



# City of Farmers Branch Action Meeting Minutes City Council

Farmers Branch City Hall  
13000 Wm Dodson Pkwy  
Farmers Branch, TX 75234

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Tuesday, April 2, 2024

6:00 PM

Council Chambers

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The full video of this meeting is available on the City website at <https://farmersbranch.legistar.com/Calendar.aspx>.

**Council Present:** Mayor Terry Lynne, Mayor Pro Tem Richard Jackson, Deputy Mayor Pro Tem Omar Roman, Councilmember Martin Baird, Councilwoman Tina Bennett-Burton, Councilmember David Merritt

**City Staff Present:** City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Director of Administrative Services/City Secretary Stacy Henderson, City Attorney Pete Smith, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Economic Development Allison Cook, Director of Finance Tammy Zimmerman, Director of Communications Jeff Brady, and other City staff

## **CALL TO ORDER - STUDY SESSION (4 P.M.)**

Mayor Lynne called the meeting to order at 4:00 p.m.

### **A.1 Discuss regular agenda items.**

Deputy Mayor Pro Tem Roman received clarification on Item K.1 related to the Mandatory Crime Prevention Program.

### **~~A.2 Receive a presentation from Dallas County Elections Administrator Heider Garcia regarding enhancements made to the elections process and security measures. (tabled to April 16, 2024)~~**

This item was tabled to the April 16, 2024 City Council meeting.

### **A.3 Discuss and guide staff regarding the Firehouse Theatre Facility Use Agreement.**

Deputy City Manager Jawaria Tareen gave a presentation on the background of the property and agreements with the Firehouse Theatre.

The Council directed staff to bring forward a draft version of the contract for discussion with the recommended changes including; the Firehouse Theatre to take over utility costs except phonelines, the theatre to present an annual report to the City Council, the contract to have a quantified value of the rental of the building, and the contract to have a provision requiring the theatre to present to the City Council when requested.

### **A.5 Receive a report on the Dallas County Housing Replacement Program.**

Economic Development Director Allison Cook gave a presentation explaining details of the program,

residents eligible to apply, what areas qualify for the program, the funding source for the program, the compliance period, and details regarding the demolition and rebuilding of the new homes.

Dallas County Commissioner Andy Sommerman and Dallas County Director of Planning and Development Luis Tamayo spoke on the details of the program and how Dallas County would work with the City for the implementation.

The Council directed staff to move forward with implementing the program with the possibility of 10 homeowners participating.

**A.4 Discuss realigning driveway/paving materials and construction requirements with the Comprehensive Zoning Ordinance.**

Community Services Director Danielle Summers gave a presentation on the proposed ordinance revisions.

The Council directed to move forward with the ordinance revisions.

Mayor Lynne recessed the Study Session at 5:03 p.m.

Mayor Lynne called the Study Session back to order at 5:14 p.m.

**A.6 City Council to review, discuss, and provide direction to the staff regarding Legal Services with Nichols, Jackson, Dillard, Hager, and Smith, L.L.P. (NJDHS)**

Deputy City Manager Jawaria Tareen gave a presentation explaining the services provided by NJDHS, the budgetary amounts for legal services, and the options for legal services moving forward.

The Council discussed concerns regarding the current legal services being provided and options moving forward.

Mayor Lynne recessed the Study Session at 5:47 p.m., with discussion for Item A.6 to be continued after the regular meeting.

**EXECUTIVE SESSION**

There was no Executive Session during this meeting.

**CALL TO ORDER - REGULAR MEETING (6 P.M.)**

Mayor Lynne called the Regular Meeting to order at 6:00 p.m.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Deputy Mayor Pro Tem Roman led the Invocation and Pledge of Allegiance.

**CEREMONIAL ITEMS**

**E.1 Presentation of a commendation to citizens Rodolfo Garza, Jhonatan Meneses, and Karl Carrasquero.**

Mayor Lynne presented Rodolfo Garza, Jhonatan Meneses, and Karl Carrasquero with a commendation for their participation in an event that led to the capture of a theft suspect.

**E.2 Recognition of members of the Parks and Recreation Department Emerging Leaders Program.**

Mayor Lynne presented awards to the members of the Parks and Recreation Department who have completed the Emerging Leaders Program.

**ITEMS OF COMMUNITY INTEREST**

Communications Director Jeff Brady presented items of community interest.

