



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, December 16, 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, Councilwoman Lupe Gonzalez, Councilmember David Reid, Councilmember Elizabeth Villafranca

City Staff Present: 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, Fire Chief Daniel Latimer, 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.3 related to landscape architecture and engineering services for Mercer Park and J.4 related to a multi-sensor inspection condition assessment (Deputy Mayor Pro Tem Neal)

C.2 Review and discuss the Parks Median Maintenance Plan.

Parks Planner Tara Bradley gave a presentation on the following:

- Background of the City's medians and purpose of the maintenance plan
- Topics included in the plan
- Next steps for the plan approval

Council requested the following:

- The Sustainability Committee be a part of the planning process (Councilmember Villafranca)
- Ensure efforts are being made to save water and incorporate color in the design (Mayor Lynne)

C.3 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.4 Review and discuss future agenda items.

The following future agenda items were requested:

- Traffic study conducted at the intersection of Valley View Lane and Dennis Lane, and Dennis Lane and Valwood Lane, to evaluate current traffic conditions and identify potential operations and safety improvements (Councilmember Gonzalez)
- Review of the Demolition-Rebuild Program to modify the authorization process to be more efficient and allow the City Manager or his designee to approve applications (Mayor Lynne)
- Receive an update on real estate trends from the Metroplex Association of Realtors (Mayor Lynne)

Mayor Lynne convened in Executive Session at 4:32 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 City Attorney, regarding pending litigation, City of Farmers Branch v. Gadberry Construction, et al.

D.2 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.

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

- Randy Smith, 14933 Havenshire, Addison, commending the City's efforts in relation to the Dallas Area Rapid Transit System (DART) and the City's Police Department.

CONSENT AGENDA

- J.1 Consider approving Resolution No. 2025-252 reaffirming Nichols, Jackson, Dillard, Hagar, and Smith, LLP as the City Attorney to serve as legal advisor and representative to the City; and take appropriate action.**
- J.2 Consider approving Resolution No. 2025-251, reaffirming the City Manager’s execution of appropriate agreements and providing payment on the City’s behalf for the purchase from Trane U.S. Inc. of four Gas/Electric HVAC units for the Farmers Branch Community Recreation Center in the amount not to exceed \$90,163; and take appropriate action.**
- J.3 Consider approving Resolution No. 2025-245 authorizing the City Manager to execute agreements with Teague Nall and Perkins, Inc., for additional professional landscape architecture and engineering services for an increase in scope for the Mercer Park Project within the Mercer Place Subdivision in the amount of \$103,130; and take appropriate action.**
- J.4 Consider approving Resolution No. 2025-236 approving a Professional Services Agreement between the North Dallas County Water Supply Corporation and Freese and Nichols, Inc., to conduct a multi-sensor inspection condition assessment in cooperation with the Town of Addison in an amount not to exceed \$308,250; and take appropriate action.**
- J.5 Consider approving Resolution No. 2025-242 approving a first amendment to the Camelot Landfill Gas Purchase Agreement with Waste Management Renewable Energy, L.L.C., establishing a month-to-month term; and take appropriate action.**

A motion was made by Councilmember Gonzalez, seconded by Councilwoman Neal, 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 Receive a Year-in-Review update from the Planning and Zoning Commission.**

Chairwoman Amber Raley gave a presentation on the following:

- Highlights from 2025 on development applications, ordinance updates, and training for Commission members
- Plans for 2026, including process improvements, long-range planning implementation, and continued focus on training

There were no requests for further information from the Council.

- L.2 Receive a Year-in-Review update from the Parks and Recreation Board.**

Chairwoman Adriane Young gave a presentation on the following:

- Members of the board and attendance rates
- Community involvement and engagement
- Outreach efforts by the Board
- Successes in 2025
- Future goals for the Board

Council requested the following:

- A dance program be brought back to the recreation center (Councilwoman Gonzalez)

L.3 Consider approving Resolution No. 2025-243 authorizing a Professional Services Agreement with AVI Systems, Inc., dba Forte, for the construction of a Real Time Crime Center at the Police Department, in the amount of \$341,912; and take appropriate action.

Police Chief Kevin McCoy gave a presentation on the following:

- Process of the needs assessment
- Recent technology and service enhancements for the Police Department
- Details on the development proposal for the Real Time Crime Center

A motion was made by Councilmember Villafranca, seconded by Mayor Pro Tem Bennett-Burton, to approve Resolution No. 2025-243. The motion carried with the following vote:

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

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 6:46 p.m.

City Secretary Erin Flores, TRMC



Mayor Terry Lynne