

Community Bond Committee Report and Recommendations

City Council
June 11, 2019

The logo for the City of Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a diagonal white line separating a grey triangle from a blue triangle.

Establishment of the Community Bond Committee

- On December 11, 2018 Council appointed 28 community members to the Community Bond Advisory Committee
- Charge
 - Assess and review information
 - Make recommendations
 - Select projects
 - Serve as advocates
- The Committee met 9 times from January 30th to May 23rd
 - Excellent attendance record
 - Engaged and involved

Initial perspectives

- Take it seriously - Implication and ramifications
- Build a team - Committee and Staff
- Practice acceptance - Every voice counts
- Seek guidance - Listen to Town management
- Feature Asset Management System - Great tool for displaying asset “health”
- Own the process and results - Make clear choices
- Use consensus to create results - Don't force agreement or judge

- Limit complexity - Keep it simple
- Facilitate/emphasize Committee/Staff communications - Named Dialog Managers
- Explore each functional area - Wants and needs by Staff
- Ask thoughtful and strategic questions - Reality test discussion
- Study municipal finance - Effective use of debt
- Make choices and prioritize recommended investments - No equivocation

- Duties
 - Establishing excellent working relationship with Town Staff members
 - Developing an effective level of knowledge regarding functional area assigned
 - Serving as a Committee resource in broadening our knowledge of functional area
 - Assisting Bond Advisory Committee (BAC) Staff and Community members as required
- Dialog managers
 - Colleen Campbell - General Services
 - Lary Brown - Infrastructure
 - Kent Domingue - Parks
 - Edwin Keith - IT
 - Taylor Bowen and Nancy Craig - Finance

Committee Approach

- Identified functional areas with needs
 - Streets - Current and future (Jason Shroyer)
 - Parks - Athletic Club, Trails, Les Lacs (Jana Tidwell)
 - General Services - HVAC, Roofs, ADA, Gun Range (Rob Bourestom)
 - IT - Smart City, License Plate recognition study expansion (Hamid Khaleghipour)
 - Development - Strategic investments to facilitate Town growth (Charles Goff)
- Focus on finance (Olivia Riley and Nick Bulaich)
 - Knowledge, choices, and implications
 - Use, leverage, and growth

- Staff presented proposed projects to improve Addison's infrastructure
 - Description
 - Estimated cost
 - Current status - Asset Management score
 - Q & A - Explore all aspects for alternatives
- Committee Conclusions
 - All “Must dos”, no fluff
 - Some projects more important than others
 - Asset Management process and software a great tool
 - Must be more systematic
 - Voters must understand needs

- Identified twenty-one bond-worthy/eligible projects
- Engaged Ms. Karen Waltz, consultant
- Two phase analytical process
 - Used keyboards and proprietary software to capture individual “votes” regarding priorities
 - On-line process at home
 - Summary results and analysis
- Identical process with staff
- Remarkable similarity in top five projects

EVERY “VOICE” COUNTS!!!!!!!!!!!!!!!!!!!!

Project categories

- Priority Roads
- Key Roads
- Building Improvements
- Recreation and Lifestyle
- Investing in future

Important questions

- Is a Bond election important to Addison?
 - Yes
 - High priority replacement/repair projects addressed
 - Integrated Asset Management into Bond process
- Can Addison Support a bond election?
 - Yes
 - Ensure “necessary” projects
 - Impact on Tax Rate and Bond Rating
- Which projects should be included?
 - Fifteen projects - Down from twenty-one
 - \$85,620,002 - Down from \$223,000,000

Recommended Projects and Propositions

Projects and Propositions Recommended by Bond Advisory Committee		
Proposition 1: Roads (East West)	Asset Management Score	\$ 22,900,000
Advanced Traffic Management System	N/A	\$ 600,000
Reconstruction of Keller Springs Road	RED	\$ 12,900,000
Reconstruction of Airport Parkway	RED	\$ 9,400,000
Proposition 2: Roads (North South)		\$ 33,602,000
Reconstruction of Quorum Drive	RED	\$ 26,302,000
Reconstruction of Montfort Drive	RED	\$ 7,300,000
Proposition 3: Buildings		\$ 7,395,000
Improvements Needed to Address Americans with Disabilities Act Compliance	YELLOW	\$ 1,500,000
Roof Replacements	RED	\$ 4,000,000
Police Gun Range Air Filtration System	N/A	\$ 360,000
HVAC Replacements	RED	\$ 1,535,000
Proposition 4: Recreation and Lifestyle		\$ 6,723,002
Athletic Club Improvements –		
Locker Room Reconfiguration and Firewall Improvement	YELLOW	\$ 1,556,035
Gymnasium and Track Improvements	YELLOW	\$ 462,679
Pool Modernization	RED	\$ 1,009,453
Les Lacs Pond Improvements	YELLOW	\$ 3,282,110
Trail Rehabilitation, Expansion, and Addition of Wayfinding Elements	N/A	\$ 412,725
Proposition 5: Investment in the Future		\$ 15,000,000
Special Area Study – Strategic Land Acquisition	N/A	\$ 15,000,000
Total all Propositions		\$ 85,620,002

Appreciation

- Mayor and Council
- Advisory Committee
- Committee Leadership
- Dialog Managers
- City Manager
- Senior Staff
 - Ms. Lisa Pyles
- Town Administration and Treehouse staff
- Ms. Karen Waltz
- Ms. Juli Branson and Mr. Lary Brown

- Selected excellent committee members
- Had superb exchange of information
- Managed the dialog
- Featured mature discussions
- Validated Asset Management tool
- Identified strategic investments
- Made challenging and complex decisions regarding projects selected and prioritization
- Qualified and motivated to support effort

Questions / Discussion

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