



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, September 16, 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 (*Via Zoom*), Councilmember David Reid, Councilmember Elizabeth Villafranca (*Via Zoom*)

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 Finance Jay Patel, Deputy Director of Planning and Zoning Sam Chavez, Deputy Director of Economic Development Darren Harris, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Innovation and Technology Joey Brock, and other City staff

Mayor Lynne announced that the start of the meeting would be delayed due to a lack of a quorum.

CALL TO ORDER - STUDY SESSION (4:45 P.M.)

Mayor Lynne called the meeting to order at 4:45 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.

Council had questions on the following items:

- Item J.13 regarding an Event Support Agreement with Pickleball Intermediate, LLC (Councilmember Neal)
- Item J.14 regarding an agreement with Jim Bowman Construction Company for street section repairs (Councilmember Neal)

Councilmember Neal requested that the locations where street repairs will occur be shared once known.

C.2 Discuss proposed park amenities and cost estimates associated with the Squire Park Development.

Park Planner Tara Bradley gave a presentation on the following:

- Background of the project
- Most requested amenities for the park from the public
- Estimated costs of amenities
- Proposed Concept Plans

The following requests were made by the Council:

- Research be done on concerns regarding having a splash pad, with an item brought back to thoroughly discuss (Councilmember Roman)
- The number of members of the public who requested each item listed (Mayor Pro Tem Bennett-Burton)
- Research be done on grant opportunities for the proposed amenities (Mayor Pro Tem Bennett-Burton)
- More details on the playground upgrade (Councilmember Reid)
- More information regarding the lighting of the park (Councilmember Villafranca)
- More research on concerns regarding the splash pad (Councilmember Neal)

Council was in favor of the following:

- Additional parking in the concept plan (Councilmember Neal)
- Additional parking in the concept plan (Mayor Lynne)
- Turf soccer field, adequate lighting, additional parking, a pavilion, a basketball court, and playground updates (Councilmember Roman)
- Additional parking with no overnight parking, playground updates, a pavilion, a walking path, a basketball court, and a turf soccer field (Councilmember Villafranca)

Mayor Lynne convened in Executive Session at 5:31 p.m.

EXECUTIVE SESSION

D.7 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 6:04 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

J.D. Allen of Chapel Hill Methodist Church led the invocation, and Mayor Lynne led the pledges of allegiance.

CEREMONIAL ITEMS

There were no ceremonial items presented during this meeting.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

The following members of the public spoke:

- Samantha Neimer, 14524 Hague Drive, Farmers Branch, spoke on concerns with the Police Department and dispatch center.
- Rick Johnson, Harlee Drive, Farmers Branch, spoke on various concerns regarding the City's leadership.
- Loretta Almanza, 2564 Wasina Drive, Farmers Branch, spoke on concerns regarding National Night Out.
- David Silver, 2879 Mill Wood Road, Farmers Branch, spoke on concerns regarding various intersections in the city.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- **September 2, 2025, City Council Meeting**
- J.2 Consider approving Resolution No. 2025-150 approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, that adopts new natural gas rates for the City of Farmers Branch, and takes appropriate action.**
- J.3 Consider approving Resolution No. 2025-157 amending the City's grant policy to increase the City Manager's authorization for grant application and grant acceptance authority from \$50,000 to \$100,000; and take appropriate action.**
- J.4 Consider adopting Ordinance No. 3962 appointing Alternate Municipal Court Judge Donna Winfield to the City of Farmers Branch Municipal Court of Record No.1; and take appropriate action.**
- J.5 Consider approving Resolution No. 2025-180 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a three (3) year property tax rebate and a \$30,000 cash grant incentive for the property located at 12719 Epps Field Road; and take appropriate action.**
- J.6 Consider approving Resolution No. 2025-181 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a seven (7) year property tax rebate for the property located at 14231 Coral Harbor Circle; and take appropriate action.**
- J.7 Consider approving Resolution No. 2025-144 authorizing an agreement with Groves Electrical Services for the materials and labor related to the replacement of 17 parking lot light poles at Oran Good Park in the amount of \$92,550; and take appropriate action.**
- J.8 Consider approving Resolution No. 2025-149 authorizing the City Manager to execute, negotiate, and amend an Agreement not to exceed \$204,000 with Peak Uptime for a new Citywide phone system; and take appropriate action.**
- J.9 Consider approving Resolution 2025-166 authorizing the City Manager to execute, negotiate, and amend an Agreement not to exceed \$245,000 for an electronic access control system with Mobile Communications America, Inc., and take appropriate action.**
- J.10 Consider approving Resolution No. 2025-164 authorizing the City Manager to execute agreements for the purchase of Flock Safety Drone Hardware and Services, and other related**

equipment and services from Flock Group Inc., using MVCPA Grant Funds and City Funds in the amount of \$30,000; and take appropriate action.

