank	250.00	17,650.00
05/08/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Q0U9B8C4R0I4 Electronic Deposit	Frost Bank	800.00	18,450.00
05/09/2025	Deposit					Deposit	Frost Bank	125.00	18,575.00
05/09/2025	Deposit					Deposit	Frost Bank	125.00	18,700.00
05/09/2025	Deposit					Deposit	Frost Bank	125.00	18,825.00
05/09/2025	Deposit					ATM Image Deposit	Frost Bank	125.00	18,950.00
05/09/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J1Q6U5V4P0Z7 Electronic Deposit	Frost Bank	125.00	19,075.00
05/09/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J1Q6U5V4P0Z7 Electronic Deposit	Frost Bank	800.00	19,875.00
05/12/2025	Deposit					Deposit	Frost Bank	1,600.00	21,475.00
05/13/2025	Deposit					Deposit	Frost Bank	125.00	21,600.00
05/13/2025	Deposit					Deposit	Frost Bank	800.00	22,400.00
05/13/2025	Deposit					Deposit	Frost Bank	125.00	22,525.00
05/14/2025	Deposit					FROM TOMMY W FORD Zelle Received Money	Frost Bank	125.00	22,650.00
05/14/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-N3J0C1X9B0C0 Electronic Deposit	Frost Bank	1,700.00	24,350.00
05/16/2025	Deposit					Deposit	Frost Bank	125.00	24,475.00
05/16/2025	Deposit					Deposit	Frost Bank	250.00	24,725.00
05/16/2025	Deposit					Deposit	Frost Bank	800.00	25,525.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V6A7P3P9S5D1 Electronic Deposit	Frost Bank	615.00	26,140.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank	45.00	26,185.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank	200.00	26,385.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank	125.00	26,510.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank	80.00	26,590.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank	540.00	27,130.00
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank	575.00	27,705.00
05/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-05M7K3C1X2Q3 Electronic Deposit	Frost Bank	140.00	27,845.00
05/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-05M7K3C1X2Q3 Electronic Deposit	Frost Bank	125.00	27,970.00
05/27/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-D7F9G6I2D9Z8 Electronic Deposit	Frost Bank	125.00	28,095.00
05/28/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O1T7D2N2G1L9 Electronic Deposit	Frost Bank	125.00	28,220.00
05/28/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O1T7D2N2G1L9 Electronic Deposit	Frost Bank	125.00	28,345.00

Profit and Loss Detail
Duncanville Chamber of Commerce
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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
06/02/2025	Deposit		Mate & Associates, Inc.			Deposit	Frost Bank	125.00	28,470.00
06/02/2025	Deposit					Deposit	Frost Bank	125.00	28,595.00
06/02/2025	Deposit					Deposit	Frost Bank	125.00	28,720.00
06/02/2025	Deposit					Deposit	Frost Bank	800.00	29,520.00
06/03/2025	Deposit					Deposit	Frost Bank	800.00	30,320.00
06/04/2025	Deposit					Deposit	Frost Bank	175.00	30,495.00
06/05/2025	Deposit		Oncor Electric Delivery			Electronic Deposit	Frost Bank	800.00	31,295.00
06/23/2025	Deposit					Deposit	Frost Bank	125.00	31,420.00
06/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z5H2V1	Frost Bank	800.00	32,220.00
06/23/2025	Deposit					Electronic Deposit	Frost Bank	125.00	31,420.00
06/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z5H2V1	Frost Bank	800.00	32,220.00
06/23/2025	Deposit					Electronic Deposit	Frost Bank	125.00	32,345.00
06/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H8W7U7K8E9L0	Frost Bank	125.00	32,345.00
06/23/2025	Deposit					Electronic Deposit	Frost Bank	125.00	32,345.00
06/23/2025	Deposit					Mobile Deposit	Frost Bank - 4974	125.00	32,470.00
12/16/2025	Deposit		Roma's Italian Bistro			Deposit	Frost Bank	125.00	32,470.00
Total for 4110. Golf Tournament								\$32,470.00	
4117. Chamber Awards Dinner									
01/05/2025	Deposit					Deposit	Frost Bank	525.00	525.00
01/06/2025	Deposit		Ambit Energy Consultants			FROM POLLY LYNN RAINES Zelle Received Money	Frost Bank	120.00	645.00
01/06/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	180.00	825.00
01/06/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	60.00	885.00
01/06/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	120.00	1,005.00
01/08/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	240.00	1,245.00
01/09/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	120.00	1,365.00
01/12/2025	Deposit					Deposit	Frost Bank	120.00	1,485.00
01/12/2025	Deposit					Deposit	Frost Bank	525.00	2,010.00
01/13/2025	Deposit		Frost Bank			Teller Deposit	Frost Bank	525.00	2,535.00
01/14/2025	Deposit					Deposit	Frost Bank - Payroll	131.25	2,666.25
01/14/2025	Deposit					Deposit	Frost Bank	525.00	3,191.25
01/14/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	131.26	3,322.51
01/14/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	525.00	3,847.51
01/15/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	65.62	3,913.13
01/15/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	60.00	3,973.13
01/16/2025	Deposit					Deposit	Frost Bank	525.00	4,498.13
01/16/2025	Deposit					Deposit	Frost Bank	60.00	4,558.13
01/16/2025	Deposit					Betty Sue Clark/Elizabeth Hardy	Frost Bank	60.00	4,618.13
01/16/2025	Deposit					Deposit	Frost Bank	180.00	4,798.13
01/20/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	60.00	4,858.13
01/20/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	120.00	4,978.13
01/20/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	60.00	5,038.13
01/21/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	251.26	5,289.39
02/06/2025	Deposit		City of Duncanville			Deposit	Frost Bank	525.00	5,814.39
02/17/2025	Deposit					Deposit	Frost Bank	525.00	6,339.39
02/28/2025	Deposit					Deposit	Frost Bank	525.00	6,864.39

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS	MEMO/DESCRIPTION	ITEM SPLIT	ACCOUNT	AMOUNT	BALANCE
03/13/2025	Deposit		Misc. Attendees			FROM Eowyn Barbosa Zelle Received Money	Frost Bank		200.00	4,559.00
03/13/2025	Deposit		Misc. Attendees			FROM ANGEL Deal Zelle Received Money	Frost Bank		10.00	4,569.00
03/13/2025	Deposit		Misc. Attendees			FROM VC EVENTS Zelle Received Money	Frost Bank		20.00	4,589.00
03/13/2025	Deposit		Misc. Attendees			FROM CLAYTON GANZER Zelle Received Money	Frost Bank		20.00	4,609.00
03/13/2025	Deposit		Misc. Attendees			FROM VC EVENTS Zelle Received Money	Frost Bank		130.00	4,739.00
03/13/2025	Deposit		Misc. Attendees			FROM RICARDO GONZALES Zelle Received Money	Frost Bank		27.00	4,766.00
03/13/2025	Deposit		Misc. Attendees			FROM GRIFFIN GRADKE Zelle Received Money	Frost Bank		10.00	4,776.00
03/14/2025	Deposit					Deposit	Frost Bank		40.00	4,816.00
03/14/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-K5D9P056HTX7	Frost Bank		250.00	5,066.00
03/14/2025	Deposit					Electronic Deposit	Frost Bank		70.00	5,136.00
03/14/2025	Deposit		Misc. Attendees			Teller Deposit	Frost Bank		350.00	5,486.00
03/17/2025	Deposit					Deposit	Frost Bank		50.00	5,536.00
03/17/2025	Deposit					Deposit	Frost Bank		55.00	5,591.00
03/18/2025	Deposit		Misc. Attendees			FROM LAUREN CATHEY Zelle Received Money	Frost Bank		65.00	5,656.00
03/18/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Q0C1P2Z5D0Q8	Frost Bank		1,225.00	6,881.00
03/18/2025	Deposit					Electronic Deposit	Frost Bank		570.00	7,451.00
03/18/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Q0C1P2Z5D0Q8	Frost Bank		570.00	7,451.00
03/19/2025	Deposit					Electronic Deposit	Frost Bank		20.00	7,471.00
03/19/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V2GG8080SP3Y8	Frost Bank		20.00	7,471.00
03/21/2025	Deposit					Electronic Deposit	Frost Bank		55.00	7,526.00
03/21/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-U8Y4G7EQ4K0	Frost Bank		55.00	7,526.00
03/24/2025	Deposit					Electronic Deposit	Frost Bank		1,425.00	8,951.00
03/24/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-R3F1F2Q2B1B1	Frost Bank		170.00	9,121.00
03/25/2025	Deposit					Electronic Deposit	Frost Bank		50.00	9,171.00
03/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-X3Z0C9U7U0Y3	Frost Bank		50.00	9,171.00
04/07/2025	Deposit					Andrie Writers	Frost Bank		140.00	9,311.00
04/09/2025	Expense		Misc. Attendees			Return Item - Andrie Writers	Frost Bank		-140.00	9,171.00
04/21/2025	Deposit					Andrie Writers	Frost Bank		140.00	9,311.00
Total for 4120 . Flavor of Duncanville									\$9,311.00	
4126 . Burgers, Bowling & Busin										
03/05/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-T3G0Q4N2I5E6	Frost Bank		150.00	150.00
04/17/2025	Deposit					Electronic Deposit	Frost Bank		150.00	300.00
04/29/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-W5E6K4L1Z5U1	Frost Bank		150.00	450.00
04/30/2025	Deposit					Electronic Deposit	Frost Bank		125.00	575.00
05/02/2025	Deposit		Frost Bank			GROWTHZONE/CHAMB TRANSFER ST-I3U9E4B0W3U6	Frost Bank		450.00	1,025.00
05/16/2025	Deposit					ATM Image Deposit	Frost Bank		150.00	1,175.00
05/19/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-N7JY9D4L4O2	Frost Bank		300.00	1,475.00
08/19/2025	Deposit		Rel/Max - Jennifer Pennebaker			Electronic Deposit	Frost Bank		200.00	1,675.00

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
08/21/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J7E5D0Y5L4G1	Frost Bank	200.00	1,875.00
08/22/2025	Deposit					Electronic Deposit	Frost Bank	200.00	2,075.00
08/22/2025	Deposit					Deposit	Frost Bank	200.00	2,275.00
08/22/2025	Deposit					Deposit	Frost Bank	500.00	2,775.00
08/22/2025	Deposit					Deposit	Frost Bank	200.00	2,975.00
08/25/2025	Deposit		Misc. Attendees			FROM Alicia Thomas Zelle Received Money	Frost Bank	25.00	3,000.00
08/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H0B3N7O116E8	Frost Bank	200.00	3,200.00
08/25/2025	Deposit					Electronic Deposit	Frost Bank	200.00	3,400.00
08/26/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H0B3N7O116E8	Frost Bank	200.00	3,600.00
08/27/2025	Deposit					Electronic Deposit	Frost Bank	400.00	3,800.00
08/27/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-W8U1D3M1W7E2 Electronic Deposit	Frost Bank	200.00	4,000.00
08/27/2025	Deposit					Deposit	Frost Bank	320.00	4,320.00
08/27/2025	Deposit					Deposit	Frost Bank	200.00	4,520.00
08/27/2025	Deposit					Deposit	Frost Bank	200.00	4,720.00
09/03/2025	Deposit		Neighborhood Credit Union			GROWTHZONE/CHAMB TRANSFER ST-W1V1W5O0D0N5 Electronic Deposit	Frost Bank	200.00	4,920.00
09/05/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	400.00	5,120.00
09/09/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	200.00	5,520.00
09/17/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	200.00	5,720.00
10/24/2025	Deposit					DEPOSIT	Frost Bank	200.00	5,920.00
Total for 4126 . Burgers, Bowling & Busin									
4204 . Dining In Duncanville									
07/10/2025	Deposit					Dining Cards	Frost Bank	300.00	300.00
07/10/2025	Deposit					Dining Cards	Frost Bank	300.00	600.00
07/10/2025	Deposit		Ambit Energy Consultants			Dining Cards	Frost Bank	300.00	900.00
07/11/2025	Deposit					Dining Cards	Frost Bank	300.00	1,200.00
07/14/2025	Deposit		Amy Joan Jackson			Dining Cards	Frost Bank	300.00	1,500.00
07/14/2025	Deposit					Dining Cards	Frost Bank	300.00	1,800.00
07/15/2025	Deposit					Dining Cards	Frost Bank	300.00	2,100.00
07/18/2025	Deposit					Dining Card	Frost Bank	30.00	2,130.00
07/23/2025	Deposit					Dining Cards	Frost Bank	300.00	2,430.00
07/25/2025	Deposit					Dining Cards	Frost Bank	300.00	2,730.00
08/06/2025	Deposit					Dining Cards	Frost Bank	15.00	2,745.00
08/06/2025	Deposit					Dining Cards	Frost Bank	300.00	3,045.00
08/25/2025	Deposit					Dining Cards	Frost Bank	75.00	3,120.00
09/16/2025	Deposit					DEPOSIT ELECTRONIC	Frost Bank	300.00	3,420.00
09/19/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	300.00	3,720.00
09/25/2025	Deposit		Frost Bank			TELLER DEPOSIT	Frost Bank	300.00	4,020.00
10/09/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-Y9A3Q4M9H4R5	Frost Bank	300.00	4,320.00
10/24/2025	Deposit					DEPOSIT	Frost Bank	275.00	4,595.00
Total for 4204 . Dining In Duncanville									
								\$4,595.00	

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
4205 - Duncan Switch Market									
02/03/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Q1B0Z7TE3P7	Frost Bank	105.00	105.00
						Electronic Deposit			
02/05/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y3G8B1Y8Y3K4	Frost Bank	315.00	420.00
						Electronic Deposit			
02/11/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-L3B6K79A4Y6	Frost Bank	105.00	525.00
						Electronic Deposit			
02/20/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-W0W7Q5Z2E4T5	Frost Bank	105.00	630.00
						Electronic Deposit			
02/21/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G0F8Y7P9A5G2	Frost Bank	40.00	670.00
						Electronic Deposit			
02/25/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-P2Y01F1N3U2	Frost Bank	210.00	880.00
						Electronic Deposit			
02/27/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-M1R1N4U6K2L5	Frost Bank	145.00	1,025.00
						Electronic Deposit			
02/28/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-F1G6J7V2M7J1	Frost Bank	105.00	1,130.00
						Electronic Deposit			
03/05/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-T3G0Q4N2I5E6	Frost Bank	355.00	1,485.00
						Electronic Deposit			
03/06/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O0Y8J7E7CAH3	Frost Bank	105.00	1,590.00
						Electronic Deposit			
03/10/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y7C4A1U3K3J5	Frost Bank	40.00	1,630.00
						Electronic Deposit			
03/11/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-R9U2Y2Y7T0J1	Frost Bank	39.00	1,669.00
						Electronic Deposit			
03/13/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V2J4A0N3I0F8	Frost Bank	105.00	1,774.00
						Electronic Deposit			
03/17/2025	Expense		Stan Smith Real Estate			Check 2147	Frost Bank	-175.00	1,599.00
03/17/2025	Expense		Alfred Gomez			Check 2148	Frost Bank	-300.00	1,299.00
03/26/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y1F5K7X6P3P8	Frost Bank	105.00	1,404.00
						Electronic Deposit			
04/01/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J8U6R0G2P8H8	Frost Bank	40.00	1,444.00
						Electronic Deposit			
04/02/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G3W8X5E2C2Z1	Frost Bank	40.00	1,484.00
						Electronic Deposit			
04/03/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Z2Z26I7T8Q1F7	Frost Bank	40.00	1,524.00
						Electronic Deposit			
04/04/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G9L6L2A5J2W1	Frost Bank	145.00	1,669.00
						Electronic Deposit			
04/15/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V6U1Y3X4B7Q5	Frost Bank	105.00	1,774.00
						Electronic Deposit			
04/16/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-W5E6K4L1Z5U1	Frost Bank	145.00	1,919.00
						Electronic Deposit			
04/17/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O6W5T2S5T3B1	Frost Bank	40.00	1,959.00
						Electronic Deposit			
05/07/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-R2N2F2D2H0L2	Frost Bank	40.00	1,999.00
						Electronic Deposit			
05/12/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V6A7P3P9SSD1	Frost Bank	105.00	2,104.00
						Electronic Deposit			
05/16/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-I1V6B8P4F9Q8	Frost Bank	80.00	2,184.00
						Electronic Deposit			
05/20/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-I1V6B8P4F9Q8	Frost Bank	105.00	2,289.00
						Electronic Deposit			

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS	MEMO/DESCRIPTION	ITEM SPLIT	ACCOUNT	AMOUNT	BALANCE
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST- C1W400G101C7 Electronic Deposit	Frost Bank		105.00	2,394.00
05/29/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-14X2X6M5Q6W6 Electronic Deposit	Frost Bank		40.00	2,434.00
06/03/2025	Deposit					Deposit GROWTHZONE/CHAMB TRANSFER ST-R3G5W3J9K7M5 Electronic Deposit	Frost Bank		105.00	2,539.00
06/13/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-U8M1W7E7L3V6 Electronic Deposit	Frost Bank		40.00	2,579.00
06/16/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-X9W1B0X0Y5L2 Electronic Deposit	Frost Bank		40.00	2,619.00
06/18/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Z3B8Z7T6Z0X0 Electronic Deposit	Frost Bank		40.00	2,659.00
06/20/2025	Deposit					Deposit GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z5H2V1 Electronic Deposit	Frost Bank		105.00	2,804.00
06/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G9X4J7K9R7S2 Electronic Deposit	Frost Bank		80.00	2,884.00
06/25/2025	Deposit					BGB Total Inc GROWTHZONE/CHAMB TRANSFER ST-A4U6E1V0D3K6 Electronic Deposit	Frost Bank		175.00	3,059.00
07/15/2025	Deposit					FROM ERICA M TORRES Zelle Received Money GROWTHZONE/CHAMB TRANSFER ST-N1X5V0Y1F5G6 Electronic Deposit	Frost Bank		105.00	3,164.00
07/15/2025	Deposit					FROM VINCENT E JOHNSON Zelle Received Money GROWTHZONE/CHAMB TRANSFER ST-G5O6G9L9A6D8 Electronic Deposit	Frost Bank		105.00	3,269.00
07/17/2025	Deposit					Misc. Attendees The Sheet Guy - Vincent Johnson	Frost Bank		80.00	3,349.00
07/17/2025	Deposit					FROM VINCENT E JOHNSON Zelle Received Money GROWTHZONE/CHAMB TRANSFER ST-N1X5V0Y1F5G6 Electronic Deposit	Frost Bank		320.00	3,669.00
07/18/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-A1K6V7Z1D2E0 Electronic Deposit	Frost Bank		105.00	3,774.00
07/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H4Y6Q4E8W1E3 Electronic Deposit	Frost Bank		40.00	3,814.00
07/30/2025	Deposit					W1W7S4F2V9Q6 Electronic Deposit Check 2164	Frost Bank		105.00	3,919.00
07/30/2025	Expense					United Rentals dba Reliable Onsite Servic	Frost Bank		-285.00	4,024.00
08/11/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Z1A9R9Q1X2G7 Electronic Deposit	Frost Bank		40.00	4,064.00
08/13/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V5K8S8N2M0M9 Electronic Deposit	Frost Bank		40.00	4,104.00
08/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Z1A9R9Q1X2G7 Electronic Deposit	Frost Bank		40.00	4,144.00
09/12/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank		40.00	4,184.00
09/18/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank		210.00	4,254.00
09/18/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank		105.00	4,294.00
09/22/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank		40.00	4,334.00
09/25/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank		40.00	4,374.00
10/07/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-V0Q214V8F0C1	Frost Bank		40.00	4,374.00
10/17/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-M9R9R2M6F7E2	Frost Bank		120.00	4,494.00

