



Addison City Council Meeting

**August 26, 2025
Addison Town Hall
5300 Belt Line Road
Dallas, Texas 75254**

**AMENDED 8/26 at 8:44 AM - Postponement of IC
Item #5c**

**AMENDED 8/26 at 4:09 PM - Addition of Q&A
Document to WS Item #3a (Council Questions &
Answers)**

Email comments may be submitted using the Public Comment Form located on Addison's website by 3:00 PM on the meeting day. The meeting will be live-streamed at www.addisontx.gov.

WORK SESSION

The Addison City Council will convene in the Town Hall Parlor beginning at 5:30 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**
2. **Citizen Comments on the Consent Agenda Items.** This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the beginning of this item.
3. **Council Member Clarification Requests Regarding Consent Agenda Items.**
 - a. Council Questions and Answers.

4. **Closed Meeting.** The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following item(s):
 - a. Pursuant to Section 551.087(1): Economic Development Negotiations to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.
 - Addison Circle Transit Oriented Development Project
5. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.
6. **Work Session Reports**
 - a. Present and discuss an update regarding the Fiscal Year 2026 Proposed Budget.
 - b. Present and discuss a proposed Zip Code Unification request and project.
 - c. Present and discuss the Work Session public comment period at City Council Meetings.
 - d. Present and discuss the Town of Addison FY 2025 Third Quarter Financial Report.

COUNCIL MEETING

The Addison City Council will convene for a Council Meeting beginning at 7:00 PM in the Town Hall Council Chambers.

1. **Pledge of Allegiance.** United States and Texas Flags
2. **Proclamations / Presentations**

- a. City Manager's Announcements.
 - b. Employee Recognition.
 - c. National Payroll Week Recognition.
3. **Public Comment.** The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.
4. **Consent Agenda.** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.
- a. Consider action on the Minutes from the August 5, 2025 City Council Work Session Meeting.
 - b. Consider action on the Minutes from the August 6, 2025 City Council Work Session Meeting.
 - c. Consider action on the Minutes from the August 12, 2025 Regular City Council Meeting.
 - d. Consider action on a Resolution approving a Second Amended City Manager Employment Agreement providing for amendments to Articles II and III of the Agreement; authorizing the Mayor to execute the Agreement; and providing for an effective date.
5. **Items for Individual Consideration.**

- a. Present, discuss, and consider action on a Resolution declaring support for each member of the Dallas Area Rapid Transit (DART) to have a member on the DART Board of Directors entitled to a weighted vote; and providing for an effective date.
 - b. Present, discuss, and consider action on a Resolution approving an Interlocal Agreement between the City of Richardson and the Town of Addison for jail services, and authorizing the City Manager to execute the agreement.
 - c. ***POSTPONED*** Present, discuss, and consider action on the approval of Change Order #2 to the professional services agreement with Kimley-Horn and Associates, Inc. for additional design services for the Montfort Drive Reconstruction Project in an amount not to exceed \$814,500, increasing the total contract amount to \$1,901,500.
6. **Items of Community Interest.** The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.

7. **Adjourn Meeting.**

NOTE: The City Council reserves the right to meet in a Closed Meeting at any time during this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551. Any decision held on such matters will be conducted in an Open Meeting following the conclusion of the Closed Meeting.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

Posted by: Valencia Garcia, City Secretary

Date posted: August 21, 2025 Time posted: 3:25 PM

Date removed from bulletin board: _____

Removed by: _____

2025 City Council Regular Meeting

3. a.

Meeting Date: 08/26/2025

Department: City Manager

AGENDA CAPTION:

Council Questions and Answers.

BACKGROUND:

The Council Questions and Answers document, along with any handout(s) provided during the meeting, will be attached below. Due to the requirement to post the agenda prior to these attachments being created, the Council Questions and Answers document will be uploaded just prior to the meeting. Any handouts presented during the meeting will be added on the next business day.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

Attachments

Answers to Council Questions - August 26, 2025



Answers to Council Questions – August 26, 2025

Work Session

Item #6b. Present and discuss a proposed Zip Code Unification request and project.

Question 1: Can we get the plan used the last time this was attempted, the feedback/response received, and the results?

Response: From research of previous files, staff learned the following about the 2015 effort:

- Marketing and outreach efforts included mailing letters and postcards to impacted addresses, placing yard signs, meeting with the Oaks North HOA, a door-to-door campaign to homes by a group of volunteers, meeting with the Quorum Business Association and businesses, a Town Hall meeting, newsletter articles, and more.
- After a door-to-door campaign to homes, a newsletter article shared that *“we found an overwhelming majority of Addison neighbors in favor of the project and very supportive of our efforts to unify Addison.”*
- Following the USPS survey, a newsletter touched upon the results: *“she shared with us the disappointing news that the vote to unite Addison under the 75001 zip code did not pass. She shared all of the numbers; 98 residents just simply did not vote. Sixty-eight percent of the residents who did vote were in favor of unification. **The election margin was only 58 votes.**”*
- Staff reached out to USPS recently to get the official results from 2015; unfortunately, they did not have the information to share.

Staff reached out to some businesses to get a preliminary temperature on zip code unification. The initial feedback was mixed depending on business type (e.g. restaurants / retail / entertainment expressed more support for identity and branding, while more office users expressed hesitancy or opposition). If zip code consolidation is pursued again, staff would plan to increase business outreach and education efforts with more lead time, in addition to continuing strong resident outreach efforts completed the last time.

2025 City Council Regular Meeting

4. a.

Meeting Date: 08/26/2025

Department: City Manager

AGENDA CAPTION:

Pursuant to Section 551.087(1): Economic Development Negotiations to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

- Addison Circle Transit Oriented Development Project

BACKGROUND:

N/A

FISCAL IMPACT

N/A

RECOMMENDATION

N/A

2025 City Council Regular Meeting

6. a.

Meeting Date: 08/26/2025

Department: City Manager

Key Focus Areas: Financial Health and Organizational Excellence

AGENDA CAPTION:

Present and discuss an update regarding the Fiscal Year 2026 Proposed Budget.

BACKGROUND:

Staff will provide an update on the Fiscal Year 2026 Proposed Budget.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

Attachments

Presentation - FY26 Budget Update

NAVIGATING *the* FUTURE

August 26, 2025



ADDISON

2025-2026

TOWN OF ADDISON

Budget Presentation

PROPOSED CHANGES FROM AUGUST 12, 2026

General Fund



- Reduced Police Department contribution to the IT Replacement Fund by \$100,000
 - Staff received formal notice of a grant award on August 11th for License Plate Reader (LPR) cameras that reduces the expense to the IT Replacement Fund
 - This change allows the Town to reduce the tax rate from \$0.609822/100 to \$0.608100/100.
-
-

TAX RATE CHANGES

Proposed



	FY2026 Proposed	FY2026 Updated	Difference
General Fund*	\$0.403621/100	\$0.401899/100	\$0.001722/100
Economic Development Fund	\$0.025000/100	\$0.025000/100	\$-
Infrastructure Investment Fund	\$0.006201/100	\$0.006201/100	\$-
Debt Service Fund	\$0.175000/100	\$0.175000/100	\$-
Total	\$0.609822/100	\$0.608100/100	\$0.001722/100

* Represents a General Fund tax decrease of \$0.008006/100 from 2025.

GENERAL FUND

Revenue



	Actual 2023-24	Budget 2024-25	Estimated 2024-25	Budget 2025-26
BEGINNING BALANCES	\$ 20,682,959	\$ 20,799,755	\$ 20,856,436	\$ 21,018,948

REVENUES:

Ad valorem Taxes	\$ 24,601,667	\$ 25,465,206	\$ 25,465,206	\$ 25,792,196
Non-Property Taxes	18,595,761	17,465,000	18,500,000	18,400,000
Franchise Fees	2,033,581	2,055,000	2,076,001	2,035,000
Licenses and Permits	1,639,875	1,210,700	1,210,700	1,225,700
Service Fees	2,597,545	2,726,319	3,246,419	3,357,939
Fines and Penalties	350,930	335,000	335,000	390,000
Rental Income	8,640	8,600	8,600	89,100
Interest and Other Income	2,510,100	1,007,500	1,162,092	1,057,500
TOTAL OPERATIONAL REVENUE	\$ 52,338,099	\$ 50,273,325	\$ 52,004,018	\$ 52,347,435

Sale of Government Assets	966	-	-	-
Subscriptions	381,380	-	-	-

TOTAL REVENUES	\$ 52,720,445	\$ 50,273,325	\$ 52,004,018	\$ 52,347,435
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TOTAL AVAILABLE RESOURCES	\$ 73,403,404	\$ 71,073,080	\$ 72,860,454	\$ 73,366,383
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Expenditures by Department



	Actual	Budget	Estimated	Budget
	2023-24	2024-25	2024-25	2025-26
EXPENDITURES:				
General Government:				
City Secretary	\$ 251,530	\$ 260,131	\$ 260,712	\$ 292,292
City Manager	1,174,383	1,179,935	1,188,001	1,386,806
Finance	1,970,741	2,013,188	2,285,896	1,985,025
General Services	1,592,427	1,888,887	1,882,127	1,925,345
Municipal Court	680,962	704,632	709,276	724,044
Human Resources	637,741	749,123	751,564	760,279
Information Technology	2,317,853	2,398,709	2,409,193	2,505,662
Combined Services	1,258,575	1,180,585	1,180,585	1,206,458
City Council	403,665	391,766	390,509	436,897
	\$ 10,287,877	\$ 10,766,956	\$ 11,057,863	\$ 11,222,808

GENERAL FUND

Expenditures by Department



	Actual 2023-24	Budget 2024-25	Estimated 2024-25	Budget 2025-26
EXPENDITURES:				
Public Safety:				
Police	\$ 12,741,880	\$ 13,124,832	\$ 13,119,463	\$ 14,022,596
Emergency Communications	1,917,253	1,909,006	1,909,006	2,020,155
Fire	10,702,819	11,105,525	10,957,241	11,139,082
	<u>\$ 25,361,952</u>	<u>\$ 26,139,363</u>	<u>\$ 25,985,710</u>	<u>\$ 27,181,833</u>
Development Services	<u>\$ 2,322,115</u>	<u>\$ 3,255,290</u>	<u>\$ 3,158,021</u>	<u>\$ 3,463,364</u>
Streets	<u>\$ 2,267,291</u>	<u>\$ 2,316,292</u>	<u>\$ 2,301,164</u>	<u>\$ 2,353,043</u>
Parks and Recreation:				
Parks	\$ 5,346,032	\$ 5,651,687	\$ 5,614,108	\$ 5,924,832
Recreation	1,898,898	2,139,801	2,124,640	2,201,410
	<u>\$ 7,244,930</u>	<u>\$ 7,791,488</u>	<u>\$ 7,738,748</u>	<u>\$ 8,126,242</u>
Debt Service	<u>\$ 176,424</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL OPERATIONAL EXPENDITURES	\$ 47,660,588	\$ 50,269,389	\$ 50,241,506	\$ 52,347,290