**CITIZEN COMMENTS**

Timothy Isaly, 3939 Valley View Lane, spoke inviting the City Council to a ribbon cutting ceremony at the Dallas County Brookhaven Early College Center.

Rick Johnson, 2930 Harlee Drive, spoke giving compliments to the Code Enforcement department, spoke in opposition to a card room coming to the City, and gave concerns regarding campaign practices.

**CONSENT AGENDA**

Mayor Lynne announced the Consent Agenda would be split with Item I.1 being first.

**I.1 Consider approving the following City Council meeting minutes; and take appropriate action.**  
• **March 19, 2024 Regular Meeting**

**A motion was made by Mayor Pro Tem Jackson, seconded by Councilwoman Burton, to approve Item I.1 as presented. The motion carried with the following vote:**

Aye: Mayor Pro Tem Jackson, Deputy Mayor Pro Tem Roman, Councilmember Baird, Councilwoman Burton, Councilmember Merritt

**I.2 Consider approving Resolution No. 2024-048 authorizing the release, abandonment, and termination of certain beautification easements and agreements; and take appropriate action.**

Councilwoman Burton recused herself from this item.

**A motion was made by Councilmember Merritt, seconded by Mayor Pro Tem Jackson, to approve Item I.2 as presented. The motion carried with the following vote:**

Aye: Mayor Pro Tem Jackson, Deputy Mayor Pro Tem Roman, Councilmember Baird, Councilmember Merritt

**REGULAR AGENDA ITEMS**

**K.1 Consider adopting Ordinance No. 3851, amending the Code of Ordinances, by amending Chapter 26, "Businesses," Article VII, "Mandatory Crime Reduction Program For Designated Apartment Complexes," amending Section 26-451 adding a definition of "Housing**

**Unit”; amending Section 26-453 “Apartment Complex Crime Index and Crime/Risk Safety Threshold”; and amending Section 26-455(c) “Mandatory Crime Reduction Program; When Required”; and take appropriate action.**

Police Chief Kevin McCoy gave a presentation explaining the revisions to the Mandatory Crime Prevention Program.

The Council discussed the start date of the amended program, the number of complexes in the program currently versus after the implementation of the program, how the crime indexes would be calculated, and the level of compliance with apartment complexes currently.

**A motion was made by Deputy Mayor Pro Tem Roman, seconded by Councilmember Merritt, to approve Ordinance No. 3851 as presented. The motion passed with the following vote:**

Aye: Mayor Pro Tem Jackson, Deputy Mayor Pro Tem Roman, Councilmember Merritt, Councilmember Baird, Councilwoman Burton

**K.2 Consider approving Resolution No. 2024-045 authorizing an agreement for grounds maintenance services in the amount of \$565,630 to SRH Landscape, LLC; and take appropriate action.**

Parks and Recreation Director Robert Diaz gave a presentation on the length of the contract, details regarding the bid award, background on the previous contracts for landscape maintenance, the cost of the contract, the services covered by the contract, and properties that will be maintained.

**A motion was made by Councilmember Merritt, seconded by Councilwoman Burton, to approve Resolution No. 2024-045 as presented. The motion passed with the following vote:**

Aye: Mayor Pro Tem Jackson, Deputy Mayor Pro Tem Roman, Councilmember Merritt, Councilmember Baird, Councilwoman Burton

### **TAKE ANY ACTION AS A RESULT OF THE CLOSED EXECUTIVE SESSION**

There was no Executive Session during this meeting.

### **REPORT ON STUDY SESSION ITEMS**

Mayor Lynne reported on items discussed during the Study Session.

Mayor Lynne adjourned the Regular Meeting at 7:13 p.m.

### **STUDY SESSION**

Mayor Lynne resumed the Study Session at 7:30 p.m.

**A.6 City Council to review, discuss, and provide direction to the staff regarding Legal Services with Nichols, Jackson, Dillard, Hager, and Smith, L.L.P. (NJDHS)**

The Council further discussed concerns with legal services and options for legal services moving forward.

The Council determined to have a discussion on the performance of the City Attorney in Executive Session on April 9, 2024 and again on April 16, 2024, if needed.

**A.6 Discuss future agenda items.**

The Council had no adjustments to the future agenda items list.

The Study Session was adjourned at 8:45 p.m.

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City Secretary Stacy Henderson, TRMC

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Mayor Terry Lynne