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
10/20/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-X4H6Z6W9G6A3	Frost Bank	80.00	4,574.00
10/30/2025	Deposit					ELECTRONIC DEPOSIT GROWTHZONE/CHAMB TRANSFER ST-N6V7A3S6B314	Frost Bank	40.00	4,614.00
11/10/2025	Deposit		The Sheet Guy - Vincent Johnson			FROM VINCENT E JOHNSON	Frost Bank	40.00	4,654.00
11/14/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-86UE4L5J3E5	Frost Bank	120.00	4,774.00
Total for 4205 - Duncan Switch Market								\$4,774.00	
07/08/2025	Deposit					911 Event	Frost Bank	112.50	112.50
08/22/2025	Deposit					911 Event	Frost Bank	500.00	612.50
08/27/2025	Deposit					911 event	Frost Bank	1,000.00	1,612.50
08/27/2025	Deposit					911 Event	Frost Bank	1,000.00	2,612.50
08/27/2025	Deposit					911 Event	Frost Bank	500.00	3,112.50
09/05/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	112.50	3,225.00
09/05/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	110.00	3,335.00
09/05/2025	Deposit					DEPOSIT	Frost Bank	500.00	3,835.00
09/05/2025	Deposit					DEPOSIT	Frost Bank	500.00	4,335.00
09/05/2025	Deposit					DEPOSIT	Frost Bank	55.00	4,390.00
09/08/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	330.00	4,720.00
09/08/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	56.25	4,776.25
09/08/2025	Deposit					DEPOSIT	Frost Bank	112.50	4,943.75
09/08/2025	Deposit					DEPOSIT	Frost Bank	55.00	4,931.25
09/08/2025	Deposit					DEPOSIT	Frost Bank	112.50	4,943.75
09/08/2025	Deposit					DEPOSIT	Frost Bank	220.00	5,276.25
09/09/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	500.00	5,776.25
09/10/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	500.00	6,276.25
09/11/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	110.00	6,386.25
09/12/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	500.00	6,886.25
09/12/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	500.00	7,386.25
09/12/2025	Deposit					TELLER DEPOSIT	Frost Bank	4,500.00	11,886.25
09/15/2025	Deposit		Frost Bank			ELECTRONIC DEPOSIT	Frost Bank	110.00	11,996.25
09/16/2025	Deposit					DEPOSIT ELECTRONIC	Frost Bank	55.00	12,051.25
09/17/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	1,000.00	13,051.25
09/18/2025	Deposit					DEPOSIT	Frost Bank	55.00	13,106.25
09/18/2025	Deposit					DEPOSIT	Frost Bank	55.00	13,161.25
09/18/2025	Deposit					DEPOSIT	Frost Bank	110.00	13,271.25
09/29/2025	Deposit					ELECTRONIC DEPOSIT	Frost Bank	112.50	13,383.75
10/07/2025	Deposit					DEPOSIT	Frost Bank	2,200.00	15,583.75
10/07/2025	Deposit					DEPOSIT	Frost Bank	500.00	16,083.75
10/07/2025	Deposit					DEPOSIT	Frost Bank	500.00	16,583.75
10/07/2025	Deposit					DEPOSIT	Frost Bank	500.00	17,083.75
Total for 4206 . 911 Event Income								\$17,083.75	
Total for Income with sub-accounts								\$187,695.01	

Profit and Loss Detail
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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
Cost of Goods Sold									
Gross Profit									
								\$187,695.01	
Expenses									
5050 . Membership Luncheon Exp									
02/28/2025	Journal Entry	41						71.80	71.80
12/05/2025	Expense		CTS Meal Prep 7 Catering				Frost Bank - Payroll	1.00	72.80
12/05/2025	Expense		CTS Meal Prep 7 Catering			TO Chris Turman Zelle Send Money	Frost Bank - 4974	289.00	341.80
Total for 5050 . Membership Luncheon Exp								\$341.80	
5055 . Concert / Auction Expense									
01/27/2025	Expense		Hilton			HILTON GARDEN INN DUNCANVILLE CARD: 5364 Debit Card Purchase	Frost Bank	56.50	56.50
08/12/2025	Expense		The Southern Cross			Check 2175	Frost Bank	3,603.00	3,659.50
10/14/2025	Expense		Jennifer Pennebaker			2206 - Prize money to be distributor to winners	Frost Bank	3,500.00	7,159.50
10/15/2025	Expense		Craig Root			2202	Frost Bank	650.00	7,809.50
10/22/2025	Expense		The Southern Cross			2205	Frost Bank	8,407.00	16,216.50
10/22/2025	Expense		Southwest Printing & Copying - V			2201	Frost Bank	102.90	16,319.40
11/24/2025	Expense		Amy Jackson				Frost Bank	520.19	16,839.59
Total for 5055 . Concert / Auction Expense								\$16,839.59	
5060 . Golf Tournament Expense									
04/30/2025	Journal Entry	46				Teller Cash Check 2161	Frost Bank	228.00	228.00
05/15/2025	Expense		Misc Attendees			COSTCO WHSE #0636 DUNCANVILLE TX CARD: 5364	Frost Bank	1,500.00	1,728.00
05/16/2025	Expense		Costco			POS Debit	Frost Bank	243.50	1,971.50
05/20/2025	Deposit		Misc Attendees			Teller Deposit	Frost Bank	-1,304.00	667.50
05/21/2025	Expense		FastSigns - V			Check 2159	Frost Bank	101.18	768.68
06/27/2025	Journal Entry	54				Check 2171 which has not cleared	Frost Bank	4,000.00	4,768.68
07/07/2025	Expense		HB Photographic Imagery			Check 2173	Frost Bank	162.75	4,931.43
12/31/2025	Journal Entry	54R				Check 2171 which has not cleared - Vendor stated check cleared by their bank	Frost Bank	-4,000.00	931.43
Total for 5060 . Golf Tournament Expense								\$931.43	
5067 . Chamber Awards Dinner Ex									
01/13/2025	Expense		American Trophy & Awards			American Trophy Debit Card Purchase	Frost Bank	911.00	911.00
01/20/2025	Expense		Ron Jones			Check 2140	Frost Bank	300.00	1,211.00
03/31/2025	Journal Entry	45					Frost Bank	180.00	1,391.00
04/07/2025	Expense		Hilton Garden Inn			Check 2153	Frost Bank	2,040.00	3,431.00
06/04/2025	Expense		Showtech Productions, Inc.			Check 2152	Frost Bank	2,407.50	5,838.50
07/28/2025	Expense		Hilton Garden Inn			Check 2170	Frost Bank	5,000.00	10,838.50
Total for 5067 . Chamber Awards Dinner Ex								\$10,838.50	

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
5070 - Flavor of Duncanville Ex									
03/11/2025	Expense		Misc Attendees			Startup Funds	Frost Bank	600.00	600.00
03/14/2025	Deposit		Misc Attendees			Start up funds	Frost Bank	-600.00	0.00
03/20/2025	Expense		Southwest Printing & Copying			Check 2145	Frost Bank	173.77	173.77
03/31/2025	Expense		Duncanville ISD			Check 2149	Frost Bank	700.00	873.77
04/01/2025	Expense		Firebird Event Services Inc			Check 2150	Frost Bank	3,648.84	4,522.61
								\$4,522.61	
Total for 5070 . Flavor of Duncanville Ex									
01/30/2025	Expense		Winco			WINCO FOODS #124 800 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	16.43	16.43
								\$16.43	
Total for 6010 . Meeting Expenses-Misc									
6020 . Credit Card Fees									
01/06/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	27.06	27.06
01/08/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	8.08	35.14
01/14/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	20.52	55.66
01/15/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	15.12	70.78
01/20/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	8.52	79.30
01/21/2025	Deposit					Growthzone Electronic Deposit	Frost Bank	9.61	88.91
01/31/2025	Journal Entry	40						154.42	243.33
02/03/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Q1B0Z7T4E3P7	Frost Bank	3.59	246.92
02/04/2025	Deposit					Electronic Deposit		9.42	256.34
02/05/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-M5J5A7G1E2X5	Frost Bank	22.29	278.63
02/09/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Y3G8B1Y8Y3K4	Frost Bank	18.84	297.47
02/11/2025	Deposit					Electronic Deposit		3.59	301.06
02/20/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-L3B6K7I9A4Y6	Frost Bank	19.43	320.49
02/21/2025	Deposit					Electronic Deposit		1.65	322.14
02/24/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G0F8Y7P9A5G2	Frost Bank	19.88	342.02
02/25/2025	Deposit					Electronic Deposit		6.73	348.75
02/26/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-P2Y0H1F1N3U2	Frost Bank	7.92	356.67
02/27/2025	Deposit					Electronic Deposit		27.25	383.92
02/28/2025	Journal Entry	41						154.42	538.34
02/28/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-F1G6J7V2M7J1	Frost Bank	31.16	569.50
03/03/2025	Deposit					Electronic Deposit		9.81	579.31

Profit and Loss Detail
Duncanville Chamber of Commerce
 January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
03/05/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-173G004N2I5E6	Frost Bank	17.36	596.67
					Electronic Deposit			
03/06/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-00Y8J7E7C4H3	Frost Bank	3.59	600.26
					Electronic Deposit			
03/07/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-UBV3T5L8H8D9	Frost Bank	38.73	638.99
					Electronic Deposit			
03/10/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Y7C4A1U8K3J5	Frost Bank	26.91	665.90
					Electronic Deposit			
03/11/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-R9U2Y2Y7T0J1	Frost Bank	1.62	667.52
					Electronic Deposit			
03/12/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-1M6V1B1P5Y1B1	Frost Bank	1.05	668.57
					Electronic Deposit			
03/13/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-V2J4A0N3I0F8	Frost Bank	3.59	672.16
					Electronic Deposit			
03/14/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-K5D9P0S6H7X7	Frost Bank	2.54	674.70
					Electronic Deposit			
03/18/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Q0C1P2Z5D0Q8	Frost Bank	58.62	733.32
					Electronic Deposit			
03/19/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-V2G8Q8O5F3Y8	Frost Bank	1.05	734.37
					Electronic Deposit			
03/21/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-UBY4G7E6Q4K0	Frost Bank	2.09	736.46
					Electronic Deposit			
03/24/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-R3F1F2O2B1B1	Frost Bank	49.48	785.94
					Electronic Deposit			
03/25/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-X3Z0C9U7U0Y3	Frost Bank	30.80	816.74
					Electronic Deposit			
03/26/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Y1F5K7X8P3P8	Frost Bank	3.59	820.33
					Electronic Deposit			
03/28/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-U3T8B5O9L7R2	Frost Bank	9.42	829.75
					Electronic Deposit			
03/31/2025	Journal Entry	45			GROWTHZONE/CHAMB TRANSFER ST-J8U6R0G2P8H8	Frost Bank	154.42	984.17
					Electronic Deposit			
04/02/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-G3W8X5E2CZ21	Frost Bank	2.05	986.22
					Electronic Deposit			
04/03/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-ZZZ6T7T8Q1F7	Frost Bank	1.65	987.87
					Electronic Deposit			
04/04/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-G2T3T7Z1B8W3	Frost Bank	57.57	1,045.44
					Electronic Deposit			
04/10/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-19L6L2A5L2W1	Frost Bank	19.88	1,065.32
					Electronic Deposit			
04/15/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-G9L6L2A5L2W1	Frost Bank	14.06	1,079.38
					Electronic Deposit			
04/16/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-V6J1Y3X4B7Q5	Frost Bank	7.19	1,086.57
					Electronic Deposit			
04/17/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-W5E6K4L7Z5U1	Frost Bank	23.89	1,110.46
					Electronic Deposit			
04/18/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-J6J4L3I0P3F0	Frost Bank	18.39	1,128.85
					Electronic Deposit			
04/21/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Z1Q6H7X8X9D9	Frost Bank	4.79	1,133.64
					Electronic Deposit			
04/23/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-L9T2J0A1V5V7	Frost Bank	3.45	1,137.09
					Electronic Deposit			
04/28/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-M9X6C6O5P9Q3	Frost Bank	28.82	1,165.91
					Electronic Deposit			

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT	ACCOUNT	AMOUNT	BALANCE
04/30/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-13U9E4B0W3U6 Electronic Deposit	Frost Bank		8.38	1,174.29
04/30/2025	Journal Entry	46				GROWTHZONE/CHAMB TRANSFER ST-K0K2W2W9I9Y3 Electronic Deposit	Frost Bank		154.42	1,328.71
05/01/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-A2T4T0O1X7H2 Electronic Deposit	Frost Bank		113.27	1,441.98
05/02/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J2C4I6I9X4B5 Electronic Deposit	Frost Bank		13.82	1,455.80
05/05/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O6W5T2SS3B1 Electronic Deposit	Frost Bank		16.76	1,472.56
05/07/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Q0U9B8C4R04 Electronic Deposit	Frost Bank		4.60	1,477.16
05/08/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J1O6U5V4PQZ7 Electronic Deposit	Frost Bank		24.37	1,501.53
05/09/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-R2N2F2D2H0L2 Electronic Deposit	Frost Bank		37.53	1,539.06
05/12/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-F6H5S3G2Q0U0 Electronic Deposit	Frost Bank		3.59	1,542.65
05/13/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-N3J0C1X9B0Q0 Electronic Deposit	Frost Bank		28.56	1,571.21
05/14/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-V6A7P3P9S5D1 Electronic Deposit	Frost Bank		68.28	1,639.49
05/16/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-N7J79D4L4O2 Electronic Deposit	Frost Bank		27.67	1,667.16
05/19/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-I1J6B8P4R9Q8 Electronic Deposit	Frost Bank		9.42	1,676.58
05/20/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O5M7K3C1X2Q3 Electronic Deposit	Frost Bank		3.59	1,680.17
05/22/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-C1W4O0G1O1C7 Electronic Deposit	Frost Bank		78.09	1,758.26
05/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-D7F9C6I2D9Z8 Electronic Deposit	Frost Bank		8.83	1,767.09
05/27/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-O1T7D2N2G1L9 Electronic Deposit	Frost Bank		4.19	1,771.28
05/28/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-J4X2X6M5O6W6 Electronic Deposit	Frost Bank		8.38	1,779.66
05/29/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-H3T6L9S3E9T1 Electronic Deposit	Frost Bank		5.09	1,784.75
05/31/2025	Journal Entry	50				GROWTHZONE/CHAMB TRANSFER ST-O4D2S3Z1T8V4 Electronic Deposit	Frost Bank		154.42	1,939.17
05/31/2025	Journal Entry	50				GROWTHZONE/CHAMB TRANSFER ST-R3G5W3J9K7M5 Electronic Deposit	Frost Bank		79.00	2,018.17
06/02/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-U8M1W7E7L3V6 Electronic Deposit	Frost Bank		9.42	2,027.59
06/04/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-X9W1B0X0Y6L2 Electronic Deposit	Frost Bank		15.10	2,042.69
06/13/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-Z3B8Z7T6Z0X0 Electronic Deposit	Frost Bank		11.47	2,054.16
06/16/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z9H2V1 Electronic Deposit	Frost Bank		1.65	2,055.81
06/18/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z9H2V1 Electronic Deposit	Frost Bank		1.65	2,057.46
06/20/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z9H2V1 Electronic Deposit	Frost Bank		1.65	2,059.11
06/23/2025	Deposit					GROWTHZONE/CHAMB TRANSFER ST-G8W1C7Z9H2V1 Electronic Deposit	Frost Bank		33.11	2,092.22

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
06/25/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-G9X4J7K9R7S2	Frost Bank	5.68	2,097.90
					Electronic Deposit			
06/26/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Z0C3T76GSH9	Frost Bank	10.47	2,108.37
					Electronic Deposit			
06/30/2025	Journal Entry	49					154.42	2,262.79
07/03/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-T8T9D3A0H1Z4	Frost Bank	13.16	2,275.95
					Electronic Deposit			
07/08/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-SSB1G7M9H6F8	Frost Bank	14.28	2,290.23
					Electronic Deposit			
07/09/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-D6P3X8NH3C0	Frost Bank	4.34	2,294.57
					Electronic Deposit			
07/10/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Q2Z3H2D2W0F2	Frost Bank	23.18	2,317.75
					Electronic Deposit			
07/14/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-R1L6O9D1N1A3	Frost Bank	9.42	2,327.17
					Electronic Deposit			
07/15/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-A4U6E1V0D3K6	Frost Bank	13.01	2,340.18
					Electronic Deposit			
07/17/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-N1X5V0Y1F5G6	Frost Bank	11.37	2,351.55
					Electronic Deposit			
07/18/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-G5O6G9L9A6D8	Frost Bank	3.00	2,354.55
					Electronic Deposit			
07/21/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-G8W8T4F8S2H9	Frost Bank	48.33	2,402.88
					Electronic Deposit			
07/23/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-H4Y6Q4E6W1E3	Frost Bank	4.64	2,407.52
					Electronic Deposit			
07/24/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-W0D3N9O5W5G5	Frost Bank	14.81	2,422.33
					Electronic Deposit			
07/25/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-H8M7J7K8E9L0	Frost Bank	40.97	2,463.30
					Electronic Deposit			
07/30/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-W1W7S4F2V9Q6	Frost Bank	1.65	2,464.95
					Electronic Deposit			
07/31/2025	Journal Entry	51					154.42	2,619.37
08/01/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-J5F9V5R7M8P8	Frost Bank	19.89	2,639.26
					Electronic Deposit			
08/04/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-K4F5Z6U7S4P1	Frost Bank	15.40	2,654.66
					Electronic Deposit			
08/06/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-M7J2E9D8I3C8	Frost Bank	9.42	2,664.08
					Electronic Deposit			
08/11/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-A1K6V7Z1D2E0	Frost Bank	2.05	2,666.13
					Electronic Deposit			
08/13/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-V3K8S8N2M0M9	Frost Bank	1.65	2,667.78
					Electronic Deposit			
08/21/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-U7E5D0Y5L4G1	Frost Bank	6.43	2,674.21
					Electronic Deposit			
08/22/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Z1A9R9Q1X2G7	Frost Bank	1.65	2,675.86
					Electronic Deposit			
08/29/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-H0B3N7O1I6E8	Frost Bank	19.29	2,695.15
					Electronic Deposit			
08/27/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-W1V1W5O0D0N5	Frost Bank	6.43	2,701.58
					Electronic Deposit			
08/31/2025	Journal Entry	55					154.42	2,856.00
08/31/2025	Journal Entry	55					25.00	2,881.00
					Late Fee			

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
09/05/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	7.55	2,888.55
09/08/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	12.45	2,901.00
09/09/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	27.36	2,928.36
09/10/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	15.40	2,943.76
09/11/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	3.74	2,947.50
09/12/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	32.45	2,979.95
09/15/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	4.84	2,984.79
09/16/2025	Deposit				DEPOSIT ELECTRONIC	Frost Bank	11.51	2,996.30
09/17/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	36.33	3,032.63
09/18/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	11.82	3,044.45
09/19/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	12.86	3,057.31
09/22/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	1.65	3,058.96
09/25/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	1.65	3,060.61
09/29/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	66.23	3,126.84
10/03/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	89.41	3,216.25
10/06/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	9.42	3,225.67
10/07/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	11.07	3,236.74
10/08/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	16.30	3,253.04
10/09/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	33.70	3,286.74
10/10/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	12.86	3,299.60
10/14/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	102.72	3,402.32
10/15/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	9.42	3,411.74
10/16/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	158.39	3,570.13
10/17/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	15.29	3,585.42
10/20/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	7.14	3,592.56
10/21/2025	Expense		Hilda Cabrera		2208 - Reimbursement for payment of chamber master fees on behalf of D'Ville Chamber	Frost Bank	216.45	3,809.01
10/22/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	19.88	3,828.89
10/24/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	12.41	3,841.30
10/28/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	5.23	3,846.53
10/30/2025	Deposit				ELECTRONIC DEPOSIT	Frost Bank	2.05	3,848.58
10/31/2025	Credit Card Expense		Inwood Bank			Credit Card Liability - Inwood National Bank	25.00	3,873.58
11/03/2025	Deposit				GROWTHZONE/CHAMB TRANSFER ST-Y1C2P3B6S8U1	Frost Bank	29.30	3,902.88

Profit and Loss Detail
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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
08/31/2025	Journal Entry	53						82.88	770.15
09/30/2025	Journal Entry	57						82.88	853.03
10/31/2025	Journal Entry	58						82.88	935.91
11/30/2025	Journal Entry	59						82.89	1,018.80
12/31/2025	Journal Entry	60						82.89	1,101.69
Total for 6027 - Depreciation - Computers								\$1,101.69	
6028 - Depreciation-LED Sign									
01/31/2025	Journal Entry	39				January Depreciation		302.54	302.54
02/28/2025	Journal Entry	42						302.54	605.08
03/31/2025	Journal Entry	43						302.53	907.61
04/30/2025	Journal Entry	44						302.54	1,210.15
05/31/2025	Journal Entry	47						302.53	1,512.68
06/30/2025	Journal Entry	48						302.54	1,815.22
07/31/2025	Journal Entry	52						302.53	2,117.75
08/31/2025	Journal Entry	53						302.54	2,420.29
09/30/2025	Journal Entry	57						302.53	2,722.82
10/31/2025	Journal Entry	58						302.55	3,025.37
11/30/2025	Journal Entry	59						302.53	3,327.90
12/31/2025	Journal Entry	60						302.53	3,630.43
Total for 6028 - Depreciation-LED Sign								\$3,630.43	
6030 . Payroll Service Expense									
02/03/2025	Expense		PAYCHEX			PAYCHEX EIB INVOICE XXXXXXXXXXXX000054 Electronic Debit	Frost Bank	478.70	478.70
03/07/2025	Expense		PAYCHEX			PAYCHEX EIB INVOICE XXXXXXXXXXXX000054 Electronic Debit	Frost Bank	157.35	636.05
04/22/2025	Expense		PAYCHEX			PAYCHEX EIB INVOICE XXXXXXXXXXXX000054 Electronic Debit	Frost Bank	157.35	793.40
06/06/2025	Expense		PAYCHEX			PAYCHEX EIB INVOICE XXXXXXXXXXXX000054 Electronic Debit	Frost Bank	345.20	1,138.60
07/08/2025	Expense		PAYCHEX			PAYCHEX EIB INVOICE XXXXXXXXXXXX000054 Electronic Debit	Frost Bank	166.35	1,304.95
10/10/2025	Expense		PAYCHEX			PAYCHEX EIB INVOICE XXXXXXXXXXXX000054 Electronic Debit	Frost Bank	447.50	1,752.45
12/02/2025	Expense		Gusto			ELECTRONIC DEBIT GUSTO FEE 529327 6semk6jfgc	Frost Bank	77.82	1,830.27
Total for 6030 . Payroll Service Expense								\$1,830.27	
6035 . Utilities									
01/20/2025	Expense		City of Duncanville - Utility			City Of Duncanville POS Debit	Frost Bank	98.17	98.17
01/26/2025	Expense		Atmos Energy - V			Atmos Energy Electronic Debit	Frost Bank	142.08	240.25
02/09/2025	Expense		Reliant			Reliant Energy 0121D XXXXXXXXXXXX5286 Electronic Debit	Frost Bank	246.24	486.49
02/25/2025	Expense		Atmos Energy - V			ATMOS ENERGY RGR UTIL PYMT XXXXXXXXXXXX0652 Electronic Debit	Frost Bank	187.65	674.14
02/28/2025	Journal Entry	41						360.00	1,034.14
02/28/2025	Journal Entry	41						252.00	1,286.14
02/28/2025	Journal Entry	41						137.99	1,424.13
03/11/2025	Expense		Reliant			Check 2146	Frost Bank	311.16	1,112.97