GENERAL FUND

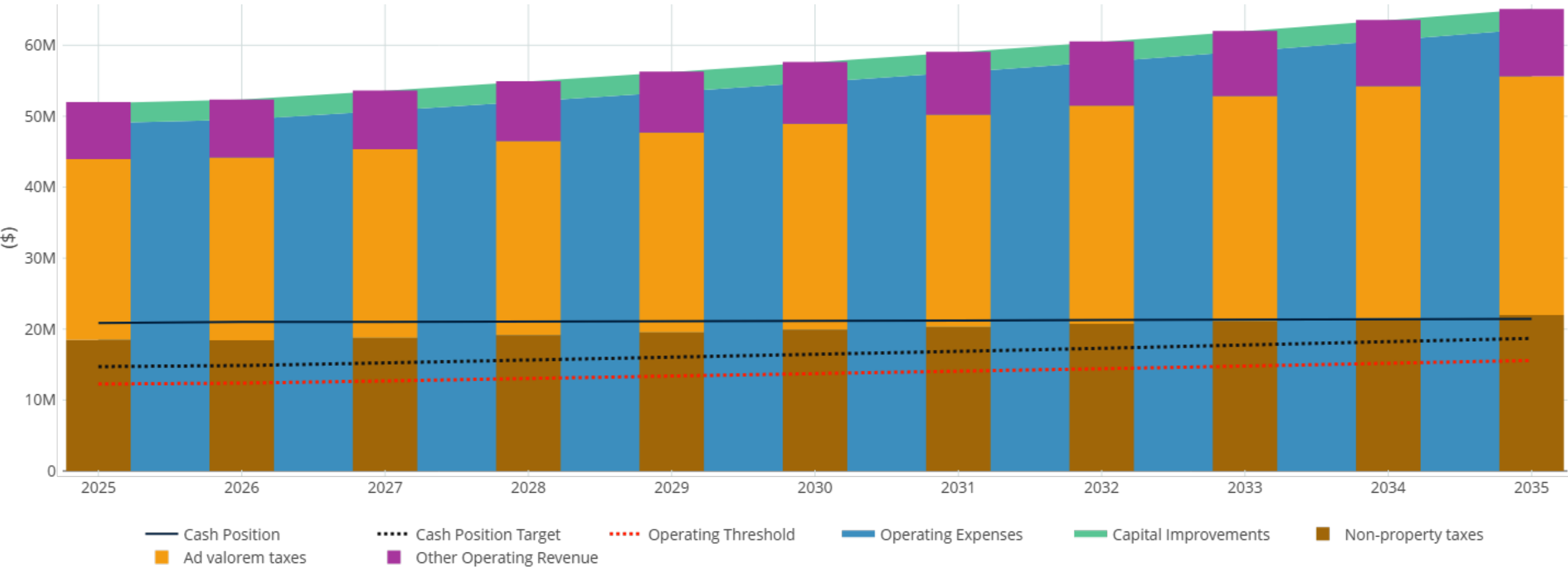
Expenditures by Department



	Actual 2023-24	Budget 2024-25	Estimated 2024-25	Budget 2025-26
Transfers to other funds	4,500,000	-	1,600,000	-
Subscriptions and Leases	386,380	-	-	-
TOTAL EXPENDITURES	\$ 52,546,968	\$ 50,269,389	\$ 51,841,506	\$ 52,347,290
NET INCREASE/(DECREASE)	\$ 173,477	\$ 3,936	\$ 162,512	\$ 145
ENDING FUND BALANCES	\$ 20,860,470	\$ 20,803,691	\$ 21,018,948	\$ 21,019,093
Fund Balance Percentage	43.8%	41.4%	41.8%	40.2%

FUND PROJECTION

General Fund

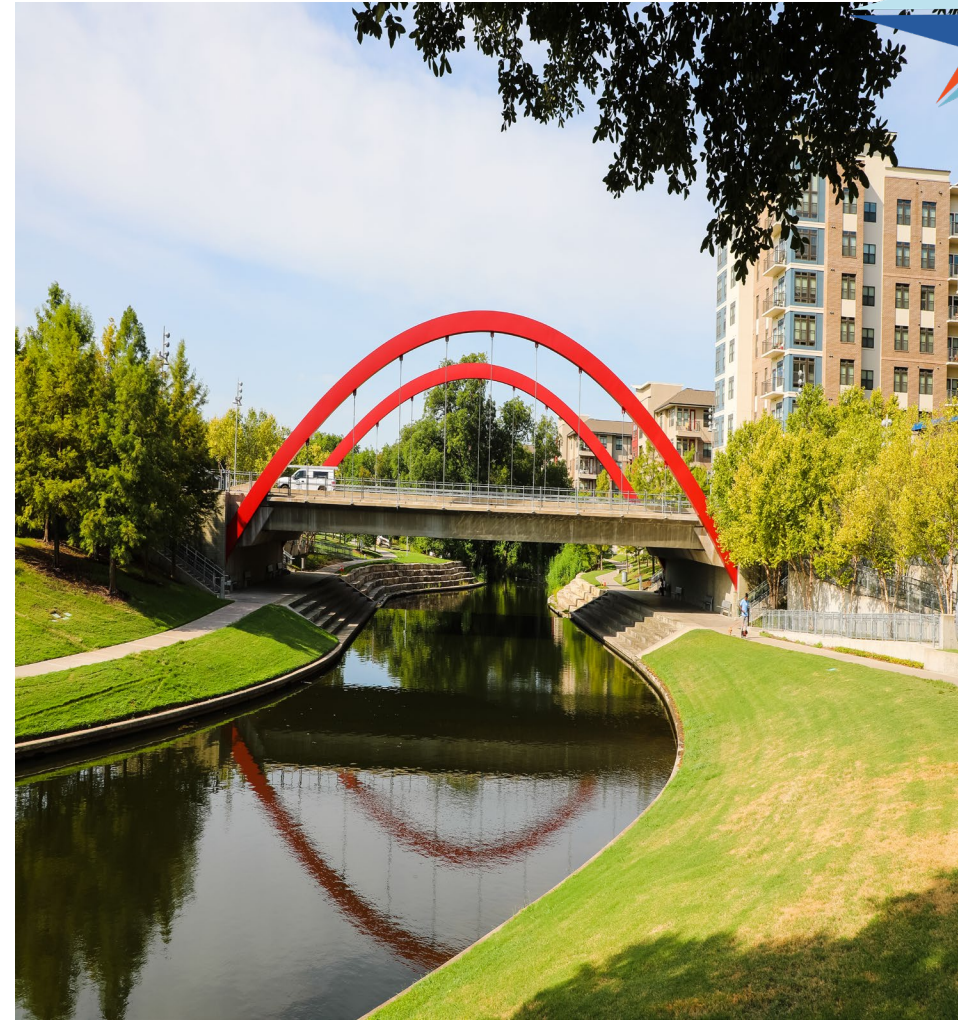


Assumptions for 2027 and beyond:

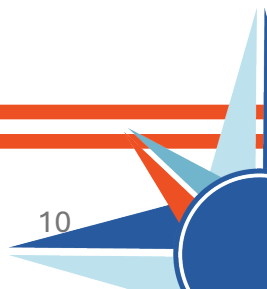
- 3% increase in property tax each year
- 2% increase in sales/mixed beverage tax each year
- 3% increase in salaries and 5% increase in health insurance each year
- 1% increase in other operating expenses each year

NEXT STEPS

- **September 2, 2025**
 - 1st Budget and Tax Rate Public Hearings
- **September 9, 2025**
 - 2nd Budget and Tax Rate Public Hearings
 - City Approves Budget, Tax Rates, and Capital Improvement Plan



QUESTIONS



2025 City Council Regular Meeting

6. b.

Meeting Date: 08/26/2025

Department: City Manager

Key Focus Areas: Public Safety

Economic Development and Revitalization

Financial Health and Organizational Excellence

Community Engagement

Vibrant and Active Community

AGENDA CAPTION:

Present and discuss a proposed Zip Code Unification request and project.

BACKGROUND:

Prior to 1998, Addison had five zip codes, which were consolidated into the two zip codes currently in use: 75001 and 75254. Addison must submit a formal request to the United States Postal Service (USPS) to unify these two zip codes into a single code—75001. This process was attempted in 2015 but did not meet the required 50.1% approval threshold by postal customers in the affected area. Per USPS policy, such a request can only be submitted once every 10 years.

Staff is seeking Council direction if zip code consolidation should be sought again. This project would aim to unify Addison as one town, strengthen our community identity, and position the Town for continued economic development and growth. The unification of zip codes would advance the Town's strategic plan and key focus areas of Community Engagement, Vibrant Active Community, Economic Development & Revitalization, and Public Safety.

The process is as follows:

- Initial Request to USPS (Town submits written request)
- USPS Operational Determination (USPS decides operational capacity)
- Town Outreach and Engagement to Residents and Businesses in the Affected Area
- USPS Mails Survey Out
- Survey Determination
- Approval (Take up to 1 year for official change)

Based on DCAD records, 670 Addison addresses currently have the 75254 zip code and will be sent the survey. Marketing and outreach will be Addison's primary strategies to maximize the survey response rate.

Staff has prepared this presentation to provide more information on the proposed project and next steps.

FISCAL IMPACT

Staff anticipates minor one-time expenses for marketing and outreach with funding available within the FY2026 budget.

RECOMMENDATION

Staff recommends moving forward with the Zip Code Unification project.

Attachments

Presentation - Zip Code Unification

Zip Code Unification

August 26, 2025

Emily Watson, HR Coordinator / Asst. to the City Manager

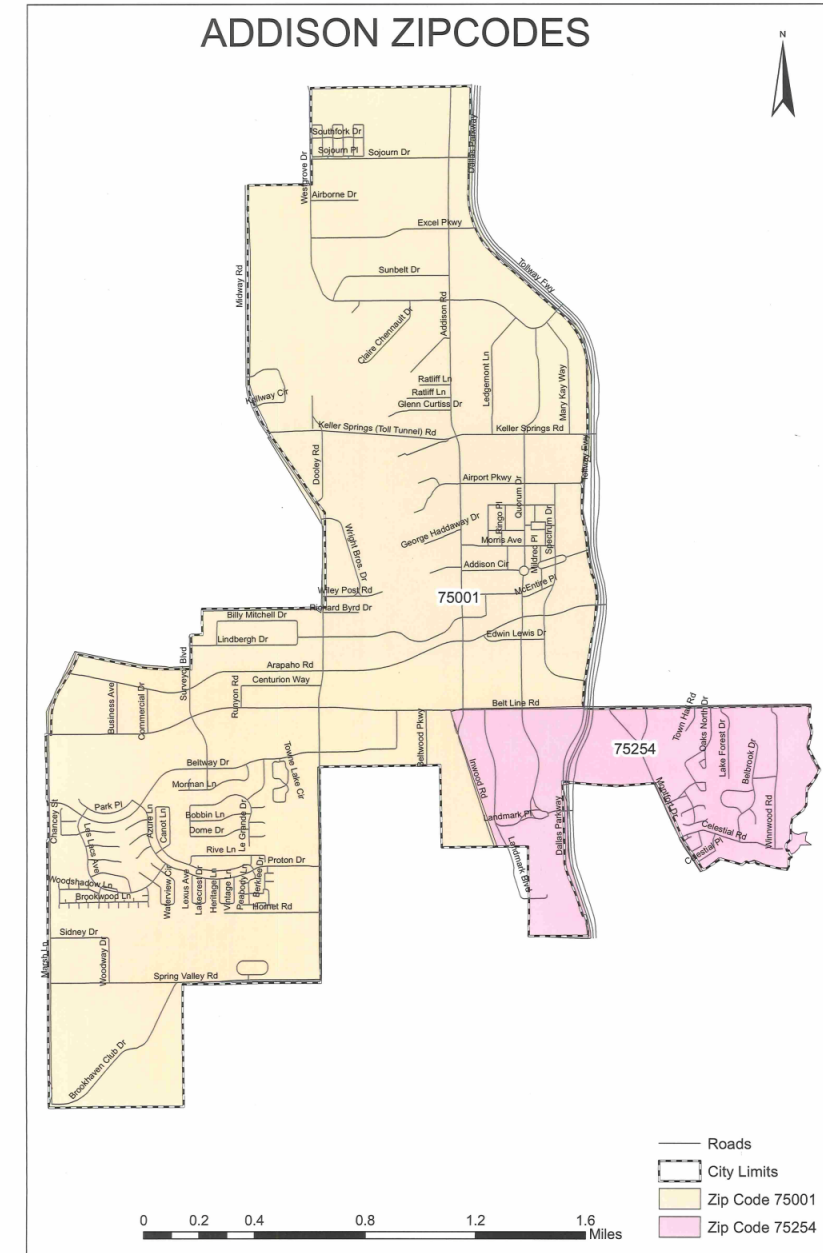
Sarah Kuechler, Chief of Staff



Zip Code Background

ADDISON

- Five different zip codes in Addison prior to 1998.
- In 1998, the Town went from five zip codes down to two: **75001 & 75254**.
- In 2015, Addison made a formal request to USPS to unify the two zip codes to 75001, but it did not pass.
 - Zip Code Unification through USPS is a process in which communities can consolidate zip codes.
 - Request can only be made once every ten years.
 - The Town is now eligible to submit a new request should Council wish to proceed.



