



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, July 15, 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, Councilmember David Reid, Councilmember Elizabeth Villafranca

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 Parks and Recreation Rob Diaz, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Innovation and Technology Joey Brock, and other City staff

CALL TO ORDER - STUDY SESSION (3 P.M.)

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

The Council discussed the following items:

- Mayor Pro Tem Bennett-Burton requested to move Item J.5 related to the suspension of Oncor Electric Delivery Company LLC's application to increase distribution rates to the Regular Agenda, and requested that Executive Session Item D.4 related to the sale of real property located at 13309 Josey Lane be moved to a public discussion.
- Councilmember Reid requested to move Item J.7 related to an amendment to a Multiple Use Agreement with the North Texas Tollway Authority to the Regular Agenda.
- Deputy Mayor Pro Tem Neal had questions on Item J.4 related to the hiring process for a Finance Director and Item J.6 related to the pre-bid meeting and which builders appeared at the meeting.

Mayor Lynne requested a consensus from Council regarding discussing Item D.4 in a public forum. Councilmember Reid, Councilmember Villafranca, and Deputy Mayor Pro Tem Neal spoke in favor of keeping Item D.4 discussion in Executive Session.

C.2 Discuss and provide direction regarding the 2025 Pickleball World Championships.

Tourism Manager Meredith Dowdy gave a presentation explaining the background of the tournament, the timeline of the event, the entertainment that will take place at the event, the economic impact on the City, the parking plan, the details of a potential event support agreement, and grant opportunities for the 2025 Pickleball World Championships.

- The majority of the Council was in favor of hosting a Town Hall to discuss the event with residents and stakeholders.
- Mayor Pro Tem Bennett-Burton suggested that there be more emphasis that the event is being held in Farmers Branch.
- Councilmember Reid suggested that there be a meet-and-greet with the players included in the support agreement.

C.3 Discuss City of Farmers Branch-owned residential parcels.

Economic Development Manager Megan Holloway gave a presentation explaining the background of the current City-owned lots, the history of the Neighborhood Renaissance Program, and the potential options for selling the existing lots.

Councilmember Roman, Mayor Pro Tem Bennett-Burton, and Councilmember Villafranca were in favor of selling the remaining 19 City-owned lots to Builders of Hope.

The Council requested the following:

- Councilmember Reid requested information on the current assessed value for the City-owned lots compared to the projected sale price to Builders of Hope.
- Deputy Mayor Pro Tem Neal requested more information about a tiered sales approach with Builders of Hope.

C.4 Discuss the City Manager's Proposed Balanced Budget for Fiscal Year 2025-26.

City Manager Ben Williamson gave a presentation explaining the goals for the fiscal year 2025-2026 budget, the budget process timeline, priorities, proposed fees, water and wastewater rates, fund securities, and the budget communication plan.

- The majority of the Council spoke in favor of having the employee merit raises at three percent.
- Councilmember Roman spoke in favor of including disabled residents as eligible for a water rate discount.
- Deputy Mayor Pro Tem Neal suggested streamlining the water rate discount process to avoid additional steps that residents must complete.

C.5 Receive an update on the Rawhide Trail Phase 2 project.

Managing Superintendent Maria Minter gave a presentation explaining the background of the complete Phase I of the project, details of Phase II, an overview of the project, and the bids submitted for Phase II.

A majority of the Council was in favor of moving forward with Phase II of the project.

Mayor Lynne convened into Executive Session at 4:48 p.m.

EXECUTIVE SESSION

- D.1** The City Council will convene into closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project Six B.
- D.2** The City Council will convene into closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.013.
- D.3** The City Council will convene into closed Executive Session pursuant to Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney regarding 1349 and 1399 Valley View Lane.
- D.4** The City Council will convene into closed Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the sale of real property located at 13309 Josey Lane.
- D.5** The City Council will convene into closed Executive Session pursuant to Section 551.071 of the Texas Government Code to seek confidential legal advice from the City Attorney regarding legal updates on SB 8 and the impact it may have on the City's Anti-Discrimination Policy.
- D.6** The City Council will convene into closed Executive Session pursuant to Section 551.071 of the Texas Government Code to receive legal advice from the City Attorney on social media and legal liability.
- D.7** The City Council will convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to review, discuss, and evaluate the City's legal representation.

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

- G.1** Recognition of Lisa Gilleland of the Public Works Department for the Employee of the Month for June 2025.

Mayor Lynne presented Lisa Gilleland with the Employee of the Month Award for June 2025.

- G.2** Recognizing the Police Department's Citizens on Patrol annual award recipients.

