



# 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, March 19, 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, Assistant to the City Manager Jennifer Rainey, Director of Administrative Services/City Secretary Stacy Henderson, City Attorney Pete Smith, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Deputy Director of Public Works Shane Davis, 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 (3 P.M.)

Mayor Lynne called the meeting to order at 3:00 p.m.

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

Councilmember Merritt and Mayor Pro Tem Jackson suggested changes to the language in the resolution for Item I.2 related to Council decorum and communication.

Councilwoman Burton spoke on the cost incurred for Item I.2.

Deputy Mayor Pro Tem Roman requested to pull Item I.2 from Consent and move it to the Regular Agenda, and to discuss this item during Executive Session.

Mayor Lynne suggested to table Item I.2 to the next meeting.

The Council determined not to table Item I.2, and to discuss it during Executive Session.

### **A.2 Discuss maintenance of medians located in the Mercer North subdivision area and provide direction to staff.**

Director of Parks and Recreation Robert Diaz gave a presentation explaining the background of maintenance of medians in the Mercer North area, the costs associated with the City acquiring the maintenance of the medians, and the equipment and staff needed for startup.

The Council determined to move forward with including the maintenance of the Mercer North medians in the upcoming budget process.

**A.3      Discuss maintenance of medians within the Oakbrook Neighborhood area and provide direction to staff.**

Director of Parks and Recreation Robert Diaz gave a presentation explaining the background of maintenance of medians in the Oakbrook neighborhood and the costs associated with the City acquiring the maintenance of the medians.

The Council determined to move forward with including the maintenance of the Oakbrook medians in the upcoming budget process and to schedule meetings with the Home Owner's Association to discuss any deferred costs and specifics of maintenance.

**A.4      Discuss the Oakbrook Neighborhood Community HOA Street Signage request and provide direction to City staff.**

Assistant to the City Manager Jennifer Rainey gave a presentation explaining the background of the maintenance of signage in the Oakbrook area, details regarding the request for the City to replace the signage in the area, locations of signs, and costs associated with replacing the signs.

City Attorney Pete Smith volunteered to cover the cost of replacing the signs.

**A.5      Receive an update regarding the landfill solar farm project.**

Alex Pharmakis, Sustainability Manager, gave a presentation on the background of the solar farm project, the current challenges the project faces, the costs that have increased which have led to the vendor determining to terminate the project, feasible uses for the property going forward, costs of maintenance of the property, and the next steps for rebidding the project.

The Council directed staff to move forward with attempting to find another vendor for the solar farm project.

Mayor Lynne recessed the Study Session at 5:02 p.m.

Mayor Lynne reconvened the Study Session at 5:15 p.m.

**A.6      Discuss the Neighborhood Revitalization Programs and provide feedback to City Staff.**

Economic Development Director Allison Cook gave a presentation explaining the tiers for the Demo/Rebuild Program, the improvement of home values, the amount of current rebate recipients, the income analysis of residents in the target area, and the area median income of residents.

The Council determined to continue this item after the Regular Meeting.

Mayor Lynne recessed the Study Session at 5:51 p.m.

**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**

Councilmember Baird led the Invocation and Pledge of Allegiance.

## **CEREMONIAL ITEMS**

**E.1 Presentation of a fifteen-year service award to Lieutenant Jason Roddy of the Police Department.**

Mayor Lynne presented the fifteen-year service award to Lieutenant Jason Roddy.

**E.2 Presentation of the Employee of the Month Award to Kevin McCarthy Construction Inspector of the Public Works Department, for the month of February 2024.**

Mayor Lynne introduced Shane Davis, Deputy Director of Public Works who accepted the award on behalf of Kevin McCarthy.

**E.3 Presentation of the Texas Recreation and Parks Society (TRAPS) State 2023 Recreation Facility Design Excellence Award to the Farmers Branch Community Recreation Center.**

Deputy Mayor Pro Tem Roman presented the Parks and Recreation Department with the Recreation Facility Design Excellence Award.

**E.4 Presentation of the Distinguished Budget Presentation Award and Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada.**

Mayor Lynne presented the Finance Department with the Certificate of Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award.

## **ITEMS OF COMMUNITY INTEREST**

Communications Director Jeff Brady presented items of community interest.

## **REPORT ON STUDY SESSION ITEMS**

Mayor Lynne reported on items discussed during Study Session.

## **CITIZEN COMMENTS**

Telea Stafford Jackson, 1765 Prescott Place, spoke on the American Heart Association and invited the Council to two upcoming events.

Candace Adams, 3521 Pebble Beach Drive, spoke in opposition to a townhome project that was denied at the February 6, 2024 City Council meeting.

Neel Patel, 12174 Hesse Drive, spoke in favor of the City assuming maintenance responsibility for the medians in the Mercer Crossing area.

Jennifer Evans, 3047 Randy Lane, spoke in opposition to the city assuming maintenance responsibility for the medians in the Mercer Crossing area, and suggested implementing a neighborhood stabilization overlay to combat issues related to the Neighborhood Revitalization Program.