Strategic Plan Alignment

ADDISON

- Moving to one zip code for Addison advances multiple Strategic Plan focus areas and objectives:



KFA: Community Engagement

→ Create clear identity and unite community.
Strengthen community pride and engagement.



KFA: Economic Development & Revitalization

→ Optimize and market Addison's brand as "The Address for Success".
→ Further engage and create opportunities for businesses to participate in community programs and events.



KFA: Vibrant Active Community

→ Support the vision and creation of special moments that make people want to be in Addison.



KFA: Public Safety

→ Resolve confusion between Addison / Dallas location and strengthen public safety response.



KFA: Financial Health & Organizational Excellence

→ Reduce opportunity for error in the distribution of tax from the State to the Town of Addison.

Zip Code Unification Process

Steps:

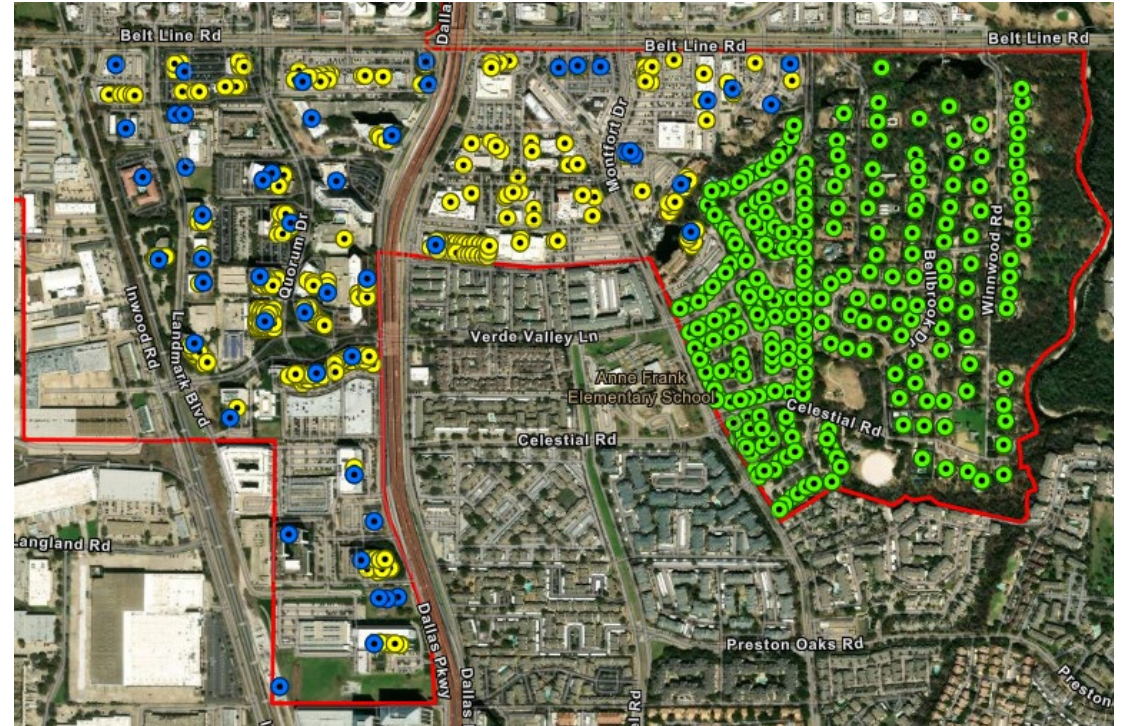
1. Initial Request to USPS: Town submits a written request to the USPS District Manager stating the reasons why the change is being requested.
2. USPS Operational Determination: The USPS District Manager has 60 days to determine whether USPS can operationally accommodate this request.
3. Town Outreach and Engagement: If approved, the Town would prepare marketing, outreach, and engagement efforts to inform residents and businesses of an upcoming survey from USPS.
4. USPS Mails and Administers the Survey: **All postal customers in the affected area (75254)** would receive a survey via mail. Every address has one vote.
5. Survey Determination: In order to pass, **50.1% of the responses must be in support.**
6. If Approved, Zip Code Change: If approved, would take one year to change the zip code on affected addresses.

Zip Code 75254

ADDISON

- Based on DCAD records, approximately 670 Addison addresses in the 75254 “Dallas” zip code would be impacted.
- Each postal customer address would receive one survey and one vote.

Category	Estimated Number of Addresses
Commercial / Business Personal Property (<i>yellow/blue</i>)	406
Residential (<i>green</i>)	264
Total:	670



Example:
Addison Town Hall
5300 Belt Line Rd
Dallas, TX 75254

Four Message Pillars – Why Is This Important?:

1. **Unify Addison:** *One Town. One Community. One Zip.* Reinforces unity, cohesion, and local pride.
2. **Brand with Addison:** *Be Part of Addison's Business Brand.* If you're physically in Addison, you benefit from the brand investment we're making to promote Addison as the "Address for Success." Claim it. Own it.
3. **Local Advantage:** *Real Addison. Real Benefits.* Using Addison's zip means deliveries come from the local post office—faster, friendlier, and fewer misroutes.
4. **Emergency Response:** Resolves confusion between Dallas and Addison location. Strengthens emergency response.

Marketing & Outreach Strategy

ADDISON

Core Theme: Build off the existing and ongoing Economic Development branding **Addison: The Address for Success**.

Other Secondary Tag Line Ideas:

- *One Community. One Addison.*
- *One Town. One Zip. One Community.*
- *Addison Means Business. So Should Your Address.*
- *Success Starts at 75001.*
- *Your Business Is in Addison. Your Address Should Be Too.*
- *Built in Addison. Branded like It.*



Marketing / Advertising

- ☐ **Digital Ads:** Short punchy messaging with links to dedicated info page.
- ☐ **Postcards:** Mailed to all impacted addresses with personalized messaging.
- ☐ **Newsletters:** Share with residents and businesses through Town and Economic Development newsletters.
- ☐ **Social Media:** Share and promote through the Town's social media channels.

Grassroots / Outreach

- ☐ **Business Visits:** Staff visits with business / property owners.
- ☐ **Ambassador Program:** Recruit influential local business leaders to support the change.
- ☐ **Town Hall Meetings:** In-person Q&A for stakeholders.
- ☐ **Window Clings / Counter Cards:** "Proud to Be in Addison" signage.

Next Steps / Estimated Timeline

Staff is seeking Council direction if the Town should move forward with seeking Zip Code Unification.

- 
- A vertical timeline graphic consisting of a dark blue line with six blue circular markers at each step.
1. [Initial Request to USPS](#) (**September 2025**) Council considers resolution on September 9, 2025. If approved, submit request with the resolution.
 2. [USPS Operational Determination](#) (October – November 2025).
 3. [Town Outreach and Engagement](#) (October 2025 – February 2026)
 4. [USPS Mails and Administers the Survey](#) (March 2026)
 5. [Survey Determination](#) (March 2026)
 6. [If Approved, Zip Code Change](#): (March 2027)

2025 City Council Regular Meeting

6. c.

Meeting Date: 08/26/2025

Department: City Secretary

Key Focus Areas: Community Engagement

AGENDA CAPTION:

Present and discuss the Work Session public comment period at City Council Meetings.

BACKGROUND:

Staff received a request from Mayor Pro-Tempore Marlin Willesen that was seconded by Council Member Howard Freed for a work session to discuss the Work Session public comment period at City Council Meetings that is currently limited to comments regarding that meeting's consent agenda items.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff is requesting Council direction.

2025 City Council Regular Meeting

6. d.

Meeting Date: 08/26/2025

Department: Finance

Key Focus Areas: Financial Health and Organizational Excellence

AGENDA CAPTION:

Present and discuss the Town of Addison FY 2025 Third Quarter Financial Report.

BACKGROUND:

The Town of Addison's financial policies require the publication of a financial report 60 days subsequent to the end of the fiscal quarter. This report covers the financial performance through the third quarter for FY 2025 (April 1, 2025 - June 30, 2025). Included with the report is an executive dashboard that provides a high-level look at some of the key financial indicators along with more detailed exhibits that demonstrate the current financial positions of the various funds. The report includes information for the following funds: General, Hotel, Economic Development, Airport, Utility, and Stormwater funds. Key highlights for the third quarter include:

- General Fund revenue totaled \$45.9 million, which is 90.7 percent of the fiscal year budget.
- General Fund expenditures totaled \$36.7 million, which is 72.3 percent of the fiscal year budget.
- Sales tax collections totaled \$13.2 million, which is 80.1 percent of the fiscal year budget.
- The Hotel Fund had revenue of \$4.5 million, or 61.4 percent of the fiscal year budget while Hotel Fund expenditures totaled \$4.1 million, or 54.6 percent of the fiscal year budget.
- Special Events revenues totaled 36.4 percent and expenses totaled 49.2 percent of the fiscal year budget due to the timing of events.
- Airport Fund operating revenue totaled \$5.9 million or 58.0 percent and operating expenses totaled \$4.7 million or 72.4 percent of the fiscal year budget.
- Utility Fund operating revenue totaled \$12.3 million or 70.9 percent and expenses totaled \$12.1 million or 69.1 percent of the fiscal year budget.
- Stormwater Fund revenue totaled \$2.2 million or 78.2 percent and expenses totaled \$2.0 million or 68.9 percent of the fiscal year budget.

The Quarterly Investment Report for Quarter 3 of Fiscal Year 2025 is also being provided for information purposes. This report has been prepared in accordance with state law and the Town's Financial Policies.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

Attachments

Presentation - Quarterly Financial Report Fiscal Year 2025 Third Quarter

Quarterly Financial Report - Fiscal Year 2025 Third Quarter

Quarterly Investment Report - Fiscal Year 2025 Third Quarter

Quarterly Financial Report Fiscal Year 2025 Third Quarter

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font. The text is centered within a white circle, which is itself set against a blue background. The blue background is part of a larger graphic on the right side of the slide, consisting of a blue triangle pointing upwards and a grey triangle pointing downwards, meeting at a diagonal line.

ADDISON

Steven Glickman
Chief Financial Officer
August 26, 2025

Executive Dashboard – Revenues/Expenditures

ADDISON

Key Revenue Sources	FY2025 Budget	Actual through 6/30/25	% Annual Budget
Ad Valorem Taxes - General Fund	\$25,465,206	\$25,576,514	100.44%
Non-Property Taxes - General Fund	17,825,000	14,136,515	79.31%
Hotel Tax ⁽¹⁾	5,355,000	3,695,768	69.02%
Franchise Fees - General Fund	2,055,000	1,633,945	79.51%
Service/Permitting/License Fees - General Fund	3,940,647	3,279,066	83.29%
Fines and Penalties - All Funds	440,000	403,029	91.60%
Special Event Revenue - Hotel Fund ⁽²⁾	1,616,000	587,637	36.36%
Fuel Flowage Fees - Airport Fund	1,207,440	942,059	78.02%
Water and Sewer Charges - Utility Fund	16,946,561	11,888,987	70.16%

⁽¹⁾ Hotel Tax revenue has not been collected from all hoteliers and is below expectations

⁽²⁾ Special Events occur in the third and fourth quarters

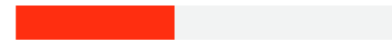
Key Expenditures	FY2025 Budget	Actual through 06/30/25	% Annual Budget
General Fund	\$50,269,389	\$36,613,478	72.32%
Hotel Fund	7,546,596	4,124,045	54.65%
Economic Development	1,477,263	1,109,054	75.07%
Airport Operations	6,485,544	4,697,874	72.44%
Utility Operations	17,501,537	12,095,250	69.11%



Positive: Positive variance compared to historical trends

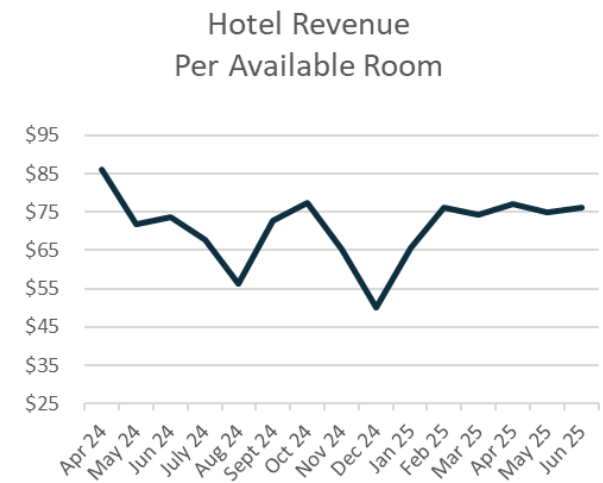
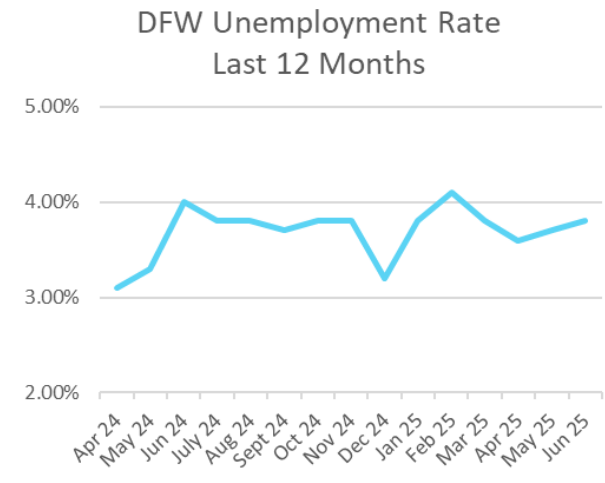


Warning: Negative variance of 3%-5% and more than \$50,000



Negative: Negative variance of >5% and more than \$50,000

Economic Indicators



Occupancy Indicators

Office occupancy is at 80.0% resulting in a 0.5% decrease from the prior quarter. Retail Occupancy is at 95.5% resulting in a 0.4% decrease from the prior quarter. Occupancy rates are in comparison to the second quarter of fiscal year 2025. (Source: CoStar)



Office Occupancy = 80.0%



Retail Occupancy = 95.5%

Hotel Indicators

Hotel occupancy is at 66.4% resulting in a 1.0% decrease year-over-year. Revenue per available room (RevPar) is at \$76.02 resulting in a 1.4% decrease year-over-year. Hotel indicators are in comparison to prior year Quarter 3. (Source: STR Report)

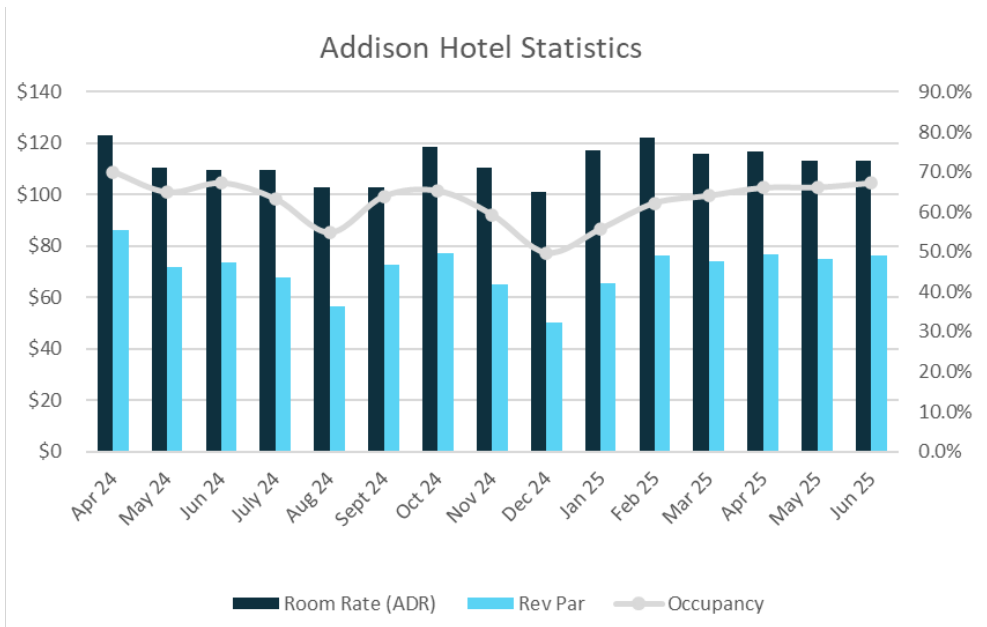
Addison's hotel market experienced a slight decline throughout the third quarter when compared to the same quarter a year ago. Occupancy exceeded 66% for all three months and exceeded the prior year for May and June. However, in April 2024 a large group boosted occupancy and RevPar when compared to April 2025.



Hotel Occupancy = 66.4%



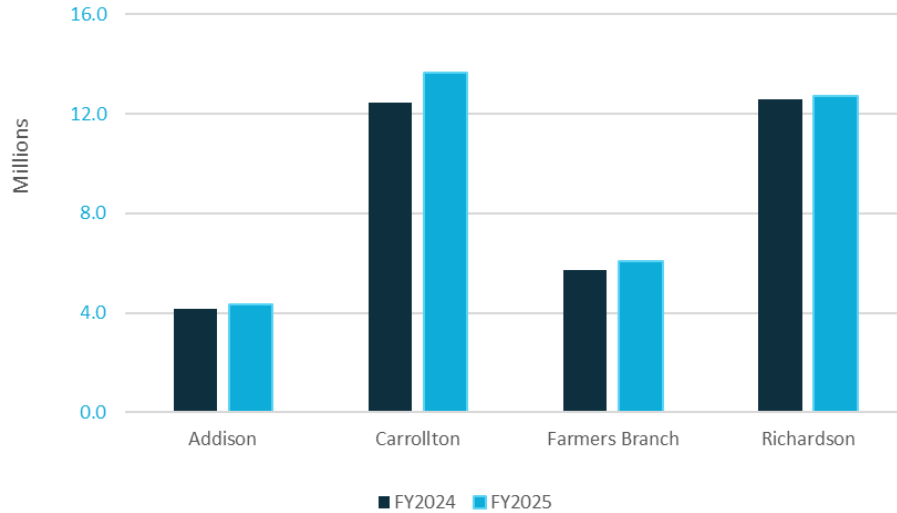
RevPAR = \$76.02



Economic Indicators

ADDISON

3rd Quarter Sales Tax Comparison



Addison

Addison had a 4% increase in sales tax from FY2024 to FY2025.



Carrollton

Carrollton had a 10% increase in sales tax from FY2024 to FY2025.



Farmers Branch

Farmers Branch had a 6% increase in sales tax from FY2024 to FY2025.



Richardson

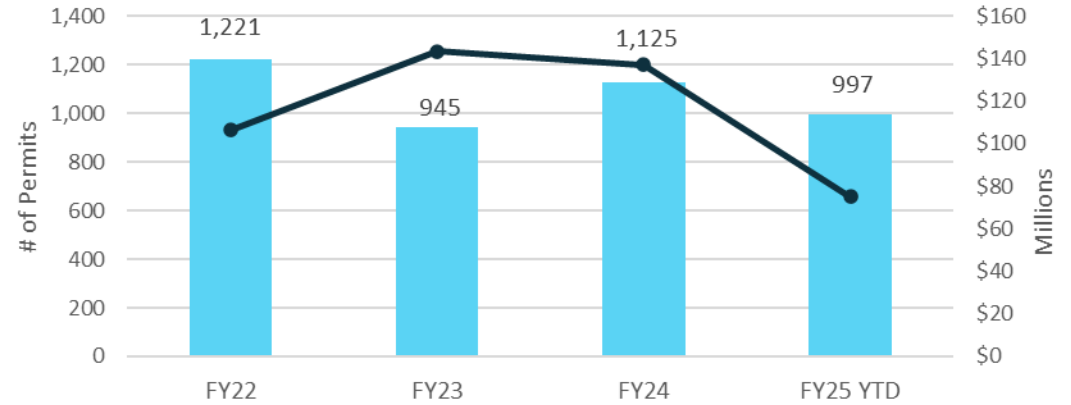
Richardson had a 1% increase in sales tax from FY2024 to FY2025.



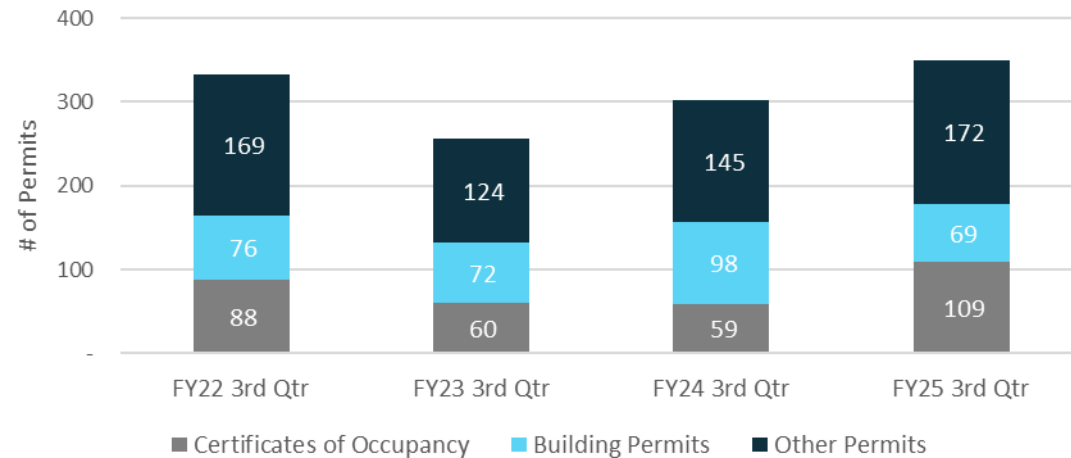
Economic Development Incentives:

