

**Duncanville City Council Meeting Minutes  
Tuesday, April 21, 2026**

**CALL TO ORDER**

A regular meeting of the Duncanville City Council was called to order on Tuesday, April 21, 2026, at 5:00 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  
Council Arriving At: Councilmember Jeremy Koontz arrived at 5:02 PM  
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**

City Secretary Chiquita Taylor reviewed the calendar.

**3. BRIEFINGS / PRESENTATIONS**

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

Presented by Interim Economic Development Director Marlon Goff. Councilmember Koontz asked why the group was interested in opening a business in Duncanville. With council approval, Chad Dozal of Cenzo's spoke about why they were interested in Duncanville for their restaurant.

- B. Drainage Master Plan Summary and Results Briefing

Presented by Assistant Director of Public Works Shahad Mohammad and David Rivera with Freese and Nichols, Inc.

- C. Renaming of Shady Trail Drive Briefing

Presented by Director of Public Works Matt Bryant.

**EXECUTIVE SESSION**

Mayor Contreras recessed the Briefing Session at 5:54 p.m. for City Council to convene

into Executive Session.

The Executive Session was called into session at 5:55 p.m., and Mayor Contreras read the item into the record.

The Council closed the Executive Session at 6:53 p.m.

- 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, or lease of real properties, being located east of north Main Street, 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.

**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 7:00 p.m. with Mayor Contreras presiding.

Pastor Calvin Funchess with Crossroads of Life Assembly delivered the Invocation.

Mayor Contreras led the Pledge of Allegiance and Texas Pledge.

**4. REPORTS**

- A. Mayor's Report  
Mayor Contreras reported on his attendance at the Duncanville ISD Jr. ROTC Awards Banquet.
- B. Councilmembers' Report  
Mayor Pro Tem Gooden thanked Marlyse Gordon for her invitation to the tour of Charlton Methodist Hospital. Councilmember McBurnett commented on Operation Clean Duncanville and the Lions Club for the Build a Bed program. He also reviewed upcoming events in the city and encouraged citizens to apply for boards and commissions. Councilmember Koontz informed all that the Library survey is open and encouraged everyone to provide input. He expressed appreciation for the Code Enforcement office for its work around the city.

C. City Manager's Report

Mr. Abernethy reported on the receipt of a grant for transportation improvements and thanked Public Works for their work on the grant. He also reported on the rescheduling of the Harrington Park Ribbon Cutting.

**5. PROCLAMATIONS AND PRESENTATIONS**

- A. National Library Week Proclamation

Read by Library Director Hannah Olson.

- B. Bloomfest Event Briefing

Presented by Special Events Planner Devon Handley.

**6. CITIZENS' INPUT**

Marlyse Gordon 1751 Crescent Lane  
National Day of Prayer

Erika Browning 442 E. Cherry St. (email)  
Drainage Master Plan

**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.

RES 2026-622

- 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.

RES 2026-623

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

RES 2026-624

- 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.

RES 2026-625

- 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.

ORD 2579

Councilmember Don McBurnett made a motion to approve the consent agenda, Mayor Pro-Tem 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.

No action taken.

- B. Consider a Resolution for Fiscal Year 2026 Hot Fund Grant to the Duncanville Chamber of Commerce

Presented by Project Manager Angel Deal.

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

RES 2026-620

- C. Discuss and consider a resolution designating Mr. and Ms. Juneteenth to represent Duncanville at the 2026

Best Southwest Juneteenth event.

Presented by Chiquita Taylor.

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

RES 2026-626

**9. STAFF AND BOARD REPORTS**

A. Fire Department Bi-Annual Report

Presented by Fire Chief Chris Conneally.

B. Briefing about Master Fee Updates for Planning, Permitting, Inspections, and Public Works.

Presented by Assistant City Manager Mark Rauscher.

**ADJOURNMENT**

The meeting was adjourned at 8:06 p.m.

APPROVED:

*Chiquita Taylor*  
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CITY SECRETARY