

**Duncanville City Council Meeting Minutes
Tuesday, May 19, 2026**

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, May 19, 2026, at 5:01 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 5:13 PM

Council Absent:

EXECUTIVE SESSION

The Executive Session was called into session at 5:02 PM and Mayor Contreras read the item into record.

The Council closed the Executive Session at 7:05 PM.

- 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.

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the items into the record.

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

- A. Briefing on an Optional Homestead Exemption

Moved the Staff Reports item 11D.

- B. Briefing on Police Facility Spatial Needs Analysis Phase 1 Close Out

Moved to Staff Reports item 11E.

4. OATHS OF OFFICE

- A. Candidates being unopposed for Mayor and their respective districts will be sworn in by the City Secretary, after which each will return or take their seat on the dais.

City Secretary Chiquita Taylor administered the oath of office to Mayor Contreras, Councilmember Don McBurnett, and Councilmember Jarred Davis.

5. RECESS FOR RECEPTION

Mayor Contreras recessed the meeting at 7:29 PM.

The meeting reconvened at 7:49 PM.

6. REPORTS

A. Mayor's Report

Mayor Contreras commended former Mayor Barry Gordon and his wife Marlyse for organizing the National Day of Prayer event. He also reported on the Ellefair event on May 8th and Bloomfest on May 9th.

B. Councilmembers' Report

Councilmember Veracruz reported on the Duncanville ISD School Board meeting and congratulated his wife, Janet Veracruz, on being sworn in as president of the board. Councilmember McBurnett thanked former councilmember Karen Cherry-Brown for her service to the city. He congratulated the Duncanville High School relay team on winning a gold medal. He also wished Gail Sliger a happy 90th birthday, reviewed various events in the city, and welcomed new District 4 Councilmember Jarred Davis.

Mayor Pro Tem Gooden thanked the Arts Commission for the Elle Fair and Bloomfest events. She sent congratulations to Cristi Frye for winning first place at Ellefair.

C. City Manager's Report

Mr. Abernethy gave an update on the brush and bulk collection and the construction on Cedar Ridge. He also reported on the Tree City USA award

and Keep Duncanville Beautiful and congratulated Jarred Davis.

7. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation recognizing May 18-24, 2026, as National Public Works Week.

Read by Public Works Director Matt Bryant.

8. CITIZENS' INPUT

Mary Brooks 1135 Aspen Drive
Traffic

Domingo Serrato 1326 Oak Run Dr.
Food Truck Permit

Mayor Contreras requested extra time for Cliff Boyd.
Councilmember Don McBurnett made a motion to allow extra time for citizen input for Cliff Boyd, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

Cliff Boyd 1019 Quail Run
Dallas College

Mary Taylor Nature Dr. (email)
Jewish American Heritage Month

9. 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 April 21, 2026, and May 5, 2026, City Council Meetings.
- B. Consider a Resolution amending the Fiscal Year 2025-2026 Master Fee Schedule.

RES 2026-631

- C. Consider an Ordinance awarding RFB 26-0012 to CCGMG LLC Series B through the City's competitive bid process with a contract amount of \$110,960.00 and an additional amount of \$11,096.00 as a project contingency for a total amount not to exceed \$122,056.00; authorizing an appropriation in the amount of \$72,056.00 from the unappropriated balance of the Streets CIP Fund; and authorizing an expenditure of an amount not to exceed \$122,056.00 for the purpose of ADA ramp improvements in the Camp Wisdom West and Forest Hills subdivisions,

ORD 2583

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.

10. ITEMS FOR INDIVIDUAL CONSIDERATION

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

No action taken.

- B. Consider a resolution recognizing Public Works Professionals as First Responders

Presented by Matt Bryant.

RES 2026-632

- C. **ZONE-2026-00011:** Consider a public hearing and request from Keith Hamilton (applicant/agent) and Luis Hernandez (owner) for a Zoning Change from Single-Family Residential District 10 (SF-10) to Duplex Residential District (TF-7) on real property located at 1023 N. Cockrell Hill Road, legally described as Abstract 1290, William Sprowles Survey on 8.727 acres, City of Duncanville, Dallas County, Texas.

Presented by Assistant Planning Director LaSheyla Jones.

Mayor Contreras opened the public hearing at 9:45PM

Spoke in support:

Victor Cortez - representing applicant

Spoke in opposition:

Melissa McDonnell 726 Fairwood Place

Mary Brooks 1135 Aspen Dr.

Pam McDonnell 726 Fairwood Place

Gabriel Badillo 734 Fairwood Place

George Vega 727 Fairwood Place

Norma Estrada 742 Fairwood Place

Isaiah Salazar 1114 Lady Lane

Mae De la Rosa 1107 Ross Springs Rd.

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.

Mayor Contreras closed the public hearing at 10:10 PM.

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

FAILED

- D. **ZONE-2026-00012:** Consider a public hearing and request from Daniel Lozano (applicant/owner) for a Zoning Change from Local Office/Retail (LOR) to Multi-Family Residential District 21 (MF-21) on real property located at 1435 Candlelight Avenue, legally described as Block L, Lot 1, Candlelight Estates 3rd Installment on 1.2 acres, City of Duncanville, Dallas County, Texas.

Presented by LaSheyla Jones.

Mayor Contreras opened the public hearing at 10:22 PM.

Spoke in support:

Daniel Ezeono - developer

Spoke in opposition:

Emily Bridges 401 Oleander

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

The public hearing was closed at 10:28 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

11. STAFF AND BOARD REPORTS

- A. Receive the Financial Report as of March 31, 2026.

Presented by Budget Administrator Jennifer Otey.

- B. Semi-Annual Report Fieldhouse

Presented by Fieldhouse Manager Craig Brasfield.

- C. Report on proposed smoking ordinance changes

Presented by Assistant City Manager Mark Rauscher.

- D. Briefing on an Optional Homestead Exemption

Presented by Budget Administrator Jennifer Otey. The council requested more information about the impact of a homestead exemption on residents and commercial businesses.

E. Briefing on Police Facility Spatial Needs Analysis Phase 1 Close Out

Presented by Project Manager Angel Deal, Police Chief Matt Stogner, CFO Richard Jackson, and Peter Strickland with Architects Design Group.

ADJOURNMENT

The meeting was adjourned at 11:15 PM.

APPROVED:

Chiquita Taylor

CITY SECRETARY