



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, November 4, 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

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

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 requested the following item be moved to the Regular Agenda:

- Item K.9 related to an agreement with The Firehouse Theatre (Councilmember Villafranca)

C.2 Receive a presentation to review and discuss potential amendments to City Code provisions addressing the screening, visibility, and storage of residential rollout trash and recycling containers.

Director of Community Services Sam Chavez gave a presentation on the following:

- Code regulations for rollout containers
- Regulations of nearby cities

Council requested the following:

- No changes to existing regulations (Mayor Pro Tem Bennett-Burton)
- Regulations requiring bins be away from street line and point of frontage (Councilmember Reid)

- Regulations prohibiting bins from being on front porches (Councilmember Villafranca)
- Not in favor of extremely strict policies (Councilmember Roman)
- Drive through the City to see conditions of trash bins with City Manager (Mayor Lynne)

C.3 Discuss the proposed City Council Media Engagement Guidelines.

Director of Administrative Services Stacy Henderson gave a presentation on the following:

- The legal compliance of the guidelines
- Details on the guidelines
- Next steps in the process

Council requested the following:

- Council not speak on behalf of the entire Council when addressing the media, and have media guidelines as part of new Councilmember orientation (Deputy Mayor Pro Tem Neal, Councilmember Reid)
- City staff work on improving relationship with the media (Mayor Pro Tem Bennett-Burton, Councilmember Villafranca)
- No impediment of the Council's right to give personal opinions (Councilmember Roman)
- Implement a media liaison and Council attend new Councilmember orientations (Councilmember Villafranca)

C.4 Discuss removing the recurring agenda item related to receiving updates from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The majority of the Council were in favor of leaving the recurring agenda item and limiting liaison updates to three minutes.

C.5 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The Council provided updates on external organizations and other meetings attended.

C.6 Review and discuss future agenda items.

Council requested the following:

- Council attend a TML Financial Bootcamp (Mayor Pro Tem Bennett-Burton)
- A list of volunteers for the Parks and Recreation Department (Mayor Pro Tem Bennett-Burton)
- An update from the Police Department on what is being done to protect the mental health of police officers (Mayor Pro Tem Bennett-Burton)
- A Citizen Academy for residents (Councilmember Villafranca)

Mayor Lynne convened in Executive Session at 5:03 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 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.2 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.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 administrative investigations.**

RECEPTION – FRONT LOBBY AREA

~~E.1 Reception honoring outgoing City Council Member Omar Roman, District 1.~~ (Canceled)

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:06 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation, and Wesley Rose with Scout Troop 759 led the pledges of allegiance.

CEREMONIAL ITEMS

H.1 Receive remarks from outgoing City Councilmember Omar Roman, District 1.

Councilmember Roman gave outgoing remarks.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

- Welsey Rose, Troop 759, spoke about the troop and their fundraising goals.
- Loren Rives, 2609 Farmers Branch Lane, Farmers Branch, spoke in favor of the City's proposed Active Transportation Plan and Complete Streets Policy.
- Rick Johnson, 2930 Harlee Drive, Farmers Branch, spoke about concerns regarding federal agencies in Farmers Branch and spoke in opposition to the single-member district.
- Mike McGinnis, 13220 Glad Acres Drive, Farmers Branch, spoke in favor of the City's proposed Active Transportation Plan and Complete Streets Policy.

CONSENT AGENDA

- K.1 Consider approving the following City Council meeting minutes; and take appropriate action.
- October 21, 2025, City Council Meeting
- K.2 Consider approving Resolution No. 2025-162 adopting an Active Transportation Plan for the City of Farmers Branch; and take appropriate action.
- K.3 Consider approving Resolution No. 2025-163 adopting a Complete Streets Policy for the City of Farmers Branch; and take appropriate action.
- K.4 Consider approving Resolution No. 2025-194 authorizing the City Manager to execute an Interlocal Agreement with the North Central Texas Council of Governments to provide updated aerial maps and related data, in an amount not to exceed \$18,000; and take appropriate action.
- K.5 Consider approving Resolution No. 2025-179 authorizing the City Manager to negotiate and execute a design scope agreement with Samit Patel Design Studio (SPDS) for the Transform Squire Park Project, in an amount not to exceed \$134,100; and take appropriate action.
- K.6 Consider approving Resolution No. 2025-172 authorizing the City Manager to negotiate, execute, and amend a three-year enterprise agreement for software licensing and cloud services with annual payments not to exceed \$290,000 per year; and take appropriate action.
- K.7 Consider approving Resolution No. 2025-195 authorizing the City Manager to execute the Amended and Restated Interlocal Cooperation Agreement for Mutual Aid for Information Technology Services with the City of Allen and other participating local governments; and take appropriate action.
- K.8 Consider approving Resolution No. 2025-214 authorizing the City Manager to ratify an Economic Development Incentive Agreement with FormFactor, Inc.; and take appropriate action.
- ~~K.9 Consider approving Resolution No. 2025-215 authorizing the City Manager to negotiate and execute an Economic Development Agreement with The Firehouse Theatre; and take appropriate action.~~ *(Moved to Regular Agenda Item M.6)*
- K.10 Consider approving Resolution No. 2025-226 nominating TDIndustries, Inc. as a Texas State Enterprise Zone Project; and take appropriate action.
- K.11 Consider approving Resolution No. 2025-227 nominating FormFactor, Inc., as a Texas State Enterprise Zone Project; and take appropriate action.

A motion was made by Councilmember Reid seconded by Mayor Pro Tem Bennett-Burton, 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

L.1 Conduct a public hearing and consider adopting Ordinance No. 3955 relative to the Farmers Branch Youth Programs Standards of Care in compliance with the Texas Human Resource Code, Chapter 42.041(b) (14); and take appropriate action.

Recreation Manager Ashley Flores gave a presentation on the following:

- The background of the City's Summer Funshine Camp
- An overview of the required staff training
- An overview of the state requirements and regulations regarding childcare

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Reid, to adopt Ordinance No. 3955 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

REGULAR AGENDA ITEMS

M.4 Consider approving Ordinance No. 3977 ordering an election to be held in and throughout the City of Farmers Branch, Texas, on May 2, 2026, to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch, subject to the continued collection of sales taxes for the period required by law; and take appropriate action.

The following members of the public spoke:

- Dallas Area Transit Alliance Parliamentarian Patric Morgan, 1401 Montfort Drive, Addison, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- DART Board Chair Randall Bryant, 1401 Pacific Avenue, Dallas, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- DART CEO Nadine Lee, 1401 Pacific Avenue, Dallas, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Zackary Smutzer, 4925 Marcus Avenue, Addison, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Aniya Robertson, 3640 Old Denton Road, Carrollton, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Jane Allsopp-Shiner, 3746 Ridgeoak Way, Farmers Branch, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Linda Noland, 3048 Selma Lane, Farmers Branch, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- James Davis, 2548 Hearthstone Drive, Farmers Branch, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.

- Envision Vice President Louis Celli, 1801 Valley View Lane, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Zoher Bharmal, 12021 Eunice Street, Farmers Branch, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Sharon Montesana, 3124 Brookhollow Drive, Farmers Branch, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Rick Johnson, 2930 Harlee Drive, Farmers Branch, spoke in favor to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Price Trosin, 2711 Mount View Drive, Farmers Branch, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Paul Corden, 636 Aspen Valley Lane, Dallas, spoke in opposition to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.
- Richard Jackson, 3739 Ridgeoak Way, Farmers Branch, spoke in favor to ordering an election to dissolve the Dallas Area Rapid Transit System in the City of Farmers Branch.

Council requested the following:

- Continue having discussions with DART about the City's participation in transit (majority of the Council)
- Research solutions regarding public transportation if the City were to dissolve the DART system (Councilmember Villafranca)
- Conduct a survey to gather the opinions of the residents about DART and public transportation (Deputy Mayor Pro Tem Neal and Councilmember Reid)
- Investigate outside organizations' surveys (Mayor Lynne)
- Consider hosting a town hall for residents (Mayor Lynne)

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to approve Ordinance No. 3977 as presented. The motion carried with the following vote:

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

Nay: Councilmember Villafranca

Mayor Lynne convened a break at 7:46 p.m. and reconvened the meeting at 8:06 p.m.

M.1 Receive a Year-in-Review update from the Sustainability Committee.

