



Duncanville City Council Meeting Agenda
City Council Briefing Room and City Council Chamber
Duncanville City Hall
203 E. Wheatland Road
Duncanville, TX 75116
(972) 780-5017

Tuesday, August 5, 2025
6:00 PM - Work Session/Briefing
7:00 PM - Regular Session

or immediately following the 6:00 PM Work Session/Briefing

The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request an accommodation.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council must be physically present at the above stated location.

The City of Duncanville reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment at the direction and agreement of Mayor and Council.

This is an open meeting conducted in-person and will be broadcast by website and social media channels.

To view the live meeting or previous meetings click on the link below.

<https://duncanvilletx.new.swagit.com/views/454/>

To submit a comment via email the following information is required:

- Submit a comment by 4:00 PM on Tuesday, August 5, 2025.
 - Email city.secretary@duncanvilletx.gov
 - Email title: Public Comment – Tuesday, August 5, 2025
 - First Name, Last Name, and Address
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WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

- A. The City Council will receive a briefing on the schedule and next steps for adopting the City's Comprehensive Plan.
City Council Briefing - Comprehensive Plan Adoption Schedule
- B. Briefing on amending the Council Rules of Procedure as it relates to the date for posting the city council meeting agendas.
Council Rules of Procedure
- C. Discuss the possible addition of a lighted artistic sign for Armstrong Park.
Armstrong Park Sign Briefing
- D. Briefing on key changes presented by the adoption of the 2021 Building and Fire Codes and the 2023 Electrical Code, along with associated changes to City Ordinances and the Fee Schedule for Planning and Building.
Briefing for Updates to Building and Fire Codes and Associated Ordinances

EXECUTIVE SESSION

- 1. City Council shall convene into closed executive session pursuant to Section 551.072, 551.087 and 551.071 to deliberate the purchase, exchange, lease, or value of real properties, being located east of Main Street, south of Camp Wisdom, north of Wintergreen, and west of Westmoreland; and to seek legal advice from City Attorney regarding such real property.
Executive Session
- 2. 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.
Executive Session

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

INVOCATION - Dr. Hugo Gallegos of Duncanville First Baptist Church

PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

1. REPORTS

The Mayor's Report, the Councilmembers' Reports, and the City Manager's Report are informational only. There is no Council deliberation or action taken on any of these items.

- A. Mayor's Report.
- B. Councilmembers' Reports
- C. City Manager's Report.

2. PROCLAMATIONS AND PRESENTATIONS

- A. Fifteen applicants from Duncanville's inaugural Arts Grant Award cycle have been invited to provide a brief 2-minute presentation to the City Council.
Fiscal Year 2024-2025 Arts Grant Applicants

3. CITIZENS' INPUT

In-person citizen comments will be heard during the Regular Session. In keeping with the City Council's Rules of Procedure adopted on June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes.

"Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all persons addressing are subject to council adopted rules and limitations permitted by law"

At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

4. 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 July 10, 2025, City Council Special Meeting.
Special Called Meetings - 10 Jul 2025 - Minutes
- B. Consider a Resolution ordering a Charter Election to be held on the 4th day of November 2025, for the purpose of submitting propositions "A" through "L" to amend various sections of the Home Rule Charter.
Ordering Charter Election
Spanish - Ordering Charter Election

