

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 8:41 A.M. ON TUESDAY, DECEMBER 2, 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 8:41 a.m.

II. 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. There was no comment.

III. FUTURE AGENDA DISCUSSION

A. Review and discuss proposed amendments to the Town's Statement of Financial Management Policies. John Samford, C.P.A, Director of Finance, explained that the Town maintains comprehensive Financial Management Policies ("FMP") that guide the effective administration of daily financial operations, including accounting, auditing, financial reporting, internal controls, budgeting, revenue management, treasury functions, and expenditure control. The proposed amendments update the FMP to reflect recent state legislation enacted by the 89th Texas Legislature, effective September 1, 2025, which increases the competitive bidding threshold from \$50,000 to \$100,000 and necessitates corresponding revisions to purchasing and approval thresholds. Additional changes include the addition of Subsection G under Section V to establish guidelines for contracts not requiring Town Council approval, clarifications to capital project appropriations and capital asset accounting, and updates to the policy glossary for improved clarity and consistency. Minor formatting, grammatical, and non-substantive edits have also been made. In response to a question made by Council Member Friedman, Mr. Samford explained that the proposed changes do not increase exposure; they will empower managers and streamline processes. The proposed changes were also discussed with auditors. In response to a question raised by Mayor Beecherl, Mr. Samford confirmed that the policy is reviewed annually to ensure it aligns with state law, fraud-prevention measures, and internal procedures.

B. 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. Mayor Beecherl asked if any Town Council Member would like to request that an item be placed on a future Town Council study session agenda for discussion or consideration. There was no request made.

IV. REPORTS

A. Review and discuss the monthly Financial and Investment Report for the fiscal year ending September 30, 2025. John Samford, C.P.A., Director of Finance, presented the Financial and Investment Report, which covers the fiscal year ended September 30, 2025. This is a preliminary, unaudited end-of-year financial report, as the financial year-end close and audit are still in process. This report contains an accurate presentation of the Town's financial records as of November 8, 2025. As of that date, combined revenues for the General and Utility Funds total \$49,823,479, representing 102.8% of the annual budgeted revenue for these two funds. Combined expenditures and encumbrances for the same funds amount to \$50,056,088, or 90.6% of the total combined expenditure budget. Additionally, the Quarterly Investment Report for the quarter ending September 30, 2025, is presented for review. As of September 30, the total market value of the Town's cash and investment portfolio was \$70,237,237, with a weighted average yield of 4.31% and an average maturity of 86 days.

B. Review and discuss a presentation providing an overview of preservation ordinances. Jeff Armstrong, A.C.I.P., Director of Community Development, reported that feedback from the recent town-wide survey and from public engagement associated with the Zoning Ordinance rewrite indicated that residents are interested in establishing regulations to provide a measure of preservation for historic properties in Highland Park. Mr. Armstrong provided the Town Council with an overview of historic properties, applicable state statutes governing preservation, options for a local historic preservation ordinance and potential enforcement mechanisms, and the procedures for designating a historic district or individual landmark. The Town Council asked clarifying questions, including inquiries related to tax incentives and the rationale for the demolition delay provisions. The Town Council expressed unanimous disinterest in creating historic districts. Joel Williams, former Mayor of Highland Park, concurred with the Town Council's position and indicated his support for focusing instead on the designation of individual historic homes. As a member of Park Cities Preservation, Mr. Williams noted that approximately 75 homes may be suitable for landmark designation. The Town Council agreed that voluntary landmark designation by interested homeowners could be considered.

V. CLOSED SESSION

A. In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.072 – REAL ESTATE – the Town Council will convene into closed session to deliberate the purchase, exchange, lease, or value of real property.

B. In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071 – CONSULTATION WITH ATTORNEY – the Town Council will convene in closed session for consultation with and to receive legal advice from the Town Attorney regarding pending or contemplated litigation or settlement offer or regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: (i) DART withdrawal election; (ii) Brandon Simpson v. Town of Highland Park.

Mayor Beecherl recessed the study session at 9:55 a.m. and convened a closed session at 9:55 a.m., pursuant to: (A) In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.072 – REAL ESTATE – the Town Council will convene into closed session to deliberate the purchase, exchange, lease, or value of real property, and (B) In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071 – CONSULTATION WITH ATTORNEY – the Town Council will convene in closed session for consultation with and to receive legal advice from the Town Attorney regarding pending or contemplated litigation or settlement offer or regarding a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: (i) DART withdrawal election; (ii) Brandon Simpson v. Town of Highland Park.

Mayor Beecherl ended the closed session at 10:34 a.m. and reconvened the study session in open session at 10:34 a.m. No final action, decision, or vote was taken during the closed session.

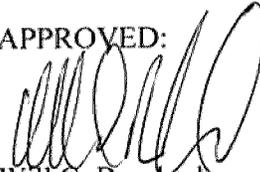
VI. OPEN SESSION

A. Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item A. and B. above shall be made, if any. No motion was made.

VII. ADJOURNMENT – Mayor Beecherl adjourned the Study Session at 10:34 a.m.

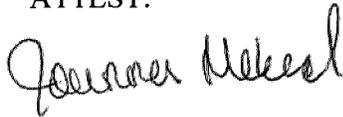
APPROVED on the 6th day of January 2026.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary