

MINUTES OF AN ONLINE STUDY SESSION OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD VIA VIDEOCONFERENCE, ON TUESDAY, MAY 5, 2020, AT 8:02 A.M.

Prior to the study session, Gayle Kirby, Town Secretary explained that as provided by the State of Texas, this online Town Council study session could be viewed online via the Town's website or listened to by telephone, and gave the toll-free and alternate telephone numbers, as well as the access number for citizens to call. Ms. Kirby conducted a roll call of the Town Council Members.

Present at the study session were Mayor Margo Goodwin, Mayor Pro Tem John McKnight, and Town Council Members David L. Dowler, Eric Gambrell, Jimmy Grisham, and Craig Penfold.

Mayor Goodwin called the study session to order.

UPCOMING AGENDA DISCUSSION

Action

No items assigned to this category.

Consent

“Review and discuss conducting a public hearing to receive a recommendation from the Zoning Commission and public comments regarding a request to amend the Town’s Zoning Ordinance by combining and replatting the properties at 4300 and 4304 Lorraine Avenue into a combined building site.” Kirk Smith, Assistant Director of Town Services, explained that the Zoning Commission reviewed this request on April 25, 2020, and recommended approval. Prior to the public hearing, no correspondence was received in favor of, or in opposition to the request, and no public comments were received during the public hearing. Mayor Goodwin added that prior to the Zoning Commission public hearing, notices were mailed to residents within 200 feet of the properties. She asked if any Town Council Members wished to ask questions, to which no one responded. Kenneth Aboussie, owner of the properties, explained that he and his family currently reside at 4425 Lorraine Avenue. They purchased 4300 and 4304 Lorraine Avenue and plan to build their dream home on the combined lots. Demolition of the former structures on these properties is completed. He added that he personally spoke with neighboring property owners on Lorraine Avenue and Belclaire Avenue to share his plans for the properties. In response to a question from Mayor Pro Tem McKnight, Mr. Aboussie affirmed that he understands that if the Town Council approves his request, the combination of the properties cannot be reversed in the future. Mayor Goodwin asked if anyone else wished to comment. Hearing none, she thanked Mr. Aboussie for attending the study session, and stated that the Town Council will conduct a public hearing to receive the recommendation of the Zoning Commission and public comments at 8:00 a.m. on Tuesday, May 19, 2020.

“Review and discuss a professional services agreement with Kimley-Horn and Associates, Inc. to provide engineering services for the 30” Wastewater Interceptor and Lakeside Reconstruction.” Lori Chapin, Director of Engineering, explained that the agreement addresses a two-phased approach for design and bid package preparation services for the sewer line and improvements to Lakeside Drive. Phase I of the project includes survey, line locating, base mapping, and a

preliminary engineering report providing options for the rehabilitation/replacement of the 30" wastewater interceptor. Ms. Chapin explained that the Town is coordinating the project with the City of University Park, a 50-50 co-owner of the 30" interceptor through an Interlocal Agreement executed in 2009. Ashlyn Morgan, Associate with Kimley-Horn, explained that mapping of the interceptor is needed because the line is 80+ years old and as-built information is limited. The mapping and line locating will include the entire length of the 30" interceptor, from the University Park limit to the north, extending to the City of Dallas limit to the south, near Wycliffe Avenue. The preliminary engineering report will provide alternative rehabilitation methods and alternative replacement methods, the total construction costs, and recommendations for how the line should be replaced. In response to questions, Ms. Morgan stated that the only construction in Phase I would be above-ground analysis and some coordination with the Dallas Country Club. Council Member Penfold stated that he would like to review the interlocal agreement to better understand the obligations of Highland Park and University Park. In response to a question from Mayor Goodwin, Ashlyn Morgan explained that the line is located under the Dallas Country Club from the north Town limit to Beverly Drive. Phase II will include the design of the wastewater line, the roadway design of Lakeside Drive, soil investigation, bid phase services, and construction phase services. Mayor Goodwin asked if any Town Council Member wished to comment or ask questions. Mayor Pro Tem McKnight commented that the replacement of the wastewater interceptor is one of the largest projects in the Capital Improvement Plan, and as such, is no small matter. Bill Lindley, Town Administrator stated that the interlocal agreement was an equitable way for the two municipalities to share the interceptor line, which carries wastewater from University Park.

FUTURE AGENDAS DISCUSSION

No items assigned to this category.

REPORTS

"Review and discuss the Fiscal Year 2020 Capital Improvement Program quarterly report." Lori Chapin referenced the information provided in the agenda packet and asked if anyone had questions. She explained that within the next few weeks, the Fairfax Park, Overhill Drive, and Mockingbird Lane/Airline Drive projects will begin the bidding process. In response to a question from Mayor Goodwin, Ms. Chapin stated that more information will be available in June. Mayor Goodwin asked if any callers wished to ask questions or comment on the CIP quarterly report, to which there was no response.