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT	ACCOUNT	AMOUNT	BALANCE
03/27/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank		189.64	1,924.93
04/07/2025	Expense		Reliant			Reliant Energy 0121D XXXXXXXX5286 Electronic Debit	Frost Bank		257.78	2,182.71
04/24/2025	Expense		Reliant			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank		99.56	2,282.27
04/30/2025	Journal Entry	46	Reliant			Reliant Energy 0121D XXXXXXXX5286 Electronic Debit	Frost Bank		114.55	2,396.82
05/16/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank		329.25	2,726.07
05/28/2025	Expense		Atmos Energy - V			Electronic Debit	Frost Bank		89.93	2,816.00
05/31/2025	Journal Entry	50	NRG Energy			NRG BUS - 0320D XXXXXXXX6219 Electronic Debit	Frost Bank		180.35	2,996.35
06/20/2025	Expense		NRG Energy			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank		233.70	3,230.05
06/25/2025	Expense		Atmos Energy - V			Electronic Debit	Frost Bank		87.83	3,317.88
06/30/2025	Journal Entry	49	City of Duncanville - Telephone			CITY OF DUNCANVILLE DUNCANVILLE CARD: 5364	Frost Bank		145.94	3,463.82
07/02/2025	Expense		NRG Energy			Debit Card Purchase	Frost Bank		161.77	3,625.59
07/08/2025	Expense		Atmos Energy - V			NRG BUS - 0320D XXXXXXXX6219 Electronic Debit	Frost Bank		434.97	4,060.56
07/25/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank		87.94	4,148.40
08/12/2025	Expense		City of Duncanville - Utility			Electronic Debit	Frost Bank		137.27	4,285.67
08/13/2025	Expense		NRG Energy			Check 2184	Frost Bank		465.02	4,750.69
08/26/2025	Expense		Atmos Energy - V			Check 2183	Frost Bank		87.63	4,838.32
08/28/2025	Expense		City of Duncanville - Utility			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank		452.29	5,290.61
08/31/2025	Journal Entry	56				Check 2188	Frost Bank		525.80	5,816.41
08/31/2025	Journal Entry	56				Check #2189 has not cleared bank	Frost Bank		87.63	5,904.04
09/01/2025	Journal Entry	56R				Check #2189 has not cleared bank	Frost Bank		-525.80	5,378.24
09/01/2025	Journal Entry	56R				Check #2190 has not cleared bank	Frost Bank		-87.63	5,290.61
09/02/2025	Expense		Atmos Energy - V			Check 2190	Frost Bank		87.63	5,378.24
09/04/2025	Expense		NRG Energy			2189 * #	Frost Bank		525.80	5,904.04
10/17/2025	Expense		NRG Energy			ELECTRONIC DEBIT NRG BUS - 000024036219 0320D	Frost Bank		427.14	6,331.18
10/24/2025	Expense		Atmos Energy - V			ELECTRONIC DEBIT ATMOS ENERGY RCR UTIL PYMT	Frost Bank		100.30	6,431.48
10/27/2025	Expense		City of Duncanville - Utility			003027680652	Frost Bank		500.80	6,932.28
10/28/2025	Expense		Atmos Energy - V			ELECTRONIC DEBIT DUNCANVILLE TX CITY OF	Frost Bank		100.30	7,032.58
11/05/2025	Expense		City of Duncanville - Utility			6995841	Frost Bank		656.25	7,688.83
11/05/2025	Expense		NRG Energy			ELECTRONIC DEBIT ATMOS ENERGY SGL UTIL PYMT	Frost Bank		429.88	8,118.71
11/05/2025	Expense		City of Duncanville - Utility			003027680652	Frost Bank		154.42	8,273.13
11/12/2025	Expense		City of Duncanville - Utility			NRG BUS - 0320D 000024036219	Frost Bank		254.40	8,527.53
11/25/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT 003027680652	Frost Bank		0.01	8,527.54
11/26/2025	Expense		City of Duncanville - Utility			CITY OF DUNCANVILLE DUNCANVILLE CARD: 3051	Frost Bank - 4974		455.10	8,982.64
12/03/2025	Expense		NRG Energy			Debit Card Purchase	Frost Bank - 4974		296.12	9,278.76
12/24/2025	Expense		Atmos Energy - V			NRG 888-925-9115 CARD: 3051 Debit Card Purchase	Frost Bank - 4974		125.30	9,404.06
						ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652				
						Electronic Debit				
Total for 6035 - Utilities									\$9,404.06	

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6045 - Telecommunications									
01/27/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTI CARD: 5364 Debit Card Purchase	Frost Bank	300.00	300.00
01/31/2025	Journal Entry	40						2.99	302.99
01/31/2025	Journal Entry	40						233.17	536.16
01/31/2025	Journal Entry	40						307.29	843.45
02/09/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTI CARD: 5364 Debit Card Purchase	Frost Bank	250.00	1,093.45
02/09/2025	Expense		KB Media Solutions			5364 Debit Card Purchase	Frost Bank	222.50	1,315.95
02/28/2025	Journal Entry	41						2.99	1,318.94
02/28/2025	Journal Entry	41						68.00	1,386.94
02/28/2025	Journal Entry	41						307.29	1,694.23
03/31/2025	Journal Entry	45						2.99	1,697.22
03/31/2025	Journal Entry	45						40.64	1,737.86
03/31/2025	Journal Entry	45						307.29	2,045.15
04/09/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTI CARD: 5364 Debit Card Purchase	Frost Bank	300.00	2,345.15
04/30/2025	Journal Entry	46						2.99	2,348.14
04/30/2025	Journal Entry	46						307.56	2,655.70
05/31/2025	Journal Entry	50						2.99	2,658.69
05/31/2025	Journal Entry	50						82.34	2,741.03
05/31/2025	Journal Entry	50						307.56	3,048.59
06/30/2025	Journal Entry	49						2.99	3,051.58
06/30/2025	Journal Entry	49						36.62	3,088.20
06/30/2025	Journal Entry	49						307.56	3,395.76
07/28/2025	Expense		Textstar Computer Service			Check 2180	Frost Bank	1,229.99	4,625.75
07/31/2025	Journal Entry	51						2.99	4,628.74
07/31/2025	Journal Entry	51						45.99	4,674.73
07/31/2025	Journal Entry	51						307.43	4,982.16
08/31/2025	Journal Entry	55						2.99	4,985.15
08/31/2025	Journal Entry	55						32.06	5,017.21
08/31/2025	Journal Entry	55						307.43	5,324.64
09/05/2025	Credit Card Expense		Apple				Credit Card Liability - Inwood National Bank	2.99	5,327.63
11/04/2025	Check		Hilda Cabrera			Reimbursement for domain renewal	Frost Bank	158.38	5,486.01
11/05/2025	Expense		AT&T			ATT 859542005CSR1S PAYMENT	Frost Bank	626.64	6,112.65
12/03/2025	Expense		AT&T			AT&T *PAYMENT 800-288-2020 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	314.78	6,427.43
Total for 6045 - Telecommunications								\$6,427.43	

Profit and Loss Detail
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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT	ACCOUNT	AMOUNT	BALANCE
6050 - Repair and Maintenance										
01/20/2025	Expense		Emerald Cut Lawns - V			Emerald Cut Lawn Debit Card Purchase	Frost Bank		276.92	276.92
01/20/2025	Expense		Emerald Cut Lawns - V			Emerald Cut Lawn Debit Card Purchase	Frost Bank		276.92	553.84
01/23/2025	Expense		Night Line Janitorial Services Inc.			Check 2139	Frost Bank		597.00	1,150.84
02/10/2025	Expense		Night Line Janitorial Services Inc.			Check 2143	Frost Bank		199.00	1,349.84
02/17/2025	Expense		Emerald Cut Lawns - V			SO EMERALD CUT LAWN A GOSO.COM CARD: 5364 Debit Card Purchase	Frost Bank		276.92	1,626.76
02/28/2025	Journal Entry	41					Frost Bank		176.00	1,802.76
03/06/2025	Expense		French Electric			Check 2144	Frost Bank		592.00	2,394.76
03/31/2025	Journal Entry	45					Frost Bank		44.00	2,438.76
04/04/2025	Expense		Night Line Janitorial Services Inc.			Check 2151	Frost Bank		199.00	2,637.76
04/09/2025	Expense		Newland Inc.			IN NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank		276.92	2,914.68
04/29/2025	Expense		Night Line Janitorial Services Inc.			Check 2155	Frost Bank		199.00	3,113.68
04/30/2025	Journal Entry	46					Frost Bank		22.00	3,135.68
05/22/2025	Expense		Night Line Janitorial Services Inc.			Check 2160	Frost Bank		199.00	3,334.68
05/29/2025	Expense		Newland Inc.			IN NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank		395.25	3,729.93
05/29/2025	Expense		Newland Inc.			Check 2163	Frost Bank		199.00	4,115.18
05/31/2025	Journal Entry	50					Frost Bank		22.00	4,137.18
06/17/2025	Expense		Night Line Janitorial Services Inc.			Check 2168	Frost Bank		213.75	4,571.93
06/30/2025	Journal Entry	49				Check 2172	Frost Bank		199.00	4,770.93
07/02/2025	Expense		Wolverton Co			Check 2168	Frost Bank		22.00	4,358.18
07/08/2025	Expense		Night Line Janitorial Services Inc.			Check 2172	Frost Bank		199.00	4,336.18
07/09/2025	Expense		Newland Inc.			IN NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank		395.25	5,166.18
07/23/2025	Expense		Newland Inc.			JOVANY VAZQUEZ SALE Electronic Debit	Frost Bank		395.25	5,561.43
07/28/2025	Expense		Supreme Power Washing			Check 2181	Frost Bank		2,924.25	8,485.68
07/30/2025	Expense		Wolverton Co			Check 2178	Frost Bank		142.50	8,628.18
08/12/2025	Expense		Night Line Janitorial Services Inc.			Check 2182	Frost Bank		199.00	8,827.18
08/31/2025	Journal Entry	55					Frost Bank		44.00	8,871.18
10/16/2025	Expense		Wolverton Co			2196	Frost Bank		166.25	9,037.43
10/17/2025	Expense		Accel Imaging Systems			2203	Frost Bank		38.69	9,076.12
11/20/2025	Expense		Newland Inc.			IN NEWLAND LLC 469-9269619 CARD: 3051 Debit Card Purchase	Frost Bank - 4974		4,172.50	13,248.62
11/21/2025	Expense		Newland Inc.			IN NEWLAND LLC 469-9269619 CARD: 3051 Debit Card Purchase	Frost Bank - 4974		4,000.00	17,248.62
Total for 6050 - Repair and Maintenance									\$17,248.62	

Profit and Loss Detail

Duncanville Chamber of Commerce

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
03/27/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank	189.64	1,924.93
04/07/2025	Expense		Reliant			Reliant Energy 0121D XXXXXXXX5286 Electronic Debit	Frost Bank	257.78	2,182.71
04/24/2025	Expense					ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank	99.56	2,282.27
04/30/2025	Journal Entry	46				Reliant Energy 0121D XXXXXXXX5286 Electronic Debit	Frost Bank	114.55	2,396.82
05/16/2025	Expense		Reliant			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank	329.25	2,726.07
05/28/2025	Expense		Atmos Energy - V			Electronic Debit	Frost Bank	89.93	2,816.00
05/31/2025	Journal Entry	50				NRG BUS. 0320D XXXXXXXX6219 Electronic Debit	Frost Bank	180.35	2,996.35
06/20/2025	Expense		NRG Energy			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank	233.70	3,230.05
06/25/2025	Expense		Atmos Energy - V			Electronic Debit	Frost Bank	87.83	3,317.88
06/30/2025	Journal Entry	49				CITY OF DUNCANVILLE DUNCANVILLE CARD: 5364	Frost Bank	145.94	3,463.82
07/02/2025	Expense		City of Duncanville - Telephone			Debit Card Purchase	Frost Bank	161.77	3,625.59
07/08/2025	Expense		NRG Energy			NRG BUS. 0320D XXXXXXXX6219 Electronic Debit	Frost Bank	434.97	4,060.56
07/25/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank	87.84	4,148.40
08/12/2025	Expense		City of Duncanville - Utility			Check 2184	Frost Bank	137.27	4,285.67
08/13/2025	Expense		NRG Energy			Check 2183	Frost Bank	465.02	4,750.69
08/26/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank	87.63	4,838.32
08/28/2025	Expense		City of Duncanville - Utility			Electronic Debit	Frost Bank	452.29	5,290.61
08/31/2025	Journal Entry	56				Check #2189 has not cleared bank	Frost Bank	525.80	5,816.41
08/31/2025	Journal Entry	56				Check #2190 has not cleared bank	Frost Bank	87.63	5,904.04
09/01/2025	Journal Entry	56R				Check #2189 has not cleared bank	Frost Bank	-525.80	5,378.24
09/01/2025	Journal Entry	56R				Check #2190 has not cleared bank	Frost Bank	-87.63	5,290.61
09/02/2025	Expense		Atmos Energy - V			2189 * #	Frost Bank	87.63	5,378.24
09/04/2025	Expense		NRG Energy			ELECTRONIC DEBIT NRG BUS. 000024036219 0320D	Frost Bank	525.80	5,904.04
10/17/2025	Expense		NRG Energy			ELECTRONIC DEBIT ATMOS ENERGY RCR UTIL PYMT	Frost Bank	427.14	6,331.18
10/24/2025	Expense		Atmos Energy - V			003027680652	Frost Bank	100.30	6,431.48
10/27/2025	Expense		City of Duncanville - Utility			ELECTRONIC DEBIT DUNCANVILLE TX CITY OF	Frost Bank	500.80	6,932.28
10/28/2025	Expense		Atmos Energy - V			6995841	Frost Bank	100.30	7,032.58
11/05/2025	Expense		City of Duncanville - Utility			ELECTRONIC DEBIT ATMOS ENERGY SGL UTIL PYMT	Frost Bank	656.25	7,688.83
11/05/2025	Expense		NRG Energy			NRG BUS. 0320D 000024036219	Frost Bank	429.88	8,118.71
11/05/2025	Expense		City of Duncanville - Utility				Frost Bank	154.42	8,273.13
11/12/2025	Expense		City of Duncanville - Utility			ATMOS ENERGY RCR UTIL PYMT 003027680652	Frost Bank	254.40	8,527.53
11/25/2025	Expense		Atmos Energy - V			CITY OF DUNCANVILLE DUNCANVILLE CARD: 3051	Frost Bank	0.01	8,527.54
11/26/2025	Expense		City of Duncanville - Utility			Debit Card Purchase	Frost Bank - 4974	455.10	8,982.64
12/03/2025	Expense		NRG Energy			NRG 888-925-9115 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	296.12	9,278.76
12/24/2025	Expense		Atmos Energy - V			ATMOS ENERGY RCR UTIL PYMT XXXXXXXX0652	Frost Bank - 4974	125.30	9,404.06
Total for 6035 - Utilities								\$9,404.06	

Profit and Loss Detail
Duncanville Chamber of Commerce
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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6045 - Telecommunications									
01/27/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTL CARD: 5364 Debit Card Purchase	Frost Bank	300.00	300.00
01/31/2025	Journal Entry	40						2.99	302.99
01/31/2025	Journal Entry	40						233.17	536.16
01/31/2025	Journal Entry	40						307.29	843.45
02/09/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTL CARD: 5364 Debit Card Purchase	Frost Bank	250.00	1,093.45
02/09/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTL CARD: 5364 Debit Card Purchase	Frost Bank	222.50	1,315.95
02/28/2025	Journal Entry	41						2.99	1,318.94
02/28/2025	Journal Entry	41						68.00	1,386.94
02/28/2025	Journal Entry	41						307.29	1,694.23
03/31/2025	Journal Entry	45						2.99	1,697.22
03/31/2025	Journal Entry	45						40.64	1,737.86
03/31/2025	Journal Entry	45						307.29	2,045.15
04/09/2025	Expense		KB Media Solutions			KBMEDIASOLUTIONS.COM KBMEDIASOLUTL CARD: 5364 Debit Card Purchase	Frost Bank	300.00	2,345.15
04/30/2025	Journal Entry	46						2.99	2,348.14
04/30/2025	Journal Entry	46						307.56	2,655.70
05/31/2025	Journal Entry	50						2.99	2,658.69
05/31/2025	Journal Entry	50						82.34	2,741.03
05/31/2025	Journal Entry	50						307.56	3,048.59
06/30/2025	Journal Entry	49						2.99	3,051.58
06/30/2025	Journal Entry	49						36.62	3,088.20
06/30/2025	Journal Entry	49						307.56	3,395.76
07/28/2025	Expense		Textstar Computer Service			Check 2180	Frost Bank	1,229.99	4,625.75
07/31/2025	Journal Entry	51						2.99	4,628.74
07/31/2025	Journal Entry	51						45.99	4,674.73
07/31/2025	Journal Entry	51						307.43	4,982.16
08/31/2025	Journal Entry	55						2.99	4,985.15
08/31/2025	Journal Entry	55						32.06	5,017.21
08/31/2025	Journal Entry	55						307.43	5,324.64
09/05/2025	Credit Card Expense		Apple				Credit Card Liability - Inwood National Bank	2.99	5,327.63
11/04/2025	Check		Hilda Cabrera			Reimbursement for domain renewal	Frost Bank	158.38	5,486.01
11/05/2025	Expense		AT&T			ATT 859542005CSR15 PAYMENT	Frost Bank	626.64	6,112.65
12/03/2025	Expense		AT&T			AT&T *PAYMENT 800-288-2020 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	314.78	6,427.43
Total for 6045 - Telecommunications								\$6,427.43	

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6050 - Repair and Maintenance									
01/20/2025	Expense		Emerald Cut Lawns - V			Emerald Cut Lawn Debit Card Purchase	Frost Bank	276.92	276.92
01/20/2025	Expense		Emerald Cut Lawns - V			Emerald Cut Lawn Debit Card Purchase	Frost Bank	276.92	553.84
01/23/2025	Expense		Night Line Janitorial Services Inc.			Check 2139	Frost Bank	597.00	1,150.84
02/10/2025	Expense		Night Line Janitorial Services Inc.			Check 2143	Frost Bank	199.00	1,349.84
02/17/2025	Expense		Emerald Cut Lawns - V			SO *EMERALD CUT LAWN A GOSQ.COM CARD: 5364 Debit Card Purchase	Frost Bank	276.92	1,626.76
02/28/2025	Journal Entry	41						176.00	1,802.76
03/06/2025	Expense		French Electric			Check 2144	Frost Bank	582.00	2,384.76
03/31/2025	Journal Entry	45						44.00	2,428.76
04/04/2025	Expense		Night Line Janitorial Services Inc.			Check 2151	Frost Bank	199.00	2,627.76
04/08/2025	Expense		Newland			IN *NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank	276.92	2,904.68
04/29/2025	Expense		Night Line Janitorial Services Inc.			Check 2155	Frost Bank	199.00	3,103.68
04/30/2025	Journal Entry	46						22.00	3,125.68
05/22/2025	Expense		Night Line Janitorial Services Inc.			Check 2160	Frost Bank	199.00	3,324.68
05/29/2025	Expense		Newland			IN *NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank	395.25	3,719.93
05/29/2025	Expense		Newland			IN *NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank	395.25	4,115.18
05/31/2025	Journal Entry	50						22.00	4,137.18
06/17/2025	Expense		Night Line Janitorial Services Inc.			Check 2163	Frost Bank	199.00	4,336.18
06/30/2025	Journal Entry	49						22.00	4,358.18
07/02/2025	Expense		Wolverton Co			Check 2168	Frost Bank	213.75	4,571.93
07/08/2025	Expense		Night Line Janitorial Services Inc.			Check 2172	Frost Bank	199.00	4,770.93
07/09/2025	Expense		Newland			IN *NEWLAND 214-7731054 CARD: 5364 Debit Card Purchase	Frost Bank	395.25	5,166.18
07/23/2025	Expense		Newland			JOVANY VAZQUEZ SALE Electronic Debit	Frost Bank	395.25	5,561.43
07/28/2025	Expense		Supreme Power Washing			Check 2181	Frost Bank	2,924.25	8,485.68
07/30/2025	Expense		Wolverton Co			Check 2178	Frost Bank	142.50	8,628.18
08/12/2025	Expense		Night Line Janitorial Services Inc.			Check 2182	Frost Bank	199.00	8,827.18
08/31/2025	Journal Entry	55						44.00	8,871.18
10/16/2025	Expense		Wolverton Co			2196	Frost Bank	166.25	9,037.43
10/17/2025	Expense		Accel Imaging Systems			2203	Frost Bank	38.69	9,076.12
11/20/2025	Expense		Newland			IN *NEWLAND LLC 469-9269619 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	4,172.50	13,248.62
11/21/2025	Expense		Newland			IN *NEWLAND LLC 469-9269619 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	4,000.00	17,248.62
Total for 6050 - Repair and Maintenance								\$17,248.62	

Profit and Loss Detail
Duncanville Chamber of Commerce
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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6065 . Office Supplies, Printin									
01/02/2025	Expense		Marlin Leasing Corp			Lease Services Electronic Debit	Frost Bank	199.00	199.00
01/15/2025	Expense		Office Depot			Office Depot Electronic Debit	Frost Bank	78.96	277.96
01/30/2025	Expense		Office Depot			OFFICE DEPOT PAYMENT XXXXXXXXX2193084	Frost Bank	166.42	444.38
						Electronic Debit			
01/31/2025	Journal Entry	40						158.75	603.13
01/31/2025	Journal Entry	40	Marlin Leasing Corp			LEASE SERVICES XXXXXXX2409 572012393 Electronic Debit	Frost Bank	16.19	619.32
02/03/2025	Expense		Costco			COSTCO WHSE #0636 DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	199.00	818.32
02/21/2025	Expense		Costco			LEASE SERVICES XXXXXXX2409 579767781 Electronic Debit	Frost Bank	10.85	829.17
02/28/2025	Journal Entry	41						12.99	842.16
02/28/2025	Journal Entry	41	Marlin Leasing Corp			COSTCO WHSE #0636 DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	100.00	942.16
02/28/2025	Journal Entry	41				WINCO FOODS #124 800 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	21.24	963.40
03/04/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	199.00	1,162.40
03/27/2025	Expense		Costco			COSTCO WHSE #0636 DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	19.98	1,182.38
03/27/2025	Expense		Winco			WINCO FOODS #124 800 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	15.82	1,198.20
04/02/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	199.00	1,397.20
04/08/2025	Expense		Winco			WINCO FOODS #124 800 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	6.20	1,403.40
04/08/2025	Expense		Winco			WINCO FOODS #124 800 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	13.81	1,417.21
04/09/2025	Expense		Costco			COSTCO WHSE #0655 DALLAS TX CARD: 5364 POS Debit	Frost Bank	55.98	1,473.19
04/29/2025	Expense		Profoma			Check 2156	Frost Bank	642.39	2,115.58
04/30/2025	Journal Entry	46						17.27	2,132.85
04/30/2025	Journal Entry	46	Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	46.53	2,179.38
05/02/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	199.00	2,378.38
05/31/2025	Journal Entry	50						33.19	2,411.57
06/02/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	199.00	2,610.57
06/26/2025	Expense		Costco			COSTCO WHSE #0636 DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	109.34	2,719.91
06/27/2025	Expense		Office Depot			OFFICE DEPOT 00 39759 DALLAS TX CARD: 5364 POS Debit	Frost Bank	109.06	2,828.97
07/02/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	199.00	3,027.97
07/31/2025	Journal Entry	51						27.17	3,055.14
08/04/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	313.58	3,368.72
08/04/2025	Expense		Marlin Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC Electronic Debit	Frost Bank	313.58	3,682.30
09/05/2025	Expense		Hilda Cabrera			2191 # - Reimbursement for cleaning supplies	Frost Bank	76.00	3,758.30

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
10/02/2025	Expense		Matrn Leasing Corp			ELECTRONIC DEBIT OSG ACH CC LEASE SERVICES BILLPAY	Frost Bank	84.42	3,842.72
10/15/2025	Expense		Proforma			2197 - Dining cards	Frost Bank	611.87	4,454.59
11/03/2025	Expense		Matrn Leasing Corp			LEASE SERVICES BILLPAY OSG ACH CC	Frost Bank	199.00	4,653.59
11/17/2025	Expense		Accel Imaging Systems				Frost Bank	46.37	4,699.96
11/18/2025	Expense		Accel Imaging Systems			ACCEL IMAGING SYSTEMS FORT WORTH CARD: 3051 Debit Card Purchase	Frost Bank - 4974	188.64	4,888.60
11/18/2025	Expense		Sam's Club			SAMS CLUB #8282 DALLAS TX CARD: 3051 POS Debit	Frost Bank - 4974	86.58	4,975.18
11/18/2025	Expense		Hilda Cabrera			TO Hilda Cabrera Zelle Send Money	Frost Bank - 4974	84.27	5,059.45
11/18/2025	Expense		American Trophy & Awards - V			AMERICAN TROPHY AWARD 972-2234490 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	135.00	5,194.45
11/26/2025	Expense		Harland Checks			Check Printing Fee HARLAND CLARKE CHK ORDER 2FXXXXXXXXXX56300	Frost Bank - 4974	135.69	5,330.14
11/26/2025	Expense		Harland Checks			Check Printing Fee HARLAND CLARKE CHK ORDER 2FXXXXXXXXXX51100	Frost Bank - 4974	113.14	5,443.28
11/28/2025	Expense		Harland Checks				Frost Bank	135.00	5,578.28
11/28/2025	Expense		American Trophy & Awards - V			SAMSClub.COM 888-746-7726 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	91.01	5,669.29
12/03/2025	Expense		Sam's Club			HOMEGOODS #0571 CEDAR HILL TX CARD: 3051 POS Debit	Frost Bank - 4974	37.88	5,707.17
12/08/2025	Expense		Home Goods				Frost Bank - 4974	73.85	5,781.02
12/17/2025	Expense		Sam's Club			SAMS CLUB.COM BENTONVILLE CARD: 3051 Debit Card Purchase	Frost Bank - 4974		
								\$5,781.02	
Total for 6065 . Office Supplies, Printin									
01/20/2025	Deposit		The Hartford			Hartford Insurance Electronic Deposit	Frost Bank	-661.00	-661.00
01/29/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	390.00	-271.00
02/10/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	1,142.00	874.00
02/11/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	47.84	918.84
04/01/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	758.86	1,677.70
05/01/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	799.86	2,477.56
05/30/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	799.86	3,277.42
07/01/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	799.86	4,077.28
09/02/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank	1,666.72	5,747.00
11/10/2025	Expense		State Farm-Joshua Thibodeaux - V			STATE FARM BILLG PAYMENTS JJ98P2DC-1	Frost Bank	36.13	5,783.13
11/17/2025	Deposit		The Hartford			Mobile Deposit	Frost Bank - 4974	-7.68	5,775.45
11/19/2025	Expense		State Farm-Joshua Thibodeaux - V			STATE FARM INSURANCE 800-956-6310 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	492.00	6,267.45
12/04/2025	Expense		State Farm-Joshua Thibodeaux - V			STATE FARM NULLCOM CARD: 3051 Debit Card Purchase	Frost Bank - 4974	313.50	6,580.95
12/11/2025	Expense		The Hartford			THE HARTFORD INSPMTCL 12400887 Electronic Debit	Frost Bank - 4974	2,437.30	9,018.25
12/16/2025	Expense		State Farm-Joshua Thibodeaux - V			STATE FARM INSURANCE 800-956-6310 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	36.17	9,054.42
								\$9,054.42	

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6075 . Postal Service									
01/07/2025	Expense	41	USPS			USPS POS Debit	Frost Bank	256.00	256.00
02/28/2025	Journal Entry	46						73.00	329.00
04/30/2025	Expense		USPS			USPS KIOSK 48264 711 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	21.90	350.90
06/11/2025	Expense		USPS			USPS PO 48264001 711 S DUNCANVILLE TX CARD: 5364 POS Debit	Frost Bank	29.20	380.10
06/27/2025	Expense		USPS			USPS PO XXXXXX0138 DUNCANVILLE CARD: 3051 Debit Card Purchase	Frost Bank - 4974	73.00	453.10
12/04/2025	Expense		USPS				Frost Bank - 4974	78.00	531.10
Total for 6075 . Postal Service								\$531.10	
6080 . Marketing									
04/30/2025	Journal Entry	46						50.00	50.00
Total for 6080 . Marketing								\$50.00	
6105 . Dues & Subscriptions									
01/02/2025	Expense		Duncanville Lions Club - V			Duncanville Noon Electronic Debit	Frost Bank	21.00	21.00
01/26/2025	Expense		Duncanville Lions Club - V			IN *DUNCANVILLE NOON L 972-3450270 CARD: 5364 Debit Card Purchase	Frost Bank	42.00	63.00
02/10/2025	Expense		North Texas Commission dba Costco			Check 2142	Frost Bank	200.00	263.00
02/21/2025	Expense	41					Frost Bank	195.00	458.00
02/28/2025	Journal Entry		Duncanville Lions Club - V			IN *DUNCANVILLE NOON L 972-3450270 CARD: 5364 Debit Card Purchase	Frost Bank	21.00	479.00
05/05/2025	Expense		Duncanville Lions Club - V			IN *DUNCANVILLE NOON L 972-3450270 CARD: 5364 Debit Card Purchase	Frost Bank	42.00	521.00
05/29/2025	Expense		Duncanville Lions Club - V				Frost Bank	21.00	542.00
06/30/2025	Journal Entry	49						150.00	692.00
12/24/2025	Expense		NOW Magazines			IN *NOW MAGAZINES LLC 972-2680910 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	50.00	742.00
Total for 6105 . Dues & Subscriptions								\$742.00	
6135 . Expenses - Misc									
01/31/2025	Journal Entry	40						20.00	20.00
03/31/2025	Journal Entry	45						21.89	41.89
03/31/2025	Journal Entry	45						20.04	61.93
05/31/2025	Journal Entry	50						16.55	78.48
06/30/2025	Journal Entry	49						20.00	98.48
06/30/2025	Journal Entry	49						250.00	348.48
Total for 6135 . Expenses - Misc								\$348.48	

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
6146 - Accounting Expense									
01/07/2025	Expense	To	QuickBooks Payments			QuickBooks Debit Card Recurring	Frost Bank	105.53	105.53
02/09/2025	Expense	print	QuickBooks (Intuit)			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	105.53	211.06
02/28/2025	Journal Entry	41				Debit Card Recurring		625.00	836.06
03/10/2025	Expense	41	QuickBooks (Intuit)			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	275.00	1,111.06
04/08/2025	Expense		QuickBooks (Intuit)			Debit Card Recurring	Frost Bank	105.53	1,216.59
04/30/2025	Journal Entry	46	QuickBooks (Intuit)			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	105.53	1,322.12
05/08/2025	Expense		QuickBooks (Intuit)			Debit Card Purchase	Frost Bank	250.00	1,572.12
05/31/2025	Journal Entry	50	QuickBooks Payments			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	105.53	1,677.65
06/09/2025	Expense		QuickBooks Payments			Debit Card Purchase	Frost Bank	300.00	1,977.65
06/16/2025	Expense		Pugh Accounting & Consulting, LLC			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	105.53	2,083.18
07/07/2025	Expense		Pugh Accounting & Consulting, LLC			Debit Card Purchase	Frost Bank	250.00	2,333.18
07/08/2025	Expense		QuickBooks Payments			SQ *PUGH ACCOUNTING & GOSQ.COM CARD: 5364	Frost Bank	250.00	2,583.18
08/08/2025	Expense		QuickBooks Payments			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	122.59	2,705.77
09/16/2025	Expense		QuickBooks Payments			Debit Card Purchase	Frost Bank	122.59	2,828.36
10/17/2025	Expense		Pugh Accounting & Consulting, LLC			INTUIT *QBBooks Online CL.INTUIT.COM CARD: 5364	Frost Bank	500.00	3,328.36
11/04/2025	Check	2210	Pugh Accounting & Consulting, LLC			Debit Card Purchase	Frost Bank	122.59	3,450.95
11/17/2025	Expense		QuickBooks Payments			ELECTRONIC DEBIT QBBooks INTUIT * Onl 3731178	Frost Bank	275.00	3,725.95
11/17/2025	Expense		SDO CPA LLC			September '25 Bookkeeping Services	Frost Bank	122.59	3,848.54
11/17/2025	Expense		Pugh Accounting & Consulting LLC - V			QBBooks Onl 4494872 INTUIT *	Frost Bank	1,180.00	5,028.54
12/16/2025	Expense		QuickBooks Payments			IN *SDO CPA LLC 972-8006297 CARD: 3051 Debit Card Purchase	Frost Bank - 4974	287.50	5,316.04
Total for 6146 - Accounting Expense								122.59	5,438.63
								\$5,438.63	

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
7000 : Payroll Expenses									
01/13/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX009202X Electronic Debit	Frost Bank - Payroll	820.84	820.84
01/13/2025	Expense		PAYCHEX			PAYCHEX-RCX PAYROLL XXXXXXXXXXXX003824X Electronic Debit	Frost Bank - Payroll	3,350.41	4,171.25
01/29/2025	Expense		PAYCHEX			PAYCHEX PAYROLL XXXXXXXXXXXX000055X Electronic Debit	Frost Bank - Payroll	3,850.42	8,021.67
01/29/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX005995X Electronic Debit	Frost Bank - Payroll	820.84	8,842.51
02/12/2025	Expense		PAYCHEX			PAYCHEX - RCX PAYROLL XXXXXXXXXXXX000856X Electronic Debit	Frost Bank - Payroll	3,350.43	12,192.94
02/12/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX008987X Electronic Debit	Frost Bank - Payroll	820.82	13,013.76
02/27/2025	Expense		PAYCHEX			PAYCHEX - RCX PAYROLL XXXXXXXXXXXX001711X Electronic Debit	Frost Bank - Payroll	3,850.42	16,864.18
02/27/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX007124X Electronic Debit	Frost Bank - Payroll	820.83	17,685.01
03/13/2025	Expense		PAYCHEX			PAYCHEX - RCX PAYROLL XXXXXXXXXXXX001217X Electronic Debit	Frost Bank - Payroll	3,350.41	21,035.42
03/13/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX008705X Electronic Debit	Frost Bank - Payroll	820.82	21,856.24
03/28/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX018025X Electronic Debit	Frost Bank - Payroll	820.83	22,677.07
03/28/2025	Expense		PAYCHEX			PAYCHEX-RCX PAYROLL XXXXXXXXXXXX016855X Electronic Debit	Frost Bank - Payroll	3,850.42	26,527.49
04/14/2025	Expense		PAYCHEX			PAYCHEX PAYROLL XXXXXXXXXXXX005900X Electronic Debit	Frost Bank - Payroll	3,350.43	29,877.92
04/14/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX023477X Electronic Debit	Frost Bank - Payroll	820.82	30,698.74
04/30/2025	Expense		PAYCHEX			PAYCHEX INC. PAYROLL HMANyJbSjwrfGd Electronic Debit	Frost Bank - Payroll	3,850.41	34,549.15
04/30/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX015909X Electronic Debit	Frost Bank - Payroll	820.84	35,369.99
05/14/2025	Expense		PAYCHEX			PAYCHEX INC. PAYROLL 9o2ow86Ynzdf6hL Electronic Debit	Frost Bank - Payroll	3,350.42	38,720.41
05/14/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX008183X Electronic Debit	Frost Bank - Payroll	820.83	39,541.24
05/29/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX0044318X Electronic Debit	Frost Bank - Payroll	820.84	40,362.08
05/29/2025	Expense		PAYCHEX			PAYCHEX PAYROLL XXXXXXXXXXXX002297X Electronic Debit	Frost Bank - Payroll	3,850.41	44,212.49
06/12/2025	Expense					PAYCHEX INC. PAYROLL iCOBUsM9W40TI4x Electronic Debit	Frost Bank - Payroll	3,350.44	47,562.93
06/12/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX010698X Electronic Debit	Frost Bank - Payroll	820.81	48,383.74
06/27/2025	Expense					PAYCHEX INC. PAYROLL Y95fCdJqC8bud9 Electronic Debit	Frost Bank - Payroll	3,850.41	52,234.15

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
06/27/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX017642X Electronic Debit	Frost Bank - Payroll	820.84	53,054.99
07/11/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX021316X Electronic Debit	Frost Bank - Payroll	820.83	53,875.82
07/14/2025	Expense					PAYCHEX INC. PAYROLL RV81TTCPP0wVlc Electronic Debit	Frost Bank - Payroll	3,350.42	57,226.24
07/31/2025	Expense					PAYCHEX INC. PAYROLL 3qW3K0XN1Y0AocK Electronic Debit	Frost Bank - Payroll	3,350.41	60,576.65
07/31/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX006350X Electronic Debit	Frost Bank - Payroll	820.84	61,397.49
08/14/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX03229X Electronic Debit	Frost Bank - Payroll	820.81	62,218.30
08/14/2025	Expense					PAYCHEX INC. PAYROLL HNJUWV64YB6cgl Electronic Debit	Frost Bank - Payroll	3,850.44	66,068.74
08/28/2025	Expense					PAYCHEX INC. PAYROLL XYV4A0LLEBYVvg Electronic Debit	Frost Bank - Payroll	3,850.41	69,919.15
08/28/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX006426X Electronic Debit	Frost Bank - Payroll	820.84	70,739.99
09/15/2025	Expense					ELECTRONIC DEBIT PAYCHEX INC. PAYROLL Datcd40BkpmZlo	Frost Bank - Payroll	3,350.41	74,090.40
09/15/2025	Expense					ELECTRONIC DEBIT PAYCHEX TPS TAXES 13936200009395X	Frost Bank - Payroll	820.84	74,911.24
09/29/2025	Expense					GUSTO ACCT/VERIF Y 6semk6dvgd0	Frost Bank	0.14	80,997.65
09/29/2025	Expense					GUSTO ACCT/VERIF Y 6semk6dvgao	Frost Bank	1,875.00	82,872.65
10/14/2025	Expense					GUSTO ACCT/VERIF Y 6semk6d4d4	Frost Bank	-0.01	82,872.64
10/14/2025	Expense					GUSTO ACCT/VERIF Y 6semk6hd9	Frost Bank	-0.14	82,872.50
10/14/2025	Expense					GUSTO NET 736704 6semk6hd9	Frost Bank	1,560.02	84,432.52
11/03/2025	Expense					GUSTO TAX 735242 6semk6hduar	Frost Bank	314.98	84,747.50
11/03/2025	Expense					GUSTO NET 430391 6semk6mnaar	Frost Bank	1,560.00	86,307.50
11/28/2025	Expense					GUSTO TAX 430971 6semk6maas	Frost Bank	315.00	86,622.50
11/28/2025	Expense					GUSTO NET 932127 6semk6s756g Electronic Debit	Frost Bank - 4974	1,560.00	88,182.50
12/12/2025	Expense					GUSTO TAX 932030 6semk6s756h Electronic Debit	Frost Bank - 4974	315.00	88,497.50
12/30/2025	Expense					GUSTO NET 494385 6semk71ml1g Electronic Debit	Frost Bank - 4974	1,560.00	90,057.50
12/30/2025	Expense					GUSTO TAX 494422 6semk71ml1r Electronic Debit	Frost Bank - 4974	315.00	90,372.50
Total for 7000 - Payroll Expenses								\$90,372.50	

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TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
7010 - Payroll Taxes									
01/13/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX009202X Electronic Debit	Frost Bank - Payroll	354.57	354.57
01/29/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX005995X Electronic Debit	Frost Bank - Payroll	354.56	709.13
02/12/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX008987X Electronic Debit	Frost Bank - Payroll	346.96	1,056.09
02/27/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX007124X Electronic Debit	Frost Bank - Payroll	332.97	1,389.06
03/13/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX008705X Electronic Debit	Frost Bank - Payroll	330.71	1,719.77
03/28/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX018025X Electronic Debit	Frost Bank - Payroll	322.65	2,042.42
04/14/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX023477X Electronic Debit	Frost Bank - Payroll	320.39	2,362.81
04/21/2025	Deposit		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX012754X Electronic Deposit	Frost Bank - Payroll	-0.01	2,362.80
04/30/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX015909X Electronic Debit	Frost Bank - Payroll	319.11	2,681.91
05/14/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX008183X Electronic Debit	Frost Bank - Payroll	319.11	3,001.02
05/29/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX044318X Electronic Debit	Frost Bank - Payroll	319.11	3,320.13
06/12/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX010698X Electronic Debit	Frost Bank - Payroll	319.11	3,639.24
06/27/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX017642X Electronic Debit	Frost Bank - Payroll	319.11	3,958.35
07/11/2025	Expense		Paychex Taxes			PAYCHEX TPS TAXES XXXXXXXXXXXX021316X Electronic Debit	Frost Bank - Payroll	319.11	4,277.46
07/31/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX006350X Electronic Debit	Frost Bank - Payroll	319.11	4,596.57
08/14/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX003229X Electronic Debit	Frost Bank - Payroll	319.11	4,915.68
08/28/2025	Expense		PAYCHEX			PAYCHEX TPS TAXES XXXXXXXXXXXX006426X Electronic Debit	Frost Bank - Payroll	319.11	5,234.79
09/15/2025	Expense					ELECTRONIC DEBIT PAYCHEX TPS TAXES	Frost Bank - Payroll	319.11	5,553.90
09/29/2025	Expense					13936200009395X	Frost Bank - Payroll	319.11	5,873.01
10/14/2025	Expense					GUSTO TAX 735242 Gsemk6ndufa	Frost Bank - Payroll	108.24	5,981.25
11/13/2025	Expense		Gusto			GUSTO TAX 430971 Gsemk6mnaas	Frost Bank	143.42	6,124.67
11/28/2025	Expense		Gusto			GUSTO TAX 932030 Gsemk6s756h Electronic Debit	Frost Bank	143.44	6,268.11
12/12/2025	Expense		Gusto			GUSTO TAX 494422 Gsemk71ml1r Electronic Debit	Frost Bank - 4974	143.44	6,411.55
12/30/2025	Expense		Gusto				Frost Bank - 4974	143.44	6,554.99
Total for 7010 - Payroll Taxes								\$6,554.99	

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT	ACCOUNT	AMOUNT	BALANCE
7205 - duncanswitch Market										
03/31/2025	Journal Entry	45							29.67	29.67
05/19/2025	Expense		Stan Smith Real Estate			Check 2157	Frost Bank		175.00	204.67
05/22/2025	Expense		Ben Luna			Check 2158	Frost Bank		300.00	504.67
06/13/2025	Expense		Hilda Cabrera			Check 2165 - Reimbursement	Frost Bank		85.00	589.67
06/23/2025	Expense		Stan Smith Real Estate			Check 2167	Frost Bank		175.00	764.67
06/25/2025	Expense		Ben Lung			Check 2166	Frost Bank		300.00	1,064.67
07/21/2025	Expense		Stan Smith Real Estate			Check 2176	Frost Bank		175.00	1,239.67
07/24/2025	Expense		Alfred Gomez			Check 2177	Frost Bank		300.00	1,539.67
07/30/2025	Expense		United Rentals dba Reliable			Check 2162	Frost Bank		95.00	1,634.67
07/30/2025	Expense		United Rentals dba Reliable			Check 2169	Frost Bank		95.00	1,729.67
08/18/2025	Expense		Onsite Servic			Check 2185	Frost Bank		175.00	1,904.67
08/19/2025	Expense		Stan Smith Real Estate			Check 2186	Frost Bank		300.00	2,204.67
09/23/2025	Expense		Ben Luna			2194 #	Frost Bank		300.00	2,504.67
10/17/2025	Expense		United Rentals dba Reliable			2204	Frost Bank		95.00	2,599.67
11/07/2025	Expense		United Rentals dba Reliable				Frost Bank		190.00	2,789.67
11/17/2025	Expense		Onsite Servic				Frost Bank		362.25	3,151.92
11/18/2025	Expense		General Sanitation LLC			WAVE - *GENERAL SANITA 945-2087297 CARD: 3051	Frost Bank - 4974		300.00	3,451.92
11/18/2025	Expense		Ben Luna			Debit Card Purchase	Frost Bank		175.00	3,626.92
11/18/2025	Expense		Stan Smith Real Estate				Frost Bank		332.58	3,959.50
Total for 7205 . duncanswitch Market										
7206 . 911 Event Expenses										
07/18/2025	Expense		Villa Luxe Event Hall			Check 2174	Frost Bank		1,000.00	1,000.00
09/09/2025	Expense		Villa Luxe Event Hall			2192 #	Frost Bank		8,880.00	9,880.00
09/15/2025	Expense		Monica Saldivar			2193 #	Frost Bank		250.00	10,130.00
10/07/2025	Deposit					DEPOSIT	Frost Bank		-27.00	10,103.00
10/08/2025	Expense		Amy Jackson			2195	Frost Bank		332.58	10,435.58
Total for 7206 . 911 Event Expenses										
Bank Charges										
04/09/2025	Expense		Frost Bank			Return Item Charge - Andrie Winters	Frost Bank		5.00	5.00
04/21/2025	Deposit		Frost Bank			Andrie Winters-Return bank charge reimbursement	Frost Bank		-5.00	0.00
07/11/2025	Expense		Frost Bank			Od Charge Internal	Frost Bank - Payroll		35.00	35.00
07/14/2025	Deposit		Frost Bank			Overdraft Refund	Frost Bank - Payroll		-35.00	0.00
09/29/2025	Expense		Frost Bank			OVERDRAFT FEE	Frost Bank - Payroll		35.00	35.00
10/14/2025	Expense		Frost Bank - V			OVERDRAFT REFUND	Frost Bank - Payroll		35.00	70.00
10/22/2025	Deposit		Frost Bank - V			MONTHLY SERVICE CHARGE	Frost Bank - Payroll		-35.00	35.00
11/30/2025	Expense		Frost Bank - V			SERVICE CHARGE/FEE MONTHLY SERVICE CHARGE	Frost Bank		30.00	65.00
12/31/2025	Expense		Frost Bank - V				Frost Bank		30.00	95.00
Total for Bank Charges										

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION CLASS FULL NAME	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
Interest Paid								
01/01/2025	Expense		Frost Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	191.70	191.70
01/06/2025	Expense		Small Business Administration		Sba Loans Electronic Debit	Frost Bank	422.00	613.70
01/31/2025	Journal Entry	40					89.24	702.94
02/04/2025	Expense		Frost Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	187.56	890.50
02/06/2025	Expense		SBA		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	1,312.50
02/28/2025	Journal Entry	41					89.43	1,401.93
03/05/2025	Expense		Frost Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	166.25	1,568.18
03/07/2025	Expense		Small Business Administration		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	1,990.18
03/31/2025	Journal Entry	45					123.26	2,113.44
04/08/2025	Expense		Frost Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	179.93	2,293.37
04/10/2025	Expense		Small Business Administration		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	2,715.37
04/30/2025	Journal Entry	46					133.36	2,848.73
05/05/2025	Expense		Frost Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	170.65	3,019.38
05/12/2025	Expense		Small Business Administration		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	3,441.38
05/31/2025	Journal Entry	50					141.73	3,583.11
06/05/2025	Expense		Inwood Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	171.87	3,754.98
06/10/2025	Expense		Small Business Administration		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	4,176.98
06/30/2025	Journal Entry	49					139.53	4,316.51
07/09/2025	Expense		Inwood Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	162.42	4,478.93
07/10/2025	Expense		Small Business Administration		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	4,900.93
07/31/2025	Journal Entry	51					145.19	5,046.12
08/05/2025	Expense		Inwood Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXXX9001	Frost Bank	164.21	5,210.33
08/11/2025	Expense		Small Business Administration		SBA EIDL LOAN PAYMENT 0000 Electronic Debit	Frost Bank	422.00	5,632.33
08/31/2025	Journal Entry	55					150.89	5,783.22
09/10/2025	Expense		Small Business Administration		ELECTRONIC DEBIT	Frost Bank	422.00	6,205.22
09/23/2025	Expense		Inwood Bank		LOAN PAYMENT	Frost Bank	191.43	6,396.65
09/28/2025	Credit Card Expense		Inwood Bank		LOAN PAYMENT PAID TO LOAN ACCOUNT XXXXXXXX9001	Credit Card Liability - Inwood National Bank	151.91	6,548.56
10/22/2025	Expense		Frost Bank - V			Frost Bank	184.30	6,732.86
10/31/2025	Credit Card Expense		Inwood Bank		Late Fees	Credit Card Liability - Inwood National Bank	147.56	6,880.42
11/17/2025	Expense		Inwood Bank		Interest	Frost Bank	90.91	6,971.33
11/17/2025	Expense		Inwood Bank			Frost Bank	91.64	7,062.97
11/28/2025	Credit Card Expense		Inwood Bank		Loan Payment PAID TO LOAN ACCOUNT XXXXXXXX9001	Credit Card Liability - Inwood National Bank	147.94	7,210.91
12/08/2025	Expense		Frost Bank - V			Frost Bank - 4974	142.38	7,353.29
12/29/2025	Credit Card Expense		Inwood Bank			Credit Card Liability - Inwood National Bank	146.27	7,499.56

Profit and Loss Detail

Duncanville Chamber of Commerce

January 1-December 31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	LOCATION	CLASS	MEMO/DESCRIPTION	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
								\$7,499.56	
								\$225,986.61	
								-\$38,291.60	
									-\$38,291.60

2025 – 2026 Visitor Center 12 Months Report

Calls - 2,316

City Information - 286

Relocation - 10

Office Visits - 473

Total

2025 – 2026 Visitor Center Call Log 1st Quarter

	January	February	March
Calls	223	168	277
City Information	97	73	116
Relocation	1	0	0
Office Visits	54	63	94
Total	375	304	487

2025 – 2026 Visitor Center Call Log 2nd Quarter

	April	May	June
Visitor Center Calls	127	112	156
City Information	52	34	78
Relocation	1	1	1
Office Visits	17	9	12
Total	197	156	247

2025 - 2026 Visitor Center Call Log 3rd Quarter

	July	August	September
Calls	188	131	167
City Information	76	52	27
Relocation	2	1	0
Office Visits	47	31	21
Total	318	215	215

2025 - 2026 Visitor Center Call Log 4th Quarter

	October	November	December
Calls	193	243	331
City Information	34	86	127
Relocation	0	2	1
Office Visits	24	47	54
Total	251	378	513

PAYMENT HISTORY REPORT

Payment History Report 01 Private

FILTER

SAVE

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EXPORT

NRG

Electric Bills

SELECT SITES

DATE RANGE

ALL SITES

JAN '25 - DEC '25

PAYMENT DATE	SITE #	INVOICE	ACCOUNT #	SERVICE ADDRESS	STATUS	PAYMENT METHOD	CONFIRMATION #	PAYMENT AMOUNT
Total	1	7	1	300 E WHEATLAND RD	Paid	Multiple	Multiple	\$2,812.63
12/3/2025	10443720001128032	304003699552	24036219-4	300 E WHEATLAND RD	Paid	-----	2448060132	\$296.12
11/3/2025	10443720001128032	111049480958	24036219-4	300 E WHEATLAND RD	Paid	XXXX688	-----	\$429.88
10/16/2025	10443720001128032	112018682162	24036219-4	300 E WHEATLAND RD	Paid	XXXX688	CI00245708	\$427.14
9/3/2025	10443720001128032	113015161960	24036219-4	300 E WHEATLAND RD	Paid	-----	-----	\$525.8
8/12/2025	10443720001128032	111048715425	24036219-4	300 E WHEATLAND RD	Paid	-----	-----	\$465.02
7/7/2025	10443720001128032	114013193276	24036219-4	300 E WHEATLAND RD	Paid	XXXX688	-----	\$434.97
6/18/2025	10443720001128032	114013088196	24036219-4	300 E WHEATLAND RD	Paid	XXXX688	-----	\$233.7

Showing 1 - 7 of 7 25 per page

Website

Website

KB Media Solutions sends invoices with



KB Media Solutions

Invoice for Duncanville Chamber of Commerce

[Download invoice](#)

A quick note from KB Media Solutions:

August - November *Final Bill*

Invoice #251019

\$400.00

Paid on Jan 22, 2026

Web Maintenance \$100.00 x 4	\$400.00
Subtotal	\$400.00
Total	\$400.00
Total Paid	- \$400.00
Remaining Balance	\$0.00

Hide details ^



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- [FAQs](#)
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VIEW MY PAYMENTS/BILLS

* Start Date : January ⌵

2025 ⌵

* End Date : January ⌵

2026 ⌵

Search

Feedback

[Download Payment History](#)

Payment History

Billing History

Payment Date	Payment Type	Payment Amount
Jan 23, 2026	Bank Draft Payment	\$146.28
Dec 23, 2025	Bank Draft Payment	\$125.30
Nov 24, 2025	Bank Draft Payment	\$0.01
Oct 27, 2025	Bank Draft Payment	\$100.30
Oct 23, 2025	Bank Draft Payment	\$100.30
Sep 02, 2025	Check Payment	\$87.63

Payment Date	Payment Type	Payment Amount
Aug 25, 2025	Bank Draft Payment	\$87.63
Jul 24, 2025	Bank Draft Payment	\$87.84
Jun 24, 2025	Bank Draft Payment	\$87.83
May 27, 2025	Bank Draft Payment	\$89.93
Apr 23, 2025	Bank Draft Payment	\$99.56
Mar 26, 2025	Bank Draft Payment	\$189.64
Feb 24, 2025	Bank Draft Payment	\$187.65
Jan 24, 2025	Bank Draft Payment	\$142.08

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Feedback



COMMERCIAL EQUIPMENT LEASE AGREEMENT

Marlin Leasing Corporation dba PEAC Solutions ("PEAC", "We" or "Us");
300 Fellowship Road, Mt. Laurel, NJ 08054 | P: 888-479-9111 | F: 888-479-1100 | www.peacsolutions.com

DESCRIPTION OF LEASED EQUIPMENT ("PRODUCTS") (Include quantity, make, model, serial number and accessories. Attach schedule if necessary.) **MUST BE COMPLETED**

Copier MZ 3501ci

App#: 6174159

CUSTOMER ("YOU")

Company Name (Exact business name): Duncanville Chamber Of Commerce of Dunca Address: 300 E Wheatland Rd, Duncanville, TX, 75116

Phone: 9727804990 Email: Federal Tax ID#: Business Type: Corporation State of Inc/Org: Tax Exempt:

Product Location: 300 E Wheatland Rd Duncanville TX 75116

Vendor: Accel Imaging Systems, Inc Address: 2716 SE Loop 820 Fort Worth TX 76140 Vendor Phone #:

Term (Mos.)	Total No. of Payments	Amount of Each Payment	Advance Rentals	Security Deposit	Payment Frequency	Purchase Option
48	48	199.00 (plus applicable taxes)	\$0.00 First 0 and Last 0 Mos.	\$0.00	Monthly	FMV

TERMS OF AGREEMENT BELOW - DISCLOSURE - www.peacsolutions.com/terms-of-agreement PEAC PRIVACY POLICY DISCLOSURE - www.peacsolutions.com/privacy-policy/

1. You want to acquire the Products from the above vendor. You want PEAC to buy them and lease them to you. This Agreement will begin when the Products are delivered to you and will continue for the entire Agreement Term plus any interim period. You will unconditionally pay us all amounts due, without any right to set-off. If we do not receive your Payment by its due date, there will be a late fee equal to 15% of the late amount (or, if less, the maximum amount allowable under law) which you agree is a reasonable estimate of the costs we incur with respect to late Payments and is not a penalty. Upon your request, we will waive the first assessed late charge. We may charge you (i) a partial Payment (interim rent) for the time between delivery and the due date for the first regular Payment and (ii) a one-time documentation fee of up to \$850. You agree that we may adjust the Payment amount if the final Products cost varies by up to 15% from the amount the Payment was based upon. This Agreement is not binding on us until we sign it. You agree a scanned, facsimile, or electronic copy of this Agreement and of your signature will be considered as good as an original and admissible in court as conclusive evidence of this Agreement. Our copy of this Agreement will be deemed chattel paper and evidence your monetary obligation to us.

2. (a) You may purchase all of the Products for the above Purchase Option amount. Unless your Purchase Option is \$1.00, you will give us written notice between 60 and 150 days before the expiration of the initial Agreement Term (or any renewal term) of your intention to return or purchase the Products. After you have (i) paid all amounts owing under the Agreement and (ii) given us the proper and timely notice, then at the end of the Agreement Term, you shall return the Products, at your expense, pursuant to the instructions we provide to you. You agree to reimburse us for our costs to refurbish returned Products for damage beyond normal wear and tear. You are solely responsible for removing all data/images stored on the Products prior to the Products return. If you fail to notify us as provided herein, this Agreement will extend on a month to month basis, until you have given at least 30 days written notice of your intention to return or purchase the Products. (b) You have paid us one or more advance payments and/or a security deposit in the amount(s) indicated above. If the Agreement does not commence for reasons other than our own negligence, we may retain such monies to compensate us for our credit and other administrative costs. You agree the security deposit will not bear interest and that we may apply it to any amount owed to us. You may request the return of the security deposit only after all of your obligations under the Agreement have been met.

3. You alone selected the vendor and the Products. You asked us to buy the Products. We are not related to the vendor and we cannot get a refund, nor is the vendor allowed to waive or modify any term of this Agreement. Therefore, the Agreement cannot be canceled by you for any reason, even if the Products fail or are damaged and it is not your fault. We are leasing it to you "as is" and we disclaim all express and implied warranties, including any warranty of merchantability or fitness for a particular purpose. You are responsible for installation and all service. The vendor may have given you warranties. You may contact the vendor to get a statement of any warranties. We assign to you any warranties the vendor may have given us. You shall settle any dispute regarding the Products performance directly with the vendor. You promise that the Products will be used only for business and not for personal, family or household purposes. You will keep and use the Products only at the above address, not move or return them prior to the end of the Agreement Term, and will not allow the Products to be used outside of the United States. Your Payment may include amounts you owe to the vendor under a separate maintenance, service and/or supply arrangement. We may invoice such amounts on the vendor's behalf for your convenience. You agree that any claims related to maintenance, service or supplies will not impact your obligation to pay us the full amount due under this Agreement. You agree that as to any software: we have not had, do not have, nor will have any title to such software but will have all rights of a secured party under the UCC.

4. You will be in default under this Agreement if any of the following occur: (a) you fail to make any Payment or fail to pay any other amount due under this Agreement by its due date, or any other Agreement you have with us; (b) you fail to comply with any other term or condition of this Agreement or any other agreement between us, or fail to perform any obligation imposed upon you relating to this Agreement or any such other agreement; or (c) you become deceased (if the Customer entity under this Agreement is one or more natural persons), go out of business, admit your inability to pay your debts as they fall due, become insolvent, make an assignment for the benefit of your creditors, file (or have filed against you) a petition in bankruptcy, a trustee or receiver of your business assets is appointed, or you sell all or substantially all of such assets; (d) you allow a controlling interest in the Customer (you) to be sold, transferred, or assigned to any person(s) or entity(ies) other than those who hold a controlling interest as of the date hereof whether by merger, sale or otherwise; (e) you enter into any merger or reorganization in which the Customer is not the surviving entity; or (f) you allow a Blocked Person to have ownership interest in or control of Customer. "Blocked Person" means any person or entity that is now or at any time (A) on a list of Specially Designated Nationals issued by the Office of Foreign Assets Control ("OFAC") of the United States Department of the Treasury or any sectoral sanctions identification list, or (B) whose property or interests in property are blocked by OFAC or who is subject to sanctions imposed by law, including any executive order of any branch or department of the United States government or (C) otherwise designated by the United States or any regulator having jurisdiction or regulatory oversight over PEAC, to be a person with whom PEAC is not permitted to extend credit to or with regard to whom, a Customer relationship may result in penalties against PEAC.

5. In the event you default under this Agreement, as defined above, we will have the right to take ANY OR ALL of the following actions, in addition to any and all other remedies that may be available to us under law: (i) you authorize us to debit, via the ACH system, any Payment(s) due or amounts owed to us (including the Lender's Loss) from any bank account(s) we have on file for you or that you may provide us with from time to time (and in our doing so, you agree to be bound by NACHA Operating Rules); (ii) repossess or disable the Products, and/or (iii) file a lawsuit against you to collect the Lender's Loss. The "Lender's Loss" means the sum of (1) all past due rent then due, plus (2) all rent that will become due in the future during the unexpired term discounted from the dates the respective Payments would be due at a discounted rate of 3% per annum, plus (3) the "residual value" of the Products as determined by us in our sole but reasonable judgment, plus (4) all other fees, charges, taxes or amounts that are then due. You agree to pay all of our reasonable legal costs, including but not limited to reasonable attorney's fees, and reasonable overhead for employee time spent on preparing for suit or attempting to collect Payments. You agree to pay (i) a convenience fee for any Payment you elect to make by telephone and (ii) a charge of \$30 if any Payment made by ACH or check is dishonored or returned. This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania (where we have an office and accepted this Agreement). You agree that any suit relating to this Agreement shall be brought in a state or federal court in Pennsylvania. You irrevocably consent and submit to the jurisdiction of such courts, and you waive any claim that any such court is an inconvenient or improper forum. Each party waives any right to a jury trial. We will have title to the Product at all times. This is a "true lease" and not a loan or installment sale. You grant us a first priority security interest in the Products and authorize us to file Uniform Commercial Code ("UCC") financing statements (in case this is later determined not to be a "true lease"). You agree this is a "finance lease" under Article 2A of the UCC. You waive all UCC rights and remedies you may have, including those in Sections 2A-508 through 2A-522.