Executed	Amount	Total Incentives
7	\$443,158	\$537,960

Total Permits Issued and Valuation

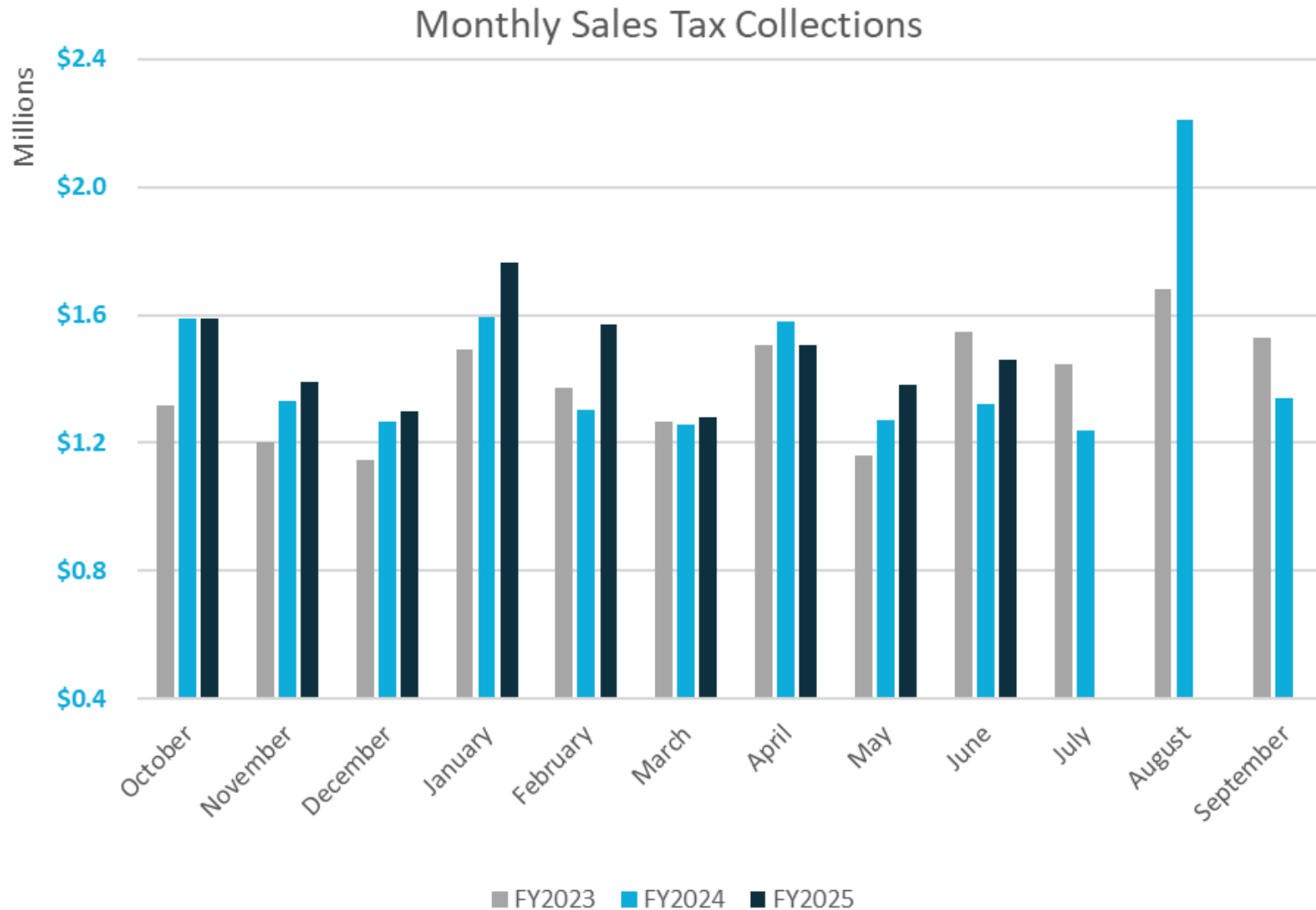


Quarterly Permit Activity
Year over Year



Sales Tax Collections

ADDISON

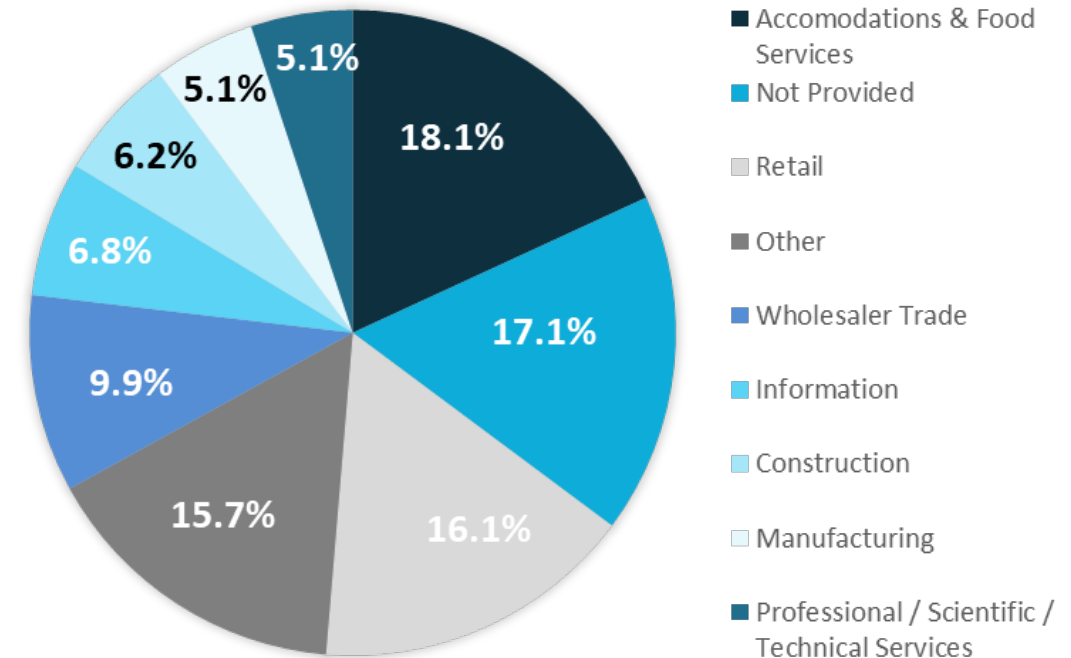


Sales Tax Collections

ADDISON

	FY2025 Monthly Collections	% Change from Prior Year	FY2024 Monthly Collections
October	\$1,589,328	0.1%	\$1,588,209
November	1,391,938	4.5%	1,331,900
December	1,299,653	2.6%	1,267,187
January	1,762,073	10.5%	1,595,294
February	1,571,229	20.5%	1,303,812
March	1,280,923	2.0%	1,256,245
April	1,504,353	-4.7%	1,578,604
May	1,380,353	8.5%	1,272,712
June	1,458,730	10.6%	1,319,487
July			1,236,618
August			2,209,805
September			1,338,169
Total	\$13,238,581		\$17,298,041
Budget:	16,525,000	80.1%	15,774,733

Breakdown of Sales Tax by Economic Category



General Fund Revenues

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Revenues:					
Ad Valorem taxes:					
Current taxes	\$25,000,925	\$25,615,206	\$155,258	\$26,063,223	101.7%
Delinquent taxes ⁽¹⁾	(471,087)	(200,000)	5,801	(593,428)	296.7%
Penalty & interest	71,829	50,000	33,402	106,719	213.4%
Non-property taxes:					
Sales tax	17,298,041	16,525,000	4,165,629	13,238,580	80.1%
Alcoholic beverage tax	1,297,720	1,300,000	310,649	897,935	69.1%
Franchise/right-of-way use fees:					
Electric franchise	1,491,544	1,525,000	371,984	1,154,310	75.7%
Gas franchise	297,695	275,000	316,001	316,001	114.9%
Telecommunication access fees	152,514	160,000	33,085	103,102	64.4%
Cable franchise	91,828	95,000	19,504	60,532	63.7%
Licenses and permits:					
Business licenses and permits	219,243	229,328	62,120	145,950	64.7%
Building & construction permits	1,420,632	985,000	266,372	683,687	69.4%
Service fees:					
Public safety	1,235,153	1,094,000	309,808	870,503	79.6%
Urban development	68,270	87,200	16,000	31,725	36.4%
Streets and sanitation	510,440	508,500	341,596	733,541	144.3%
Recreation	137,387	96,000	66,686	108,196	112.7%
Interfund	646,294	940,619	235,155	705,464	75.0%
Court fines	350,929	335,000	92,020	288,232	86.0%
Interest earnings	2,060,831	650,000	282,804	731,169	112.5%
Rental income	8,640	8,600	1,650	5,450	63.4%
Total Revenues:	52,720,449	50,633,325	7,153,539	45,933,654	90.7%

⁽¹⁾ Represents prior year tax payment refunds

General Fund Expenditures

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Expenditures:					
General Government:					
City Secretary	251,528	260,131	47,998	146,829	56.4%
City Manager	1,310,833	1,179,935	293,603	894,971	75.8%
Finance	2,053,908	2,313,188	509,615	1,835,564	79.4%
General Services	1,592,424	1,888,887	472,674	1,319,831	69.9%
Municipal Court	680,963	704,632	165,790	527,982	74.9%
Human Resources	637,739	749,123	178,236	535,159	71.4%
Information Technology	2,610,070	2,398,709	686,766	1,707,464	71.2%
Combined Services ⁽¹⁾	1,258,576	1,180,585	213,835	936,606	79.3%
Council Projects ⁽²⁾	403,664	391,766	123,897	339,313	86.6%
Public Safety:					
Police	12,768,329	13,124,832	3,530,414	9,619,696	73.3%
Emergency Communications ⁽³⁾	1,917,253	1,909,006	352,373	1,898,556	99.5%
Fire	10,702,820	11,105,525	2,852,112	7,986,584	71.9%
Development Services	2,322,114	3,315,290	896,111	2,260,849	68.2%
Streets	2,267,292	2,316,292	364,681	1,111,568	48.0%
Parks and Recreation:					
Parks	5,370,556	5,651,687	1,392,491	3,961,183	70.1%
Recreation	1,898,897	2,139,801	615,431	1,531,323	71.6%
Other financing uses:					
Transfers to other funds	4,500,000	-	-	-	0.0%
Total Expenditures:	52,546,966	50,629,389	12,696,027	36,613,478	72.3%
Net Change in Fund Balance	173,484	3,936	(5,542,488)	9,320,176	
Fund Balance at Beg. of Year	20,682,959	20,856,443		20,856,443	
Fund Balance at End of Year	\$20,856,443	\$20,860,379		\$30,176,619	

⁽¹⁾ Annual property and liability insurance paid at the beginning of the fiscal year

⁽²⁾ Includes primary NPO grant payment for non-profit funding

⁽³⁾ NTECC operations payment, radio allocation, and antenna rental

Hotel Fund

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Revenues:					
Hotel/Motel occupancy taxes ⁽¹⁾	\$5,374,881	\$5,355,000	\$1,231,261	\$3,695,768	69.0%
Proceeds from special events	1,392,560	1,616,000	389,418	587,637	36.4%
Rental income	169,372	160,000	31,049	105,310	65.8%
Interest and miscellaneous	456,896	275,000	51,360	157,448	57.3%
Total Revenues:	7,393,709	7,406,000	1,703,088	4,546,163	61.4%
Expenditures:					
Marketing and Tourism	1,567,739	1,989,451	426,672	926,666	46.6%
Addison Theatre Centre	747,619	915,874	174,015	638,029	69.7%
Major Special Events	2,759,705	2,535,572	990,768	1,246,871	49.2%
Special Events	1,142,699	1,320,478	343,616	909,505	68.9%
Vitruvian Events	185,000	185,000	-	-	0.0%
General Hotel Operations	366,384	600,221	122,440	402,974	67.1%
Total Expenditures:	6,769,146	7,546,596	2,057,511	4,124,045	54.6%
Net Change in Fund Balance	624,563	(140,596)	(354,423)	422,118	
Fund Balance at Beg. of Year	5,330,207	5,954,770		5,954,770	
Fund Balance at End of Year	\$5,954,770	\$5,814,174		\$6,376,888	

⁽¹⁾ Hotel tax collections have not been received by all hoteliers and are lower than anticipated

Economic Development Fund

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Revenues:					
Ad Valorem taxes:	\$1,387,809	\$1,474,028	\$11,251	\$1,479,692	100.4%
Business license fee	18,700	-	-	350	0.0%
Interest income and other	232,318	75,000	29,380	87,046	116.1%
Total Revenues	1,638,827	1,549,028	40,631	1,567,088	101.2%
Expenditures:					
Personnel services	432,330	504,152	134,808	363,582	72.1%
Supplies	7,986	14,308	4,867	16,729	116.9%
Maintenance	1,116	44,728	30,400	30,622	68.5%
Contractual services	906,887	904,360	502,112	690,835	76.4%
Debt Service	9,715	9,715	2,429	7,286	75.0%
Total Expenditures	1,358,034	1,477,263	674,616	1,109,054	75.1%
Net Change in Fund Balance	280,793	71,765	(633,985)	458,034	
Fund Balance at Beg. of Year	2,592,507	2,873,300		2,873,300	
Fund Balance at End of Year	\$2,873,300	\$2,945,065		\$3,331,334	

Airport Fund

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Operating Revenues:					
Operating grants	\$186,133	\$2,671,260	\$-	\$-	0.0%
Service fees	184,075	277,700	87,600	269,475	97.0%
Fuel flowage fees	1,166,081	1,207,440	313,190	942,059	78.0%
Rental income	5,750,708	5,672,075	1,395,270	4,264,937	75.2%
Interest income and other	1,030,262	282,112	162,817	388,768	137.8%
Total Operating Revenues:	8,317,259	10,110,587	1,958,877	5,865,239	58.0%
Operating Expenses:					
Personnel services	2,533,938	2,964,581	761,793	2,074,621	70.0%
Supplies	39,497	55,873	19,445	61,486	110.0%
Maintenance	857,875	693,126	145,846	327,784	47.3%
Contractual services	1,347,997	1,617,327	570,318	1,343,990	83.1%
Capital Replacement/Lease	157,928	242,928	60,732	182,196	75.0%
Debt service	875,747	874,709	-	707,797	80.9%
Capital Outlay	-	37,000	-	-	0.0%
Total Operating Expenses:	5,812,982	6,485,544	1,558,134	4,697,874	72.4%
Other financing uses:					
Transfer to Debt service fund	469,344	528,527	132,132	396,395	75.0%
Capital Projects (Cash Funded)	401,640	4,208,000	1,291,719	2,467,122	58.6%
Total Expenses:	6,683,966	11,222,071	2,981,985	7,561,391	67.4%
Net Change in Working Capital	1,633,293	(1,111,484)	(1,023,108)	(1,696,152)	
Working Capital at Beg. of Year	8,194,654	9,827,947		9,827,947	
Working Capital at End of Year	\$9,827,947	\$8,716,463		\$8,131,795	

Utility Fund

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Operating Revenues:					
Water sales	\$9,249,861	\$9,440,658	\$2,138,319	\$6,425,605	68.1%
Sewer charges	7,057,591	7,505,903	1,746,116	5,463,382	72.8%
Tap fees	62,918	50,000	3,783	18,878	37.8%
Penalties	108,354	105,000	24,127	114,797	109.3%
Interest income and other	693,568	232,422	92,630	274,265	118.0%
Total Operating Revenues:	17,172,292	17,333,983	4,004,975	12,296,927	70.9%
Operating Expenses:					
Personnel services	2,878,324	3,202,074	794,153	2,171,171	67.8%
Supplies	233,111	227,105	41,385	141,891	62.5%
Maintenance	1,057,449	1,342,009	121,476	405,555	30.2%
Contractual Services:					
Water purchases	4,615,709	4,976,098	1,186,491	3,557,860	71.5%
Wastewater treatment	3,831,176	4,310,865	884,172	3,160,059	73.3%
Other services	1,342,023	1,529,332	340,425	1,090,754	71.3%
Capital Replacement/Lease	206,584	166,584	41,646	124,938	75.0%
Debt service	1,743,592	1,747,470	750	1,443,022	82.6%
Capital outlay	-	-	-	-	0.0%
Total Operating Expenses:	15,907,968	17,501,537	3,410,498	12,095,250	69.1%
Capital Projects (Cash Funded)	-	1,220,000	-	-	0.0%
Total Expenses:	15,907,968	18,721,537	3,410,498	12,095,250	64.6%
Net Change in Working Capital	1,264,324	(1,387,554)	594,477	201,677	
Working Capital at Beg. of Year	8,406,367	9,670,691		9,670,691	
Working Capital at End of Year	\$9,670,691	\$8,283,137		\$9,872,368	

Stormwater Utility Fund

ADDISON

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
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Operating Revenues:

Drainage Fees	\$2,609,536	\$2,600,000	\$647,808	\$1,962,781	75.5%
Interest income and other	694,036	200,000	72,081	227,385	113.7%
Total Operating Revenues:	3,303,572	2,800,000	719,889	2,190,166	78.2%

Operating Expenses:

Personnel services	758,272	942,468	228,881	635,301	67.4%
Supplies	34,054	34,900	2,833	10,905	31.2%
Maintenance	717,834	620,549	135,470	348,763	56.2%
Contractual services	352,718	257,200	73,815	164,568	64.0%
Capital Replacement/Lease	25,000	50,000	12,500	37,500	75.0%
Debt service	488,948	896,453	-	729,245	81.3%
Capital Outlay	-	62,000	-	46,262	74.6%
Total Operating Expenses:	2,376,826	2,863,570	453,499	1,972,544	68.9%

Other financing uses:

Transfer to Debt service fund	406,196	444,431	111,108	333,323	75.0%
Capital Projects (Cash Funded)	273,550	-	-	-	0.0%
Total Expenses:	3,056,572	3,308,001	1,369,376	1,741,261	52.6%

Net Change in Working Capital	247,000	(508,001)	155,282	(115,701)
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Working Capital at Beg. of Year	8,656,973	8,903,973	8,903,973
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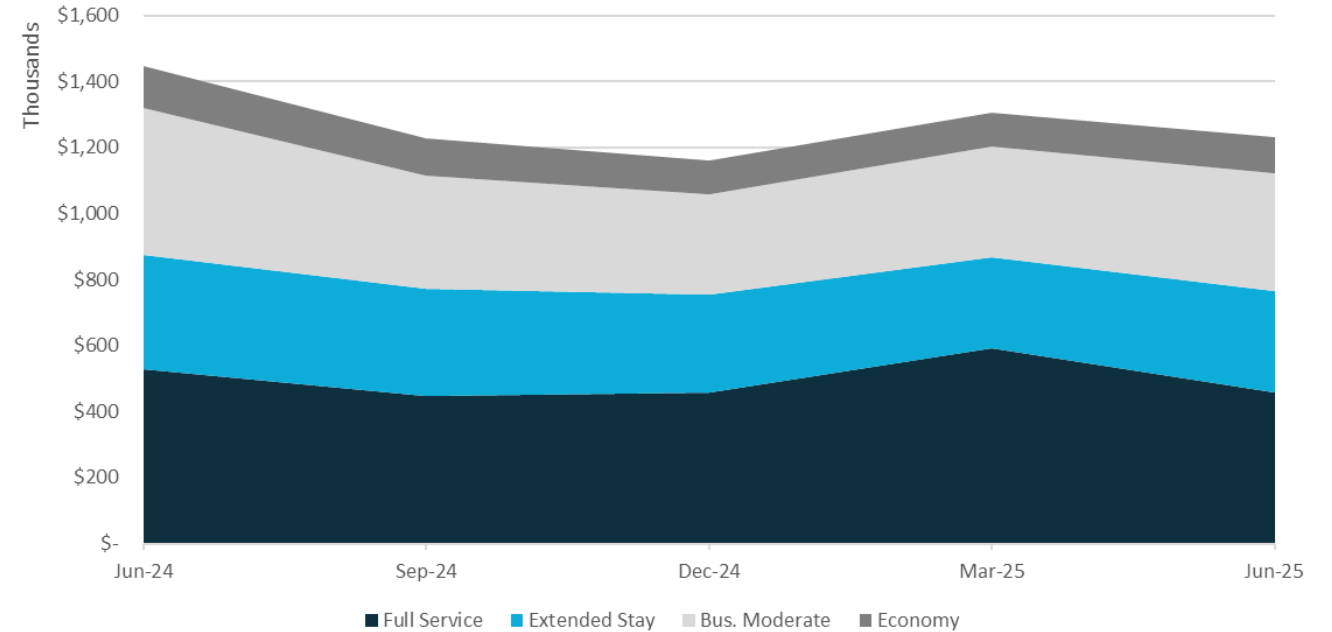
Working Capital at End of Year	\$8,903,973	\$8,395,972	\$8,788,272
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Hotel Occupancy Tax Collections

ADDISON

Hotel	# Rooms	% Rooms	Amount	% Amount	FY25 to FY24
					% Diff
Marriott Quorum	547	15%	156,725	13%	-45%
Renaissance	528	14%	302,272	25%	24%
Full Service Total	1,075	29%	458,997	37%	-13%
Budget Suites	344	9%	8,121	1%	-19%
Mainstay Suites	70	2%	9,278	1%	-44%
Marriott Residence Inn	150	4%	62,550	5%	-7%
Hyatt House	132	4%	51,833	4%	11%
Homewood Suites	120	3%	15,167	1%	-64%
Home2Suites	132	4%	91,285	7%	-2%
Springhill Suites	159	4%	68,471	6%	-1%
Extended Stay Total	1,107	30%	306,705	25%	-11%
Marriott Courtyard Quorum	176	5%	102,509	8%	5%
LaQuinta Inn (1)	152	4%	-	0%	-100%
Marriott Courtyard Midway	145	4%	77,720	6%	-5%
Radisson - Addison	101	3%	10,252	1%	-73%
Hilton Garden Inn	96	3%	53,338	4%	-12%
Holiday Inn Express	97	3%	58,087	5%	14%
Holiday Inn Beltway	102	3%	32,570	3%	-7%
Best Western Plus	85	2%	22,915	2%	-22%
Business Moderate Total	954	26%	357,391	29%	-20%
Motel 6	128	3%	29,875	2%	-16%
The Addison Inn	154	4%	24,477	2%	-16%
Red Roof Inn	107	3%	29,383	2%	-2%
Quality Suites North/Galleria	78	2%	19,222	2%	-24%
America's Best Value Inn	60	2%	5,211	0%	-27%
Economy Total	527	14%	108,168	9%	-15%
TOTAL	3,663	100%	1,231,261	100%	-15%

Quarterly Data



(1) Not yet received one or more payments for the quarter

Investment Report Summary

ADDISON

\$1,375,532

Interest Revenue

June 30, 2025

Book Value

\$142,823,800

Market Value

\$142,608,720

Weighted Average Yield-to-Maturity

3.69%

The change in book value is \$(13,829,459) or -8.83%.
The change in market value is \$(13,353,368) or -8.56%.
The change in interest revenue is \$(71,828) or -4.96%.
Weighted average yield-to-maturity remained at 3.69%.

