



# 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, June 2, 2026

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 Tina Bennett-Burton, Deputy Mayor Pro Tem Roger Neal, Councilwoman Lupe Gonzalez, Councilmember David Reid, Councilwoman Elizabeth Villafranca

**City Staff Present:** City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Senior Management Analyst Erin Flores, City Attorney David Berman, Director of Administrative Services Stacy Henderson, Director of Finance Jay Patel, Director of Parks and Recreations Rob Diaz, Deputy Director of Economic Development Darren Harris, Director of Community Services Derek Hull, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Innovation and Technology Joey Brock, Director of Human Resources Jeffrey Ross, and other City staff

## **CALL TO ORDER - STUDY SESSION (4:00 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 Review and discuss Consent and Regular agenda items.**

Council had no questions regarding the Consent and Regular agenda items.

### **C.2 Receive an update on the Minor Home Repair Program.**

Director of Community Services Derek Hull gave a presentation on the following:

- Background of the Minor Home Repair Program, including:
  - Priority of the program to focus on individuals with the highest need and operational efficiency.
  - Program utilizes market home values as verified by the Dallas Central Appraisal District and requires verification of a homestead exemption.
  - Grant amounts are up to \$5,000. Homeowners are responsible for amounts exceeding the maximum grant amount.
  - Requirements of the program:
    - Unit must be owner-occupied.

- There must be no liens on the property
  - Property values can't exceed the average market value.
  - Grant is not to be used for active code enforcement issues, unless the proposed rehabilitation project will correct the code violation.
  - The resident must agree to remain owner-occupied for three years.
  - The grant is not paid directly to the homeowner, but rather to the contractor performing the work.
- An overview of the completed and in-progress projects.
  - Nine projects completed in Fiscal Year 2025.
  - Six projects completed to date in Fiscal Year 2026.
  - Expenditures for Fiscal Year 2026 total \$20,377.
  - Remaining balance for Fiscal Year 2026 is \$54,623.
  - One project is currently underway, with two more projects to begin in July 2026.
- Future plans to grow the program:
  - Targeted community engagement events.
  - Partnerships with home improvement businesses and community organizations.
  - Conduct program evaluations semiannually to determine effectiveness and needed adjustments.
  - Issuance of a Request for Qualifications to obtain additional qualified rehabilitation contractors.
  - Implementation of a Code Care program to assist homeowners who do not qualify for the Minor Home Repair Program.

**Council requests/follow-up items:**

- Evaluate whether the Minor Home Repair Program can be combined with the Garage Conversion Program. (Councilwoman Gonzalez)
- Explore opportunities to recognize participating businesses, community partners, and volunteers. (Councilmember Reid)
- Provide a five-year historical overview of the program, including:
  - Number of projects completed;
  - Funding budgeted and expended; and
  - Historical overview of public outreach and awareness efforts. (Deputy Mayor Pro Tem Neal)

**C.3 Provide a Parks and Facilities Update regarding the Facilities Assessment Study, Mercer Park, and proposed 2027 events.**

Director of Parks and Recreation Rob Diaz gave a presentation on a facility assessment performed, an update on Mercer Park, and proposed events for 2027.

**Facilities Assessment**

The facilities assessment overview included the following:

- City contracted with LAN for a facility assessment on 16 locations and 28 buildings. The assessment was completed in February and March of 2026.
- LAN utilized a scoring system to determine an index of facility conditions (FCI) and a requirement index (RI).
- All facilities were evaluated to be in “good” condition.
- Proposed funding in upcoming budget years will be based on calculated recommendations for repairs and replacements.

### **Mercer Park Update**

Information regarding the status of Mercer Park included:

- Conceptual plan of the park, including:
  - The layout of the pickleball/tennis court.
  - Playground concepts.
  - Pavilion and shade options.
  - Parks Board approved the conceptual plan on May 21, 2026.
- Budget implications, including:
  - Current budget estimate of \$1.61million, covering the playground, pavilion, pickleball court, and plazas on the north and south side.
  - Options for alternate upgrades and infrastructure enhancements, including:
    - Tennis court - \$260,000
    - Basketball court - \$70,000
    - Court lighting - \$25,000
    - Landscape/irrigation - \$100,000
    - Electrical infrastructure - \$100,000

### **Proposed Events for 2027**

The overview of the proposed events for 2027 included:

- Five large community events: Gateway to the Globe, Fishin' Fun, Independence Day Celebration, Fall Festival Event, and Christmas Carnival.
- New Fall Festival Event to occur in October 2027.
- No change to facility-based events.

### **Council requests/follow-up items:**

- Fall Festival Event to feature a car show, with support from a sponsor. (Mayor Pro Tem Tina Bennett-Burton)
- Research performed on noise barriers for the pickleball court at Mercer Park. (Councilmember Reid)
- Remove the tennis court in the alternate design for Mercer Park. (Councilmember Villafranca)
- Maintenance costs for Mercer Park. (Deputy Mayor Pro Tem Neal)
- Breakdown of costs outlined per event for 2027. (Deputy Mayor Pro Tem Neal)

### **C.4 Receive an update on the City's Capital Improvement Projects.**

Public Works Special Projects Manager John Roach gave a presentation on the following:

- An overview of the current utility replacement and transportation improvement projects, including:
  - Bee Street Pipe Bursting Project
    - Project cost – approximately \$697,894
    - Estimated completion – Quarter 3, 2026
  - Denton Drive Roadway
    - Project cost – approximately \$3,693,158
    - Project substantially completed
  - Josey at Rawhide Intersection Improvements
    - Project cost – approximately \$469,716
    - Estimated completion – Quarter 2, 2026
  - FBOP Lift Station Improvements
    - Project cost – approximately \$2,916,159
    - Estimated completion – Quarter 2, 2026
- An overview of the costs of upcoming utility replacement and transportation improvement projects,

including:

- Capital/wastewater improvements
  - Estimated cost of \$12,780,000
- Streets Improvements
  - Estimated cost of \$5,144,000
- An overview of the current stormwater Capital Improvement Projects (CIP), including:
  - Reach 2 Project for Farmers Branch Creek
    - Project cost – approximately \$1,261,350
    - Estimated completion – Quarter 3, 2026
  - Reach 4 Project for Farmers Branch Creek
    - Project cost – approximately \$1,800,000
    - Project substantially completed
  - Valley View Drainage Improvements
    - Project cost – approximately \$2,671,212
    - Project substantially completed
- An overview of the upcoming stormwater CIP projects, including:
  - Rawhide Creek Erosion Repairs
    - Project cost – approximately \$4,364,000
    - Proposed to begin in Quarter 3, 2027
  - Farmers Branch Creek Projects E9 and E10, as outlined in the Farmers Branch Creek Study from 2018
    - Project cost – approximately \$1,000,000
    - Proposed to begin in Quarter 3, 2027
  - Valley View Drainage Improvements Phase 2
    - Project cost – approximately \$2,914,000
    - Proposed to begin in Quarter 1, 2029
  - Flood Improvement Projects as identified by the 2026 Master Drainage Study
    - Estimated cost to be determined
    - Proposed to begin 2028-2030

**Council requests/follow-up items:**

- Streetlight at Rawhide and Josey Lane needs to be evaluated for synchronization with Golfing Green Drive. (Councilmember Villafranca)

Mayor Lynne convened in Executive Session at 4:58 p.m.

**EXECUTIVE SESSION**

**D.1 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.074, Personnel matters, to receive and deliberate information and updates from the City Manager regarding personnel and operational matters.**

**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 Consider approving Resolution No. 2026-079, accepting a donation from the Metrocrest Hospital Authority for the purchase of five (5) Ventis HeroVent Ventilators in the amount of \$52,468.90, and approving an interlocal cooperation agreement with Metrocrest Hospital Authority for the purchase; and take appropriate action.**

Mayor Lynne recognized the Fire Department and the Metrocrest Hospital Authority for the donation to purchase five (5) Ventis HeroVent Ventilators.

**A motion was made by Mayor Lynne, seconded by Deputy Mayor Pro Tem Neal, to approve Resolution No. 2026-079 as presented. The motion carried with the following vote:**

**Aye:** Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilwoman Gonzalez, Councilmember Reid, Councilwoman Villafranca

## **ITEMS OF COMMUNITY INTEREST**

Communications Manager Ariel Wallace presented items of community interest.