6. You must pay us for all sales, use, property and other taxes relating to the Agreement and the Products. We may adjust this Agreement and the Payment to finance for you any taxes and fees due at Agreement inception. We may bill you based on our estimate of the taxes and fees and we may profit from said estimation. We may charge you an annual property tax administration fee up to \$25. Unless we have given you a written option to buy the Products at the end of the Agreement Term for \$1.00, we will be entitled to all tax benefits. If you do anything to disallow our getting these benefits, you will promptly indemnify (pay) us an equivalent amount. If we gave you a \$1.00 purchase option, we may require you to file all personal property tax returns. You accept all risks of loss, injury or damage caused by the Products and shall indemnify us for all suits and other liabilities arising from the same. This indemnity will continue even after the Agreement has ended. You must maintain acceptable liability insurance naming us as "additional insured". You must keep the Products insured against all risks of loss in an amount equal to the replacement cost and have us listed on the policy as "loss payee." If you do not give us proof of the required insurance within 30 days after the Agreement commences, then depending on the original Products cost we may, but are not obligated to, obtain insurance and charge you a fee for such coverage (including a monthly administration fee and a profit to us). You can cancel the insurance coverage fee at any time by delivering the required proof.

7. You may not sell, transfer, assign or sublease the Products or Agreement to anyone else without our prior written approval. You agree to keep the Products free and clear of all liens and claims. We may sell or transfer our interests to another entity, who will then have all of our rights but none of our obligations. Those obligations will continue to be ours. The rights we pass on to the new entity will not be subject to any defenses, claims or set-offs you may assert against us. All prior conversations, agreements and representations relating to this Agreement or Products are integrated herein. None of the terms of this Agreement shall be changed or modified except in writing duly executed by you and us. Any action by you against us must be commenced within one year after the cause of action arises or be forever barred. Time is of the essence with respect to the obligations of Customer under this Agreement. Any provision of this Agreement that is unenforceable in any jurisdiction shall, as to the jurisdiction, be ineffective to the extent of such unenforceability without invalidating the remaining provisions of this Agreement, and any such unenforceability in any jurisdiction shall not render unenforceable in any other jurisdiction.

8. Communication via Phone and Email. By providing a telephone number (landline and cell) and email address, You authorize PEAC, its affiliates and agents to contact You using any means of communication, including calls placed to your cellular telephone, using an automatic dialer, prerecorded messages or SMS text messages, and emails regarding any current or future payments owed to PEAC, or marketing information regarding products from PEAC, its affiliates or partners.

ACCEPTANCE OF AGREEMENT **THIS IS A BINDING CONTRACT. IT CANNOT BE CANCELED. READ IT CAREFULLY BEFORE SIGNING AND CALL US IF YOU HAVE ANY QUESTIONS.**

X Hilda Cabrera	Hilda Cabrera		
Signature of Customer	Print Name of Signer	Title	Date
Accepted and Signed by PEAC Solutions Print Name of Signer Title Date			

ACCEPTANCE OF DELIVERY - ONLY THOSE AUTHORIZED TO SIGN ON BEHALF OF THE CUSTOMER SHOULD SIGN THIS ACCEPTANCE OF DELIVERY

I CERTIFY THAT THE PRODUCTS ARE DELIVERED, INSTALLED AND WORKING PROPERLY. I AUTHORIZE PEAC TO PAY THE VENDOR AND COMMENCE THIS AGREEMENT.

X			
Authorized Signature	Name and Title (Please Print)	Date	

Color Cost Per Copy

Invoice Number: 54359

Invoice Date: 03/16/2026

Terms: Net 10

Sales: DO

PO - Reference: COLOR CPC

B.P.O. Number: FAX 12

Ship To:

ACCEL IMAGING SYSTEMS
P.O. BOX 330306
Fort Worth, TX 76163

INVOICE

Bill To: AW-DU7182014

DUNCANVILLE CHAMBER OF COMMERCE
300 E. WHEATLAND RD.
DUNCANVILLE, TX 75116

DUNCANVILLE CHAMBER OF COMMERCE
300 E. WHEATLAND RD.

DUNCANVILLE, TX 75116

Attn: HILDA CABRERA * (972) 780-4990

Attn: HILDA CABRERA * (972) 780-4990

Make: COPYSTAR
Model: CS 3554ci

Serial Number: H551902207
Machine ID:

Billing Dates		Contract Type	Meter (s)					Charges		
Start	End		Start	Allow	EndAllow	Current	Over	CPC Rate	Overage	Base Price
02/16/2026	03/15/2026	COLOR CPC	14,173	0	14,173	14,450	277	0.01600	\$4.43	\$0.00
		Color:	11,057	0	11,057	11,583	526	0.08000	\$42.08	\$0.00
									\$46.51	\$0.00

B & W Contract Inclusions & Exclusions

Parts	Labor	Drum	Fusers	Toner	Developer	Paper
Yes	Yes	Yes	Yes	Yes	Yes	No

Color Contract Inclusions & Exclusions

Parts	Labor	Drum	Fusers	Toner	Developer	Paper
Yes	Yes	Yes	Yes	Yes	Yes	No

Note:

THANK YOU! YOUR BUSINESS IS GREATLY APPRECIATED!

Cost Per Copy or Rental Agreement * COPYSTAR * CS 3554ci
Effective Billing Dates Are From 02/16/2026 To 03/15/2026
This Agreement Is For The Contract Period As Stated Above
The Total Invoice Price Is \$46.51 Including Sales Tax (If Applicable)

Summary:	Black	Color	Basic Contract Price:	\$0.00
Basic Copies Allowable:	0	0	Copies Charges Over Allowable:	\$46.51
Total Copies Produced:	277	526	Sub Total:	\$46.51
Copies Over Allowable:	277	526	Applicable Sales Tax:	\$0.00
CPC Rate Over Allowable:	0.01600	0.08000	Delivery & Installation:	\$0.00
Telephone: (888) 704-2421			Total Amount Due:	\$46.51
Facsimile: (817) 704-2431				

Please Pay This Amount: \$46.51

C O L O R PRODUCTS, LASER PRINTERS, SHREDDERS,
AND FAX TO MEET ALL YOUR DOCUMENT IMAGING NEEDS
CALL US TODAY FOR A DEMO

This Invoice Is Due and Payable By 03/26/2026

The customer guarantees payment within the specified terms and agrees to reimburse seller for all expenses incurred in collecting the amount of this invoice. Accel Imaging Systems has the option of adding a service charge of 1.5 % per month to all past due amounts.

Thank You For Choosing ACCEL IMAGING SYSTEMS



Utility Billing

Manage Bills

[Sign up for EFT Automatic Payments](#) | [Account Summary](#)

Service Address 300 E WHEATLAND RD

Account Number 62365

As of 04/08/2026

- Before payment of newer bills will be accepted, all past-due bills must be included, starting with the oldest.

Outstanding Bills (bill years 2006 to 2028 only)

[Hide Past Bills](#) ▾

Pay Bill	Bill	Bill Date	Pay By	Charges	Pending	Balance Due	Details
<input checked="" type="checkbox"/>	91696465	4/8/2026	4/27/2026	\$105.07	\$0.00	\$105.07	Bill Details

Total Due: \$105.07

Pay

select bills you would like to pay now, then click "Pay"

Past Bills

Bill	Bill Date	Post Date	Total Paid	Details	Type
91683634	3/11/2026	3/26/2026	\$116.73	Bill Details	
91670803	2/11/2026	2/26/2026	\$105.07	Bill Details	
91658026	1/14/2026	1/30/2026	\$116.73	Bill Details	
91645201	12/10/2025	1/30/2026	\$105.07	Bill Details	
91632422	11/12/2025	11/26/2025	\$459.10	Bill Details	
91619582	10/8/2025	11/12/2025	\$250.40	Bill Details	
91606779	9/10/2025	11/4/2025	\$1,157.05	Bill Details	
91593967	8/13/2025	8/27/2025	\$452.29	Bill Details	
91581101	7/9/2025	8/11/2025	\$137.27	Bill Details	
91568275	6/11/2025	7/1/2025	\$161.77	Bill Details	

91555489	5/14/2025	6/6/2025	\$145.94	Bill Details
91542702	4/9/2025	4/28/2025	\$180.35	Bill Details

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Payroll Journal Report

Date Range: 01/01/2025 - 12/31/2025
 Report Created On: 04/08/2026

Duncanville Chamber of Commerce Inc
 Duncanville Chamber of Commerce
 300 E Wheatland Rd
 Duncanville, TX 75116

Payroll Journal Summary by Employee

Per Employee Summary for pay days that fall between 01/01/2025 and 12/31/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$32,970.00	\$5,869.93	\$2,586.72	\$27,100.07
Martin, Stephen	\$49,612.50	\$10,165.02	\$3,859.86	\$39,447.48
Totals	\$82,582.50	\$16,034.95	\$6,446.58	\$66,547.55

Employee Earnings

Payroll from previous provider for period: 01/01/2025 - 03/31/2025 Pay day: 03/31/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$8,490.00	\$1,536.65	\$712.72	\$6,953.35
Martin, Stephen	\$16,537.50	\$3,388.34	\$1,329.62	\$13,149.16
Payroll Totals	\$25,027.50	\$4,924.99	\$2,042.34	\$20,102.51

Payroll from previous provider for period: 04/01/2025 - 06/30/2025 Pay day: 06/30/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$8,490.00	\$1,536.65	\$650.77	\$6,953.35
Martin, Stephen	\$16,537.50	\$3,388.34	\$1,265.12	\$13,149.16
Payroll Totals	\$25,027.50	\$4,924.99	\$1,915.89	\$20,102.51

Payroll from previous provider for period: 07/01/2025 - 09/30/2025 Pay day: 09/30/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$8,490.00	\$1,536.65	\$649.49	\$6,953.35

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Martin, Stephen	\$16,537.50	\$3,388.34	\$1,265.12	\$13,149.16
Payroll Totals	\$25,027.50	\$4,924.99	\$1,914.61	\$20,102.51

Payroll period: 11/01/2025 - 11/15/2025 Pay day: 11/14/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$1,875.00	\$314.98	\$143.42	\$1,560.02
Payroll Totals	\$1,875.00	\$314.98	\$143.42	\$1,560.02

Payroll period: 11/16/2025 - 11/30/2025 Pay day: 12/01/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$1,875.00	\$315.00	\$143.44	\$1,560.00
Payroll Totals	\$1,875.00	\$315.00	\$143.44	\$1,560.00

Payroll period: 12/01/2025 - 12/15/2025 Pay day: 12/15/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$1,875.00	\$315.00	\$143.44	\$1,560.00
Payroll Totals	\$1,875.00	\$315.00	\$143.44	\$1,560.00

Payroll period: 12/16/2025 - 12/31/2025 Pay day: 12/31/2025

Employee Name	Total Earnings	Employee Taxes	Employer Taxes	Net Pay
Cabrera, Hilda	\$1,875.00	\$315.00	\$143.44	\$1,560.00
Payroll Totals	\$1,875.00	\$315.00	\$143.44	\$1,560.00



DUNCANVILLE CHAMBER OF COMMERC
300 E WHEATLAND RD
DUNCANVILLE TX 75116-4827

Page: 1 of 3
Issue Date: Feb 13, 2025
Account Number: 140278455

Total due
\$307.29
AutoPay is scheduled for:
Feb 22, 2025

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.

Page: 1 of 3
Issue Date: Jan 13, 2025
Account Number: 140278455



DUNCANVILLE CHAMBER OF COMMERC
300 E WHEATLAND RD
DUNCANVILLE TX 75116-4827

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.

Page:
Issue Date:
Account

DUNCANVILLE CHAMBER OF COMMERC
300 E WHEATLAND RD
DUNCANVILLE TX 75116-4827

a snap with myAT&T.

TEXSTAR Computer Systems, Inc.

125 W. Fairmeadows Dr.
 Duncanville, TX 75116
 FAX: 9722989596
 (972) 298-9596



Statement

Tuesday, February 24, 2026

Company: **Chamber Of Commerce**
 300 East Wheatland Rd
 Duncanville, TX 75137

Contact: **Hilda Cabrera**
 Fax : (972) 298-9370
 Phone: (972) 780-4990

Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
133003	4/5/2023	Various issues with accounting workstation; front desk work; Setup Hilda's workstation; Setup VPN.	(1) 500Gb. Solid State Drive: \$ 105.00	10.5	\$997.50
		{3/29/23} Tech: Labor: 1.0hr - accounting pc upgrade - Going through all that will be needed for the upgrade.			
		{4/2/23} Tech: PC Labor: 2.5hrs - Transferring data for front desk computer and Steve Martin's computer. - Installing computers in the morning.			
		{4/3/23} Tech: PC Labor: 3.0hrs - Installed Hilda's Computer - Transferred data for steve, he needed a 500 GB SSD Drive in his new computer - Picked up monitors for 4/4/23 morning			
		{4/4/23} Tech: PC Labor: 2.0hrs - Hilda dealing with scanning issues, resolved. - Installing Steve's new computer and monitors.			
		{4/5/23} Tech: PC Labor: 3.0hrs - Steve having issues with second monitor. - Steve brought laptop to office to test VPN but still found issues with VPN			

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
133953	4/21/2025	<ul style="list-style-type: none"> - Mary having issues with office 365 login Emails needing whitelisted		1	\$95.00
		{04/21/25} Tech: JE Labor: 1.0hr			
134033	7/28/2025	<ul style="list-style-type: none"> - Steve sent a list of email accounts that he would like to have Whitelisted. - While trying to get into "hostmysite.com" the password was changed and we needed to reset it with Steve's email. - After resetting and getting into the site, finally was able to find the correct location to get into the email settings and whitelist the 21 given emails. - Let Steve know once it was finished. Hilda getting Steve's emails		1	\$100.00
		{07/28/25} Tech: PAC Labor: 1.0hr			
		<ul style="list-style-type: none"> - Hilda's getting Steve's emails and are arriving as spam. - We need to disable the email forwarding and attach Steve's Email as a new data pst. - Lastly needing to add chains to blocked language on the emails. 			

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
133958	8/15/2025	Hilda's PC will not boot	(1x) PC Mount: \$40.00	2	\$270.00
		{05/12/25} Tech: PAC Labor: 1.0hr	(1x) Power Bar: \$40.00		
		<ul style="list-style-type: none"> - Hilda called with her PC not booting properly and needing assistance with the issue. - Arrived onsite to assess the situation. - Found the surge strip that powered the PC and Monitor was completely burnt in and needs to be replaced. - Will order a new Power bar, battery backup, and PC mount to keep everything off the floor. - Will update once everything is here and we can move forward on resolving this issue permanently. 			
		{08/15/25} Tech: JE Labor: 1.5hrs			
		<ul style="list-style-type: none"> - Arriving onsite to setup and install the PC Mount and Power Bar for Hilda to have a safer setup from any water or static from the ground. - Looks really good with no issues. 			

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
134074	9/15/2025	Emails down for all users		11	\$1,100.00

{08/19/25}
 Tech: PAC
 Labor: 2.0hrs

- Email has been reported to be down for all users.
- After looking into it immediately was able to find that the issue was emails were migrated from host my site to hostway.
- Spoke with Support and they found the information for Hostway.
- Need to update the GoDaddy MX Records and Outlook to start getting emails again.
- Issue is now that we have no way to get into the GoDaddy account.
- Password and reset is not working, we will call to attempt to access GoDaddy.
- Working with GoDaddy Support trying to get access to the records to update so the users will start getting emails.

{08/20/25}
 Tech: PAC
 Labor: 2.0hrs

- We are not sure if Network Solutions or GoDaddy will host the records needed to update the MX Records to resolve the email issues.
- Found that kenneth may have access to the accounts so we can make changes.
- However after speaking and working with him, he found that he does not have access to the account listed.
- Network Solutions confirmed they do have the records however due to security they can not assist until the

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
		<p>account is verified. - Called and asked Hilda if she had a bill on file for Network Solutions.</p> <p>{08/21/25} Tech: PAC Labor: 1.0hr</p> <p>- Speaking with Network Solutions more about getting access to the MX Records however still contacting between GoDaddy and Network Solutions.</p> <p>{08/28/25} Tech: PAC Labor: 1.0hr</p> <p>- Working to get documents to Network Solutions for Duncanville Chamber for updating the contact email. - We need this so we can login and update the MX Records and get email working properly.</p> <p>{09/02/25} Tech: PAC Labor: 1.0hr</p> <p>- Steve needs to perform the Network Solutions Verification App. - Had some issues getting into and using the app so we had to prove his identity through ID and photos. - Visited Steve at the hospital to get a photo of him and his ID and also to show support for Network Solutions that he is infact in the hospital and not able to perform this himself.</p> <p>{09/09/25} Tech: PAC Labor: 1.0hr</p>			

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
		- Working with Network Solutions to gaining access on the account.			
	{09/10/25}	Tech: PAC Labor: 1.0hr			
		- Working with network solutions account recovery team. - Got the account email updated and was able to finally login to the account then make changes so their emails will start working. - Waiting for the settings to update so we can make emails fully functional again.			
	{09/11/25}	Tech: PAC Labor: 1.5hrs			
		- Setting up emails for Steve and Hilda's desktop. - Issues with finding emails for hilda and had to track them down to the onedrive so we could move them to the documents folder on the Desktop. - Logged both Hilda and Steve into their email on outlook and it started to pull new and old emails down.			
	{09/12/25}	Tech: PAC Labor: 1.0hr			
		- Issues with Hilda's email was due to her storage being full. - To fix this we pushed her old emails off the system since they already download tons of them from the pop server and it resolved it.			
	{09/15/25}				

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
		Tech: PAC Labor: 1.5hrs - Hilda's email is still having issues. - Found that the emails were still full even after deleting a number of emails off the hostway server. - Called hostway and after some research was able to find the issues. - Tested and confirmed it was resolved. - Hilda then called and is needing contacts moved from Steve to her outlook since all of hers are gone. - Remoted in to perform this copy and transfer for Hilda's Outlook.			
		Actual Hours: 13.0hrs. Discount Hours: - 2.0hrs. Hours Charged: 11.0hrs.			
134128	10/7/2025	email issues {10/07/25} Tech: PAC Labor: 1.0hr - Email issues with Signature and email delivery receipts. - Fixed all the issues they were having.		1	\$100.00

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
127863	12/4/2025	Update Billing info; Internet down		2	\$200.00
		{10/30/25} Tech: PAC Labor: 1.0hr - Hilda reached out about her receiving a call from Network Solutions and that they were needing updated credit card details. - Was able to take a look and confirm for her that it was showing expired and had her update the information with her own card. - Emailed her the confirmation of payment.			
		{12/04/25} Tech: PAC Labor: 2.0hrs - Internet is down and found an issue with Static IP. - Reset the systems to resolve the issues. - Not able to delete emails in outlook 2010. - Issue on the server found battery backup has failed and needs to be replaced.			

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
134215	1/28/2026	Hilda remote setup; Cisco issues		4.5	\$427.50
		{01/09/26} Tech: PAC Labor: 2.5hrs - Setting up a new laptop for Hilda to use remotely. - Windows Updates and office 2010 installed upon boot into windows. - Setup remote desktop on the laptop to connect to the office desktop. - Issues with the cisco router onsite not being able to talk to the interface to make changes.			
		{01/12/26} Tech: PAC Labor: 1.0hr - Working on the new laptop's remote connection issues over the weekend. - Troubleshooting and working to resolve. - Found that the Cisco router could be failing and will need to confirm further.			
		{01/28/26} Tech: PAC Labor: 1.0hr - Issues with emails down and not working. - Worked with hostway and found that the email has been disabled because of non-payments. - Gave hilda the information regarding the information to call and update payment information.			

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Invoice No	Date	Work Performed	Parts Required	Hours	Balance Due
134248	2/11/2026	Hilda requested a computer mount relocation {02/11/26} Tech: JE Labor: 1.0hr - Hilda needs her computer mount moved to a more suitable position for easy access. - While onsite she mentioned about her being unable to Scan for some time now and after looking at the printer issue was able to identify that the printer was not looking at the right IPAddress shown on her system. - Synced them up and now it's scanning perfectly fine again.		1	\$105.00

Total Amount Due: **\$3,395.01**
 Total Hrs: **34**

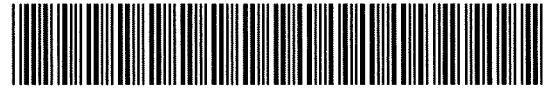
Thank you!

Richard Eubank Sr.



