



**City of Farmers Branch
Action Meeting Minutes
City Council**

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

Tuesday, August 4, 2026

4:00 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 David Reid, Deputy Mayor Pro Tem Roger Neal, Councilwoman Lupe Gonzalez, Councilwoman Tina Bennett-Burton, Councilwoman Elizabeth Villafranca

City Staff Present: City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, City Attorney David Berman, Director of Administrative Services Stacy Henderson, Director of Finance Jay Patel, Director of Parks and Recreation Rob Diaz, Deputy Director of Economic Development Darren Harris, Director of Community Services Derek Hull, Police Chief Kevin McCoy, Director of Innovation and Technology Joey Brock, Director of Human Resources Jeffrey Ross, Senior Management Analyst Erin Flores, and other City staff

CALL TO ORDER – STUDY SESSION

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

PUBLIC COMMENTS ON STUDY SESSION ITEMS

There were no members of the public wishing to address the Council.

STUDY SESSION ITEMS

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

A motion was made by Councilwoman Gonzalez, seconded by Councilwoman Bennett-Burton, to move item J. 5 from the Consent Agenda to the Regular Agenda as item L.1 and to renumber item L.1 to item L.2. The motion carried with the following vote:

Aye: Mayor Pro Tem Reid, Deputy Mayor Pro Tem Neal, Councilwoman Gonzalez, Councilwoman Bennett-Burton

Nay: Councilwoman Villafranca

C.2 Discuss and receive a presentation on the Fiscal Year 2026-27 Budget Update, including fiscal outlook, revenue considerations, strategic investment areas, and ongoing budget development topics.

Finance Director Patel gave a presentation on the following:

Budget Process and Timeline

- The City Manager submitted the proposed FY 2027 budget on July 31, as required by the City Charter.
- Upcoming milestones include consideration of a maximum tax rate, the August 25 budget town hall, required public hearings, and final budget and tax rate adoption in September.

Certified Property Values and Revenue

- Taxable property values increased approximately \$436.9 million, or 4.3%, from the prior year.
- New construction values increased from approximately \$52 million to \$148.9 million, primarily due to commercial development.

Factors Affecting the Tax Base

- Growth in commercial and residential property values, including new construction and residential redevelopment, contributed to the increase in taxable value.
- Commercial growth was identified as the primary contributor to year-over-year tax base growth.
- Residential growth was also supported by new development and the City's demolition/rebuild program.

Council Requests/Follow-Up Items

- Continue evaluating opportunities in future budget cycles to provide more competitive employee compensation. (Councilwoman Gonzalez)
- Evaluate potential budget impacts and contingency strategies related to future legislative changes affecting property tax revenues, including the City's ability to maintain competitive employee compensation. (Councilwoman Bennett-Burton)
- Provide examples of business personal property affected by the new exemption. (Mayor Pro Tem Reid)
- Continue evaluating employee health benefits and compensation, including whether funding for nonessential projects could be redirected to support City employees. (Councilwoman Villafranca)

C.3 Receive an update on the Garage Conversion Amnesty Program Permit for single-family homes with unauthorized garage conversions.

Community Services Director Derek Hull gave a presentation on the following:

Program Background

- The Garage Conversion Amnesty Program was approved by the City Council in July 2024 to assist owner-occupied properties with unpermitted garage conversions in coming into compliance with City code.
- The original program was scheduled to end January 31, 2026, but the City Council extended the deadline through July 31, 2026.
- A baseline of approximately 714 residences with unpermitted garage conversions had been identified citywide.

Outreach and Compliance Efforts

- As of July 29, 242 properties had completed the permitting process, with two additional approvals received after the agenda was published, bringing the total to 244.
- The number of identified noncompliant properties decreased from 527 in January to approximately 472.

Council Requests/Follow-Up Items

- Allow the Garage Conversion Amnesty Program to expire and proceed under the existing ordinance for properties that remain out of compliance. (Deputy Mayor Pro Tem Neal/Mayor Pro Tem Reid/Councilwoman Villafranca)

- Explore a process to cross-reference utility account changes and other available records with known unpermitted garage conversions and proactively notify new property owners of outstanding compliance issues. (Mayor Pro Tem Reid/Mayor Lynne)
- Evaluate whether the standard or an increased permit fee should apply when a property owner seeks to permit an unauthorized garage conversion after expiration of the amnesty program. (Mayor Lynne)

C.4 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

Council gave updates regarding outside organizations and other meetings attended.

C.5 Review and discuss future agenda items.

- Clarify Chief McCoy's additional administrative title in City information available to the public so residents understand his broader organizational role. (Councilwoman Bennett-Burton)
- Review and consider amending the City Council Rules of Procedure to require support from at least two Council Members before staff undertakes substantive research, analysis, legal review, or preparation of agenda materials for a future study or discussion item, while preserving the City Manager's authority to schedule approved items. (Mayor Lynne)

The Council convened into closed Executive Session at 4:56 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a closed Executive Session pursuant to Section 551.071, Consultation with Attorney, of the Texas Government Code to seek legal advice to discuss with the City Attorney the procedures for conducting public hearings for ethics complaints.

CALL TO ORDER – REGULAR MEETING

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

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

There were no ceremonial items.

ITEMS OF COMMUNITY INTEREST

- Communications Manager Ariel Wallace presented items of community interest.

PUBLIC COMMENTS

- David Santoyo, 2637 Greenhurst Drive, Farmers Branch, Texas, expressed concerns regarding the City's use of Flock cameras.

- Tim Ramsey, 1735 Whittington Place, Farmers Branch, Texas, expressed concerns regarding ongoing ethics complaints and Flock camera privacy issues.
- Mike Harrison, 3706 Ridge Oak Way, Farmers Branch, Texas, ceded his public-comment time to Vicki Harrison.
- Vicki Harrison, 3706 Ridge Oak Way, Farmers Branch, Texas, expressed concerns regarding Council conduct, ethics complaints, and respect among Council Members.
- Al Mahesh, 3302 Water Oak Court, Farmers Branch, Texas, urged the City Council to ensure fairness, due process, and reliance on credible evidence and witness testimony when addressing ethics complaints.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- July 11, 2026, Special-Called City Council Meeting
 - July 13, 2026, Joint City Council/Planning and Zoning Commission Meeting
 - July 14, 2026, Joint City Council/Board Chair Meeting
 - July 21, 2026, City Council Meeting
- J.2. Consider adopting Resolution No. 2026-088 designating Forvis Mazars, LLP as the City's independent auditor and authorizing the City Manager to execute a letter of agreement for audit services, in the amount of \$112,375; and take appropriate action.**
- J.3 Consider approving and authorizing Resolution No. 2026-091 reaffirming the City Manager's authorization to execute a contract with Austin, Caden, and Hunter, Inc. D/B/A Elite Restoration Services for painting services for the Fire Administration Building and Fire Station #3 in an amount not to exceed \$49,895; and take appropriate action.**
- J.4 Consider approving Resolution No. 2026-096 approving a contract with EOM Roofing, LLC for the roof replacement project at Fire Station #3 in the amount of \$108,550; and take appropriate action.**
- ~~J.5 Consider approving Resolution No. 2026-107, ratifying the engagement of Hyde Kelly, LLP to provide Special Counsel Legal Services, including Legal Ethics Consulting, with a not-to-exceed limitation of \$50,000; and take appropriate action. (Moved to Regular Agenda Item L.1)~~**

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

Aye: Mayor Pro Tem Reid, Deputy Mayor Pro Tem Neal, Councilwoman Gonzalez, Councilwoman Bennett-Burton, Councilwoman Villafranca

PUBLIC HEARINGS

There were no public hearings during this item.

REGULAR AGENDA ITEMS

- L.1 Consider approving Resolution No. 2026-107, ratifying the engagement of Hyde Kelly, LLP to provide Special Counsel Legal Services, including Legal Ethics Consulting, with a not-to-exceed**

limitation of \$50,000; and take appropriate action.

City Manager Ben Williamson provided background regarding the proposed limited engagement with Hyde Kelly LLP to serve as special counsel and legal ethics consultant to the City. Mr. Williamson clarified that engagement would be limited to assigned ethics matters and would not replace the City Attorney, and the City's financial spending would be capped at \$50,000.

George Hyde of Hyde Kelly LLP responded to Council questions regarding his municipal law and ethics experience and the preliminary scope of the proposed engagement.

A motion was made by Councilwoman Villafranca to table, seconded by Deputy Mayor Pro Tem Neal. The motion failed with the following vote.

Aye: Deputy Mayor Pro Tem Neal, Councilwoman Villafranca

Nay: Mayor Pro Tem Reid, Councilwoman Gonzalez, Councilwoman Bennett-Burton

A motion was made by Mayor Pro Tem Reid, seconded by Councilwoman Gonzalez to approve the item as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Reid, Councilwoman Gonzalez, Councilwoman Bennett-Burton

Nay: Deputy Mayor Pro Tem Neal, Councilwoman Villafranca

A motion was made by Councilwoman Gonzalez, seconded by Mayor Pro Tem Reid, to convene in closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with Attorney, to receive legal advice from the City's independent legal counsel regarding legal provisions in the City's Ethics Code. The motion carried with the following vote:

Aye: Mayor Pro Tem Reid, Deputy Mayor Pro Tem Neal, Councilwoman Gonzalez, Councilwoman Bennett-Burton

Nay: Councilwoman Villafranca

The Council convened in closed Executive Session at 6:59 p.m.

The Council reconvened from closed Executive Session to the Regular Meeting in Open Session at 8:27 p.m.

L.2 Consider approving Resolution No. 2026-108, authorizing an agreement with an independent contractor to perform construction management services and timeline remediation efforts for the Valwood Park Housing Replacement Program with Dallas County, for an amount not to exceed \$50,000; and take appropriate action.

A motion was made by Mayor Pro Tem Reid, seconded by Councilwoman Bennett-Burton to table the item. The motion carried with the following vote:

Aye: Mayor Pro Tem Reid, Deputy Mayor Pro Tem Neal, Councilwoman Gonzalez, Councilwoman Bennett-Burton, Councilwoman Villafranca

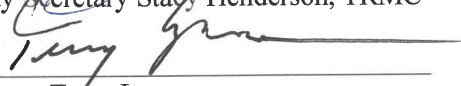
TAKE ANY ACTION AS NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION

There were no Executive Session items to take action on at this meeting.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Lynne adjourned the meeting at 8:28 p.m.


City Secretary Stacy Henderson, TRMC


Mayor Terry Lynne