## **CITIZEN COMMENTS**

- Patrick Trapp, 1750 Brighton Place, Farmers Branch, requested the City Council to pass an ordinance to prohibit e-motos driven by non-licensed drivers on bike lanes, trails, sidewalks, and parks.
- William Glancy, 3808 Wooded Creek Drive, Farmers Branch, requested the City Council to move the public comment section to the end of the meeting.

## **CONSENT AGENDA**

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- May 12, 2026, City Council Meeting Minutes
  - May 19, 2026, City Council Meeting Minutes
- J.2 Consider excusing the absence of Mayor Pro Tem Tina Bennett-Burton from the May 12, 2026, Special-Called City Council meeting; and take appropriate action.**
- J.3 Consider approving Resolution No. 2026-076 authorizing the City Manager to negotiate and execute an Economic Development Agreement with TDIndustries, Inc; and take appropriate action.**
- J.4 Consider approving Resolution No. 2026-061 awarding a contract to MECA Construction, LLC, with a fixed bid amount of \$893,625 for the Rawhide Trail Phase 3 Project; and take appropriate action.**
- J.5 Consider approving Resolution No. 2026-075 adopting the City of Farmers Branch Investment Policy; and take appropriate action.**

**A motion was made by Councilmember Reid, 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, Councilwoman Gonzalez, Councilmember Reid, Councilwoman Villafranca

## **PUBLIC HEARING**

There were no public hearings during this item.

## **REGULAR AGENDA ITEMS**

### **L.1 Receive an annual update from Metrocrest Services.**

Metrocrest Services Chief Executive Officer Gabe Madison gave a presentation on the following:

- Mission, vision, and values of Metrocrest Services.
- Demographics of people served by Metrocrest Services.
- An overview of the services provided by Metrocrest Services.
  - Housing and homeless response
    - Rent and utility assistance totaling \$55,033 were provided for a total of 56 households in Farmers Branch.
  - Food assistance
    - A total of 3,346 Farmers Branch residents were provided with food assistance from October 2025 to March 2026.
  - Economic stability resources
    - Financial education was provided to 27 Farmers Branch households.
    - Workforce development services were provided to 56 Farmers Branch residents.
  - Senior services
    - A total of 232 meals were delivered to homebound seniors in Farmers Branch.
- Historical overview of Farmers Branch residents who sought assistance from Metrocrest Services.
  - 4,486 residents served in Fiscal Year 2026, decreased from 4,805 residents served in Fiscal Year 2025
- Services expansion efforts, including:
  - Partnerships with outside agencies to provide needed services not currently offered through Metrocrest Services.
  - Collaborations with healthcare organizations to enhance wellness services provided.
  - Ongoing support when referring out services.
- Future goals of Metrocrest Services, including:
  - Food is Medicine Program – Providing nutritional education, cooking demonstrations, and FoodRx educational services.
  - On-site healthcare
  - Enhancement of senior support services, including home visits, classes and workshops, and a “Golden Groceries Day”.
  - Support services for parents providing prenatal services, support groups, and classes.

There were no requests for additional information from the Council.

### **L.2 Receive an annual update from Woven Health Clinic.**

Woven Health Clinic Executive Director Sheridan Robinson gave a presentation on the following:

- Background and mission of Woven Health Clinic, including locations and staff.

- An overview of the conditions treated at the clinic, including:
  - Diabetes
  - Hypertension
  - Thyroid complications
  - Kidney Disease
  - Mental health needs
- An overview of the services provided at the clinic, including:
  - Primary care services
  - Women’s health services (currently being expanded)
  - Men’s health services
  - Behavioral health services
  - Nutritional counseling
- Statistics on patients seen, including:
  - 1,062 unique patients seen clinic-wide in 2025
  - 208 Farmers Branch residents seen in 2025
  - 413 new patients seen from January to April, 2026
  - 155 Farmers Branch residents seen from January to April, 2026
- Clinic’s key accomplishments, including:
  - 66.5% remission rate for mental health care patients
  - 63 unique patients served through pop-up clinic services
  - Expanded mobile mammogram and cervical cancer screenings
  - Enhanced dental education and referrals through partnership with Texas A&M School of Dentistry
  - Recognition from the National Commission on Quality Assurance for the eighth year in a row
- An overview of the clinic's partnerships with other organizations.
- Expansion of the clinic’s direct primary care services, including:
  - Unlimited access to primary care for patients
  - Membership fee capability allowing same-day/next-day access

There were no requests for additional information from the Council.

