



# 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, September 17, 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 Omar Roman (*via Zoom*), Deputy Mayor Pro Tem Richard Jackson, Councilmember Martin Baird, Councilmember David Reid, Councilmember Roger Neal

**City Staff Present:** City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Assistant to the City Manager Jennifer Rainey, Director of Administrative Services Stacy Henderson, City Attorney David Berman, 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 4:04 p.m.

Mayor Lynne recessed the Study Session at 4:04 p.m. to move the meeting to the Council Chambers due to technical issues.

The Study Session was reconvened at 4:10 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.**

Director of Economic Development Perla Tavera answered questions on Item J.5 related to a Professional Services Agreement for Planning Services.

Director of Parks and Recreation Robert Diaz answered questions on Item J.4 related to a Library Services Agreement.

### **C.2 Receive a report from the Public Works Department to review Lead and Copper service line inspections and receive direction for private service line replacement**

Ray Silva-Reyes, Director of Public Works, gave a presentation explaining the background of the Lead and Copper rules and revisions, the deadline for the inventory of lines, survey results, the process for the survey.

The majority of the Council directed this item be brought back for further discussion.

**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.

**C.4 Discuss future agenda items.**

The Council had no future agenda items for discussion.

Mayor Lynne adjourned the Study Session and convened into Executive Session at 4:48 p.m.

**EXECUTIVE SESSION**

**D.1 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.072 (Real Property), Section 551.073 (Proposed Donation), and Section 551.071 (Consultation with Attorney) to discuss and deliberate, and to receive legal advice from the City Attorney, regarding a proposed redevelopment and possible land exchange relating to Farmers Branch Elementary School and Cox Park.**

**D.3 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.072 (Real Property Deliberations) to discuss the real property located at 13031/13025 Denton Drive and 13105/13020 Rossford Street.**

**CALL TO ORDER - REGULAR MEETING**

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**

**G.1 Recognize First Baptist Church of Farmers Branch for their assistance to senior patrons of The Branch Connection by providing program space for summer activities.**

Mayor Lynne presented the First Baptist Church with an award in appreciation for their assistance with activities for the senior patrons of The Branch Connection.

**ITEMS OF COMMUNITY INTEREST**

Public Information Officer Ashtyn Anders presented items of community interest.

**CITIZEN COMMENTS**

Norma Aguilar, 12706 Epps Field Road, spoke in favor of the Hispanic Heritage Month proclamation scheduled to be on the October 8, 2024, City Council agenda.

Jason Davila, 2935 Marsann Lane, gave a statement of appreciation on behalf of the Firehouse Theatre.

**CONSENT AGENDA**

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
  - September 6, 2024, City Council Meeting
- J.2 Consider approving Resolution No. 2024-150 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 take appropriate action.**
- J.3 Consider approving Resolution No. 2024-156 authorizing the purchase of a new 2024 Ford F-350 pickup truck and a new 2024 Ford F-550 pickup truck from Rush Truck Center through the Texas Local Government Purchasing Cooperative BuyBoard in the amount of \$193,397.50; and take appropriate action.**
- J.4 Consider approving Resolution No. 2024-174 approving the fourth amendment to the Library Services Agreement between the City of Farmers Branch and Library Systems & Services, LLC., providing for the operation and administration of the Farmers Branch Manske Library; authorizing the City Manager to execute the fourth amended library services agreement and provide for payments on the city’s behalf; and take appropriate action**
- J.5 Consider approving Resolution No. 2024-158 authorizing the City Manager to execute a Professional Services Agreement for Planning Services with Kyra McCardle; and take appropriate action.**
- J.6 Consider approving Resolution No. 2024-163 authorizing the acceptance of grant funding from the Office of the Texas Governor and an Event Support agreement with Pickleball Intermediate, LLC. “UPA”, and take appropriate action.**
- J.7 Consider adopting Ordinance No. 3890 approving an annual update of the service and assessment plan and the assessment roll for Mercer Crossing Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code; and take appropriate action.**

**A motion was made by Councilmember Neal, seconded by Mayor Pro Tem Roman, to approve the Consent Agenda as presented. The motion carried with the following vote:**

Aye: Mayor Pro Tem Roman, Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

**PUBLIC HEARING**

- K.1 Conduct a public hearing and consider adopting a property tax rate of \$0.604075; and take appropriate action.**

Finance Director Tammy Zimmerman gave a presentation explaining the proposed tax rate, how our tax rate compares to neighboring cities, and the next steps in the process.

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

Aye: Mayor Pro Tem Roman, Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

### **REGULAR AGENDA ITEMS**

**L.1 Consider approving Resolution No. 2024-152 authorizing the City Manager to execute a First Amended and Restated Facility Use Agreement with the Farmers Branch Community Theatre, Inc. for the utilization of the facility located at 2535 Valley View Lane; and take appropriate action.**

Assistant to the City Manager Jennifer Rainey gave a presentation on the background of the agreement negotiations and the modifications that have been made.

**A motion was made by Councilmember Reid, seconded by Deputy Mayor Pro Tem Jackson, to approve Resolution No. 2024-152 as amended to include previously agreed upon amendments to the agreement. The motion carried with the following vote:**

Aye: Mayor Pro Tem Roman, Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

**L.2 Consider adopting Ordinance No. 3880, approving and adopting a budget and strategic plan for the fiscal year beginning October 1, 2024, and ending September 30, 2025; 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 2023-24 adopted budget; and take appropriate action.**

Finance Director Tammy Zimmerman gave a presentation explaining the amended 2023-24 budget, the background of budget discussions, and the mediums of information available to the public.

**A motion was made by Deputy Mayor Pro Tem Jackson, seconded by Mayor Pro Tem Roman, to approve Ordinance No. 3880 as presented. This item required a roll call vote, which was recorded as follows:**

Mayor Pro Tem Roman: Aye  
Councilmember Baird: Nay  
Councilmember Reid: Aye  
Deputy Mayor Pro Tem Jackson: Aye  
Councilmember Neal: Aye

**L.3 Consider approving Resolution No. 2024-148, ratifying the property tax revenue increase reflected in the Fiscal Year 2024-25 Budget; and take appropriate action.**

Finance Director Tammy Zimmerman explained this item is to ratify the property tax rate.

**A motion was made by Deputy Mayor Pro Tem Jackson, seconded by Councilmember Baird, to approve Resolution No. 2024-148 as presented. This item required a roll call vote, which was recorded as follows:**

Mayor Pro Tem Roman: Aye  
Councilmember Baird: Aye  
Councilmember Reid: Aye  
Deputy Mayor Pro Tem Jackson: Aye  
Councilmember Neal: Aye

**L.4 Consider adopting Ordinance No. 3881 accepting the Tax Year 2024 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 2024-25 (Tax Year 2024) in accordance with Section 26.05(b); and take appropriate action.**

Finance Director Tammy Zimmerman explained that this item will adopt the property tax rate for Fiscal Year 2024-25.

**A motion was made by Deputy Mayor Pro Tem Jackson, seconded by Councilmember Neal, to approve a property tax rate of \$0.5435 and to modify Ordinance No. 3881 accordingly. This item required a roll call vote, which was recorded as follows:**

Mayor Pro Tem Roman: Aye  
Councilmember Baird: Aye  
Councilmember Reid: Aye  
Deputy Mayor Pro Tem Jackson: Aye  
Councilmember Neal: Aye

**L.5 Consider approving Resolution No. 2024-166 authorizing the City Manager to execute a contract with Stearns, Conrad, and Schmidt Consulting Engineers, Inc. dba SCS Field Services for the construction of the Phase G landfill gas collection system expansion at Camelot Landfill in the amount of \$1,123,150; and take appropriate action.**

Solid Waste Superintendent Mike Rivera gave a presentation explaining the background of the Camelot Landfill, facts regarding the gas emissions resulting from the decomposition of organic material at the landfill, federal regulations related to gas emissions from landfills, and the location in need of a gas collection system.

**A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Reid, to approve Resolution No. 2024-166 as presented. The motion carried with the following vote:**

Aye: Mayor Pro Tem Roman, Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

**L.6 Consider approving Resolution No. 2024-066 authorizing the City Manager to enter into an agreement with Midwest Wrecking for the asbestos abatement and demolition of city-owned property located at 2427 Carrick Street in the amount of \$275,000; and take appropriate action.**

Economic Development Director Perla Tavera gave a presentation on the background of the property and bid process and gave details regarding the needed asbestos removal.

**A motion was made by Councilmember Reid, seconded by Councilmember Baird, to approve Resolution No. 2024-066 as presented. The motion carried with the following vote:**

Aye: Mayor Pro Tem Roman, Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

**L.7 Consider approving Resolution No. 2024-160 authorizing the City Manager to execute a professional services agreement with Teague, Nall, & Perkins, Inc. for the design of the Storm Sewer Replacement Project along Valley View Lane from Nestle Drive to Rawhide Creek Outfall in the amount of \$401,000; and take appropriate action.**

Director of Public Works Ray Silva-Reyes gave a presentation explaining the location of the sewer replacement, the details of the project, and the funding sources.

**A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Neal, to approve Resolution No. 2024-160 as presented. The motion carried with the following vote:**

Aye: Mayor Pro Tem Roman, Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

Mayor Lynne recessed the Regular Agenda and reconvened the Executive Session at 7:00 p.m.

Mayor Pro Tem Roman left the meeting prior to the adjournment of the Executive Session.

#### **EXECUTIVE SESSION**

**D.2 The City Council will convene into closed Executive Session pursuant to Section 551.074, Personnel, of the Texas Government Code to deliberate the appointment of the City's Municipal Court Judge.**

**D.4 The City Council will convene into a closed Executive Session pursuant to Texas Code Section 551.072 to discuss the sale of the real property located at 1349-1399 Valley View Lane.**

Mayor Lynne reconvened the Regular Agenda at 8:19 p.m.

#### **TAKE ANY ACTION AS A RESULT OF THE CLOSED EXECUTIVE SESSION**

**D.4 The City Council will convene into a closed Executive Session pursuant to Texas Code Section 551.072 to discuss the sale of the real property located at 1349-1399 Valley View Lane.**

**A motion was made by Mayor Pro Tem Roman, seconded by Councilmember Reid, to approve proceeding with the sale of City-owned real property located at 1349-1399 Valley View Lane and authorizing the City Manager or designee to negotiate and execute a purchase and sale agreement conditioned upon final approval by the City Council for the sale of said property and being further subjected to the following conditions to closing; approval of a rezoning application by the City Council, restrictions on residential traffic, and protections for the City related to any landfill-related issue. The motion carried with the following vote:**

Aye: Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Mayor Pro Tem Roman

**D.2 The City Council will convene into closed Executive Session pursuant to Section 551.074, Personnel, of the Texas Government Code to deliberate the appointment of the City's Municipal Court Judge.**

**A motion was made by Deputy Mayor Pro Tem Jackson, seconded by Councilmember Reid, to approve the adoption of an ordinance appointing Shannon Willis as Interim Presiding Judge and Bruce Woody as Interim Alternate Judge at the existing rates of compensation and not reappointing Presiding Judge Terry Carnes.**

Aye: Deputy Mayor Pro Tem Richard Jackson, Councilmember Baird, Councilmember Neal, Councilmember Reid

Absent: Mayor Pro Tem Roman

**ADJOURNMENT**

Mayor Lynne adjourned the Regular Meeting at 8:21 p.m.

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City Secretary Stacy Henderson, TRMC

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Mayor Terry Lynne