Mayor Lynne introduced Police Chief Kevin McCoy who presented and recognized the Police Department's Citizens on Patrol annual award recipients.

- G.3 Recognize the Farmers Branch Woman’s Club for their donation to The Branch Connection and approve Resolution No. 2025-092 accepting the donation in the amount of \$1,300; and take appropriate action.**

Mayor Lynne recognized the Farmers Branch Woman’s Club for their donation to The Branch Connection.

A motion was made by Mayor Lynne, seconded by Councilmember Villafranca, to approve Resolution No. 092 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

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

Mayor Lynne gave a statement regarding the recent passing of former Police Officer Chad Taylor.

CITIZEN COMMENTS

Mayor Lynne gave a statement that Executive Session Item D.5 related to the sale of property at 13309 Josey Lane would be discussed as Regular Agenda Item L.7.

Diane Beck, 8110 Skillman Street, spoke on religious and government-related items.

Rinkesh Desai, 1753 Hanover Court, spoke on the Oncor rate increase, budget items, and the Valwood Improvement Authority.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- **July 1st, 2025, City Council Meeting**
- J.2 Consider approving Resolution No. 2025-114 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement in the amount of \$10,000 and a five-year property tax rebate for the property located at 14262 Rawhide Parkway; and take appropriate action.**
- J.3 Consider approving Resolution No. 2025-107 authorizing a Sponsorship Agreement with the First Responder Institute (FRI) for the Firefighter Challenge Championship; and take appropriate action.**
- J.4 Consider approving Resolution No. 2025-115 approving a contract for a Consulting Services Agreement between the City and Strategic Government Resources (SGR) for interim Finance Controller services; and take appropriate action.**
- ~~**J.5 Consider approving Resolution No. 2025-119 regarding the suspension of Oncor Electric Delivery Company LLC’s application for approval of a Distribution Cost Recovery Factor to increase distribution rates within the City of Farmers Branch; and take appropriate action.**~~
(Moved to Regular Agenda Item L.5)

J.6 Consider approving Resolution No. 2025-118 authorizing the City Manager to execute a contract with Builders of Hope CDC for the Valwood Revitalization Project and take appropriate action.

~~**J.7 Consider approving Resolution No. 2025-022 authorizing an amendment to a Multiple Use Agreement with the North Texas Tollway Authority, granting access to their right-of-way for the construction and maintenance of the pedestrian crossing at Valley View Lane and Mercer Parkway; and take appropriate action. (Moved to Regular Agenda Item L.6)**~~

A motion was made by Councilmember Roman, seconded by Deputy Mayor Pro Tem Neal, to approve the Consent Agenda as amended. 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

There were no public hearings held during this meeting.

REGULAR AGENDA ITEMS

L.1 Receive an update from the Firehouse Theatre.

Firehouse Theatre Executive Director David Moore and Artistic Producer Owen Bean gave a presentation explaining the theatre's strategic plan, the programming to date, audience totals, sponsorship information, grant opportunities, and the staff and board of directors.

L.2 Receive an update from Woven Health.

Woven Health Clinic Executive Director Jackie Rakowski gave a presentation explaining the mission of the organization, an overview of the medical staff, the organization's impact on Farmers Branch residents, the services the organization provides to residents, the organization's achievements, and its community partnerships.

L.3 Receive an update from Metrocrest Services.

Metrocrest Services CEO Tracy Eubanks gave a presentation explaining the background and mission of the organization, its impact on Farmers Branch residents, the services provided, community and healthcare partnerships, the organization's mission to make nutrition accessible, and the current challenges it is facing.

L.4 Receive an update from the Valwood Improvement Authority regarding operations, financial status, and current and future projects within the Valwood Improvement Authority District.

Valwood Improvement Authority Executive Director Pat Canuteson gave a presentation explaining the district's boundaries, the bond funding in existence, the systems of flood control in the area, and the locations of the pump stations.

L.5/J.5 Consider approving Resolution No. 2025-119 regarding the suspension of Oncor Electric Delivery Company LLC’s application for approval of a Distribution Cost Recovery Factor to increase distribution rates within the City of Farmers Branch; and take appropriate action.

Public Works Special Projects Manager John Roach explained Oncor Electric Delivery Company LLC’s application to increase rates within the City, the City’s participation in a statewide steering committee to negotiate rates, and the final review process with the Public Utility Commission of Texas (PUC).

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to approve Resolution No. 2025-119 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.6/J.7 Consider approving Resolution No. 2025-022 authorizing an amendment to a Multiple Use Agreement with the North Texas Tollway Authority, granting access to their right-of-way for the construction and maintenance of the pedestrian crossing at Valley View Lane and Mercer Parkway; and take appropriate action.