\$1,447,360

Interest Revenue

March 31, 2025

Book Value

\$156,653,259

Market Value

\$155,962,088

Weighted Average Yield-to-Maturity

3.69%



ADDISON

Town of Addison

FY 2024-25

3rd Quarter

Financial Report

Quarterly Financial Report as of
June 30, 2025

Prepared by
Finance Department

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Memorandum to City Manager

This is the third quarter report for the 2024-2025 fiscal year. Revenues and expenditures reflect activity from April 1, 2025 through June 30, 2025, or 75 percent of the fiscal year. The Quarterly Financial Report is intended to provide our users with timely and relevant information.

If you would like additional information, please don't hesitate to contact me.

**Steven
Glickman**

Chief Financial Officer



Financial Review



General Fund

Fiscal year-to-date revenue totals \$45.9 million, which is 90.7 percent of the overall budget amount. Sales tax collections are at 80.1 percent of the fiscal year 2025 budget. Alcoholic beverage tax collections are at 69.1 percent of the fiscal year 2025 budget.

Fiscal year-to-date expenditures and transfers total approximately \$36.7 million, which is 72.3 percent of budget. All departments are on pace with or below their respective budgets for fiscal year 2025.



Hotel Fund

Revenues through the third quarter total approximately \$4.5 million, 61.4 percent of the fiscal year 2025 budget. Hotel occupancy tax collections are 69.0 percent of budget for nine months of collections. Collections have not been received by all hoteliers. Proceeds from Special Events are below budget due to timing of events; all significant events occur between April and September.

Hotel Fund expenditures of \$4.1 million are 54.6 percent of budget, and \$363 thousand more than this time a year ago. Major Special Events expenditures are at 49.2 percent due to timing of events.



Airport Fund

Operating revenue through the third quarter total approximately \$5.9 million or 58.0 percent of the fiscal year 2025 budget. Excluding reimbursable grant revenue, operating revenue is 78.8% of the budgeted amount.

Operating expenses total \$4.7 million, or 72.4 percent of fiscal year 2025 budget.

Through the third quarter \$2.5 million has been spent on cash-funded capital projects.

Continued



Utility Fund

Operating revenue through the third quarter totals \$12.3 million, or 70.9 percent of the fiscal year 2025 budget. Water revenues for nine months are at 68.1 percent of the fiscal year 2025 budget and sewer revenues for nine months are at 72.8 percent of the fiscal year 2025 budget. The year-to-date revenue and percent of budget is trending in line with the prior year.

Operating expenses through the third quarter total approximately \$12.1 million, or 69.1 percent of the fiscal year 2025 budget. Overall, operating expenses are up only \$60 thousand from the prior year primarily due to maintenance expenses being \$348 thousand less than this time a year ago.



Stormwater Fund

Operating revenue through the third quarter totals \$2.2 million, or 78.2 percent of the fiscal year 2025 budget.

Operating expenses through the third quarter total approximately \$2.0 million, or 68.9 percent of the fiscal year 2025 budget. Including transfers to the debt service fund, total expenses are 69.7% of the budgeted amount.

The net change in working capital for the Stormwater Fund is a decrease of \$116 thousand.



All General Fund departments are on pace with or below their respective budgets for fiscal year 2025.

Financial Indicators

Financial performance is tracked by analyzing key metrics against historical trends. Positive indicators represent percentage variances that exceed historical averages, signaling growth or improvement. Warning indicators are identified when a metric shows a negative variance of 3-5% and exceeds \$50,000, highlighting areas of moderate concern. Negative indicators reflect more significant challenges, with a negative variance of over 5% and more than \$50,000. These measures provide a clear framework to monitor financial health and address potential risks proactively.

Key Revenue Sources	FY2025 Budget	Actual through 6/30/25	% Annual Budget
Ad Valorem Taxes - General Fund	\$25,465,206	\$25,576,514	100.44%
Non-Property Taxes - General Fund	17,825,000	14,136,515	79.31%
Hotel Tax ⁽¹⁾	5,355,000	3,695,768	69.02%
Franchise Fees - General Fund	2,055,000	1,633,945	79.51%
Service/Permitting/License Fees - General Fund	3,940,647	3,279,066	83.29%
Fines and Penalties - All Funds	440,000	403,029	91.60%
Special Event Revenue - Hotel Fund ⁽²⁾	1,616,000	587,637	36.36%
Fuel Flowage Fees - Airport Fund	1,207,440	942,059	78.02%
Water and Sewer Charges - Utility Fund	16,946,561	11,888,987	70.16%

⁽¹⁾ Hotel Tax revenue has not been collected from all hoteliers and is below expectations

⁽²⁾ Special Events occur in the third and fourth quarters

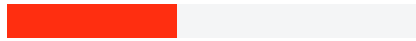
Continued



Positive: Positive variance compared to historical trends



Warning: Negative variance of 3%-5% and more than \$50,000

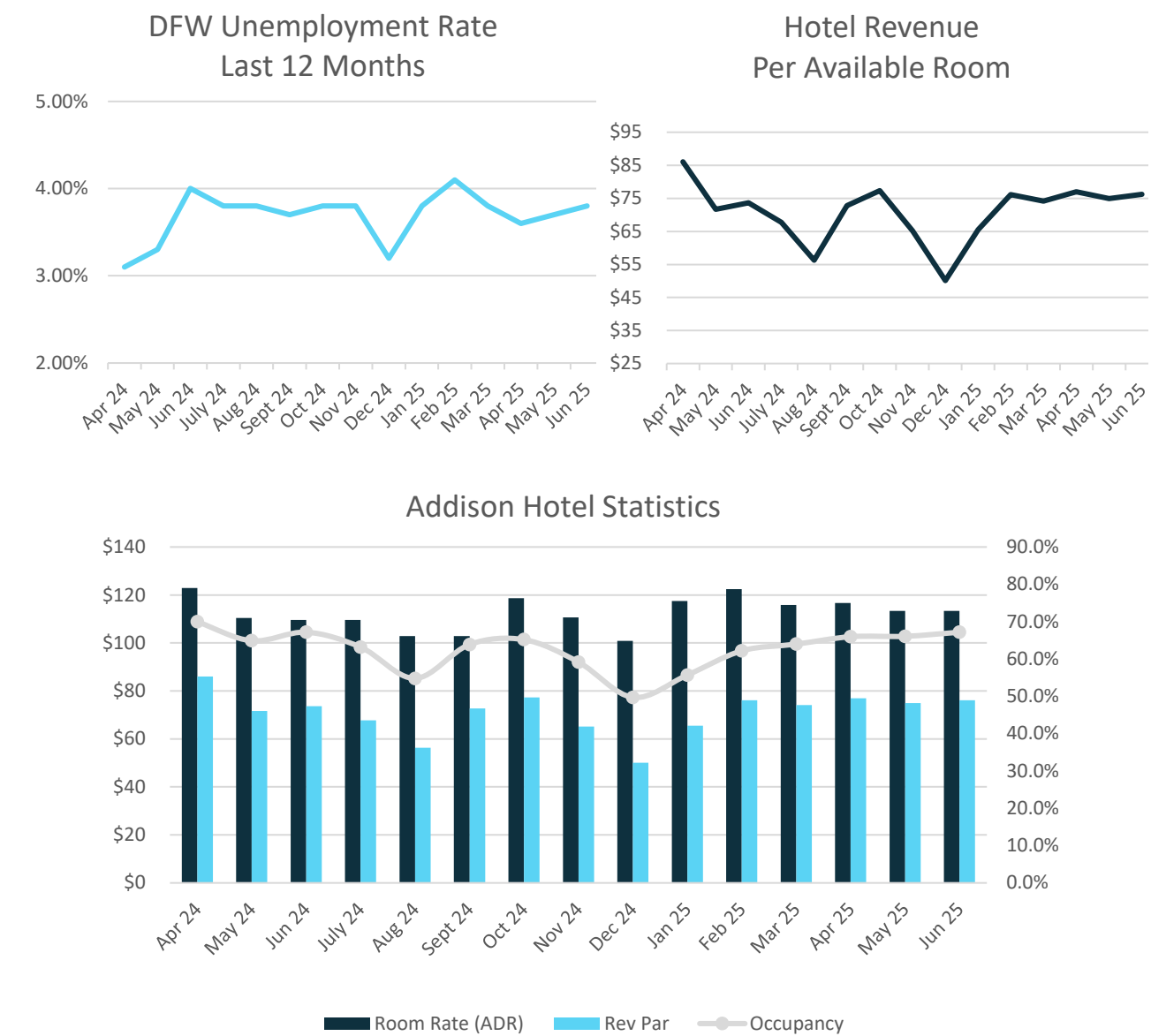


Negative: Negative variance of >5% and more than \$50,000

Key Expenditures	FY2025 Budget	Actual through 06/30/25	% Annual Budget
General Fund	\$50,269,389	\$36,613,478	72.32%
Hotel Fund	7,546,596	4,124,045	54.65%
Economic Development	1,477,263	1,109,054	75.07%
Airport Operations	6,485,544	4,697,874	72.44%
Utility Operations	17,501,537	12,095,250	69.11%

Executive Dashboard

Our executive dashboard provides a comprehensive overview of key economic indicators to assess the city's economic health. It tracks the area unemployment rate, hotel revenue per available room (RevPAR), office and hotel occupancy rates, and the total number of building and other permits issued, along with their valuation. These metrics offer valuable insights into market trends and development activity, helping us evaluate current conditions and inform strategic planning for sustained growth.



Continued



Occupancy Indicators

Office occupancy is at 80.0% resulting in a 0.5% decrease from the prior quarter. Retail Occupancy is at 95.5% resulting in a 0.4% decrease from the prior quarter. Occupancy rates are in comparison to the second quarter of fiscal year 2025. (Source: CoStar)



0.5%

Office Occupancy = 80.0%



0.4%

Retail Occupancy = 95.5%



Hotel Indicators

Hotel occupancy is at 66.4% resulting in a 1.0% decrease year-over-year. Revenue per available room (RevPar) is at \$76.02 resulting in a 1.4% decrease year-over-year. Hotel indicators are in comparison to prior year Quarter 3. (Source: STR Report)

Addison's hotel market experienced a slight decline throughout the third quarter when compared to the same quarter a year ago. Occupancy exceeded 66% for all three months and exceeded the prior year for May and June. However, in April 2024 a large group boosted occupancy and RevPar when compared to April 2025.



