

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, JULY 16, 2024.

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

Mayor Will C. Beecherl called the meeting to order.

Council Member Lydia Novakov gave the Invocation.

CITIZEN COMMENTS

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.

CONSENT AGENDA

On a motion by Mayor Pro Tem Don Snell, seconded by Council Member Alan Friedman, the Town Council voted unanimously to approve Items A. through B. on the Consent Agenda. Prior to the vote, Mayor Beecherl explained that the Town Council reviewed this item prior to the meeting.

- A. Consider approval of the minutes of the Town Council meeting held on June 18, 2024.*
- B. Consider approval of the minutes of the Town Council study session held on June 18, 2024.*

MAIN AGENDA

Review, discuss, and take action on a request to extend the construction timeframe for a new single-family residence currently under construction at 4200 Arcady Avenue. Chelsey Gordon, Interim Director of Development Services, explained that the owners of 4200 Arcady Avenue are requesting a nine-month permit extension on a construction permit issued for a new single-family residence. The initial building permit was issued on July 18, 2022. Progress inspections were completed throughout the project. In February 2024, the updated construction schedule indicated a request for a three-month extension. In June 2024, the contractor submitted the final extension request to move the permit expiration date to April 23, 2025. The General Contractor, Robert Elliot Custom Homes, has requested an extension due to several factors that caused delays. These include engineering and site condition conflicts which delayed the start of basement construction until August 2022, additional survey work required to confirm rear setback lines, engineering guidelines pertaining to structural steel work that delayed framing by seven weeks, and delays resulting from rain throughout the project. The Town has received one site maintenance related complaint regarding mud on the public sidewalk. The construction site has generally been kept in good order. In response to a question raised by Mayor Beecherl, Benjamin Tully, Project Manager of Robert Elliot Custom Homes, explained that the basement is 8,200 square feet. On a motion made by Mayor Pro Tem Don Snell, seconded by Council Member Lydia Novakov, the Town Council

unanimously voted to approve the request to extend the construction timeframe for a residential remodel currently under construction at 4200 Arcady Avenue using the existing fee structure of 50% of the permit fee.

Review, discuss, and take action approving a resolution ratifying the service agreement for emergency dredging of Exall Lake. Lori Chapin, Director of Engineering P.E., explained that the Town required emergency dredging of Exall Lake adjacent to the Teddy Bear statues to prevent the breeding of mosquitoes and growth of algae and associated public health hazards. The Texas Local Government Code Section 252.022(a)(2) provides for procurements necessary to preserve or protect the public health or safety of the municipality's residents to be exempt from competitive bidding. Exall Lake, which is part of Turtle Creek, is the lake that is located upstream of Exall Dam and the Pedestrian Bridge adjacent to Lakeside Drive. The lake includes a cove near the Teddy Bear statues known as an ineffective flow area. Silt is carried by high-velocity water within the main channel area during storm events and is deposited as the velocity decreases near the dam. Over the last couple of years, this area has worsened, has become stagnant and odorous, and is causing a potential breeding ground for mosquitoes. The large storms experienced this year and the localized flooding have significantly increased the silt in this area. The Town worked with ENVIROdredge, LLC, which provides a cost-effective removal method. This removal method is less invasive and requires a small barge-like device and pump that extracts the material into a hose and carries it to the large bag for dewatering. After the material dries is removed and disposed of at an approved facility. The dredging portion of the work was completed on July 1, 2024. A total of 1,092.2 cubic yards of material was removed. The cost to dredge the material is \$57,932.00. Once the material is dry, the cost for removal and disposal is \$43,500.00, for a total contract of \$101,432.00. On a motion made by Council Member Alan Friedman, seconded by Council Member Leland White, the Town Council unanimously voted to approve a resolution ratifying the service agreement for emergency dredging of Exall Lake.

RESOLUTION NO. 012-24

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, RATIFYING A SERVICE AGREEMENT BETWEEN THE TOWN OF HIGHLAND PARK AND ENVIRODREDGE, LLC FOR THE DREDGING OF EXALL LAKE, MAKING FINDINGS EXEMPTING SUCH CONTRACT FROM THE REQUIREMENTS OF COMPETITIVE BIDDING AND PROVIDING AN EFFECTIVE DATE.

Mayor Beecherl adjourned the Town Council meeting at 8:25 a.m.

Approved on this the 6th day of August 2024.

APPROVED:

ATTEST:

Joanna Mekeal
Town Secretary

Will C. Beecherl
Mayor