

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 8:13 A.M. ON TUESDAY, JUNE 6, 2023.

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

Future Agenda Discussion

Review and discuss a request to extend the construction time period for a new single-family residence at 3908 Lexington Avenue. Hugh Pender, Director of Development Services, explained that in August 2021, the former owners of 3908 Lexington Avenue obtained a new residential building permit. The property was sold in December 2022 after the building permit issuance. The project remained dormant while the new owner worked with Blake Evenson, the general contractor of Hudson Construction Group, to modify the design. In May 2023, staff received an updated construction schedule with a completion date of approximately one year beyond the original required two-year timeframe. Mr. Evenson explained that the requested extension is needed due to the scope of the project changing during construction, which included encasing concrete piers and the delay associated with the window manufacturer. The issued permit is currently under construction and just beyond 18 months into the 24-month deadline. In response to a question raised by Council Member Novakov, Mr. Evenson estimates that the construction will be complete by August 2024. In response to a question raised by Council Member White, Mr. Pender explained that the staff had mailed courtesy letters to neighbors within 200 feet of the property advising them of a consideration to extend the construction to August 2024. As of today, no responses have been received. Mayor Beecherl asked if there were any questions, to which there were none.

Review, discuss, and consider approval of a contract with XIT Paving and Construction, Inc. for the Mockingbird Lane Reconstruction project. Lori Chapin, Director of Engineering, explained that Mockingbird Lane from Westside Drive to Eastern Avenue (4600 Block) exhibited road deterioration which resulted in a Pavement Condition Index (“PCI”) score of 49 out of 100 points. A PCI value of 100 denotes a road in excellent condition, while 0 represents a completely failed road. The low score for Mockingbird Lane confirmed the need for a total roadway reconstruction, including the pavement, subbase, curb, and gutter. American Disability Act ramps and sidewalks will be replaced as necessary. This project has been identified as part of the Dallas County Major Capital Improvement Project (“MCIP”) funding and is eligible for reimbursement of up to \$1,000,000 for qualified construction expenses. Dallas County will fund up to 50% of eligible costs; the total \$1.0M is unlikely to be spent. This project was identified as a packaging project for the MCIP with the Westside Drive and Eastern Avenue Reconstruction projects. This will allow any remaining funds not spent as part of this project to be transferred to other projects. In response to a question raised by Council Member White, Ms. Chapin explained that this project, weather permitting, could be completed in four months. On a motion made by Mayor Pro Tem Craig Penfold and seconded by Council Member Don Snell, the Town Council unanimously approved a contract with XIT Paving and Construction, Inc. for the Mockingbird Lane Reconstruction project.

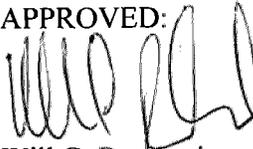
Review, discuss, and consider the opportunity for a Town Council Member to request an item to be placed on a future Town Council meeting agenda. The Mayor asked if any Town Council Member would like to request an item be placed on a future Town Council study session agenda for discussion or consideration. Council Member Novakov asked for an update on an easement use agreement that was discussed in a previous meeting.

Reports

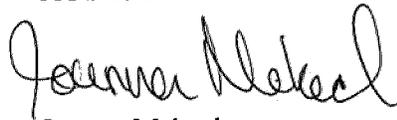
No items are assigned to this category.

Mayor Beecherl adjourned the meeting at 8:32 a.m.

APPROVED on this 20th day of June 2023.

APPROVED:

Will C. Beecherl
Mayor

ATTEST:


Joanna Mekeal
Town Secretary