



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, June 17, 2025

6:00 PM

Council Chambers

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 Tina Bennett-Burton, Deputy Mayor Pro Tem Roger Neal, Councilmember Omar Roman, Councilmember David Reid, Councilmember Elizabeth Villafranca

City Staff Present: City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Director of Administrative Services Stacy Henderson, City Secretary/Deputy Director of Administrative Services Erin Flores, City Attorney Nicole Corr, Director of Public Works Ray Silva-Reyes, Director of Parks and Recreation Rob Diaz, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Innovation and Technology Joey Brock, and other City staff

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

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

PUBLIC COMMENTS ON STUDY SESSION ITEMS

Kate Bergeron, 2941 Ermine Way, spoke on Consent Agenda Item J.13 related to the water main replacement and the cost of projects and contracts that are on the Consent Agenda.

STUDY SESSION ITEMS

C.1 Review and discuss Consent and Regular agenda items.

The Council had questions on the following items:

- Mayor Pro Tem Bennett-Burton requested to pull Item J.12 related to an agreement with Stoic Civil Construction for an erosion control project and Item J.13 related to an agreement with J & L Construction, LLC, for a water main replacement project from the Consent Agenda.
- Councilmember Neal had questions on Item J.2 related to term lengths and limits for City boards, Item J.4 related to boards subject to Sunset Review, and Item J.5 related to board appointments.

C.2 Discuss and provide direction on the Demolition/Rebuild Program.

Economic Development Manager Megan Holloway gave a presentation explaining the background of the Demolition/Rebuild Program, the current guidelines and incentive amounts, and the proposed options for implementing tier levels for incentives.

The majority of the Council was in favor of having an incentive that is three years in length and \$10,000.

Mayor Lynne suggested interviewing builders to gain their perspective on what the incentive should be.

C.3 Discuss reconvening the Charter Review Committee and the appointment of members.

City Secretary/Deputy Director of Administrative Services Erin Flores gave a presentation explaining the background on the last Charter Review Committee, the timeline for new appointments, and the process for reconvening the Charter Review Committee.

The majority of the Council was in favor of holding the next Charter election in May 2027.

The Council requested the following:

- Mayor Pro Tem Bennett-Burton requested that a topic regarding Council decorum be discussed by the Charter Review Committee, and that the Charter Review Committee be able to choose its own chair.
- Councilmember Neal requested that the Charter Review Committee have the flexibility to choose meeting dates.

C.4 Discuss Ordinance No. 3811 related to the City Council Code of Ethics, Section 2-280, regarding the endorsement of political candidates.

The majority of the Council was in favor of removing Article III, Section 2-280(j) related to the endorsement of political candidates by a Council member from the City's Code of Ordinances.

C.5 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The Council gave updates related to outside organizations and other meetings attended.

C.6 Review and discuss future agenda items.

There were no new future agenda items added by the Council.

Mayor Lynne convened into Executive Session at 5:04 p.m.

EXECUTIVE SESSION

- D.1 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.072 to discuss the sale of real property located at 13309 Josey Lane.**
- D.2 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.087 to discuss economic incentives for the Farmers Branch Project 2025.010.**
- D.3 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.087 to discuss current economic development project negotiations and status of same.**
- D.4 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.074, Personnel, to discuss and evaluate the City's legal representation.**

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:04 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

G.1 Receive a resolution recognizing June 2025 as Pride Month from the office of Texas State Representatives Rafael Anchía and Cassandra Garcia-Hernandez.

State Representative Venton Jones, on behalf of Representative Rafael Anchía and Cassandra Garcia-Hernandez, presented a proclamation recognizing June 2025 as Pride Month.

G.2 Present a Proclamation honoring Pamela Butler, founder of The Westwood School.

Mayor Lynne presented a proclamation honoring Pamela Butler.

G.3 Presentation of the Employee of the Month for May 2025 to Animal Services Officer, Rafael Ochoteco-Gutierrez.

Mayor Lynne presented Rafael Ochoteco-Gutierrez with the Employee of the Month Award for May 2025.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

Rick Johnson, Harlee Drive, spoke on the water supply, local elections, and housing.

Rinkesh Desii, 1753 Hanover Court, spoke on the importance of serving the residents.

Colleen Rulien, 3223 Whispering Oak Court, spoke on citizen rights and the Council meeting invocation.

Al Mahesh, 3302 Water Oak Court, spoke in favor of the City being inclusive.

Diane Beck, 18810 Skillman Street, Dallas, spoke on rights and freedoms of Americans.

Tim Ramsey, 1735 Wittington Place, spoke on partisanship in the election process.

CONSENT AGENDA

J.1 Consider approving the following City Council meeting minutes; and take appropriate action.

- June 3rd, 2025, City Council Meeting

J.2 Consider approving Ordinance No. 3930 amending multiple sections and subsections in Article II, Boards, Committees, and Commissions, of Chapter 2 Administration, of the Code of Ordinances, providing for consistent term lengths and term limits for City of Farmers Branch Boards, Committees, and Commissions; and take appropriate action.

- J.3** Consider approving Resolution No. 2025-101 amending the terms and term limits for the Municipal Drainage Utility System Advisory Committee; and take appropriate action.
- J.4** Consider approving Resolution No. 2025-097 to continue the Historical Preservation and Restoration Board, Manske Library Board, Parks and Recreation Board, Art and Culture Committee, Senior Advisory Board, and Sustainability Committee in existence until the next Sunset Review date in 2030; and take appropriate action.
- ~~**J.5** Consider approving annual Board, Commission, and Committee appointments and reappointments for 2025; and take appropriate action. (Moved to Regular Agenda Item L.4)~~
- J.6** Consider approving Resolution No. 2025-096 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a seven (7) year property tax rebate for the property located at 13717 Braemar Dr.; and take appropriate action.
- J.7** Consider approving Resolution No. 2025-095 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a seven (7) year property tax rebate for the property located at 3146 Berrymeade Lane; and take appropriate action.
- J.8** Consider approving Resolution No. 2025-094 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement in the amount of \$10,000 and a five (5) year property tax rebate for the property located at 14421 Southern Pines Court; and take appropriate action.
- J.9** Consider approving Resolution No. 2025-087 adopting the Dallas County Hazard Mitigation Action Plan Update 2025, authorizing the incorporation of said updated Plan into the City's Emergency Operations Plan; and take appropriate action.
- J.10** Consider approving Resolution No. 2025-104 authorizing the City Manager to execute, negotiate, and amend an Agreement for Fire Station Alerting upgrades with US Digital Designs; and take appropriate action.
- J.11** Consider approving Resolution No. 2025-079 authorizing the City Manager to execute a professional services agreement for a stormwater utility fee rate study in the amount of \$55,950; and take appropriate action.
- ~~**J.12** Consider approving Resolution No. 2025-070 authorizing the City Manager to execute a contract with Stoie Civil Construction, Inc., for the construction of the erosion control project along Reach 4 in the amount of \$1,800,000; and take appropriate action. (Moved to Regular Agenda Item L.2)~~
- ~~**J.13** Consider approving Resolution No. 2025-072 authorizing the City Manager to execute a contract with J & L Construction, LLC, for the 2025 Water Main Replacement project in the amount of \$3,218,551; and take appropriate action. (Moved to Regular Agenda Item L.3)~~

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to approve the Consent Agenda as amended. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

PUBLIC HEARING

K.1 Conduct a public hearing and consider adopting Ordinance No. 3931 for a zoning amendment for an industrial development on approximately 28 acres located at 2645 LBJ Freeway within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.

Deputy Director of Planning gave a presentation explaining the requested amendment to the previously approved zoning change, the use and development standards proposed, the proposed standard for parking, the phases of development if approved, and the recommendation from the Planning and Zoning Commission.

A motion was made by Councilmember Roman, seconded by Councilmember Villafranca, to close the public hearing and adopt Ordinance No. 3931 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

Abstain: Deputy Mayor Pro Tem Neal

REGULAR AGENDA ITEMS

L.1 Consider approving a calendar of events for social media acknowledgment, including City service events, ethnic and cultural heritage recognition, and holidays aligning with national and state observances; and take appropriate action.

Director of Administrative Services Stacy Henderson gave a presentation explaining the proposed list of holidays and recognitions for social media postings.

Katie Brown, 17807 Farley Trail, Dallas, spoke in favor of the calendar of events.

Gale Manning, 2800 Escada Drive, spoke in favor of the calendar of events.

Loren Rives, 2609 Farmers Branch Lane, spoke in favor of the calendar of events.

John Campbell, 1735 Wittington Place, Unit 2403, spoke in opposition to the calendar of events.

Anna Buford, 3635 Garden Brook Drive, spoke in favor of the calendar of events.

Sherry Collier, 3165 Golden Oak Drive, spoke in opposition to the calendar of events.

Matt Surpa, 14444 Tanglewood Drive, spoke in opposition to the calendar of events.

James Inkle, 13744 Dennis Lane, spoke in opposition to the calendar of events.

Nancy Snider, 13410 Glenside Drive, spoke in opposition to the calendar of events.

Alisa Stitt, 13430 Glenside Drive, in favor of the calendar of events.

Sarah Berelharrop, 3047 Eric Lane, spoke in favor of the calendar of events.

Terry Anderson, 2644 Mount View Lane, spoke in opposition to the calendar of events.

Tressa Edelman, 3020 Rocket Drive, Carrollton, spoke in favor of the calendar of events.

Lynn Chaffin, 1735 Wittington Place, spoke in opposition to the calendar of events.

Daniel Bowe, 3464 Chapparel Drive, spoke in opposition to the calendar of events.

Mike Brevard, 1735 Wittington Place, spoke in opposition to the calendar of events.

Fred Williams, 3607 Chellen Drive, spoke in opposition to the calendar of events.

Charles Gilmer, 3165 Golden Oak Drive, spoke in opposition to the calendar of events.

Lisa Massey, 13444 Janwood Lane, spoke in favor of the calendar of events.

Walt Nickle, 12927 Birdie Lawn, Dallas, spoke in opposition to the calendar of events.

Chip Butler, 13683 Rawhide Parkway, spoke in opposition to the calendar of events.

Linda Bertl, 3646 Janwood Lane, spoke in opposition to the calendar of events.

Councilmember Villafranca requested to add Jewish American Heritage Month.

A motion was made by Councilmember Reid, seconded by Councilmember Roman, to approve the calendar of events with the addition of Jewish American Heritage Month. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

Nay: Deputy Mayor Pro Tem Neal

L.2/J.12 Consider approving Resolution No. 2025-070 authorizing the City Manager to execute a contract with Stoic Civil Construction, Inc., for the construction of the erosion control project along Reach 4 in the amount of \$1,800,000; and take appropriate action.

Director of Public Works Ray Silva-Reyes gave a presentation explaining the bidding process, the background of the project, and the cost of the project.

The Council requested the following:

- Mayor Pro Tem Bennett-Burton requested that, going forward, dredging be a part of the process and that priority orders be followed.
- Councilmember Villafranca suggested researching the vegetation that will work in the area due to the shading.
- Councilmember Neal also requested that priority orders be followed.

A motion was made by Mayor Pro Tem Bennett-Burton, seconded by Councilmember Villafranca, to approve Resolution No. 2025-070 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

L.3/J.13 Consider approving Resolution No. 2025-072 authorizing the City Manager to execute a contract with J & L Construction, LLC, for the 2025 Water Main Replacement project in the amount of \$3,218,551; and take appropriate action.

Director of Public Works Ray Silva-Reyes gave a presentation explaining the purpose of the projects, the locations of work, and the bid amounts.

Mayor Pro Tem Bennett-Burton requested to table the item to allow research to be done on how the listed project locations were chosen.

A motion was made by Mayor Pro Tem Bennett-Burton, seconded by Councilmember Roman, to table Resolution No. 2025-072 to the next appropriate City Council meeting, allowing for the time needed for research. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

L.4/J.5 Consider approving annual Board, Commission, and Committee appointments and reappointments for 2025; and take appropriate action.

Councilmember Roman requested to table the appointment for the Valwood Improvement Authority to allow the Council to review new applications.

A motion was made by Councilmember Roman, seconded by Councilmember Reid, to approve the annual Board, Commission, and Committee appointments and reappointments for 2025, with the exclusion of the Valwood Improvement Authority appointment, which will be tabled to the July 1, 2025, City Council meeting. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

Mayor Lynne reconvened into Executive Session at 8:19 p.m.

EXECUTIVE SESSION

- D.1 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.072 to discuss the sale of real property located at 13309 Josey Lane.**
- D.2 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.087 to discuss economic incentives for the Farmers Branch Project 2025.010.**
- D.3 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.087 to discuss current economic development project negotiations and status of same.**

D.4 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.074, Personnel, to discuss and evaluate the City's legal representation.

Mayor Lynne reconvened the Regular Agenda at 9:23 p.m.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

There was no action taken as a result of Executive Session.

ADJOURNMENT

Mayor Lynne adjourned the meeting at 9:23 p.m.

City Secretary Erin Flores, TRMC

Mayor Terry Lynne