

MINUTES OF A STUDY SESSION OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205 AT 8:15 A.M. ON TUESDAY, FEBRUARY 7, 2023.

Present at the meeting were Mayor Will C. Beecherl, Mayor Pro Tem Craig Penfold, and Town Council Members Marc Myers, and Lydia Novakov. Absent from the meeting were Council Member Don Snell and Leland White.

Future Agenda Discussion

Review, discuss, and consider approval of a construction contract with Cole Construction Inc. for the pedestrian accessibility improvements for the Teddy Bear Garden at Lakeside Park. Lori Chapin P.E., Director of Engineering, explained the project's purpose is to provide better access to the Teddy Bear Garden at Lakeside Park and eliminate confusion for visitors who frequently access the Teddy Bear Garden via the alley servicing Willow Wood Circle. This project includes both rehabilitating the original path and constructing a new ADA route to the Teddy Bear Garden; as well as landscaping enhancements and hardscape improvements, including repairs to the arched stone footbridge. The new path's design mirrors the Exall Dam Pedestrian Bridge design by utilizing the IPE wood for the cross bars and decking, as well as the airline wire railing. In response to a question raised by Mayor Pro Tem Penfold, Ms. Chapin explained that current pedestrian access to the Teddy Bear Garden is provided from two access points, (1) the alley, and (2) the Exall Dam Pedestrian Bridge. The access point along the alley will be removed. The pedestrian accessibility improvements will allow all pedestrian traffic to access the Teddy Bear Garden via the new ADA pedestrian pathway from the Exall Dam Pedestrian Bridge. To select an experienced and qualified landscape contractor, and at the suggestion of Armstrong Berger, landscaping enhancements will be bid separately. It will follow the completion of the pedestrian accessibility improvements. The bid was advertised on January 10, 2023, and two bids were received. Cole Construction, Inc. submitted the recommended bid in the amount of \$337,212. Construction is anticipated to take approximately three to four months, and is estimated to be completed in late Spring 2023. In response to a question raised by Council Member Novakov, Ms. Chapin confirmed that a railing will be added along Exall Lake near the Teddy Bear Garden for safety. In response to a question raised by Council Member Myers, Ms. Chapin stated that the current plan does not include a gate to the alley; however, activity will be monitored after construction, and reevaluated if necessary. On a motion by Council Member Marc Myers and seconded by Mayor Pro Tem Craig Penfold, the Town Council unanimously voted to approve a construction contract with Cole Construction Inc. for pedestrian accessibility improvements at the Teddy Bear Garden at Lakeside Park.

Review and discuss conceptual design for the Hackberry Creek Corridor Improvements. Lori Chapin P.E., Director of Engineering, introduced Clay Sutherland P.E., Consultant with Kimly-Horn. Mr. Sutherland explained that in 2017, the Hackberry Creek Master Plan ("Plan") was developed based on an in-depth site analysis of the area between Byron Avenue and Armstrong Avenue to understand, categorize, and document the physical conditions of the Hackberry Creek corridor. MESA Design Group, with community involvement, prepared the Plan. Within the Plan are projects selected and prioritized to conserve the natural beauty of the creek, restore bridges, walls, outfalls, and mitigate erosion along the creek. On February 1, 2022, the Town Council approved the conceptual design contracts for engineering services with Kimley-Horn and

landscape architecture with Armstrong-Berger. The first phase included the evaluation of the entire corridor and completion of the core project design to the 30% milestone, evaluating the deferred and vision projects, developing a menu for all projects, and validating conceptual costs. Kimley-Horn and Armstrong-Berger have completed the conceptual design of the project. This phase included the detailed evaluation of all Plan projects. The key design elements include erosion mitigation, and the replacement and/or repair, of creek walls, stormwater outfalls, sidewalks, stairs, and handrails. In response to a question raised by Council Member Myers, Mr. Sutherland explained that the majority of the improvements include wall replacement and reconstruction due to degradation and to mitigate erosion. The goal is to maintain the natural beauty of the creek corridor and to restore and preserve the Town's infrastructure. The walls will be designed with a rock veneer as the current stone exterior is not reusable. The detailed evaluation of the Plan's projects produced a menu of improvements that have been combined into two phases for the corridor. Phase 1: the section between Byron Avenue and Miramar Avenue. Phase 2: the section between Euclid Avenue and Armstrong Avenue. The length of the project is nearly one mile, and phasing the project's final design will help facilitate construction. The estimated costs to accomplish all the core projects and associated landscaping are \$5.2 million for Phase 1 and \$4.0 million for Phase 2.

