

MINUTES OF A MEETING OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205, AT 8:00 A.M. ON TUESDAY, NOVEMBER 4, 2025.

Mayor Will C. Beecherl, Mayor Pro Tem Don Snell, and Council Members Alan Friedman, Marc Myers, Lydia Novakov, and Leland White attended the meeting.

- I. Mayor Will C. Beecherl called the meeting to order at 8:00 a.m.
- II. Mayor Pro Tem Don Snell gave the Invocation.
- III. PUBLIC COMMENT

Mayor Beecherl asked if anyone wished to address the Town Council about any item listed on the agenda and explained that the Town Council may not discuss or make decisions on items not listed on the agenda. Public comments are limited to three minutes per speaker unless otherwise required by law. Items suggested for action may be placed on a future agenda at the Town Council's discretion.

Nadine Lee, 1401 Pacific Avenue, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System ("DART"). Ms. Lee stated that the Silver Line connects several cities that work together regionally. Over the past four years, crime on DART has dropped to double digits. Ms. Lee acknowledged the financial pressures facing cities; however, with continued population growth and the upcoming World Cup, she emphasized the importance of sustaining development efforts.

Randall Bryant, 1401 Pacific Avenue, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System ("DART"). Mr. Bryant stated that he is the newly elected Chair of the DART Board of Directors and he thanked Mayor Beecherl for maintaining open communication. Mr. Bryant explained that if the votes to dissolve DART are passed, services will end. He requested 30 more days to find a compromise.

Tammy Greenberg Duple, 1529 Hickory Street, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System ("DART"). Mrs. Duple said she uses DART services and has observed several people at the bus stop located in the Town of Highland Park.

Jon Altschuler, 4565 Rheims Place, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System ("DART"). Mr. Altschuler stated that world-class cities deserve world-class transit, that the Town of Highland Park should expand mobility and investments, and that supporting DART is the right thing to do for the region. He encouraged the Town Council Members to support DART.

Juliet Jimenez, 2727 Inwood Road, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System ("DART"). She stated that she is an employee of

the Dallas Country Club and a current Southern Methodist University student, and Ms. Jimenez explained that she uses DART for her commute to work and school.

Michael Ilagan, 4680 Southern Avenue, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System (“DART”). He stated that he relies on DART to avoid traffic congestion and to provide a more economical transportation option. He also noted that DART’s services have improved, particularly with the introduction of the GoLink app.

Walt Humann, 3121 Lovers Lane, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System (“DART”). Mr. Humann spoke about his history of working with the region and DART 40 years ago. He urged the Town Council not to withdraw from DART.

Jack H., 6013 University Drive, spoke in opposition to the Ordinance ordering an election to dissolve the Dallas Area Rapid Transit System (“DART”). He spoke about the importance of public transit in large cities.

IV. RECOGNITION

Tobin Maples, A.I.C.P., Town Administrator, explained that the Town Challenge Coin, featuring the Spanish Colonial Revival tower, symbolizes the beauty of Highland Park (“HP”) and reflects our commitment to exceptional service grounded in honesty, trust, respect, and integrity. This coin is presented to all employees upon employment. The Town Challenge Coin is more than a commemorative piece; it represents our organization’s rich traditions and the exceptional service provided by the HP team. It serves as a token of professional respect and appreciation for outstanding contributions to the Town. The Town Administrator Coin showcases the Old Pecan Tree, a symbol of endurance and stability, representing the Town’s core values that have guided us for more than a century. This coin honors exemplary servant leadership, innovation, mentorship, and exceptional service, as well as a commitment to preserving the unique quality of life that makes HP truly exceptional. Recipients of the Town Administrator Coin are recognized for their outstanding dedication and embodiment of these values, while also shining a light on the Town and the HP Team. It is Mr. Maples’s honor to acknowledge the following individuals who have been awarded the Town Administrator Coin: Martin Almanza, Public Works Maintenance Worker III; Gerald Burroughs, Public Works Maintenance Worker III; Omar Contreras, Parks Maintenance Worker II; Blake Handley, Public Works Maintenance Worker II; John Hartig, Public Works Operations Supervisor; Frank Melindez, Parks Maintenance Worker II; Ron Richardson, Public Works Maintenance Worker III; Javier Salas, Public Works Maintenance Worker III; Carlos Velazquez, Parks Maintenance Worker III; and Colton Wempe, Public Works Maintenance Worker III. Mr. Maples added that the Town was transitioning from the old water tank to the new water tank. During this period, staff from the Public Works and Parks Department successfully addressed and resolved over 20 water main breaks throughout the Town of Highland Park in two days. Mr. Maples also awarded the Town Administrator Coin to the following recipients: Jeff Armstrong, A.I.C.P. Director of Community Development; Pat Dunlap, Building Inspector; Jackie Miller, Senior Building Inspector; Stephanie Nguyen, Plans Examiner; Cherish Nieto, Chief Building Official; and Serena Palomino, Building Permit Technician. Mr. Maples explained that the Community Development Department has undergone extensive reorganization

and revamping, and now consists entirely of licensed staff, making it the most professional team the Town has ever had. Mr. Maples has also tasked the department with rewriting the zoning ordinance and continues to navigate several challenges in that effort. Lastly, Lieutenant Lance Koppa, Public Information Officer, was awarded the Town Administrator Coin for his work in strengthening connections with Town residents, particularly during a tragic event this past summer. The Town Council recognized and applauded the recipients.

V. CONSENT AGENDA

On a motion made by Council Member Lydia Novakov, seconded by Mayor Pro Tem Don Snell, the Town Council voted unanimously to approve Items A. through B. on the Consent Agenda. Prior to the vote, Mayor Beecherl explained that all items under the Consent Agenda are considered routine or discussed at a previous meeting. There will be no separate discussion of items unless a request by a Council Member is made prior to the Town Council voting on the motion.

- A. Take action on the minutes of the Town Council meeting held on October 21, 2025.*
- B. Take action on the minutes of the Town Council study session held on October 21, 2025.*

VI. MAIN AGENDA

A. Review, discuss, and take action to extend the construction time period for a new single-family residence at 4501 Highland Avenue from November 6, 2025, to November 6, 2026. An extension of 12 months. Jeff Armstrong, A.I.C.P., Director of Community Development, reported that Goff Custom Homes L.P. is requesting a 12-month extension of its building permit, originally issued on November 7, 2023. The extension is needed due to the addition of a basement and the home's 11,906-square-foot size, bringing the total construction period to three years. The applicant had indicated before permit issuance that the project would take up to three years but was advised at the time not to request additional. Had the request been made earlier, no extension fee would have applied; however, under the current fee schedule, the extension would cost \$187,500. Staff recommends applying the previous fee schedule, which charges 50 percent of the original permit fee. The applicant's parking plan provides one space on Highland Avenue and eight spaces on Laurel Street. One construction-related parking violation has been resolved, and no other complaints have been received. A Construction Management Plan has been prepared, and staff recommends requiring its implementation as a condition of the extension, consistent with recent large-scale residential projects. On a motion made by Council Member Marc Myers, seconded by Council Member Lydia Novakov, the Town Council voted unanimously to approve the construction time for a single-family residence at 4501 Highland Avenue from November 6, 2025, to November 6, 2026.

B. Review, discuss, and take action on an Ordinance Releasing and Abandoning a Portion of Public Right-of-Way Between 4224 and 4216 Armstrong Parkway. No discussion was held; this item was deferred to a future meeting.

C. Review, discuss and take action on an Ordinance ordering an election to be held in and throughout the Town of Highland Park, Texas, on May 2, 2026 to dissolve the Dallas Area Rapid Transit System in the Town of Highland Park subject to the continued collection of sales taxes for the period required by law; providing for location of polling places to be designated at a later date; providing for early voting; and providing an effective date. Tobin Maples, A.I.C.P., Town Administrator, stated that the proposed Ordinance would order a Special Election on May 2, 2026, allowing Highland Park voters to determine whether the Town should continue its membership in the Dallas Area Rapid Transit ("DART") system. The Town of Highland Park joined DART in 1983, dedicating one percent of its local sales tax to the regional transit agency, half of what the Town is allowed to retain locally. Under the Texas Transportation Code, a member city may call an election to withdraw from DART only once every six years. In response to a question from Council Member White, Mr. Maples explained that there is a period during which the Town may cancel the election if it chooses to do so. On a motion made by Council Member Marc Myers, seconded by Mayor Pro Tem Don Snell, the Town Council voted unanimously to approve the Ordinance ordering a Special Election on May 2, 2026, authorizing execution of the Election Services Contract with Dallas County, establishing polling procedures consistent with the Texas Election Code, and directing publication of required notices.

VII. ADJOURNMENT

Mayor Beecherl adjourned the Town Council meeting at 8:42 a.m.

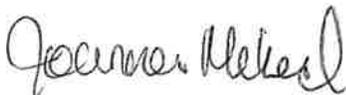
APPROVED on the 2nd day of December 2025.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary