



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, January 6, 2026

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, Councilwoman Lupe Gonzalez, 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 Attorney David Berman, Director of Public Works Ray Silva-Reyes, Director of Finance Jay Patel, Deputy Director of Planning and Zoning Sam Chavez, Director of Parks and Recreations Rob Diaz, Deputy Director of Economic Development Darren Harris, Police Chief Kevin McCoy, Director of Innovation and Technology Joey Brock, 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 questions on the following:

- Item J.4 related to a Professional Services Agreement for a physical assessment of City properties by Lockwood, Andrews, and Newnam, Inc. (Councilmember Gonzalez)

C.2 Discuss the implementation of City-issued cell phones for the City Council and the Mayor.

City Manager Ben Williamson gave a presentation on the following:

- The importance of governmental transparency and record keeping in relation to City Council communications.
- The implementation framework.

Council requested the following:

- Capability to forward phones to the City Manager's Office or the Mayor if a Councilmember is not available for an extended period of time. (Deputy Mayor Pro Tem Neal)

A majority of the Council was in favor of implementing City-issued cell phones for the City Council and the Mayor.

C.3 Discuss Council-requested topics for the Charter Review Committee.

City Secretary / Deputy Director of Administrative Services Erin Flores gave a presentation on the following:

- A background of the topics and discussion.
- The list of topics submitted by the Council for Committee discussion.

Council requested the following:

- Review of other Cities' charters for comparison. (Mayor Pro Tem Bennett-Burton)
- Requested that the Capital Improvement Program be updated every five years instead of seven years. (Mayor Pro Tem Bennett-Burton)
- Include a provision that states how often a Councilmember can attend a Council meeting remotely. (Deputy Mayor Pro Tem Neal)
- Requested a quarterly presentation providing updates on the Committee's progress. (Deputy Mayor Pro Tem Neal)

C.4 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.5 Review and discuss future agenda items.

The following future agenda items were requested:

- Research into the Brain Fusion Program that can be offered to students in the library. (Mayor Pro Tem Bennett-Burton)
- Completion of the current future agenda items before other items are added to the list. (Councilmember Villafranca)

Mayor Lynne convened in Executive Session at 4:31 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to deliberate the appointment, employment, compensation, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – a Municipal Court Judge pursuant to Section 28-23 of the Farmers Branch Code of Ordinances.

D.2 The City Council will convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code, Economic Development, to discuss and deliberate economic development incentives and the offer of financial incentives to a hotel business that the City seeks to stay or expand in the city.

D.3 The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with 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.

D.4 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to discuss and deliberate the employment, evaluation, and duties of the City Manager.

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

There were no ceremonial items during this meeting.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

- David Jones, 3554 Golfing Green Drive, Farmers Branch, spoke on the topic of the City holding an election regarding ending Dallas Area Rapid Transit (DART) services in Farmers Branch.

CONSENT AGENDA

J.1 Consider approving the following City Council meeting minutes; and take appropriate action.

- December 9, 2025, City Council Meeting Minutes
- December 16, 2025, City Council Meeting Minutes

J.2 Consider approving Resolution No. 2026-002 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement in the amount of \$20,000 and a four (4) year property tax rebate for the property located at 12821 Epps Field Road; and take appropriate action.

J.3 Consider approving Resolution No. 2026-003 authorizing the City Manager to negotiate and execute an Economic Development Agreement with Southwest Convenience Stores, LLC; and take appropriate action.

J.4 Consider approving Resolution No. 2026-001 authorizing the City Manager to enter into an agreement with Lockwood, Andrews, and Newnam, Inc. (LAN, Inc.) for professional services for a physical assessment of City properties in the amount not to exceed \$150,000; and take appropriate action.

A motion was made by Councilmember David 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, Councilmember Villafranca

PUBLIC HEARING

There were no public hearings during this item.

REGULAR AGENDA ITEMS

L.1 Consider approving appointment(s) to the Valwood Improvement Authority; and take appropriate action.

City Secretary / Deputy Director of Administrative Services Erin Flores gave a presentation on the following:

- The background of the Valwood Improvement Authority Board of Directors.
- The available places on the board.
- The applicants available to serve on the board.

A motion was made by Councilmember Villafranca, seconded by Deputy Mayor Pro Tem Neal, to appoint Patrick Trapp and David Koch to the Valwood Improvement Authority. The motion carried with the following vote:

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

Mayor Lynne convened in Executive Session at 6:15 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to deliberate the appointment, employment, compensation, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – a Municipal Court Judge pursuant to Section 28-23 of the Farmers Branch Code of Ordinances.

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D.4 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to discuss and deliberate the employment, evaluation, and duties of the City Manager.

Mayor Lynne reconvened the regular meeting at 8:21 p.m.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

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

ADJOURNMENT

Mayor Lynne adjourned the meeting at 8:21 p.m.

Erin Flores
City Secretary Erin Flores, TRMC

Terry Lynne
Mayor Terry Lynne