Given the timing of the phases, the Parks and Engineering Departments propose the Hackberry Creek Corridor Improvements project and the renovation of Tennis Court #1 in Prather Park proceed in tandem, reducing disruption to recreational areas. Chelsey Gordon, Assistant Director of Development Services, explained that the timing of these two projects provides an opportunity to replace the tennis court and convert it to three dedicated pickle-ball courts. A dedicated pickle-ball court has been a frequent request from residents. The estimated cost for these improvements is approximately \$550,000. In response to a question raised by Council Member Novakov, Ms. Gordon explained that the cost includes the total removal of the existing tennis court; and the construction of a post-tension slab, fencing, sidewalk, and all associated appurtenances. Coordination with the ADA Accessibility Specialist will be required to confirm compliance.

The Town Council may consider the following options: Option 1. Proceed with the Hackberry Creek Corridor Improvements project as planned in the Adopted Budget utilizing \$6.9M over the next few years to complete Phase I and review funding options for Phase II at a future date. Projects identified in the Stormwater Master Plan can be presented upon completion of the Plan; Option 2. Proceed with the design work for Phase I of the Hackberry Creek Corridor Improvements project and review the results of the Stormwater Master Plan before the bidding of the Hackberry Creek Corridor Improvements project. Construction of Phase I and subsequent design and construction of Phase II can be aligned with project priorities identified with the Stormwater Master Plan completion; or Option 3. Delay the Hackberry Creek Corridor Improvements project until the completion of the Stormwater Master Plan to assess all projects and related priorities.

Ms. Chapin stated that staff recommends Option 2. and proceeding with the detailed design of Phase I and Tennis Court #1. The estimated cost for the Hackberry Creek Corridor Improvements design is approximately \$580,000. Approximately \$200,000 will be funded through the Capital Projects Fund to complete the design work for the roadway improvements. This may require a budget amendment to the Capital Projects Fund. The design will include a full plan for all elements along the corridor and will consist of the engineering and the landscape architect contracts. It is anticipated that the plan will take approximately one year, depending on federal permitting through

Federal Emergency Management Agency (FEMA) and the Corps of Engineers. The engineer and landscape architect will continue to work closely to align each task and incorporate both the technical and aesthetic aspects of the project. The Town Council agreed with the recommendation and asked for the proposal to be on the agenda at the next meeting for a final vote. Mayor Beecherl asked if there were any questions, to which there were none.

Review and discuss a resolution establishing energy conservation goals for Town facilities. Karen Kurtin, C.P.A, Deputy Chief Financial Officer, explained that the 77th Texas Legislature adopted Senate Bill 5, an Act relating to the Texas Emissions Reduction Plan that established Chapter 388 of the Texas Health and Safety Code entitled “Texas Building Energy Performance Standards” effective September 01, 2001, and most recently amended by the 86th Texas Legislature. This section requires a political subdivision, in a nonattainment area or “affected county,” shall 1) implement “energy efficiency measures” that meet the standards established for a contract for energy conservation under Section 302.004(b), Texas Local Government Code, in order to reduce electric consumption by the existing facilities of the political subdivision; 2) establish a goal to reduce electric consumption by its facilities by five percent each year for seven years, beginning September 1, 2019; and 3) annually report its use of electric power. The Town approved Resolution No. 022-02 related to Chapter 388 on November 4, 2002. The proposed resolution meets the current statutory requirements and reaffirms the Town's commitment to implementing measures that reduce electrical consumption related to Town facilities. Mayor Beecherl asked if there were any questions, to which there were none.

Review, discuss, and consider the opportunity for a Town Council Member to request an item to be placed on a future Town Council meeting agenda. The Mayor asked if any Town Council Member would like to request an item be placed on a future Town Council study session agenda for discussion or consideration, to which there were none.

Reports

No items assigned to this category.

CLOSED SESSION

1. In accordance with the Texas Government Code Chapter 551, Subchapter D, Section 551.071 – CONSULTATION WITH ATTORNEY – the Town Council will convene into closed session for consultation with and to receive legal advice from the Town Attorney regarding structures in front yards and Ordinance No. 2080.

Mayor Beecherl recessed the study session at 9:31 a.m. Mayor Beecherl convened a closed session at 9:31 a.m., pursuant to: (1) In accordance with the Texas Government Code Chapter 551, Subchapter D, Section 551.071, the Town Council will convene into closed session to receive legal advice from the Town Attorney regarding structures in front yards and Ordinance No. 2080.

Mayor Beecherl ended the closed session at 9:41 a.m., and reconvened the study session in open session at 9:41 a.m. No final action, decision, or vote was taken during the closed session.

OPEN SESSION

Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item 1. above, shall be made. No action was taken.

Mayor Beecherl adjourned the meeting at 9:42 a.m.

APPROVED on this 21st day of February 2023.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary