



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, October 22, 2024

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 Omar Roman, Deputy Mayor Pro Tem Richard Jackson (*attended Executive Session only via Zoom*), Councilmember Martin Baird (*left during the second convening of Executive Session*), Councilmember David Reid (*attended Executive Session via Zoom and the regular meeting in person*), Councilmember Roger Neal

City Staff Present: City Manager Ben Williamson, Assistant to the City Manager Jennifer Rainey, Director of Administrative Services Stacy Henderson, City Attorney Whitt Wyatt, Director of Public Works Ray Silva-Reyes, Director of Parks Rob Diaz, Director of Economic Development Perla Tavera, Director of Finance, Fleet, and Facilities Tammy Zimmerman, 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

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

STUDY SESSION ITEMS

C.1 Discuss regular agenda items.

There were no questions from the Council on regular agenda items.

C.2 Discuss appointing a City Councilmember as a liaison to the Firehouse Theatre.

Mayor Pro Tem Roman suggested Councilmember Neal be the Council liaison to the Firehouse Theatre. The majority of the Council was in favor.

C.3 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The Council gave updates regarding outside organizations and events.

C.4 Discuss future agenda items.

Mayor Pro Tem Roman requested a discussion regarding the stipend process for Council.

Councilmember Neal requested an update regarding the City taking over medians, an update related to the Oakbrook water meter replacement project, a discussion on parking issues related to boats, recreational vehicles, and trailers in the city, and a discussion on having an additional event for hazardous waste pickup.

EXECUTIVE SESSION

Mayor Lynne convened into Executive Session at 4:44 p.m.

- D.1 The City Council may convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code Personnel Deliberation for the evaluation of the City Manager.**

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:05 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilmember Baird led the invocation and pledge of allegiance.

CEREMONIAL ITEMS

- G.1 Presentation of the Employee of the Month Award for the month of September.**

Mayor Lynne presented Oscar Pimentel with the Employee of the Month Award.

- G.2 Presentation of the City of Farmers Branch Arbor Day Proclamation.**

Mayor Lynne presented a Proclamation in honor of Arbor Day.

- G.3 Consider accepting a donation on behalf of the Animal Adoption Center in the amount of \$400,000 from the Margaret Fontebasso Estate and approving Resolution No. 2024-225; and take appropriate action.**

Mayor Lynne gave a statement of appreciation for a donation from the Margaret Fontebasso Estate for the Animal Adoption Center.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Ashtyn Anders presented items of community interest.

CITIZEN COMMENTS

Terry Simons, 2646 Danny Lane, spoke on code enforcement issues.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- **October 8, 2024, City Council Meeting**

- J.2 Consider approving Resolution No. 2024-141 approving the City's 2025 Legislative Platform; and take appropriate action.
- J.3 Consider approving Resolution No. 2024-177 authorizing the City Manager to enter into an agreement with Excellence Ecological Services for asbestos abatement at the Senlac Service Center located at 13333 Senlac Drive in the amount of \$83,750; and take appropriate action.
- J.4 Consider approving Resolution No. 2024-178 authorizing the City Manager to enter into an agreement with JJ Red Construction Company for the roof replacement at the Senlac Service Center located at 13333 Senlac Drive in the amount of \$188,846; and take appropriate action.
- J.5 Consider approving Resolution No. 2024-189 awarding a contract to Road Master Striping, LLC. for maintaining pavement markings on various City streets through a Cooperative Purchasing Agreement with the City of Allen in the amount of \$130,000; and take appropriate action.
- J.6 Consider approving Resolution No. 2024-213 authorizing the City Manager to execute an amendment to a Residential Demolition/Rebuild Program Incentive Agreement in the amount of \$20,000 and a four (4) year property tax rebate for the owner of the property located at 3140 Valley View Lane; and take appropriate action.

A motion was made by Councilmember Neal, seconded by Councilmember Reid, to approve the Consent Agenda as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Roman, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson

PUBLIC HEARING

There were no public hearings held during this meeting.

REGULAR AGENDA ITEMS

- L.1 Consider approving Resolution No. 2024-217 authorizing the City Manager to execute an Interlocal Cooperation Agreement (ILA) with Metrocrest Hospital Authority, the Town of Addison, the City of Carrollton, and the City of Coppell to purchase land for the new North Texas Emergency Communication Center (NTECC); and take appropriate action.

Deputy City Manager Jawaria Tareen gave a presentation explaining the cost of the project, the amount of Farmers Branch cost share, information regarding the land being purchased, and the location of the property.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Roman, to approve Resolution No. 2024-217 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Roman, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson

- L.2 Consider approving Resolution No. 2024-173 authorizing the purchase of two 2028 Pierce-Custom Velocity Pumpers and one 2028 Pierce-Custom Velocity Aerial 105' Ladder for the Fire Department from the Siddons Martin Emergency Group through the Texas Local Government purchasing cooperative BuyBoard in the amount of \$3,677,627; and take appropriate action.**

Deputy Director of Finance, Fleet, and Facilities Catherine Lee gave a presentation explaining the lead time for the purchase, the vendors who were vetted, the description of the vehicles being purchased, the funding source for the purchase, and the fleet replacement schedule.

A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Baird, to approve Resolution No. 2024-173 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Roman, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson

- L.3 Consider approving Resolution No. 2024-180 authorizing the City Manager to enter into a five-year agreement with Samsara, Inc. for the purchase of fleet and asset tracking software and licensing in the amount of \$289,351 utilizing Sourcewell Cooperative Agreement; and take appropriate action.**

Deputy Director of Finance, Fleet, and Facilities Catherine Lee gave a presentation explaining the fleet tracking softwares currently being used, the tracking capabilities of the proposed tracking software, the cost breakdown, and the benefits of moving to the new software.

A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Neal, to approve Resolution No. 2024-180 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Roman, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson

- L.4 Consider approving Resolution No. 2024-140 and Resolution No. 2024-219 authorizing the City Manager to negotiate and execute a contract with UMR for medical insurance and ProAct for pharmacy insurance for the plan years 2025 and 2026 in the budgeted amount of \$5.4 million; and take appropriate action.**

Director of Human Resources Yoko Matsumoto introduced Lance Pendley with McGriff Insurance Services who gave a presentation explaining the current plan design utilized by the City, the current contribution of the City versus the employee, the proposed rates for 2025, and the budgeted amount for health claim funds for fiscal year 2024-2025.

A motion was made by Councilmember Reid, seconded by Councilmember Baird, to approve Resolution No. 2024-140 and Resolution No. 2024-219 as presented. The motion failed with the following vote:

Aye: Councilmember Reid, Councilmember Baird

Nay: Mayor Pro Tem Roman, Councilmember Neal

Absent: Deputy Mayor Pro Tem Jackson

Councilmember Baird requested to rescind his vote.

A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Neal, to approve Resolution No. 2024-140 and Resolution No. 2024-219 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Roman, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson

EXECUTIVE SESSION

Mayor Lynne reconvened into Executive Session at 7:17 p.m.

- D.1 The City Council may convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code Personnel Deliberation for the evaluation of the City Manager.**
- D.2 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Five B.**
- D.3 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Purpose.**
- D.4 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Morning Crane.**
- D.5 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Washington.**
- D.6 The City Council may convene into a closed Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the sale of real property located at 1349-1399 Valley View Lane.**

Mayor Lynne reconvened the Regular Agenda at 9:50 p.m.

TAKE ANY ACTION AS A RESULT OF THE CLOSED EXECUTIVE SESSION

- D.1 The City Council may convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code Personnel Deliberation for the evaluation of the City Manager.**

Mayor Lynne announced the contract for City Manager Ben Williamson will be amended to extend the term for an additional three years with a 2% increase in salary and annual reviews in October of each year.

- D.2 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Five B.**

A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Reid, that the City Manager be authorized to negotiate and execute an economic development incentive agreement with Monitronics for location of their build to suit project within the City of Farmers Branch providing for a rebate of 50% of the company's sales taxes paid to the City for five consecutive years and a rebate of 25% of the company's sales taxes paid to the City for six consecutive years as well as 25% rebate of real property tax paid to the City for 10 consecutive years subject to (1) the company leasing a new facility in the City of Farmers Branch for the entire term of the agreement; (2) the taxable value of the Company's sales tax located within the City being not less than \$20 million quarterly, and (3) such additional terms and conditions the City Manager determines to be reasonable, necessary, and in the best interest of the City.

Aye: Mayor Pro Tem Roman, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson, Councilmember Baird

D.3 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Purpose.

A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Reid, that the City Manager be authorized to negotiate and execute an economic development incentive agreement with Centurion for location of their build to suit project within the City of Farmers Branch providing for a rebate of 25% of real property tax not to exceed \$10 million paid to the City over 10 consecutive years subject to the company leasing a new facility in the City of Farmers Branch for the entire term of the agreement.

Aye: Mayor Pro Tem Roman, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson, Councilmember Baird

D.4 The City Council may convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss Economic Development Incentives for Project Morning Crane.

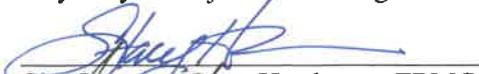
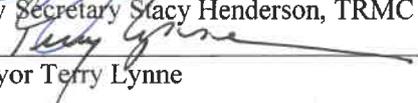
A motion was made by Councilmember Neal, seconded by Mayor Pro Tem Roman, that the City Manager be authorized to negotiate and execute an amendment to the Presidium Valley View 1 and Valley View 2 economic development incentive agreement to extend the construction schedules for the project to grant an extension of 2 months and 6 months respectively.

Aye: Mayor Pro Tem Roman, Councilmember Neal, Councilmember Reid

Absent: Deputy Mayor Pro Tem Jackson, Councilmember Baird

ADJOURNMENT

Mayor Lynne adjourned the Regular Meeting at 9:54 p.m.


City Secretary Stacy Henderson, TRMC

Mayor Terry Lynne