Vietnamese - Ordering Charter Election

- C. Consider an appointment to fill a vacancy on the Planning and Zoning Commission due to a resignation and the removal of a member from Keep Duncanville Beautiful.
Board and Commission Appointment and removal
- D. Consider a resolution authorizing a one-year contract for investment consulting services with Valley View Consulting, LLC, with an option to renew for up to three (3) additional years, with an estimated annual expenditure in the amount of \$50,000.
Valley View Consulting, LLC - Agreement with Renewal Options
- E. Consider an Ordinance amending the FY 2024-2025 budget by appropriating fund balance resources and revenue received in the General, Utility, IT Replacement, and the One-Time Project Funds.
FY 2025 Budget Amendments - General, Utility, IT, One-Time Project Funds
- F. Consider a Resolution to approve the City of Duncanville entering into a twelve (12) month contract with The Cigna Group for employee and retiree medical and dental insurance.
Employee and Retiree Medical and Dental Insurance
- G. Consider a Resolution authorizing the acquisition of internet services from The University of Texas at Austin - Office of Telecommunication Services through an interlocal cooperative contract in the estimated expenditure amount of \$36,000 for five (5) years. Fiscal year 2026 cost at \$6,712.68, and allowing for yearly increases.
Interlocal Cooperation Contract with UT Austin, ITS, Office of Telecommunications Services
- H. Consider a Resolution authorizing the purchase of mobile computers from Baycom Inc. using the Texas Department of Information Resources (DIR) Contract DIR-CPO-5225 in the amount of \$68,071.
Purchase of Mobile Computers
- I. Consider Resolution 2025-510 Approving an Amendment of the Purchase and Sale Agreement with KKMD Investments, LLC, authorizing a 30-Day Extension of the Inspection Period and Additional Earnest Money in the Amount of \$10,000.00, for the commercial property located at 720 E. IH20.
KKMD Investments
- J. Consider an Ordinance amending subsections (a), (b), (c), (e), (f), and (g), of Section 19-90, Maximum Limits in School Traffic Zones; Designation of School Traffic Zones," of Article V, "Speed Regulations," of Chapter 19, "Traffic," to modify the school zone flasher operation schedule for certain streets.
Amendment of School Zone Flasher Times
- K. Consider a Resolution awarding a bid and authorizing a cooperative purchasing agreement with McMahon Contracting, LP for concrete paving services through City of Grand Prairie Contract 58634 for a one-year term with a renewal option for three additional one-year terms, in

an estimated contract amount not to exceed \$2,077,088.10, subject to City Council appropriation.

Concrete Paving Services

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Consider Resolution 2025-504 approving the Tax Increment Financing (TIF) Reinvestment Zone No. 1 Annual Reports for fiscal years 2022 - 2024.
TIRZ No.1 Annual Reports for FY 2022 - FY 2024
- C. Consider Resolution 2025-509 authorizing a sole source procurement with Olsson Planning and Design for planning support services, in an amount not to exceed \$170,000, subject to the appropriation of funding by City Council.
Sole Source Procurement - Olsson Planning & Design
- D. Conduct a Public Hearing for Consideration and action regarding the request of Mario Riojas, the applicant and owner. The applicant is requesting approval of a Specific Use Permit to allow for the use of Short-Term Rental. The property is located at 209 North Royal Oak Drive, City of Duncanville, Dallas County, Texas, being part of Lot 2, Block 2 of Winona Gardens Addition No. 2, an addition to the City of Duncanville, Dallas County, Texas, according to the plat recorded in Volume 19, Page 275, Map Records, of Dallas County, Texas.
Public Hearing for 209 N. Royal Drive
- E. Conduct a Public Hearing for consideration and action regarding the request of Oliverio Aguilar, Applicant, for a Specific Use Permit to allow for the use "Short-Term Rental" on real property located at 710 Valley Hill Road, City of Duncanville, Dallas County, Texas, Town and Country Estates Rep, Blk C, LT 7, more commonly known as Town and Country Estates.
Public Hearing for 710 Valley Hill Road
- F. Conduct a Public Hearing for consideration and action regarding the request of Noemia Lara, the applicant and owner. The applicant is requesting approval of a Specific Use Permit to allow for the use of Auto Repair and Services, Major. The property is located at Woodhaven Replat, Blk 2, Lot 8B, ACS 0.704, more commonly known as 508 East Red Bird Lane, City of Duncanville, Dallas County, Texas.
Public Hearing for 508 E Red Bird Lane

6. STAFF AND BOARD REPORTS

- A. Recap of the 2025 Independence Day Parade & Celebration
4th of July Post-Event Briefing
- B. Monthly Financial Report as of June 30, 2025
Monthly Financial Report as of June 30, 2025

ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Thursday, July 31, 2025, by 5:30 P.M.** and remained posted for at least two hours after said meeting was convened.

Chiquita Taylor, City Secretary

"Guns prohibited on these premises by state law unless licensed under Chapter 411, Tex. Gov. Code. Section 46.035 Texas Penal Code."

"Las armas de fuego están prohibidas en estas instalaciones por la ley estatal a menos que estén autorizadas bajo el Capítulo 411 del Código de Gobierno de Texas. Sección 46.035 del Código Penal de Texas."