Dec 17, 2025

Order 800000006966119



Delivery from club items(4)

Swiffer Duster Kit, Handle + Refills, 24 ct.	Qty 1	\$18.58
Hefty Ultra Strong Drawstring Trash Bags, Unscented 33 gal., 90 ct.	Qty 1	\$18.98
Scrub Daddy Sponges, Multiple Colors, 6 ct.	Qty 1	\$12.88
Coca-Cola Zero Sugar Soft Drink 12 fl oz., 35 pk.	Qty 1	\$17.78

Subtotal \$68.22

Tax \$5.63

Total **\$73.85**

Driver tip \$0.00

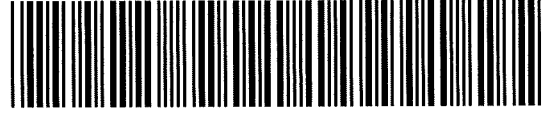
VISA Ending in 3051

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



Dec 2, 2025

Order 10374668860



Shipping items(4)

HILDA CABRERA

300 E WHEATLAND RD

DUNCANVILLE, TX 75116

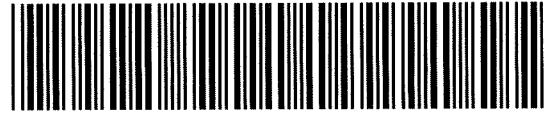
Member's Mark Printed Paper Bath Cold Cup 9 oz., 360 ct.	Qty 1	\$14.98
Member's Mark Heavyweight White Plastic Spoons, 600 ct.	Qty 1	\$14.68
Café Bustelo Coffee Espresso Style K-Cups, Dark Roast, 80 ct.	Qty 1	\$39.98
Air Wick plug In Scented Oil Air Freshener Refills, Ocean Spray, 9 refills	Qty 1	\$17.48

Subtotal		\$87.12
Shipping		Free
Sales tax		\$3.89
Total		\$91.01
<small>VISA</small> *3051		\$91.01

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



Dec 2, 2025
Order 10374668860

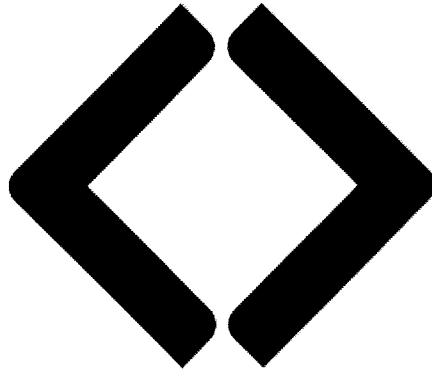


Shipping items(4)

HILDA CABRERA
300 E WHEATLAND RD
DUNCANVILLE, TX 75116

Member's Mark Printed Paper Bath Cold Cup 9 oz., 360 ct.	Qty 1	\$14.98
Member's Mark Heavyweight White Plastic Spoons, 600 ct.	Qty 1	\$14.68
Café Bustelo Coffee Espresso Style K-Cups, Dark Roast, 80 ct.	Qty 1	\$39.98
Air Wick plug In Scented Oil Air Freshener Refills, Ocean Spray, 9 refills	Qty 1	\$17.48
Subtotal		\$87.12
Shipping		Free
Sales tax		\$3.89
Total		\$91.01
<small>VISA</small> *3051		\$91.01

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



sam's club™

CLUB MANAGER ASHTON
9722831704

DALLAS, TX

11/18/25 14:39 4957 8282 96

0990348332	VACUUM	99.98 T
INST SV	VACUUM	20.00-T
	SUBTOTAL	79.98
TAX 1 8.25 %		6.60
	TOTAL	86.58
VISA DEBIT TEND		86.58
VISA **** * 3051		
CHANGE DUE		0.00

ITEMS SOLD 1

TC# 1838 8285 6458 2332 0308

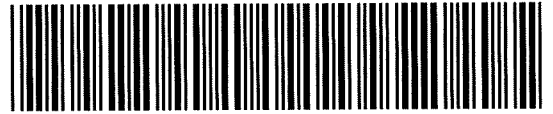


11/18/25 14:39



Oct 15, 2025

Order 10356291735



Delivery from club items(4)

Member's Mark Multipurpose Copy Paper, 8.5 x 11", 92 Bright, 20 lbs., 10 Reams (5,000 sheets)	Qty 1	\$38.88
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Member's Mark Purified Water 16.9 fl. oz., 40 pk.	Qty 2	\$7.96
---	-------	--------

Lipton Peach Iced Tea 16.9 fl. oz., 24 pk.	Qty 1	\$11.98
--	-------	---------

Subtotal		\$60.90
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Delivery fee		Free
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Sales tax		\$3.21
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Total		\$62.03
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 Gift Card		\$38.71
---	--	---------

 *4510		\$23.32
---	--	---------

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Order Summary

Order placed March 23, 2026 Order # 112-7434798-8418659

Ship to

Hilda
914 WILDWOOD DR
ALVARADO, TX 76009-2822
United States

Payment method

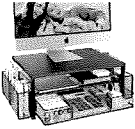
Visa ending in 3051
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$81.05
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$81.05
Estimated tax to be collected:	\$6.68
Grand Total:	\$87.73

Delivered March 24

Your package was left near the front door or porch.



OPNICE Desk Organizer and Accessories, 2-Tier Computer Monitor Stand Riser with Drawer and 2 Pen Holders, Laptop Stand, Office Desk Accessories for Office Supplies, Black
Sold by: Youbetia Us
Return or replace items: Eligible through April 23, 2026
\$21.99

Delivered March 24

Your package was left near the front door or porch.



Swingline Stapler, Optima Full Size Desktop Stapler, 25 Sheet Capacity, Jam Free, Desk, Silver (87801)
Sold by: Amazon.com
Supplied by: Other
2 Return or replace items: Eligible through April 23, 2026
\$24.39



Sharpie Pocket Highlighters, Chisel Tip, Assorted Colors, 24 Count - Back to School, Office, Teacher Supplies
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through April 23, 2026
\$10.28

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MEETING: City Council - April 21, 2026

TITLE:

Discuss and consider a resolution designating Mr. and Ms. Juneteenth to represent Duncanville at the 2026 Best Southwest Juneteenth event.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Elevate Local Culture and Identity:

- Celebrate diversity and history through arts, storytelling, and placemaking.

STAFF RESPONSIBLE:

Devon Handley

BACKGROUND/HISTORY:

The City of Lancaster will host the annual Best Southwest Juneteenth Celebration on Saturday, June 13, 2026. In keeping with recent tradition, each participating city is invited to designate a Mr. and Ms. Juneteenth to be formally recognized during the event. The City Council will discuss their selections for the Duncanville honorees at the April 21, 2026, meeting and those names will be inserted into the resolution.

POLICY EXPLANATION:

There are no policies related to this item.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve the resolution with the designated names inserted for the 2026 Duncanville Mr. and Ms. Juneteenth.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Resolution - Mr. and Ms Juneteenth

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, DESIGNATING _____ AND _____ AS MR. AND MS. JUNETEENTH TO REPRESENT DUNCANVILLE AT THE 2026 BEST SOUTHWEST JUNETEENTH EVENT ON JUNE 13, 2026; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Best Southwest cities host an annual Juneteenth event that rotates amongst the four cities; and

WHEREAS, the City of Lancaster will host the 2026 Best Southwest Juneteenth event on Saturday, June 13; and

WHEREAS, each city has been requested to designate a Mr. and Ms. Juneteenth to represent their city at the event.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council of the City of Duncanville, Texas hereby selects _____ and _____ as Mr. and Ms. Juneteenth to represent Duncanville at the 2025 Best Southwest Juneteenth event on June 13, 2026.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 21st day of April 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Fire Department Bi-Annual Report

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- Foster transparency, two-way communication, and active public participation.

STAFF RESPONSIBLE:

Chris Connealy

BACKGROUND/HISTORY:

Present the Duncanville Fire Department's Bi-Annual Council Report.

POLICY EXPLANATION:

Present the Duncanville Fire Department's Bi-Annual Council Report.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.

2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

FD Briefing - 04212026



FIRE DEPARTMENT BI-ANNUAL COUNCIL UPDATE

APRIL 21, 2026



We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self



FIRE DEPARTMENT STAFFING

- **Vacancies**

- (4) current vacancies

- **Interviews**

- (3) interviews held on April 10, 2026

- **Physical Agility Testing (PAT)**

- Currently working to schedule PAT testing for the next 15 applicants on the current Civil Service Eligibility List.



FIRE DEPARTMENT STAFFING

• Paramedic School

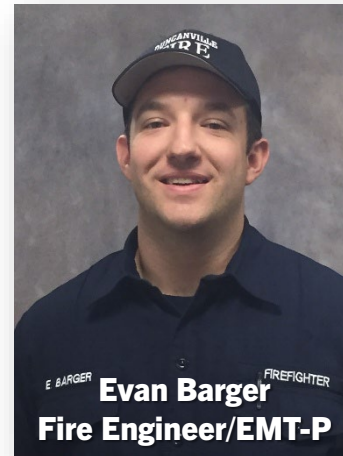
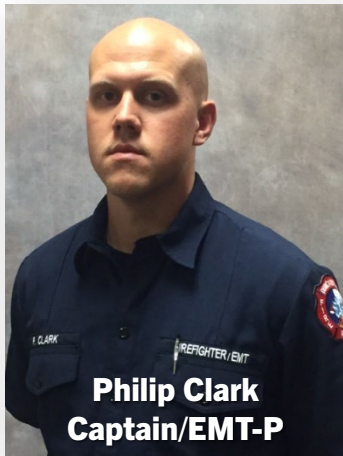
- FF/EMT-P Casey Vincent and FF/EMT-P Riley Deaton graduated from Paramedic School on December 1, 2025 from Cedar Valley College.
- FF/EMT Brenden Villanueva, FF/EMT Caleb Stith and FF/EMT Casey Sneed are currently attending Paramedic School at Brookhaven College and will graduate July 2026.



FIRE DEPARTMENT STAFFING

- **Recent Promotions**

- Fire Engineer Philip Clark promoted to Captain.
- FF/EMT-P Evan Barger promoted to Fire Engineer.



FIRE PREVENTION ACCOMPLISHMENTS

- **Certificate of Occupancy Sweeps**

- Began Certificate of Occupancy sweeps with the Building Inspector

- **Pre-Fire Plan Program**

- Implementing the pre-fire planning program for the Fire Department.



FIRE PREVENTION TRAININGS

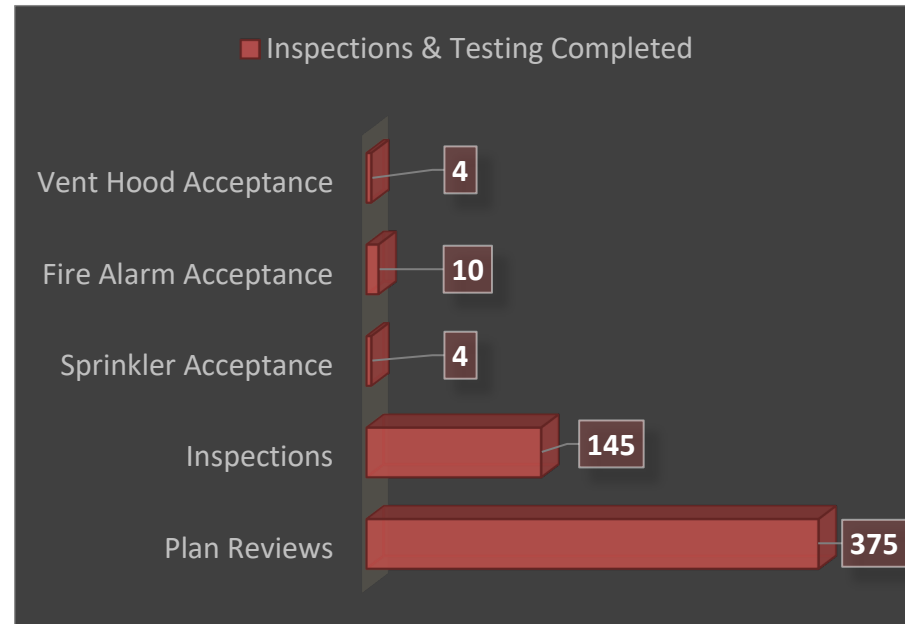
- **Certifications obtained by the Deputy Fire Marshal**
 - Master Fire Inspector
 - Master Fire Investigator
 - Plans Examiner
 - Master Structural Firefighter
 - Total of **371.5** training hours
- **Certifications obtained by the Fire Marshal**
 - Fire Marshal Certification
 - Total of **116** training hours

FIRE PREVENTION REPORTING

• Inspections, Plan Reviews, and Acceptance Test

(10/01/2025 – 02/28/2026)

- Plan Reviews 375
- Inspections 175
- Fire Alarm Acpt. 10
- Vent Hood Acpt. 4
- Sprinkler Acpt. 4



EMERGENCY MANAGEMENT ACCOMPLISHMENTS

- **Winter Weather Storms**

- Regional Emergency Management Coordinator, Lauren Sanchez, and Regional Emergency Management Specialist, Kevin Bradley, were activated to assist with all four cities' winter storm response.

- **IPAWS Monthly Testing**

- Conducts monthly required IPAWS system testing to maintain access to public emergency alerting permissions by FEMA.

EMERGENCY MANAGEMENT ACCOMPLISHMENTS

- **Regional Debris Management Plan Update**
 - Completed Regional Debris Management Plan update.
- **School Safety and Security Meetings**
 - Attended Duncanville ISD and UME Prep Academy Safety and Security Meetings.
- **Regional Emergency Preparedness Training**
 - Held Emergency Preparedness Training for the public on March 12, 2026.
 - Held Emergency Preparedness Training for city employees on March 26, 2026.

EMERGENCY MANAGEMENT ACCOMPLISHMENTS

- **Outdoor Warning Sirens**

- The City's outdoor warning siren system has been repaired.
- March siren testing was cancelled due to the weather.
- Monthly siren testing was conducted in April, and all sirens are functioning properly.

- **Regional Care Giver Symposium**

- Held Regional Care Giver Symposium on March 19, 2026, for health providers (Nursing Homes, Dialysis Centers, In Home Health, etc.) throughout the four cities to improve their emergency preparedness and collaboration.

EMERGENCY MANAGEMENT ACCOMPLISHMENTS

- **American Red Cross Shelter Training**
 - Held American Red Cross Shelter Training for city staff at the Cedar Hill Recreation Center for all four cities.



FIRE DEPARTMENT ACCOMPLISHMENTS

- **First Due Fire Reporting Management System**
 - Implemented First Due Fire Reporting Management System on November 18, 2025.
- **TEEX Leadership Symposium**
 - Chief Leary attended the TEEX Leadership Symposium from January 11th to January 14th in San Marcos, TX.



PROJECTS UNDERWAY

- **Tri-Cities Peak-Time Ambulance Discussions**
 - Currently in discussions with the City Managers and Fire Chiefs from all three cities concerning the possibility of adding a regional peak-time ambulance for the tri-cities and the budget impact.
 - A regional peak-time ambulance was part of the Matrix Study recommendations.



FIRE DEPARTMENT TRAINING

• Fire Department Monthly Training Hours

(10/01/2025 – 02/28/2026)

MONTH	SPECIALTY FIRE TRAINING HOURS <small>(Specialty Trainings only include personnel who signed up for the individual classes)</small>	FIRE-RELATED TRAINING HOURS	PARAMEDIC TRAINING HOURS
October	32 hrs	103 hrs	12 hrs
November	16 hrs	89 hrs	18 hrs
December	0 hrs	83 hrs	12 hrs
January	8 hrs	67 hrs	12 hrs
February	40 hrs	89 hrs	24 hrs
TOTAL HOURS:	96 HOURS	431 HOURS	78 HOURS

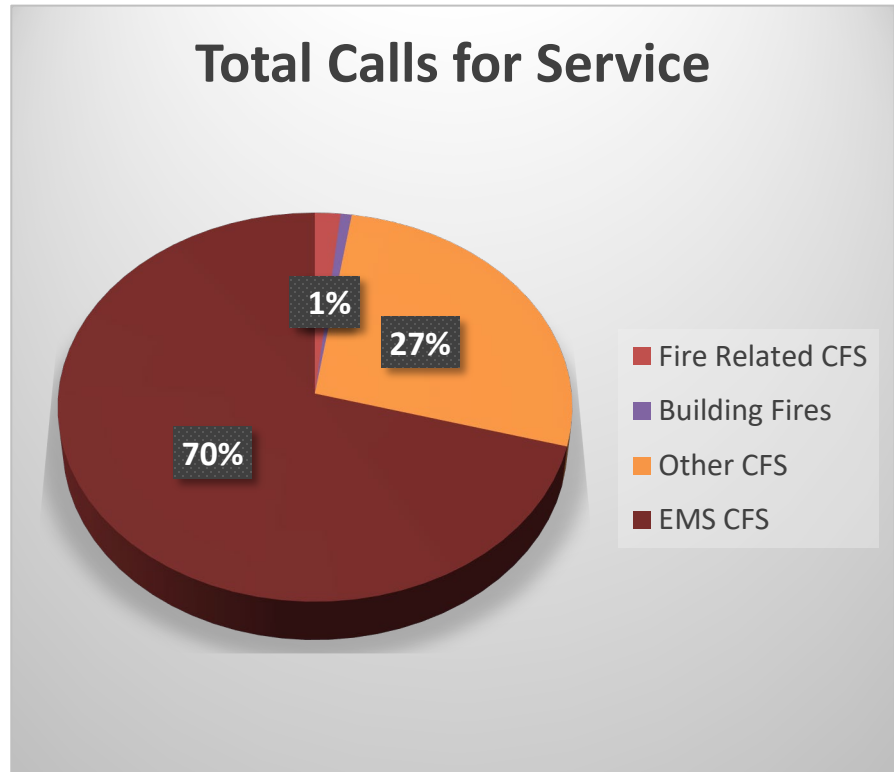


PERFORMANCE INDICATORS

• Total Calls for Service

(10/01/2025 – 02/28/2026)

- Total Calls 3,253
- Fire Related CFS 56
- Building Fires 24
- Other related CFS 874
- EMS CFS 2,299





STAFF REPORT

MEETING: City Council - April 21, 2026

TITLE:

Briefing about Master Fee Updates for Planning, Permitting, Inspections, and Public Works.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

LaSheyla Jones
Desiree Powell, Planner

BACKGROUND/HISTORY:

Presenting proposed changes to Planning, Inspections, Permitting, and Public Works fees.

POLICY EXPLANATION:

N/A

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

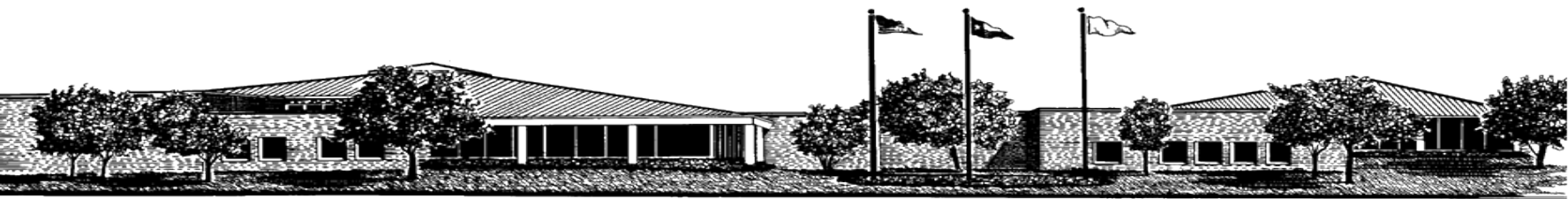
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Master Fee Schedule Update 04 21 2026, Inspections Zoning - DP Update



MASTER FEE UPDATES FOR PLANNING, PERMITTING, INSPECTIONS, AND PUBLIC WORKS

MARK RAUSCHER, ASSISTANT CITY MANAGER

APRIL 21, 2026

We are building a vibrant, inclusive community, driven by a commitment
to democratic principles and service above self

PURPOSE

- Introduce proposed fee updates for the Planning and Public Works Departments that will be made as part of a mid-year update.

PLANNING

- Adding a fee for final plats, replats, and vending site approvals
- Adding fees for subsequent plan reviews beyond two reviews
- Increases to several existing fees

PERMITTING

- Increase fees for Short-Term Rental (STR's) registrations, inspections, and renewals.
- Increase fees for Certificates of Occupancy (CO's) and commercial plan reviews
- Added fees for bathroom remodels, residential carports, and foundation repairs

INSPECTIONS

- Increase fees for all trades (i.e., electrical, plumbing, etc.)
- Added new fees for residential electrical repair/alteration and residential service upgrade or meter changes
- Added fees for backflow devices as well as cases where plumbing and electrical work were performed without permits.
- Increased fees for subsequent re-inspections after a failed inspection
- Added a new fee for after hours health inspections

PUBLIC WORKS

- Added fees for Engineering Plan Reviews and Right of Way (ROW) Permits
- Increased fees for asphalt tie-ins to concrete projects and also
- Added fees for fire hydrant meter settings and relocations
- Added fees for utility infrastructure tampering charges

RECOMMENDATIONS

- Adopt fee updates via resolution at the 5/5 or 5/19 City Council meeting.

