

**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 1<sup>st</sup> 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:

*Chiquita Taylor*  
\_\_\_\_\_  
CITY SECRETARY