

Duncanville City Council Meeting Minutes Tuesday, January 6, 2026

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, January 6, 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

Council Arriving At:

Council Absent: Councilmember Kyle Pennebaker

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

A. January and February 2026 Council Calendars

City Secretary Chiquita Taylor reviewed the council calendar.

3. BRIEFINGS / PRESENTATIONS

The Briefing Session was adjourned at 7:09 PM.

A. Briefing on a proposed development at 918 E. Highway 67, including a potential sales tax sharing agreement

Presented by Assistant Director of Economic Development Marlon Goff. John Dicky and Arthur Bruso, with Catalyst, assisted in answering questions.

B. Southwest Regional Communications Center (SWRCC) Briefing

Presented by Tamara Bell with the Southwest Regional Communication Center.

C. Briefing on Texas Coalition for Affordable Power (TCAP) Program

Presented by Margaret Somereve with Texas Coalition for Affordable Power.

D. Briefing on City Travel Policy

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

EXECUTIVE SESSION

The Executive Session was opened at 7:14 p.m., and Mayor Contreras read the item into the record.

Mayor Contreras recessed the Executive Session at 7:24 PM to convene the Regular session.

The Executive Session reconvened at 8:47 PM.

The Council closed the Executive Session at 10:18 PM to reconvene the Regular Session.

- A. 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.
- B. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, lease of real properties, being located east of Main Street, north of US 67, west of Cockrell Hill Road, and south of Camp Wisdom Road, 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)

The City Council convened into Regular Session in the Council Chambers at 7:30 p.m. with Mayor Contreras presiding.

Councilmember Veracruz delivered the Invocation.

Mayor Contreras led the Pledge of Allegiance and Texas Pledge.

4. REPORTS

A. Mayor's Report

Mayor Contreras requested extended time for his report.

Councilmember McBurnett made a motion to extend the time, Mayor Pro Tem DeMonica Gooden seconded the motion. The vote was cast 6 for, 0 against.

Mayor Contreras yielded his time to Mrs. Marlyse Gordon to report on a story of a car giveaway from Freedom Chevrolet to a deserving Mom in the City.

B. Councilmember's Report

Mayor Pro Tem Gooden updated citizens on bags of leaves as it relates to Republic pickup. She asked for patience to get bags of leaves as well as the trash pickup.

Councilmember McBurnett reported on the Sandra Meadows Tournament at the end of December and the upcoming Celebrate Duncanville event by the Chamber of Commerce.

C. City Manager's Report

Mr. Abernethy reported that Duncanville was selected for the Safe Streets and Roads grant by the Texas Department of Transportation (TxDOT). He thanked the Public Works team for their work on this grant. He then gave condolences to the family of Don Dotson, former City Manager of Duncanville, on his passing.

5. PROCLAMATIONS AND PRESENTATIONS

- A.** Proclamation for Martin Luther King, Jr. Day 2026. MLK Day is on January 19, 2026.

Read by Councilmember Jeremy Koontz.

- B.** Receive a briefing and demonstration of the OpenGov Financial Transparency portal.

Presented by Budget Administrator Jennifer Otey.

6. CITIZENS' INPUT

Tai Fang Leu 439 Blueridge Dr.
Transparency

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 December 12, 2026, Special Called Meeting and the December 16, 2026, Regular Meeting City Council Meeting.
- B.** Consider a Resolution authorizing the City Manager to execute a Landscape Maintenance Agreement between the City of Duncanville and the Texas Department of Transportation (TxDOT) for the 2026 Green Ribbon Project on Interstate 20 between North Cedar Ridge Drive and Main Street. The Agreement defines responsibilities for installation and ongoing maintenance of landscape and irrigation improvements within the state right-of-way.

RES 2026-588

Councilmember Don McBurnett made a motion to approve the consent agenda, Mayor Pro-Term DeMonica Gooden seconded the motion. The vote was cast 6 for, 0 against.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

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

Item A - no action taken.

Item B - Councilmember Don McBurnett made a motion to reject the bid for RFP 25-0015, and reject all proposals and instruct staff to invite new bids for management. Mayor Pro-Term DeMonica Gooden seconded the motion. The vote was cast 6 for, 0 against.

Councilmember Don McBurnett made a motion to approve the Second Amendment to the purchase and sale agreement between the City of Duncanville, TX, and KKMD Investments, LLC, to extend the closing date to on or before February 13, 2026, and authorize the city manager to sign, Councilmember Joe Veracruz seconded the motion. The vote was cast 5 for, 1 against (Mayor Pro Tem DeMonica Gooden).

- B.** Conduct a public hearing for consideration and action regarding ZONE-2025-00009 request of Brian Neal, owner, and James Cartwright, agent for a Zoning Change from Local Office/Retail (LOR) District to Single-Family Residential District 13 (SF-13) on Eckerd Griffith Green, Lot 2, ACS 1.0844, more commonly known as 810 W. Wheatland Road, City of Duncanville, Dallas County, Texas.

Presented by Assistant Director of Planning LaSheyla Jones.

Mayor Contreras opened the public hearing at 8:09 PM.
Spoke in support - Tai Fang Leu 439 Blueridge Dr.
Spoke in opposition - none

Councilmember Jeremy Koontz made a motion to close the public hearing, Councilmember Don McBurnett seconded the motion. The vote was cast 6 for, 0 against.
Mayor Contreras closed the public hearing at 8:14 PM

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

- C.** Conduct a public hearing for consideration and action for ZONE-2025-00018 request of Costco Wholesale, applicant, for a Specific Use Permit (SUP) to allow for accessory and incidental fuel pumps, on real property located at 250 W. Highway 67, legally described as Lot 2, Block A of Three Corners Addition to the City of Dallas, Dallas County, Texas.

Presented by LaSheyla Jones.

Mayor Contreras opened the public hearing at 8:20 PM.

Spoke in support - none
Spoke in opposition - Julie Steger 214 Meadowcreek

Councilmember Don McBurnett made a motion to close the public hearing, Mayor Pro-Term DeMonica Gooden seconded the motion. The vote was cast 6 for, 0 against.

The public hearing was closed at 8:23 PM.

Councilmember Don McBurnett made a motion to approve, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 6 for, 0 against.

- D.** Conduct a public hearing for consideration and action for ZONE-2025-00001 request of Roland Ako, owner/applicant, to amend an existing Specific Use Permit (SUP) site plan for a drive-thru on real property located at 102 E. Danieldale Road, 1.170 acres, legally described as Hopco Wedge Tract 1, City of Duncanville, Dallas County, Texas.

Presented by City Planner Desiree' Powell.

Mayor Contreras opened the public hearing at 8:33 PM.

Spoke in support - none

Spoke in opposition - none

Councilmember Don McBurnett made a motion to close the public hearing, Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 0 against.

The public hearing was closed at 8:35 PM.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Karen Cherry-Brown seconded the motion. The vote was cast 5 for, 1 against (Councilmember Jeremy Koontz).

9. STAFF AND BOARD REPORTS

- A.** Briefing on Requests for Public Information

Presented by Assistant Police Chief Adrian Tijerina.

Mayor Contreras recessed the regular session at 8:40 PM to reconvene into Executive Session.

The regular session reconvened at 10:21 PM

ADJOURNMENT

The meeting was adjourned at 10:23 PM.

APPROVED:



CITY SECRETARY