**L.3 Elect a Mayor Pro Tem and Deputy Mayor Pro Tem for the period of June 2026 through May 2027; and take appropriate action.**

**A motion was made by Councilmember Villafranca, seconded by Deputy Mayor Pro Tem Neal to elect Deputy Mayor Pro Tem Neal as Mayor Pro Tem. The motion failed with the following vote:**

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

**A motion was made by Councilwoman Gonzalez, seconded by Mayor Pro Tem Bennett-Burton, to elect Councilmember Reid as Mayor Pro Tem. The motion carried with the following vote:**

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

**A motion was made by Mayor Pro Tem Reid, seconded by Councilmember Villafranca, to re-elect Deputy Mayor Pro Tem Neal as Deputy Mayor Pro Tem. The motion carried with the following vote:**

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

Abstain: Deputy Mayor Pro Tem Neal

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

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

### **STUDY SESSION ITEMS**

**C.5 Discuss and receive a presentation on the Fiscal Year 2026-27 Budget Update, including fiscal outlook, revenue considerations, strategic investment areas, and ongoing budget development topics.**

Director of Finance Jay Patel gave a presentation on the following:

- Review of the City budget goals, including:
  - Addressing Council and community priorities
  - Focused on public infrastructure, economic development, connected neighborhoods, and public safety
  - Keeping the process honest, open, and transparent
- An overview of the budget timeline.
  - June includes budget planning and development, as well as non-profit reviews.
- An overview of the tax bill distribution, as follows:
  - Farmers Branch allocation – 27%
  - Carrollton-Farmers Branch Independent School District Allocation – 47%
  - Dallas County allocation – 11%
  - Parkland Hospital allocation – 10%
  - Dallas County Community College allocation – 5%
- Tax comparison with neighboring cities.
  - Competitive tax rate
  - Substantial senior and homestead exemptions
- History of property tax rate in Farmers Branch.
- Factors impacting revenues and expenditures, including:
  - Business Personal Property (BPP) Exemption impact
    - Effective January 1, 2026
    - Will reduce taxable commercial value and the burden on real property
  - Sales tax volatility
    - Local sales tax remains highly sensitive to consumer spending patterns, inflation, tariffs, and economic cycles
  - Appraisal district pressures and protest activity
    - Increased property tax protests and rising Dallas County Appraisal District operating costs
  - Interest Income
    - Elevated rates have increased investment earnings
    - Rate declines are anticipated
  - North Texas Emergency Communications Center
    - Increased budget of \$2.6 million to be absorbed within operating budget
      - Offset by \$675,000 allocated from FY 2025-26 overage
  - Healthcare cost increase

- Currently in the procurement process to gather projected amounts
  - Contractual/operational cost increases
    - Increases based on inflation
  - Economic Development incentive
    - Offset by sales tax increases
    - Incentive costs are rising
- Property tax projections
  - Property tax is projected to be flat
  - Estimated revenue of \$46 million
  - Most stable and consistent budget component
- Sales tax volatility
  - Sales tax is projected to be flat
  - Volatile but stable
  - Threatened by the legislature as it relates to potential amendments to point-of-sale transactions
  - Revenue stabilization fund remains healthy
- Council's budget priorities
  - Water/wastewater infrastructure - \$9 to \$12.8 million
  - Economic Development
  - Pedestrian traffic improvements - \$1.8 million
  - Community Garden - funded through community and business partnerships
  - IT Maintenance - \$150,000
  - Facility assessment and improvements
- Water and wastewater rates
  - Rate increases based on:
    - Trinity River Authority - Increases 7 to 11% annually
    - Dallas Water Utilities - Increases 10 to 15% annually
    - City of Farmers Branch - No increase in the last 10 years
    - Rate increases are necessary to fill the gaps
    - Infrastructure reliability needs
      - 60+ year old pipes need replacement
      - Increased regulatory compliance requirements will increase costs
  - Annual water purchase and treatment costs has increased by approximately \$5.4 million
  - Cap was removed for single-family residences
  - A 10% discount for seniors and disabled persons was added
- Five-year CIP cost breakdown
  - 2026 total cost - \$12,780,000
  - 2027 total cost - \$15,182,000
  - 2028 total cost - \$12,436,000
  - 2029 total cost - \$12,670,000
  - 2080 total cost - \$12,566,500
- Community-Centered Programs/Contracts
  - Firehouse Theatre - \$50,000 granted in 2025-26
    - Requesting \$40,000 in facility enhancements
  - Metrocrest Services - \$200,000
  - Woven Health Clinic - \$50,000
  - Minor Home Repair Program and Code Care
    - \$75,000
- Grants
  - Current grant amount - \$36,996,289

- Projected for FY 2026-27 - \$2,123,437

**Council requests/follow-up items:**

- Requested a presentation from NTECC, including what the City should have been paying since 2020, with a comparison of our City's usage compared to the other participating cities. (Deputy Mayor Pro Tem Neal)
- Requested the City to emphasize the Senior Citizen and Disabled Persons discount on the utility bill to clarify to users where the discount is allocated. (Deputy Mayor Pro Tem Neal)
- Requested a presentation from NTECC regarding Farmers Branch's usage of the service versus other cities. (Mayor Lynne)
- Requested a discussion to change the term "trash fee" to "closure fee" on the utility bill. (Mayor Lynne)

**C.6 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.**

Council gave updates regarding outside organizations and other meetings attended.

**C.7 Review and discuss future agenda items.**


The Council requested the following future agenda items:


- Requested the City Manager to establish a formal process for recurring Council educational and training sessions, including incorporating at least one educational presentation or training topic per month during a Council study session. (Councilwoman Bennett-Burton)
- Requested the City Manager to evaluate the creation of a Community Ambassador Youth Engagement Initiative that is focused on volunteer-driven mentorship, positive youth engagement, park activation, and intergenerational community involvement, including evaluation of a budget-neutral volunteer coordinator position to support recruitment, coordination, training, and management of community ambassadors and volunteers. (Councilwoman Bennett-Burton)
- Requested the City Manager to research and evaluate potential legislative opportunities related to property tax relief for seniors and residents during the 90th Legislative Session, while maintaining the City's ability to sustain current service levels, operational needs, and long-term financial stability. (Councilwoman Bennett-Burton)
- Requested the City Manager to evaluate the City's legal services structure, including the potential implementation of in-house operational legal support to enhance organizational efficiency, risk management, compliance, and responsiveness to departmental and administrative needs. This will not replace the existing external City Attorney. (Councilwoman Bennett-Burton)
- Requested the City Manager to review and evaluate the inclusion of a strategic assessment of the Valwood Improvement Authority within the City's legislative priorities, including its statutory authority, governance framework, operational responsibilities, board composition requirements, board compensation, and overall alignment to provide property tax relief for Mercer Crossing. With the City's long-term redevelopment, infrastructure investment, and economic development objectives for the Valwood corridor and the surrounding area. (Mayor Pro Tem Reid)

- Requested research performed on what the City has the ability to do regarding the creation of an ordinance to provide increased safety for riders and residents as it relates to electric motorbikes and similar vehicles.. (Mayor Pro Tem Reid)
- Requested an item to allow the City Council to consider changes to the City’s Public Information Act policy to include clear procedures for responding to numerous requests to find a balance between transparency and harassment, reduce the burden on staff, and to protect the city’s ability to operate efficiently and effectively, and research on what resources are being used, how much is actually being spent on staff time, and what are other cities are doing as it relates to public information requests. (Councilmember Villafranca)
- Requested research on a long-term strategic assessment of a Performing Arts Center and its potential role in supporting economic vitality, tourism, cultural enrichment, and community engagement in Farmers Branch. (Deputy Mayor Pro Tem Neal)

**ADJOURNMENT**

Mayor Lynne adjourned the meeting at 7:55 p.m.

  
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Interim City Secretary Stacy Henderson, TRMC

  
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Mayor Terry Lynne