Managing Superintendent Maria Minter gave a presentation explaining the background of the project, the importance of the Multiple Use Agreement, where the project will take place, and next steps.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to approve Resolution No. 2025-022 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.7/D.4 The City Council will convene into closed Executive Session pursuant to Section 551.072 of the Texas Government Code to discuss the sale of real property located at 13309 Josey Lane.

Council gave a summary of the steps leading up to the sale of the property and details on the buyer.

A motion was made by Councilmember Villafranca, seconded by Councilmember Reid, to approve the purchase and sale agreement with the attachments, present the sale to the Local Government Corporation, including the sales contract, as well as the restrictive agreement. The motion carried with the following vote:

Aye: Deputy Mayor Pro Tem Neal, Councilmember Reid, Councilmember Villafranca

Nay: Mayor Pro Tem Bennett-Burton, Councilmember Roman

STUDY SESSION ITEMS

C.6 Receive a presentation from staff on establishing a centralized permitting process for Special Events.

Community Services Director Danielle Summers gave a presentation explaining the background of the Special Events permit and the proposed permitting process.

The Council requested the following:

- Mayor Pro Tem Bennett-Burton requested clarification on the insurance process and requirements for hosting an event in the city.
- Mayor Lynne requested information about the permitting process for a film production in the city.

C.7 Receive a presentation from the City Attorney on the City Council Rules of Procedure.

City Attorney Nicole Corr gave a presentation explaining the proposed Council Rules of Procedure for meetings, agendas, citizen participation at the Council meetings, the Code of Conduct, Council and staff relations, and other procedures.

The Council requested the following:

- Deputy Mayor Pro Tem Neal suggested adding language that allows flexibility to the meeting start times.
- Councilmember Roman suggested adding language regarding who is given the information about a future agenda item and how background information is given.
- Deputy Mayor Pro Tem Neal suggested changing the language around the deadline of when to submit a request for a future agenda item.
- The majority of the Council suggested removing the language regarding when an agenda item can be brought back for discussion.
- The majority of the Council was in favor of tabling the section discussing how many Councilmembers can add and remove an agenda item.
- The majority of the Council was in favor of a “Question and Answer” section in the agenda packet prior to a meeting.
- The majority of the Council was in favor of adding language that states that discussion must happen before a motion is made.
- The majority of the Council suggested adding language that allows additional legal reasons other than a conflict of interest to abstain from voting.
- The majority of the Council was in favor of maintaining the current Request for Proclamation process with the addition that three members of Council can add a proclamation.
- The majority of the Council was in favor of adding language that limits how many regular meetings a Councilmember can attend virtually, with City-related travel exempted from the limit.
- The majority of the Council was in favor of removing language regarding the restriction of Councilmembers speaking during Citizen Comment.

City Attorney Nicole Corr advised a draft of the Rules of Decorum would be presented at a future meeting for further discussion.

C.8 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The Council gave updates related to outside organizations and other meetings attended.

C.9 Review and discuss future agenda items.

The following agenda items were requested:

- Councilmember Roman requested the Council to review and consider the removal of appointments on the Valwood Improvement Authority.

- Mayor Pro Tem Bennett-Burton requested a presentation on the City's billing and usage of the City Attorney's services, and a discussion on the City potentially hiring an in-house legal team.
- Deputy Mayor Pro Tem Neal requested a presentation from the City Attorney regarding the status of legal cases quarterly, a presentation from the Economic Development Department regarding vacancy rates and department metrics quarterly, and a presentation regarding how the City has prepared for a disaster and would coordinate with neighboring cities during a disaster.
- Mayor Lynne requested a discussion about the Code Enforcement Department's ability to walk alleys and utility easements to locate Code violations.

Mayor Lynne reconvened into Executive Session at 9:25 p.m.

EXECUTIVE SESSION

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Mayor Lynne reconvened the Regular Agenda at 10:15 p.m.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

- D.3 The City Council will convene into closed Executive Session pursuant to Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney regarding 1349 and 1399 Valley View Lane.**

A motion was made by Councilmember Roman, seconded by Councilmember Reid, to authorize the City Attorney to draft an amendment to the purchase sale agreements and the restrictive agreements as discussed in Executive Session and authorize the City Manager to enter such agreements and present the same to the Farmers Branch Local Government Corporation to consider and accept the same. The motion carried with the following vote:

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

ADJOURNMENT

Mayor Lynne adjourned the meeting at 10:16 p.m.

City Secretary Erin Flores, TRMC

Mayor Terry Lynne