Sustainability Committee Price Trosin gave a presentation on the following:

- A background of the Committee
- Sustainability concerns in the city
- The Committee's efforts to increase the tree canopy in the city
- The Committee's future goals for the city

Council requested the following:

- Increase awareness of composting and donating to the community garden (Councilmember Villafranca)
- Research composting resources for the city (Deputy Mayor Pro Tem Neal)
- Research alternative electric vehicle subsidy programs to replace the federal program (Deputy Mayor Pro Tem Neal)
- Add more trees with color like Crepe Myrtles (Mayor Lynne)

M.2 Receive a Year-in-Review from the Library Board.

Manske Library Board Chair Kristen Hansen gave a presentation on the following:

- A background of the board
- The attendance of members, participation of members, and the board's business outcomes
- The board's community engagement efforts
- The board's accomplishments in 2025 and its goals for 2026

The Council requested the following:

- Requested the Council to discuss the City purchasing a bookmobile for the library (Deputy Mayor Pro Tem Neal)

M.3 Consider approving Ordinance No. 3976 amending the FY 25-26 budget to allocate budget surplus funds from FY 24-25; and take appropriate action.

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

- The projected surplus of the FY 24-25 budget.
- The revised 2024-25 budget changes and projects.

Council requested the following:

- Allocate \$800,000.00 to a Real Time Crime Center for the City (Mayor Pro Tem Tina Bennett-Burton)
- Allocate \$300,000.00 to Squire Park renovations (Councilmember Roman)

A motion was made by Councilmember Roman, seconded by Mayor Pro Tem Bennett-Burton, to modify the budget surplus funds to allocate \$1,000,000.00 to Mercer Park, \$200,000.00 to the Justice Center Fitness Park, \$800,000.00 to the Real Time Crime Center, and \$300,000.00 to Squire Park, and approve Ordinance No. 3976 as amended. The motion carried with the following vote:

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

Nay: Deputy Mayor Pro Tem Neal, Councilmember Villafranca

M.5 Consider approving Resolution No. 2025-217 establishing Rules of Procedure for the City of Farmers Branch City Council; and take appropriate action.

City Attorney Nicole Corr presented the amended Rules of Procedure for the Council.

Council requested the following:

- Clarification of the deadline a Councilmember can submit a request for an agenda item (Deputy Mayor Pro Tem Neal)
- Modify the time limit from 12 months to 30 days that before a Councilmember can place an item that

has already been discussed back on the agenda (Mayor Lynne, Deputy Mayor Pro Tem Neal, Councilmember Reid, and Councilmember Villafranca)

- Remove the language that states a discussion cannot occur after a motion and a second has been made (Deputy Mayor Pro Tem Neal)
- Violations can be given when necessary regarding disruptions and behavior (Deputy Mayor Pro Tem Neal)
- The Council may contact the City Attorney directly if the subject matter is deemed necessary (Deputy Mayor Pro Tem Neal)
- A Councilmember shall notify the City Manager prior to a meeting if they will be attending the meeting remotely and the circumstances for the Councilmember's remote attendance (Mayor Lynne and Councilmember Villafranca)
- Provide the TML pamphlet for Rules of Order and training to the Council (Councilmember Reid)

City Attorney Nicole Corr will present the amended Rules of Procedure at the November 18, 2025, City Council meeting.

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Reid, to table Resolution No. 2025-217 until the November 18, 2025, City Council meeting. The motion carried with the following vote:

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

M.6/K.9 Consider approving Resolution No. 2025-215 authorizing the City Manager to negotiate and Execute an Economic Development Agreement with The Firehouse Theatre, and take appropriate action.

Deputy Director of Economic Development Darren Harris answered questions from Council regarding the agreement.

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Reid, to approve Resolution No. 2025-215 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

Mayor Lynne reconvened into Executive Session at 9:44 p.m.

EXECUTIVE SESSION

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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 administrative investigations.

Mayor Lynne reconvened the regular meeting at 1:00 a.m. on Wednesday, November 5, 2025.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

D.2 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.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to authorize the negotiation and execution of agreements for the sale of certain city owned lots to the Farmers Branch Local Government Corporation for resale to Stonewood Investments Inc. authorizing the City manager to execute the appropriate agreements and providing for an effective date. The motion carried with the following vote:

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

Nay: Councilmember Villafranca

Absent: Councilmember Roman

ADJOURNMENT

Mayor Lynne adjourned the meeting at 1:00 a.m. on Wednesday, November 5, 2025.

City Secretary Erin Flores, TRMC

Mayor Terry Lynne