THANK YOU!
ANY QUESTIONS?



MASTER FEE SCHEDULE
PLANNING AND BUILDING INSPECTIONS

	DEPARTMENT	BASIS/COMMENTS		Proposed Increase or Decrease FY 25-26	Proposed New Fee
	PLANNING & PERMITTING/INSPECTIONS				
1	ZONING & RELATED FEES				
2	Preliminary plat	plus \$10 per acre.	\$250.00	\$250.00	\$500.00
3	Final plat	plus \$5 per acre. (commercial); plus \$10 per unit (residential)	\$500.00		\$500.00
4	Replat	plus \$5 per lot.	\$500.00		\$500.00
5	Planned Development Amendment	Includes ALL major and minor amendments(Site Plan, Text Amendments, and any other changes/revisions as needed)	\$100.00	\$200.00	\$300.00
6	Site Plan Review	Includes FULL site plan package submittal (site plan, landscape plan, and engineering plans)	\$0.00	N/A	\$300.00
7	Planned Development Request		\$1,050.00	\$450.00	\$1,500.00
8	Zoning Change	Includes residential, commercial, Specific Use Permit (Short Term Rentals and Temporary Workforce Housing)	\$1,050.00	\$0.00	\$1,050.00
9	Comprehensive Plan	Per book	\$1,050.00		\$1,050.00
10	Maps (black/white copy)	Per book	\$50.00		\$50.00
11	Zoning Verification Letter	Each.	\$50.00		\$50.00
12	Plan Review Revisions	after second round of revisions/each additional review	\$0.00	\$300.00	\$300.00
13	Vending Site Approval, Property Owners	Per Vendor Per Unit, and not in conjunction with a special event		\$200.00	\$200.00
14	SHORT TERM RENTALS AND HOUSING				
15	Short-Term Rental Annual Registration Fee	Per unit. Assessed annually, includes inspection	\$250.00	\$100.00	\$350.00
16	Short-Term Rental Re-Inspection	Short-Term Rental Re-Inspection	Per inspection after first re-inspection	\$100.00	\$50.00
17	STR Renewal after expiration	Per inspection after first re-inspection	\$100.00	\$50.00	\$150.00
18	Temporary Workforce Housing - Annual Registration fee	Per occurrence	NEW	\$100.00	\$100.00
19	TWH Reinspection Fee	Per unit. Assessed annually, includes inspection	\$250.00	\$100.00	\$350.00
20	TWH renewal after expiration, late fee	Per inspection after first re-inspection	NEW	\$150.00	\$150.00
21	TWH occupied while expired, penalty	Per occurrence	NEW	\$100.00	\$100.00
22	CERTIFICATES OF OCCUPANCY				
23	New or existing building		\$100.00	\$100.00	\$200.00
24	Clean & Show Permit	Conditional for 90 days, will require an inspection or review of property on 90th day when the occupant changes electrical provider and an inspection is required	\$125.00	(\$25.00)	\$100.00
25	Utility Verification Permit		\$125.00	(\$25.00)	\$100.00
26	Replacement, change of name same owner	Certificate replacement	\$50.00		\$50.00
	Plan Review Revisions	Revision to plans after permit approved		\$100.00	\$100.00
	Plan Review Revisions	Revisions to plans under review after 1st round of comments		\$100.00	\$100.00
27	RESIDENTIAL PLAN REVIEW	RESIDENTIAL PLAN REVIEW - NEW, ADDITIONS, REMODEL, ALTERATION			
28	Residential Plan Review Fee	Plan Review Fee is due at time of application			
29	Single Family / Duplex / ADU	Per building		\$300.00	\$300.00
30	Townhomes built per IRC	Per unit		\$150.00	\$150.00
31	Additions	Per project		\$150.00	\$150.00
32	RESIDENTIAL BUILDING PERMITS	RESIDENTIAL NEW CONSTRUCTION, ADDITIONS, AND ADUs			
33	Work Done Without Permit	Work performed without permit when a permit is required- double the calculated permit fee	See Comments		See Comments
34	Re-Issue Expired Permit	Half the cost of a new permit			See Comments
35	Total Square Feet	Permit Fee includes all trades and required inspections			
36	New Construction		\$1.10 per sq. ft.		calculates
37	Alterations, renovations/additions		\$1.10 per sq. ft.		calculates
38	COMMERCIAL PLAN REVIEW	COMMERCIAL - NEW CONSTRUCTION, ADDITIONS, & REMODELS			
39	Plan Review	Commercial Review are due at time of application. Fee is equal to 50% of Building Permit Fee and is an addition to the permit fee	50% permit cost	(+15%)	65% permit cost
40	BUILDING PERMITS	COMMERCIAL - NEW CONSTRUCTION, ADDITIONS, & REMODELS			
41	Work Done Without Permit	Work performed without permit when a permit is required- double the calculated permit fee	See Comments		See Comments
42	Re-Issue Expired Permit	Half the cost of a new permit	See Comments		See Comments
43	Total Square Feet	Permit Fee includes all trades and required inspections			
44	\$1.00 to \$500.00				\$70.00
45	\$501.00 to \$2,000.00	\$70.00 for the first \$500.00 plus \$6.30 for each additional \$100.00 or fraction thereof, to and including \$2,000.00	Calculates in fee table		Fee Table
46	\$2,001.00 to \$25,000.00	\$179.20 for the first \$2,000.00 plus \$25.20 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	Calculates in fee table		Fee Table
47	\$25,001.00 to \$50,000.00	\$747.60 for the first \$25,000.00 plus \$19.60 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	Calculates in fee table		Fee Table
48	\$50,001.00 to \$100,000.00	\$1,274.00 for the first \$50,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	Calculates in table		Fee Table
49	\$100,001.00 to \$500,000.00	\$2,100.00 for the first \$100,000.00 plus \$11.90 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	Calculates in table		Fee Table
50	\$500,001.00 to \$1,000,000.00	\$6,860.00 for the first \$500,000.00 plus \$9.80 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	Calculates in table		Fee Table
51	\$1,000,001.00 and up	\$11,760.00 for the first \$1,000,000.00 plus \$8.40 for each additional \$1,000.00 or fraction thereof	Calculates in table		Fee Table
52					
53	INSPECTIONS / PLAN REVIEW				
54	Commercial Pool/Spa Health Inspection Fee	Inspected up to 4 times a year, per inspection	\$400.00		\$400.00
55	Reinspection after 1st re-inspection	Per inspection after first re-inspection for same uncorrected items	\$150.00		\$150.00
56	Travel Charge - Building outside city limits	Per mile of distance from City limit			\$1.40
57	Inspections for which no fee is specifically indicated	Per inspection	\$100.00		\$100.00
58	Resubmittal / Addendum Plan Review	Required by substantial changes, additions, or revisions to plans	\$125.00		\$125.00
59	Use of outside consultants for plan checking and inspections or both	To include administrative and overhead costs.	Actual Cost		Actual Cost
60	CONTRACTOR REGISTRATION				
61	General Contractor Registration - fence, concrete, sign, landscape irrigation installer, solar	Projects over \$50k require \$1,000,000.00 liability insurance	\$150.00		\$150.00
62	ELECTRICAL PERMITS RESIDENTIAL	Unrelated to new construction or remodeling.			
63	Electrical work done with no permit	Work performed without permit when a permit is required - double the calculated permit fee	See Comments		See Comments
64	Electrical release for service provider change or no power	Inspection for no power currently or service provider change	\$125.00		\$125.00
65	Residential electrical repair/alteration		\$125.00		\$125.00
66	Residential service upgrade or meter change		\$125.00		\$125.00
67	ELECTRICAL PERMITS COMMERCIAL	Unrelated to new construction or remodeling.			

**MASTER FEE SCHEDULE
PLANNING AND BUILDING INSPECTIONS**

	DEPARTMENT	BASIS/COMMENTS		Proposed Increase or Decrease FY 25-26	Proposed New Fee
68	Electrical performed with no permit	Work performed without a permit when a permit is required - double fee			
69	Commercial electrical work	Based off the value in the fee table	Fee Table		Fee Table
70	PLUMBING PERMITS RESIDENTIAL	Unrelated to new construction or remodeling.			
71	Plumbing work done with no permit	Work performed without permit when a permit is required - double the calculated permit fee	See Comments		See Comments
72	Plumbing repair / alteration		\$125.00		\$125.00
73	Underground Sewer, Gas, Water		\$125.00		\$125.00
74	Water heater installation		\$125.00		\$125.00
75	Water treatment system installation		\$125.00		\$125.00
76	Backflow device inspection		\$125.00		\$125.00
77	New Landscape Irrigation Installation		\$300.00	(\$125.00)	\$175.00
78	Gas Test & minor repair		\$125.00		\$125.00
79	PLUMBING PERMITS COMMERCIAL	Unrelated to new construction or remodeling.			
80	Plumbing work done with no permit	Work performed without permit when a permit is required - double fee			Fee Table
81	Plumbing repair / alteration				Fee Table
82	Underground Sewer, Gas, Water				Fee Table
83	Water heater installation				Fee Table
84	Water treatment system installation				Fee Table
85	Backflow device inspection				\$125.00
86	New Landscape Irrigation Installation				Fee Table
87	Gas Test & minor repair				\$125.00
88	MECHANICAL PERMITS RESIDENTIAL	Unrelated to new construction or remodeling.			
89	HVAC Performed Without Permit	Work performed w/out permit when permit required - double fee	See Comments		See Comments
90	Mechanical - Repair or Alteration	Per system	\$175.00	(\$50.00)	\$125.00
91	Mechanical HVAC System New	HVAC System with new unit inside/outside or entire system	\$125.00	\$75.00	\$200.00
92	New Duct Work Only		\$250.00	(\$150.00)	\$100.00
93	Misc. HVAC		\$175.00	(\$75.00)	\$100.00
94	MECHANICAL PERMITS COMMERCIAL	Unrelated to new construction or remodeling.			
95	HVAC Performed Without Permit	Work performed w/out permit when permit required - double fee			
96	RTU/Package Unit - New/Repair/Alteration	Per system	\$150.00		Fee Table
97	HVAC System/Unit	Per system	\$175.00		Fee Table
98	Walk-In Cooler Installation	Per system	\$175.00		Fee Table
99	SMALL CELL AND NETWORK NODES				
100	Small Cell/Network node application fee	1-5 network nodes	\$500.00		\$500.00
101	Small Cell/Network node application fee	Additional network nodes beyond 5, each	\$250.00		\$250.00
102	Small Cell/Network node application fee	Each pole to be erected	\$1,000.00		\$1,000.00
103	Small Cell/Network node annual user fee	Each network node	\$250.00		\$250.00
104	Transport Facility monthly user fee	Each network node in right-of-way providing backhaul	\$28.00		\$28.00
105	Collocation on city poles annual user fee	Each pole	\$20.00		\$20.00
106	MISC. PERMITS / FEES	Including all trades, if applicable.			
107	Work Done Without Permit	Double the calculated permit fee	See Comments		See Comments
108	Solar / Generator / Battery Storage Residential	New installation or modification	\$300.00		\$300.00
109	Solar / Generator / Battery Storage Commercial	New installation or modification			Fee Table
110	Site Work Only Permit	No pouring of piers, foundations, curbs, or flatwork allowed	\$300.00		\$300.00
111	Foundation repair Residential	Engineer sealed letter required	\$200.00		\$200.00
112	Foundation repair Commercial	Engineer sealed letter required			Fee Table
113	Swimming Pool or Spa - Residential - Above Ground	New Construction greater than 24"	\$75.00		\$75.00
114	Swimming Pool or Spa - Residential - Permanent	New Construction greater than 24"	\$500.00		\$500.00
115	Swimming Pool or Spa - Commercial	Includes Splashpad - any depth	\$500.00		\$500.00
116	Annual commercial pool, spa, splashpad operational permit	Per pool, permit value April 1 - March 31	\$200.00		\$200.00
117	Pool permit renewal after expiration, late fee	Each and Every month its late		\$100.00	\$100.00
118	Accessory building > 120 SQ FT	Separate permit requires for MEP		\$250.00	\$250.00
119	Residential re-roof	Includes decking	\$150.00		\$150.00
120	Windows, doors, general repair	Change windows, siding, doors, general	\$200.00	\$0.00	\$200.00
121	Bathroom Remodel/Renovation Only	Bathroom remodel/renovation only	\$0.00	\$250.00	\$250.00
122	Roof Commercial	Under fee table			Fee Table
123	Commercial Concrete	Under fee table			Fee Table
124	All Residential concrete: sidewalk, driveway approach and patio only			\$200.00	\$200.00
125	Commercial concret, sidewalk, drive approach	Based off fee table			Fee Table
126	Residential retaining wall	3' or more/4' requires engineer design and seal		\$150.00	\$150.00
127	Commercial retaining wall	requires Engineer design and seal			Fee Table
128	Residential carport	Must meet zoning and city requirements		\$150.00	\$150.00
129	Commercial carport/Porta Cochere	Must meet zoning and city requirements			Fee Table
130	Asphalt tie-in to concrete drive approach	Per-linear-foot: Flat fee	\$6.00	\$244.00	\$250.00
131	Construction Trailer	per trailer	\$125.00		\$125.00
132	Building demolition	per building	\$150.00		\$150.00
133	Gasoline fuel tanks	per tank	\$300.00		\$300.00
134	Tent or canopy	Maximum four permits per year, 14 days each	\$75.00		\$75.00
135	Residential Fence	String line required, plan reviewer may require professional survey	\$100.00	\$25.00	\$125.00
136	Commercial Fence	String line required, professional survey required	\$300.00		\$300.00
137	Storage Containers / PODS	Maximum two permits per year, 15 days each	\$100.00	(\$50.00)	\$50.00
138	Garage Sale / Estate Sale / Non-Profit Org	Maximum 1 sale in any 90 day period. Fee after 1st free permit each calendar year. Sale listed on city website for permits pulled by Thursday.	No charge	\$5.00	\$5.00
139	Seasonal garden center		\$150.00		\$150.00
140	Solicitor Permit	Issued by police department	See Comments		See Comments
141	Handbill registration	Per year.	\$50.00		\$50.00
142	Handbill permit, one day		\$50.00		\$50.00
143	Handbill permit, one week		\$100.00		\$100.00
144	Handbill permit, one year		\$500.00		\$500.00
145	Donation Box Registration		\$250.00		\$250.00
146	Administrative Fee	Contracting for abatement of Code Violation per Occurrence; minimum charge of \$100	\$250 or 10% of cost, whichever is higher		\$250 or 10% of cost, whichever is higher
147	Vacant building registration	Annual Fee, includes inspection	\$750.00		\$750.00
148	Late Fee	For each month or part of the month that a license fee has not been received.	\$50.00		\$50.00
149	Street name change		\$125.00		\$125.00
150	Native Landscape Permit	One-time fee - Ordinance 2505	\$25.00		\$25.00
151	FAILED INSPECTION FEES	All failed inspections			
152	1st Re-inspection				\$50.00
153	2nd Re-inspection				\$75.00
154	3rd and additional re-inspections				\$100.00

MASTER FEE SCHEDULE
PLANNING AND BUILDING INSPECTIONS

	DEPARTMENT	BASIS/COMMENTS		Proposed Increase or Decrease FY 25-26	Proposed New Fee
155	After Hours Inspection	\$100 per hour with 2 hour minimum			\$200.00 min.
156	FOOD ESTABLISHMENT FEES	ALL FEES SHALL BE NON-REFUNDABLE UNLESS OTHERWISE PROVIDED BY ORDINANCE			
157	Health permit				
158	Class 1A Retail Food Establishments and Food Stores - Restaurants, cafeterias, and facilities preparing food for individual portions for the public. 2 year term	Per fiscal year. Small scale food businesses are exempted from all city permit requirements when food sales are not more than \$1.5 million per year. State fee still applies. Includes two inspections per year.	\$500.00	\$273.00	\$773.00
159	Class 2A School Food Establishments - operated on a for-profit basis by a private contractor. 2 year term	Per fiscal year. Small scale food businesses are exempted from all city permit requirements when food sales are not more than \$1.5 million per year. State fee still applies. Includes two inspections per year.	\$325.00	(\$67.00)	\$258.00
160	Class 3A Institutional Food Service - Hospitals, jails, schools, commissaries, large institutional kitchens. 2 year term	Per fiscal year. Small scale food businesses are exempted from all city permit requirements when food sales are not more than \$1.5 million per year. State fee still applies. Includes two inspections per year.	\$225.00	\$25.00	\$250.00
161	Class 4A Seasonal Establishments - Concession stands, amusement parks. 1 year term	Per fiscal year. Small scale food businesses are exempted from all city permit requirements when food sales are not more than \$1.5 million per year. State fee still applies. Includes two inspections per year.			\$200.00
162	Temporary food permit (up to 14 days) - commercial	No more than one Temporary Food Permit may be issued to any person or organization in any 90-day period. Small-scale food businesses and Mobile food vendors are exempted when food sales are less than \$1.5 million per year. Includes all inspections.	\$75.00	(\$23.00)	\$52.00
163	Class 1, 2, or 3 - Additional Health Inspection	Per inspection beginning with the 3rd inspection per year		\$125.00	\$125.00
164	Health permit suspension	Penalty imposed when establishment is forcibly closed by the City		\$300.00	\$300.00
165	Health permit renewal after expiration, late fee	Per occurrence		\$100.00	\$100.00
166	RENTAL AND APARTMENT COMPLEX LICENSING				
167	Residential Rental Property Registration	Annual building, registration, includes inspection and CO	\$150.00		\$150.00
168	Residential Tenant Registration	Tenant registration to have utilities turned on			No charge
169	Replacement Rental CO	Replacement of lost, destroyed or illegible rental CO		\$25.00	\$25.00
170	Renewal Late fee	Per occurrence, per permit	\$100.00		\$100.00
171	Apartment License Fee	Per unit, all units	\$15.00	\$10.00	\$25.00
172	Apartment Inspection Fee	Per unit inspected, minimum 10% inspected annually	\$50.00		\$50.00
173	Rental Reinspection Fee	Per inspection after the first re-inspection for same uncorrected items	\$125.00	\$25.00	\$150.00
174	SIGN PERMITS				
175	Reface existing sign		\$150.00		\$150.00
176	New construction of sign without electric		\$150.00		\$150.00
177	new construction of sign with electric		\$150.00	\$150.00	\$300.00
178	Flags	3 flags per lot - insignia, decorative, governmental.	No charge		No charge
179	Pennant	14 day limit; within first 90 days of certificate of occupancy.	No charge		No charge
180	BANNER FEES				
181	Erect banner	Each 30 day period; not to exceed 90 days per year.	\$50.00		\$50.00
182	Grand Opening banner	14 day limit; within first 90 days of certificate of occupancy.	No charge		No charge
183	TREE PRESERVATION FEES				
184	Removal of dead, diseased, or damaged tree		No charge		No charge
185	Removal of protected trees and/or review of tree preservation plan in conjunction with building permit. (Applicable mitigation charges still apply)		No charge		No charge
186	Application for tree removal (Applicable mitigation charges still apply)		No charge		No charge
187	Review of tree preservation plan		\$100.00		\$100.00
188	All others		\$100.00		\$100.00
189	VARIANCE REQUESTS				
190	Board of Adjustment	includes residential and commercial	\$500.00	\$0.00	\$500.00
191	ENGINEERING PLAN REVIEW FEES				
192	First Review (Goal of 21 Calendar Day Turnaround)	Up to one acre (base fee)		\$1,000.00	\$1,000.00
193	First Review Additional Per Acre	Additional per acre above one acre		\$50.00	\$50.00
194	Subsequent Review (Goal of 10 calendar day turnaround)	Up to one acre (base fee)		\$500.00	\$500.00
195	Subsequent Review Additional Per Acre	Additional per acre above one acre		\$25.00	\$25.00
196	Engineering Plan Review Hourly Rate	Per review hour beyond the base fee		\$150.00	\$150.00
197	Plans Reviewed by Engineering Consultant			Actual cost plus 10% administrative fee	Actual cost plus 10% administrative fee
198	Traffic Impact Analysis Review by Engineering Consultant			Actual cost plus 10% administrative fee	Actual cost plus 10% administrative fee
199	RIGHT OF WAY FEES	These fees do not apply to utilities with franchise agreements with the City			
200	ROW Contractor Registration	Annual		\$100.00	\$100.00
201	ROW Permit	Permit includes two inspections		\$100.00	\$100.00
202	ROW Inspection	Each additional inspection		\$50.00	\$50.00
203	Street signs (2 signs, 1 pole)	Per assembly, installed.		\$0.00	\$75.00
204	ROW Abandonment	Each applicaton.		\$0.00	\$250.00
205	Blue fire buttons *Is this Fire or PW?*	Each.			\$10.00
206					
207					