

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 8:10 A.M. ON TUESDAY, SEPTEMBER 20, 2022.

Present at the meeting were Mayor Will Beecherl, Mayor Pro Tem Craig Penfold and Town Council Members Marc Myers, Lydia Novakov, Don Snell, and Leland White. Council Member Leland White exited the meeting at 10:48 a.m.

Future Agenda Discussion

Review and discuss interlocal agreements with the City of University Park for the Drug Abuse Resistance Education and the School Resource Officer programs. Chief Paul Sandman, Director of the Department of Public Safety, explained that the City of University Park has sponsored the Drug Abuse Resistance Education (“DARE”) program in the Highland Park Middle School since 1994. In 2004, the Town entered into interlocal agreements to pay 25% of the cost for a DARE officer at the Highland Park Middle School, and 25% of the cost for a School Resource Officer (“SRO”) at the Highland Park High School. These agreements have been renewed annually since that time. The percent cost allocation is based on estimated student populations residing in the Town. The cost of the two programs will decrease slightly this next year based on salary adjustments by University Park. The Town's 25% share for the DARE program in the 2022-23 school year is \$26,805.42. The Town's 25% share for the SRO program in the 2022-23 school year is \$23,393.33. Both of these costs are fully funded in the approved Fiscal Year 2022-23 Budget. Chief Sandman noted that specific program details were to be presented during the Executive Session. Mayor Beecherl asked the Town Council if they had any further questions, to which there were none.

Reports

Review, discuss and receive input from the Town Council on the update to the Highland Parking Shopping Village shared parking model. Hugh Pender, Director of Development Services, explained that the Town Council began requiring a parking model in the early 1990s as part of the Planned Development district regulating the Highland Park Village (“the Village”). In 2014, the current parking model was incorporated into the Planned Development. The parking model, which was funded in part by the Village and the Town, was developed by Nelson Nygaard Consulting Associates, Inc. (“Nelson Nygaard”) and is used by the Town Council as it considers requests from the Village to expand commercial lease space and changes in land use at the Village. Tom Brown, consultant for Nelson Nygaard, explained the Nelson Nygaard model uses industry-standard data from the Institute of Transportation Engineers (“ITE”) and the Urban Land Institute (“ULI”) to create an Excel-based spreadsheet tool to manage overall parking demand on a mixed-use site. The Nelson Nygaard model incorporates two concepts where reductions in parking can be realized as compared to more traditional parking requirements. The first concept is referred to as internal capture, or "captive market", and recognizes patrons of the Village typically visit multiple stores

and restaurants while shopping. The other concept relates to time-of-day utilization, also referred to as "staggered peaks". Considering staggered peak times based on the mix of retail uses, results in variable parking demands throughout the day. Mr. Brown then asked the Town Council to provide feedback, which led to much discussion and reminiscence. Council Members recalled earlier history of the Village where it was more of a community shopping center for necessities, and it has now become a high-end shopping center. The increase in clubs and restaurants has led to increased evening activity at the Village, which results in an increase in noise and traffic. Discussion also presented concern in the inability to expand the parking garage, and Mayor Pro Tem Penfold inquired as to what happened with the suggestion of creating a new parking garage that had rooftop green space? Mr. Pender said that staff would revisit this option with the representatives of the Village and investigate the feasibility. Mr. Pender invited the Town Council Members to the community engagement meeting that is scheduled for Monday, October 3, at 7:30 p.m., in which the community is invited to give their feedback about parking at the Village and the parking model. Mayor Beecherl asked the Town Council if they had any further questions, to which there were none.

CLOSED SESSION

1. *In accordance with the Texas Government Code Chapter 551, Subchapter D, Section 551.087 - the Town Council will convene into closed session to conference with the Town Administrator and Town Staff to discuss and deliberate commercial and financial information received from business prospects the Town seeks to have locate, stay, or expand in the Town.*
2. *In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.076 - the Town Council will convene into closed session to deliberate the deployment, or specific occasions for implementation, of security personnel or devices, (school campus security).*
3. *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 legal advice from the Town Attorney regarding pending or contemplated litigation: USAI, LP v. Town of Highland Park (Cause No. DC-20-08213).*

Mayor Beecherl recessed the study session at 9:10 a.m., and convened a closed session at 9:15 a.m., pursuant to: (1) Section 551.087 of the Texas Government Code to conference with the Town Administrator and Town staff to discuss and deliberate commercial and financial information received from business prospects the Town seeks to have locate, stay, or expand in the Town; (2) Section 551.076 to deliberate the deployment, or specific occasions for implementation, of security personnel or devices, (school campus security); and (3) Section 551.071 for consultation with and legal advice from the Town Attorney regarding pending or contemplated litigation: USAI, LP v. Town of Highland Park (Cause No. DC-20-08213).

Mayor Beecherl ended the closed session at 11:10 a.m., and reconvened the study session in open session at 11:11 a.m. No final action, decision, or vote was taken during the closed session.

OPEN SESSION

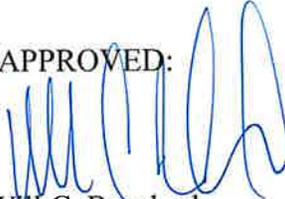
Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item 1. above, shall be made, if any. No motion was made.

Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item 2. above, shall be made, if any. No motion was made.

Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item 3. above, shall be made, if any. No motion was made.

Mayor Beecherl adjourned the Town Council meeting at 11:11 a.m.

APPROVED on this 4th day of October 2022.

APPROVED:

Will C. Beecherl
Mayor

ATTEST:



Holly Russell
Interim Town Secretary