

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 8:31 A.M. ON TUESDAY, MAY 6, 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 8:31 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, 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 comment.

B. Review and discuss resident-only parking for the southeast area of Highland Park, generally bounded by Armstrong Avenue, Gillon Avenue, Cowper Avenue, and Abbott Avenue. Tobin Maples, ACIP, Town Administrator, explained that this item is provided for discussion purposes and to obtain feedback from the Town Council regarding parking challenges and potential solutions, including resident-only parking and the closure of Knox Street. The southeast area of Highland Park has been experiencing increased traffic congestion and parking challenges due to construction activities and patrons searching for parking. A Town Hall meeting was held on April 2, 2025, to which residents living in this area were invited to attend and provide feedback regarding the addition of resident-only parking. Approximately 40 residents attended and were receptive to the addition of the parking restrictions. In addition to the parking restriction, the residents are requesting that the signs be more aesthetically pleasing, similar to other Highland Park signage. Staff have verified that this is acceptable, given that an ordinance will be in place and the signs will provide the warning. The curbs would also be painted similarly to other areas in town for added warning. Additionally, during the Town Hall meeting, the discussion was held regarding the closure of Knox Street—either during the a.m. and p.m. peak hours or permanently. The residents in the Town Hall meeting were in favor of closing the roadway. Melayne Packer, 3616 Beverly Drive, commented that several residents need to drive down Knox Street, and while it is inconvenient, it is necessary to share. Kevin Brooke, 3429 Mockingbird Lane, added that he works for Trammell Crow and noted that there are several properties on each side of Knox to consider. Mr. Maples expressed his agreement that broader collaboration is essential as redevelopment continues along the City of Dallas portion of the Katy Trail. He added that he is hopeful the Trammell team will succeed in engaging the City of Dallas in the collaborative process. The Town Council agreed to further review and discuss a draft ordinance at a future meeting.

IV. REPORTS

A. Review and discuss the development of the Fiscal Year 2025-26 Combined Operating and Capital Budget. John Samford, CPA, Director of Finance, stated that, according to the Town Charter, Town staff develops a proposed budget each year to submit to the Town Council for the ensuing fiscal year. The budget ultimately adopted is the result of a process that receives input from citizens, Town Departments, Town Management, and the Town Council. This is an opportunity for staff to receive comments from the Town Council relating to the Fiscal Year 2025-26 Combined Operating and Capital Budget (the "FY 2026 Budget") process and/or any item(s) the Town Council would like the staff to consider, study, or incorporate into the FY 2026 Budget. While there will be additional opportunities for the Town Council to provide direction regarding the FY 2026 Budget, this meeting is designed to receive input from the Town Council at a time when the Proposed Budget is being developed. Mr. Samford presented property value estimates, property tax rate estimates, including no new revenue and voter approval tax rates, sales taxes preliminary estimate, other key revenue assumptions, and the Capital Improvement Plan.

B. Review and discuss the Legislative Update for the 89th Texas Legislature. Chelsey Gordon, Director of Policy Development and Strategic Initiatives, stated that on December 3, 2024, the Town Council approved the Town's legislative priorities for the 89th Legislative Session. Each legislative session, the Town of Highland Park and the City of University Park develop joint priorities. The guiding philosophy behind these priorities is to support legislation that preserves the Town's authority to govern local affairs and oppose legislation that erodes this authority. The 89th Legislature began on January 14, 2025, with bill filing beginning on November 11, 2024, and ending on March 14, 2025. Since that time, Town staff have continued to monitor and analyze proposed legislation as it relates to the Town's legislative priorities and operations. During the session, 8,898 bills were filed, with close to 2,100 bills directly affecting municipalities. Ms. Gordon presented the most substantial bills progressing through the legislature that directly correspond to the Town's legislative priorities and operations. Mayor Beecherl encouraged the Town Council Members to reach out to their respective contacts at the state legislature to ensure they understand the Town is opposed to HB 2149 and SB 673 regarding Accessory Dwelling Units.

EXECUTIVE SESSION

- A. In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss §551.071: Consultation with Attorney regarding (1) pending or contemplated litigation or settlement offer re: USAI, LP v. Town of Highland Park - Cause No. DC-20-80213 and (2) 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: §§ 211.001, 211.013, and 212.010-212.016 of the Texas Local Government Code and Chapters 18 and 22 of Town of Highland Park Zoning Ordinance.*
- B. 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 for utilizing space at the Service Center.*

Mayor Beecherl recessed the study session at 9:36 a.m. and convened in a closed session at 9:37 a.m. Mayor Beecherl ended the closed session at 10:24 a.m. and reconvened the

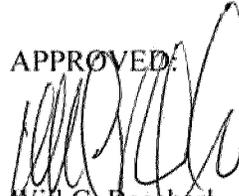
study session in open session at 10:25 a.m. No final action, decision, or vote was taken during the closed session.

RECONVENE INTO OPEN SESSION

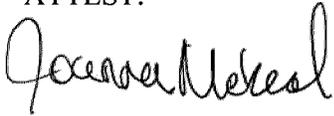
1. *Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item A. and Item B. above, shall be made, if any.* On a motion made by Mayor Pro Tem Don Snell, seconded by Council Member Marc Myers, the Town Council unanimously voted to approve authorizing the Town Administrator to amend the existing agreement with AT&T and Verizon for the cellular sites located at the Water Tower: 5000 Holland Avenue.

Mayor Beecherl adjourned the meeting at 10:25 a.m.

APPROVED on the 20th day of May 2025.

APPROVED:

Will C. Beecherl
Mayor

ATTEST:


Joanna Mekeal
Town Secretary