- J.11** Consider approving Resolution 2025-165 authorizing the City Manager to execute, negotiate, and amend an Agreement not to exceed \$434,000 for City Hall server replacements with ePlus Technology, Inc., and take appropriate action.
- J.12** Consider approving Resolution No. 2025-139 approving a contract between the City of Farmers Branch and Texas Standard Construction, Ltd., for the construction of the Webb Chapel Road Water and Wastewater Improvements Phase 1 Project in the amount of \$418,067; and take appropriate action.
- J.13** Consider approving Resolution No. 2025-186 authorizing the City to apply for and administer grant funding through the Texas Governor's Event Trust Fund Program and to enter into an Event Support Agreement with Pickleball Intermediate, LLC, doing business as United Pickleball.
- J.14** Consider approving Resolution No. 2025-125 awarding a unit price contract for 2026 Street Section Repairs in the amount of \$2,080,605 to Jim Bowman Construction Company, LP; and take appropriate action.

A motion was made by Councilmember Roman, seconded by Councilmember Villafranca, to approve the Consent Agenda 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

PUBLIC HEARING

- K.1** Conduct a public hearing and consider a request to amend Article 5 "Special Districts" of the Comprehensive Zoning Ordinance by amending Article 5.6 "Alcoholic Beverage (On-Premises) Overlay Districts" to add the Spring Valley Alcoholic Beverage (On-Premises) Overlay District, an approximately 7.96-acre property located at 4801 Spring Valley Road; and take appropriate action.

Lead Planner Brian Campbell presented on the following:

- The background of the proposed amendment
- Recommended uses for the land
- Recommendation by the Planning and Zoning Commission

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

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to close the public hearing. The motion carried with the following vote:

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

A motion was made by, seconded by, to adopt Ordinance No. 3954 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

K.2 Conduct a public hearing and consider adopting a maximum property tax rate of \$0.631795; and take appropriate action.

City Manager Ben Williamson presented on the following:

- Information regarding Senate Bill 2 and the truth-in-taxation rate
- Details regarding the M&O and I&S rates

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

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to close the public hearing. The motion carried with the following vote:

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

REGULAR AGENDA ITEMS

L.1 Consider adopting Ordinance No. 3958 approving and adopting a budget and strategic plan for the fiscal year beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be made in accordance with such budget; appropriating and setting aside the necessary funds out of the general and other revenues for the maintenance and operation of various departments and for various activities and improvements of the City; appropriating the various amounts required for such budget; amending the 2024-25 adopted budget; and take appropriate action.

Items L.1, L.2, and L.3 were discussed together.

City Manager Ben Williamson presented on:

- Budget priorities
- Budget process and timeline
- Fund security target balances
- Budget communications

A motion was made by Councilmember Villafranca, seconded by Councilmember Reid, to approve Ordinance No. 3958, adopting a budget and strategic plan for the fiscal year beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be made in accordance with such budget; appropriating and setting aside the necessary funds out of the general and other revenues for the maintenance and operation of various departments and for various activities and improvements of the City; appropriating the various amounts required for such budget; amending the 2024-25 adopted budget. The motion carried with the following roll-call vote:

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

Nay: Deputy Mayor Pro Tem Neal

L.2 Consider approving Resolution No. 2025-160 ratifying the property tax revenue increase reflected in the Fiscal Year 2025-26 Budget; and take appropriate action.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to ratify the property tax revenue increase reflected in the Fiscal Year 2025-26 Budget. The motion carried with the following roll-call vote:

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

Nay: Deputy Mayor Pro Tem Neal

L.3 Consider adopting Ordinance No. 3959 accepting the Tax Year 2025 Certification of Appraisal Roll in accordance with Section 26.04(b) of the State Property Tax Code and to levy and adopt the tax rate for Fiscal Year 2025-26 (Tax Year 2025) in accordance with Section 26.05(b), and take appropriate action.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to adopt Ordinance 3959 as presented and to levy and adopt the tax rate for Fiscal Year 2025-26 (Tax Year 2025). The motion carried with the following roll-call vote:

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

Nay: Deputy Mayor Pro Tem Neal

L.4 Consider approving Resolution No. 2025-173 authorizing the acceptance of the Blue Cross and Blue Shield of Texas, Blue Impact Grant in the amount of \$60,000 to be used toward the City's promotion, construction, and activation of a free-to-the-public Fitness Court and authorize the City Manager to administer the grant funds; and take appropriate action.

Chief of Police Kevin McCoy presented on the following:

- Background of the grant project
- Details on the fitness court

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to adopt Resolution No. 2025-173 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.5 Consider approving Resolution No. 2025-182 nominating up to two (2) candidates for the Board of Directors of the Dallas Central Appraisal District; and take appropriate action.

City Secretary and Deputy Director of Administrative Services Erin Flores presented on the following:

- Details regarding selecting a nominee for the DCAD Board of Directors
- Timeline for nominations

Council nominated the following:

- Kevin Caldwell (Mayor Lynne)
- Joe Dingman (Councilmember Villafranca)

The item failed due to no second for either nominee.

STUDY SESSION ITEMS

C.3 Discuss the appointment and/or removal of Farmers Branch-appointed Valwood Improvement Authority board members.

City Secretary and Deputy Director of Administrative Services Erin Flores gave a presentation explaining:

- Background of the appointments
- Current board members
- Current applicants

Council requested the following:

- Staff to contact Board Member Michelle Holmes to gain her interest in remaining on the board and bring an item back to discuss (majority of Council)

C.4 Receive an update from the City Attorney regarding items being discussed and/or approved in the 89th Legislative Session and Special Session.

City Attorney Nicole Corr gave a presentation on the bills in the current legislative session.

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 regarding outside organizations and other meetings attended.

C.6 Review and discuss future agenda items.

Council requested the following future agenda items:

- Update on the garage conversion program to determine what the next steps will be after the program's end date (Councilmember Neal)
- A survey be conducted regarding boats, campers, RVs, and trailers (Mayor Lynne)
- Discussion on reimbursement policy as it relates to travel for emergency legislative issues (Mayor Lynne)

Mayor Lynne convened in Executive Session at 7:59 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with the Attorney, to seek legal advice regarding regulating firearms at City meetings pursuant to Section 30.06 and 30.07 of the Texas Penal Code.

- D.2** The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with Attorney, to consult with the City Attorney and receive an update regarding pending or threatened litigation.
- D.3** The City Council will convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.017.
- D.4** The City Council will convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.018.
- D.5** The City Council will convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.020.
- D.6** The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with the City Attorney, to seek legal advice regarding matters related to Dallas Area Rapid Transit (DART), including but not limited to correspondence, programs, funding, agreements, and any associated legal rights, obligations, or potential actions.

Mayor Lynne reconvened the regular meeting at 9:47 p.m.

Councilmember Roman left the meeting after Executive Session.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

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

REGULAR AGENDA ITEMS

- L.3** Consider adopting Ordinance No. 3959 accepting the Tax Year 2025 Certification of Appraisal Roll in accordance with Section 26.04(b) of the State Property Tax Code and to levy and adopt the tax rate for Fiscal Year 2025-26 (Tax Year 2025) in accordance with Section 26.05(b), and take appropriate action.

A motion was made by Mayor Pro Tem Bennett-Burton, seconded by Councilmember Reid, that the property tax rate be increased by the adoption of the tax rate of 0.5435, which is effectively a 4.70% increase in the tax rate and to modify Ordinance No. 3959 accordingly. The motion carried with the following roll-call vote:

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

Nay: Deputy Mayor Pro Tem Neal

Absent: Councilmember Roman

ADJOURNMENT

Mayor Lynne adjourned the meeting at 9:50 p.m.

City Secretary Erin Flores, TRMC

Mayor Terry Lynne