William Glancy, 3808 Wooded Creek Drive, spoke on the history of the medians in the Mercer Crossing

area.

Jan Burke, 3530 Pinehurst Circle, spoke on concerns with the proposed resolution regarding Council decorum and communications.

Candace Adams, 3521 Pebble Beach Drive, spoke on concerns with the proposed resolution regarding Council decorum and communications.

### **CONSENT AGENDA**

Mayor Lynne announced that Item I.2 related to a resolution on Council decorum and communications would be discussed during Executive Session.

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

- **March 5, 2024 Regular Meeting**
- **March 8, 2024 Special Called Meeting**

**I.2 Consider approving Resolution No. 2024-043 establishing a City Council policy for decorum and communications, and take appropriate action. (moved to Executive Session)**

**A motion was made by Mayor Lynne, seconded by Councilmember Merritt, to approve the Consent Agenda as amended. The motion carried with the following vote:**

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

### **PUBLIC HEARINGS**

**J.1 Conduct a public hearing and consider adopting Ordinance No. 3850 for a zoning amendment for industrial development on approximately 20.8 acres located at 11800 Ford Road within the Planned Development District No. 74 (PD-74) zoning district; and take appropriate action.**

Lead Planner Sarah Bergman gave a presentation explaining the location of the site, details regarding the applicants request to amend the zoning to include warehouse use, the proposed site layout, the elevations of the proposed buildings, deviations from the zoning being requested, and the recommendation from the Planning and Zoning Commission.

The applicant, Kyle McCullough, answered questions from the Council regarding the proposed zoning change.

Candace Adams, 3521 Pebble Beach Drive, spoke on this item with questions on the type of business that will be there if the project is approved.

Barbara Leedy, 2803 Sunny Hill Lane, spoke in opposition to the proposed project.

**A motion was made by Mayor Pro Tem Jackson, seconded by Councilmember Merritt, to close the public hearing. The motion passed with the following vote:**

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

Baird, Councilwoman Burton

**A motion was made by Mayor Pro Tem Jackson, seconded by Councilwoman Burton, to approve Ordinance No. 3850 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

#### **REGULAR AGENDA ITEMS**

**K.1 Consider approving Resolution No. 2024-044 adopting the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2023, as submitted by FORVIS, LLP; and take appropriate action.**

Finance Director Tammy Zimmerman introduced Lauren Berry and Tyler Hoffman with FORVIS, LLP who gave details regarding the Annual Comprehensive Financial Report.

**A motion was made by Mayor Pro Tem Jackson, seconded by Councilmember Merritt, to approve Resolution No. 2024-044 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

Mayor Lynne adjourned the Regular Meeting and reconvened the Study Session at 7:46 p.m.

#### **STUDY SESSION**

**A.6 Discuss the Neighborhood Revitalization Programs and provide feedback to City Staff.**

The Council directed staff to bring back metrics on square footage and a proposed sales price of a property owned by the City to potentially list for sale.

**A.7 City Council will review, discuss, and finalize 2025 critical business outcomes.**

Deputy City Manager Jawaria Tareen gave a presentation on the current critical business outcomes (CBOs).

The Council directed to remove CBO5 related to acquiring property to further the goals of the City and keep the remaining CBOs as is.

**A.8 Receive an update from the Mayor and Councilmembers regarding board liaison information from outside organizations.**

Deputy Mayor Pro Tem Roman gave an update on Metrocrest Services.

Councilmember Merritt discussed an upcoming event with Dallas County Commissioner Andy Sommerman's office.

Mayor Pro Tem Jackson gave an update on the Metrocrest Chamber.

Mayor Lynne gave an update on the Metrocrest Hospital Authority and DART.

**A.9      Discuss future agenda items.**

The Council had no additional items to place on the future agenda items list.

**CITIZEN COMMENTS**

Vicki Harrison, 3706 Ridgeoak Way, spoke in opposition to proposed Resolution No. 2024-043 related to Council decorum and communication.

**EXECUTIVE SESSION**

Mayor Lynne convened the Council into Executive Session at 8:39 p.m.

**B.1      The City Council may convene into closed executive session pursuant to Texas Government Code, Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney regarding Joya Park.**

**I.2      Consider approving Resolution No. 2024-043 establishing a City Council policy for decorum and communications; and take appropriate action.**

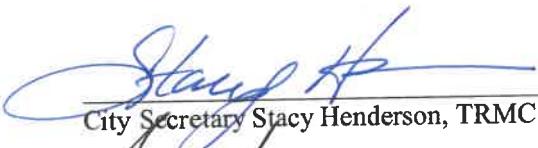
Mayor called the Regular Meeting back to order at 9:55 p.m.

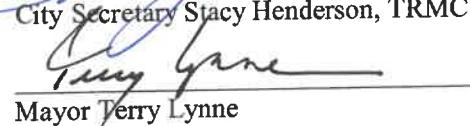
**L.      TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION**

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

**N.      ADJOURNMENT**

The regular meeting was adjourned at 9:56 p.m.

  
City Secretary Stacy Henderson, TRMC

  
Mayor Terry Lynne