"Review and discuss concepts for the Douglas Park Drainage and Landscaping Restoration project." Lori Chapin reported that improvements to the drainage within the park is needed, which will require the construction of facilities to adequately manage runoff. Staff has worked with its consultants, John Armstrong and Kimley-Horn & Associates, to develop and refine concepts for drainage and landscaping. Steve Galloway, Drainage Engineer with Kimley-Horn, presented two options. Option 1, the Infiltration option, consists of a water conservation area (swale) in the middle of the park, to capture the majority of the flow that drains through the park. The swale, consisting of a combination of soils that would promote infiltration, would direct the water to a pipe below the swale that would extend to the east portion of the park, and connect to an inlet. The main benefit of the swale is that the runoff drains by gravity and travels east. The downside is that it is more expensive to construct and maintain, and is different from other systems in the Town.

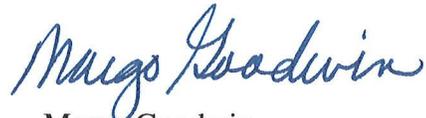
The existing soil would have to be replaced. Option 2, the Inlet option, is a more traditional concept, is the staff recommendation, and it is less expensive to construct and maintain. The runoff would be routed through four additional inlets draining the water into an underground pipe to the east, keeping the water out of the neighboring residents' properties. The proposed "Y" inlets are intended not to clog, and to handle a 100-year rain event. In response to questions, Mr. Galloway stated that the inlets are installed in low points to drain down into the pipe system running through the park; topography is a major part of the drainage problem due to a flat slope of only one foot over an area of 1,000 feet; a secondary problem is tree overgrowth and canopies that prevent grass from growing, subsequently impeding drainage; some grading of the park will allow water to move across; inlets that have larger openings on a 2 x 2 box with a covering on the top to mitigate clogging are recommended; the "small pipe" is 8-inches for the Infiltration option, and 24-inches for the Inlet option. Following the discussion, Lori Chapin stated that staff is seeking input from the Town Council regarding the path for landscaping at the back of the park: is the preference to go all the way to the eastern edge of the park, or go only to the middle of the park. Mayor Goodwin voiced a desire to include this in a discussion with the neighbors pertaining to the proposed improvements in the Park.

Mayor Goodwin asked if anyone wished to comment. Todd Furniss, 4236 Armstrong Parkway, described the location of his residence and of two neighbors whose properties' rear structures have also experienced ponding water flowing in from the park. In his opinion, the existing right-angle concrete channel is not the solution to the drainage problem. In addition to ponding and puddling, Mr. Furniss stated that mosquitos also present a danger. The three referenced houses are in an area behind the park that is not useable by the public, and from a security perspective, he stated that those residents are not concerned if that area remains unusable. He also asked if the power lines could be buried or relocated, because their area is serviced by a fragile micro-grid that is prone to fluctuations and power outages. Mayor Goodwin asked if anyone else wished to comment. Hearing none, she asked if any Town Council Member wished to comment. Council Member Gambrell stated that he is thrilled that the landscaping will allow more usability of the park, emphasizing that the job is to make every square foot usable. He referenced the cobble path in the landscaping drawings, and asked: (i) if this poses an American with Disabilities Act issue; and (ii) why this material was selected, as it creates so much concrete. Kathleen Stewart, Director of Town Services, explained that at the residents' meeting in January, a meandering path in and around the park was requested. The referenced cobble was John Armstrong's vision, and from a cost perspective will likely not be the material recommended by the staff. The two side paths are for access by the utility companies. Mrs. Stewart added that the ADA accessibility relates to decomposed granite, such as the interior pathways in Flippen Park; John Armstrong would not recommend decomposed granite. In response to questions, Mrs. Stewart stated that the landscaping plans would work with either Option 1 or Option 2, with minor modifications; Lori Chapin explained that the Infiltration option is more expensive due to the drainage portion of the project. Steve Galloway explained that both options would provide adequate grade and size to accommodate the flow of up to a 100-year event. Bill Lindley stated that the next step will be to bring the proposed options to another meeting of the neighboring residents. Following a discussion of whether to host a videoconference or a face-to-face meeting, Mayor Goodwin suggested meeting in the park and maintaining proper social distancing.

Mayor Goodwin adjourned the study session at 9:11 a.m.

APPROVED on this the 12th day of May, 2020.

BY:



Margo Goodwin
Mayor

ATTEST:



Gayle Kirby
Town Secretary