

**Duncanville City Council Meeting Minutes**  
**Tuesday, February 3, 2026**

**CALL TO ORDER**

A regular meeting of the Duncanville City Council was called to order on Tuesday, February 3, 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 Karen Cherry-Brown  
Councilmember Kyle Pennebaker

Council Arriving At: Councilmember Jeremy Koontz arrived at 6:001 PM  
Council Absent:

**WORK SESSION / BRIEFING**

**1. DISCUSS AGENDA ITEMS**

**2. CITY COUNCIL CALENDAR**

A. February 2026 and March 2026 Council

Calendars Reviewed by City Secretary Chiquita Taylor.

**3. BRIEFINGS / PRESENTATIONS**

A. Receive a Briefing on the FY 2026-27 Budget

Calendar Presented by Budget Administrator Jennifer Otey.

B. Receive a Briefing on proposed FIFA World Cup Events

Presented by Special Events Planner Devon Handley.

C. Receive a Briefing on the Police and Courts  
Needs Assessment Financial Impact and Discuss  
Financing Options and Potential Next Steps

Presented by Interim City Manager Richard Abernethy, Jennifer Otey, and Director of Fiscal Services/CFO Richard Jackson. Council was in agreement to reconvene the Bond Committee.

**EXECUTIVE SESSION**

The Briefing Session was closed at 6:58 PM. In the interest of time, Mayor Contreras moved the executive session to after the regular session.

The Executive Session was called into session at 9:42 PM, and Mayor Contreras read the item into the record.

The Council closed the Executive Session at 10:15 PM.

- A. City Council shall convene into closed session pursuant to Section 551.071 to deliberate code enforcement issues along Cavan and Hastings Streets, and to seek legal advice from the City Attorney regarding such issues.
- 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)**

The City Council convened into Regular Session in the Council Chambers at 7:11 PM. with Mayor Contreras presiding.

Police Chaplain Moises Ruiz delivered the invocation.

Mayor Contreras led the Pledge of Allegiance and Texas Pledge.

#### **4. REPORTS**

- A. **Mayor's Report** - Mayor Contreras thanked those interested in our city and those who gave presentations to make our city better.
- B. **Councilmember Report** - Councilmember McBurnett gave kudos to the city staff for keeping everything operating during the weather event last week. He wished Mayor Contreras a Happy Birthday.
- C. **City Manager's Report** - Mr. Abernethy thanked the Police, Fire, Public Works, Parks and Recreation team, and other staff for keeping the city running during the weather event. He reported that Republic Service will be on its regular service this week. They are behind on brush pickup due to the weather. He congratulated the Finance department on receiving the GFOA's Award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR Award) for its Popular Annual Financial Report.

#### **5. PROCLAMATIONS AND PRESENTATIONS**

- A. Proclamation for Black History Month 2026.

Read by Mayor Pro Tem Gooden and presented to Assistant Director of Parks and Recreation Tyler Agee.

- B. Duncanville Chamber of Commerce Annual Report

Presented by Joshua Thibodeaux, Immediate Past-Chair of the Duncanville Chamber of Commerce. Councilmember Koontz asked what he attributes the decline in membership to. Mr. Thibodeaux replied that he attributes it to not being innovative and different. Mr. Koontz also asked about the status of the funding for the mural for the Chamber. Mr. Thibodeaux stated they had not received the funding for the mural. The funding became a reimbursement only. However, the Chamber was not in a position to give the money upfront. Mayor Contreras acknowledged the work that everyone does with the Chamber and commended them on keeping the Chamber going.

- C. Applicants from Duncanville's Fiscal Year 2026, second-quarter Arts Grant application cycle have been invited to give a brief, two-minute presentation to the City Council.

Arts Commission Chair Angela Thorpe-Harris and Board Liaison Alex Hamby introduced the applicants for this quarter's Arts grant cycle.

## **6. CITIZENS' INPUT**

Julie Steger 214 Meadowcreek  
Speed limit on Main

Norma Richardson 808 Del Lenora Apt. 31 - email  
Fireworks

## **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 January 13, 2026, Special Called Meeting and the January 20, 2026, Regular City Council Meeting.
- B. Consider a Resolution ordering the May 2, 2026 General Election

RES 2026-591

- C. Consider a Resolution approving methods for making written requests for public information.

RES 2026-592

Councilmember Don McBurnett made a motion to approve the consent agenda, Councilmember Jeremy Koontz 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 amending Resolution 2025-423 to establish committee members and a chair for the Arts and Cultural District Steering Committee.

Presented by Project Manager Angel Deal.

RES 2026-593

Councilmember Jeremy Koontz made a motion to approve the amendment, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

- C. Consider nominees for Arts and Cultural District Steering Committee

Presented by Angel Deal.

Mr. Abernethy presented a list of the nominees submitted by Councilmembers. He stated we had nominees for each position except the State Representative position. Councilmember McBurnett suggested we allow the committee to get off the ground before looking for a State Representative to be on the committee. Councilmember Pennebaker asked to table the item to allow time to review the nominees. He would like this to be brought back in a workshop. Councilmember Cherry-Brown requested to bring the nominees in for interviews. Ms. Deal stated that we could send out a questionnaire to assess their interest in being a member of the committee. Council agreed on using the questionnaire.

- D. Conduct a Public Hearing to consider a resolution approving a Chapter 380 Economic Development Incentive Agreement between the City of Duncanville and Parklane Investments, LLC d/b/a Corinth Properties for capital improvements at 918 East Highway 67, Duncanville, Texas. This agreement provides a percentage rebate of the Sales Tax Revenues generated by the development for an amount not to exceed \$150,000 or five years, whichever comes first, beginning upon the issuance of the Certificate of Occupancy for Bojangles Restaurant, to offset extraordinary public infrastructure, drainage and site development costs.

Presented by Assistant Director of Economic Development Marlon Goff.

Mayor Contreras opened the public hearing at 8:41 PM  
Spoke in support - Arthur Brusso applicant

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 7 for, 0 against.

The public hearing was closed at 8:43PM

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

RES 2026-594

- E. Conduct a public hearing for consideration and action regarding ZONE-2025-0004 C request of Caroline Rosendall (owner) and Ruth Carlson (applicant) for a Specific Use Permit (SUP) to allow for Temporary Workforce Housing in a residential neighborhood on real property located at 710 Markwood Drive, legally described as Block 16, Lot 25, Irwin Keasler Development Red Bird No. 4 Addition, City of Duncanville, Dallas County, Texas.

Presented by City Planner Desiree Powell.

Mayor Contreras opened the public hearing at 8:49 PM

Spoke in Support - Ruth Carlson (applicant)

Spoke in Opposition - none

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 8:52 PM.

Councilmember Jeremy Koontz made a motion to approve the item, Councilmember Don McBurnett seconded the motion. The vote was cast 6 for, 1 against (Karen Cherry-Brown)

- F. Conduct a public hearing for consideration and action regarding ZONE-2025-00003 request of Tim Maiden (owner/managing partner) for a Specific Use Permit (SUP) to allow an event center and outdoor pickleball courts on real property located at 202 W. Center Street, 3.35 acres, legally described as Block 8 & part of Block 7, Original Town Duncanville, City of Duncanville, Dallas County, Texas.

Presented by Desiree Powell.

Mayor Contreras opened the public hearing at 9:08 PM

Spoke in support:

Ron Thompson 403 Katherine Ct.

Emily Bridges 418 Oleander St. (did not wish to speak)

Tim Maiden (applicant)

Spoke in opposition:  
Maria De la Rosa

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 9:17 PM

Councilmember Don McBurnett made a motion to approve with Planning and Zoning recommendation for four years for the SUP, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

## **9. STAFF AND BOARD REPORTS**

No reports.

Mayor Contreras recessed the Regular Session at 9:33 PM to convene the Executive Session.

The Regular Session reconvened at 10:16 PM.

## **ADJOURNMENT**

The meeting was adjourned at 10:16 PM.

APPROVED:

  
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CITY SECRETARY