1.0%

Hotel Occupancy = 66.4%

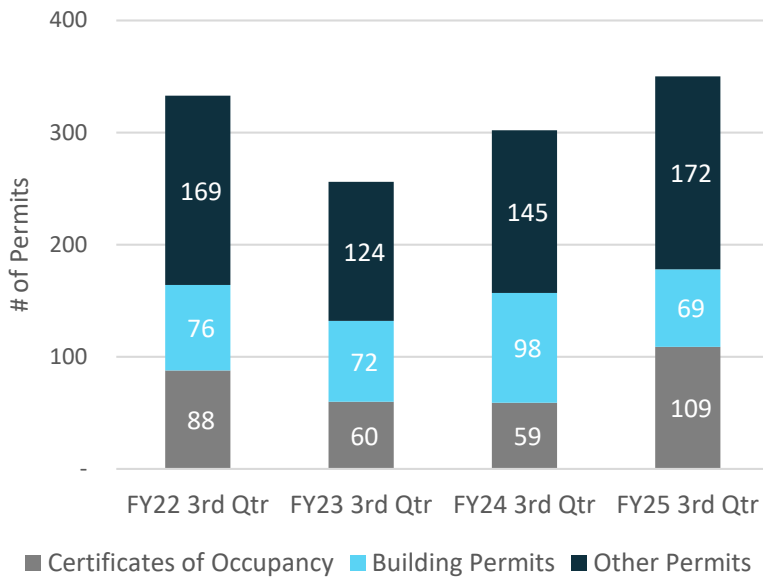


1.4%

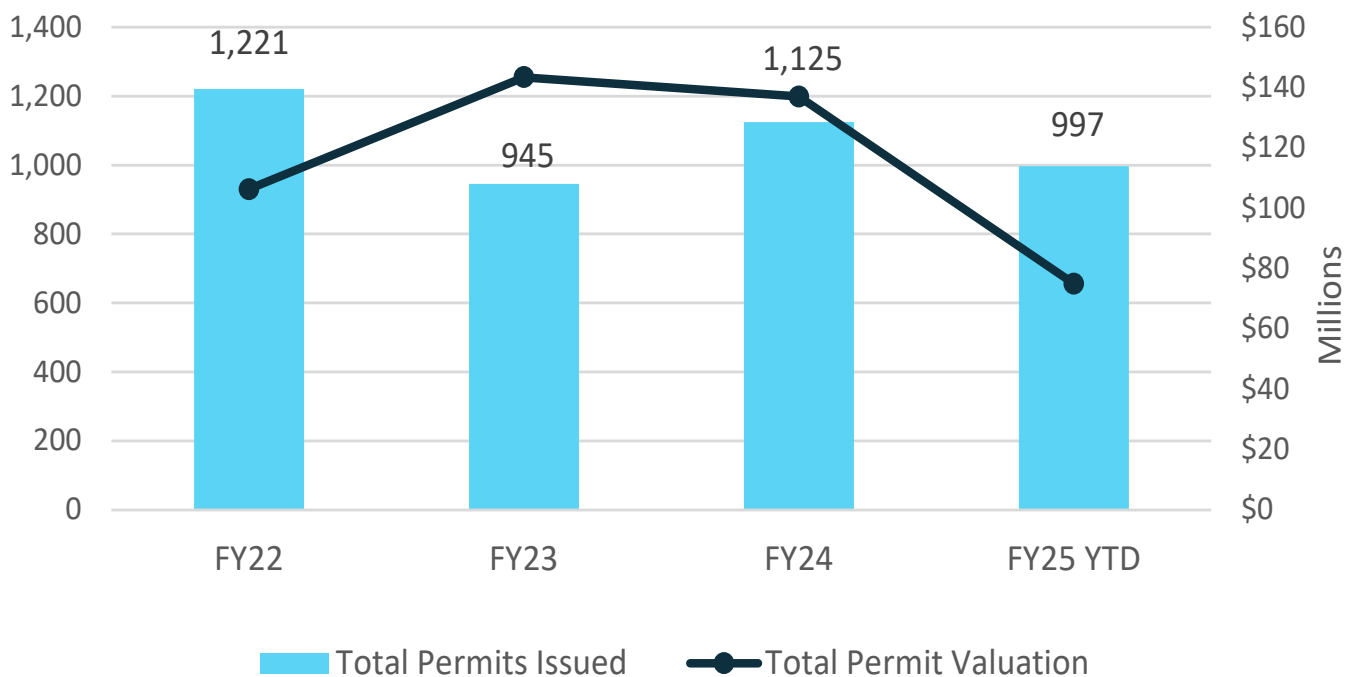
RevPAR = \$76.02

Continued

Quarterly Permit Activity
Year over Year



Total Permits Issued and Valuation



Continued

Economic Development Incentives provided by Town of Addison

Economic Development incentives are actively tracked to support growth and attract businesses. This includes monitoring the number of executed agreements, the total amount paid in fiscal year 2025, and the overall dollar amount of incentives committed.

A Executed agreements through the first quarter is seven (7).

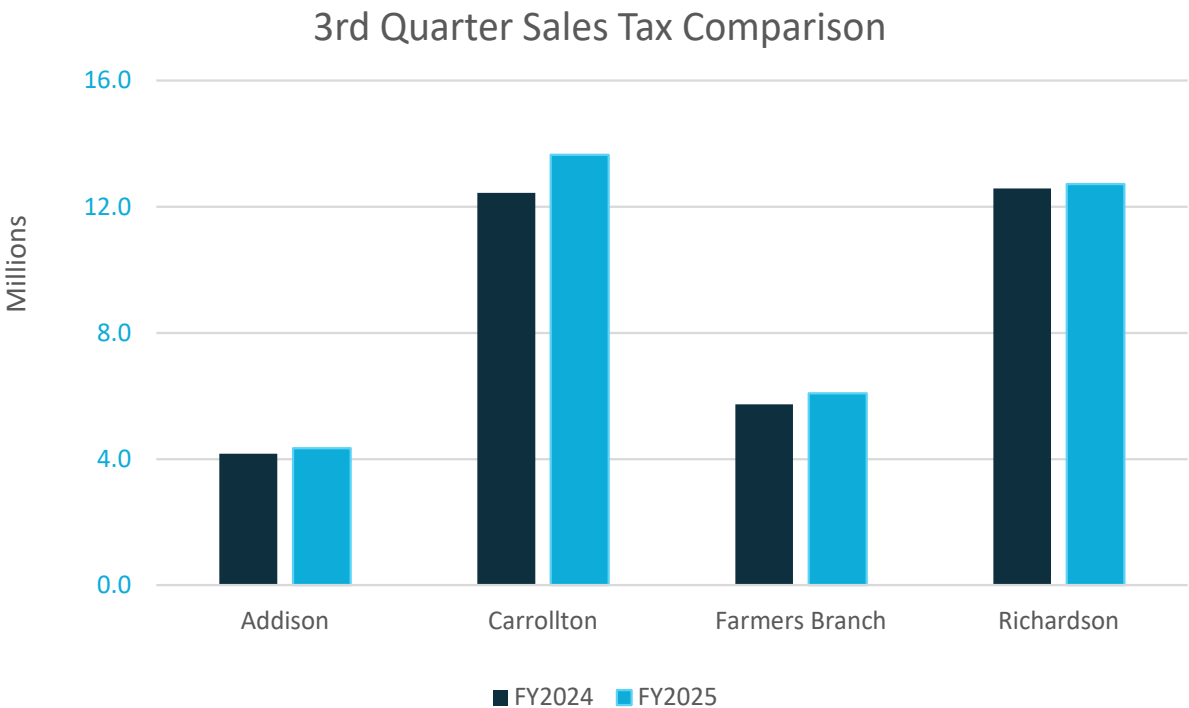
B Amount of economic developments paid in FY2025 is \$443,158.

C Total economic development incentives committed for FY2025 is \$537,960.



Continued

Additionally, we provide a comparative analysis of sales tax revenue with three surrounding cities to gauge the effectiveness of these incentives and ensure our approach remains competitive in the regional market. This data helps guide strategic decision-making to foster economic vitality.



Addison

Addison had an 4% increase in sales tax from FY2024 to FY2025.



Carrollton

Carrollton had a 10% increase in sales tax from FY2024 to FY2025.



Farmers Branch

Farmers Branch had a 6% increase in sales tax from FY2024 to FY2025.



Richardson

Richardson had a 1% increase in sales tax from FY2024 to FY2025.



General Fund

FY2025 Quarterly Statement of Revenues and Expenditures Compared to Budget with comparative information from prior fiscal year.

General Fund

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Revenues:					
<i>Ad Valorem taxes:</i>					
Current taxes	\$25,000,925	\$25,615,206	\$155,258	\$26,063,223	101.7%
Delinquent taxes ⁽¹⁾	(471,087)	(200,000)	5,801	(593,428)	296.7%
Penalty & interest	71,829	50,000	33,402	106,719	213.4%
<i>Non-property taxes:</i>					
Sales tax	17,298,041	16,525,000	4,165,629	13,238,580	80.1%
Alcoholic beverage tax	1,297,720	1,300,000	310,649	897,935	69.1%
<i>Franchise/right-of-way use fees:</i>					
Electric franchise	1,491,544	1,525,000	371,984	1,154,310	75.7%
Gas franchise	297,695	275,000	316,001	316,001	114.9%
Telecommunication access fees	152,514	160,000	33,085	103,102	64.4%
Cable franchise	91,828	95,000	19,504	60,532	63.7%
<i>Licenses and permits:</i>					
Business licenses and permits	219,243	229,328	62,120	145,950	64.7%
Building & construction permits	1,420,632	985,000	266,372	683,687	69.4%
<i>Service fees:</i>					
Public safety	1,235,153	1,094,000	309,808	870,503	79.6%
Urban development	68,270	87,200	16,000	31,725	36.4%
Streets and sanitation	510,440	508,500	341,596	733,541	144.3%
Recreation	137,387	96,000	66,686	108,196	112.7%
Interfund	646,294	940,619	235,155	705,464	75.0%
Court fines	350,929	335,000	92,020	288,232	86.0%
Interest earnings	2,060,831	650,000	282,804	731,169	112.5%
Rental income	8,640	8,600	1,650	5,450	63.4%
Total Revenues:	52,720,449	50,633,325	7,153,539	45,933,654	90.7%

⁽¹⁾ Represents prior year tax payment refunds

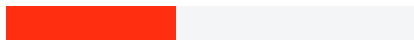
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Positive: Positive variance compared to historical trends



Warning: Negative variance of 3%-5% and more than \$50,000



Negative: Negative variance of >5% and more than \$50,000

General Fund

	FY 2023-24	FY 2024-25	FY 2024-25	FY 2024-25	Actual
	Actual	Revised	Actual	Actual	YTD as %
Category	Prior Year	Budget	3rd Qtr	YTD	of Budget
Expenditures:					
General Government:					
City Secretary	251,528	260,131	47,998	146,829	56.4%
City Manager	1,310,833	1,179,935	293,603	894,971	75.8%
Finance	2,053,908	2,313,188	509,615	1,835,564	79.4%
General Services	1,592,424	1,888,887	472,674	1,319,831	69.9%
Municipal Court	680,963	704,632	165,790	527,982	74.9%
Human Resources	637,739	749,123	178,236	535,159	71.4%
Information Technology	2,610,070	2,398,709	686,766	1,707,464	71.2%
Combined Services ⁽¹⁾	1,258,576	1,180,585	213,835	936,606	79.3%
Council Projects ⁽²⁾	403,664	391,766	123,897	339,313	86.6%
Public Safety:					
Police	12,768,329	13,124,832	3,530,414	9,619,696	73.3%
Emergency Communications ⁽³⁾	1,917,253	1,909,006	352,373	1,898,556	99.5%
Fire	10,702,820	11,105,525	2,852,112	7,986,584	71.9%
Development Services	2,322,114	3,315,290	896,111	2,260,849	68.2%
Streets	2,267,292	2,316,292	364,681	1,111,568	48.0%
Parks and Recreation:					
Parks	5,370,556	5,651,687	1,392,491	3,961,183	70.1%
Recreation	1,898,897	2,139,801	615,431	1,531,323	71.6%
Other financing uses:					
Transfers to other funds	4,500,000	-	-	-	0.0%
Total Expenditures:	52,546,966	50,629,389	12,696,027	36,613,478	72.3%
Net Change in Fund Balance	173,484	3,936	(5,542,488)	9,320,176	
Fund Balance at Beg. of Year	20,682,959	20,856,443		20,856,443	
Fund Balance at End of Year	\$20,856,443	\$20,860,379		\$30,176,619	

⁽¹⁾ Annual property and liability insurance paid at the beginning of the fiscal year⁽²⁾ Includes primary NPO grant payment for non-profit funding⁽³⁾ NTECC operations payment, radio allocation, and antenna rental

Hotel Fund

FY2025 Quarterly Statement of Revenues and Expenditures Compared to Budget with comparative information from prior fiscal year.

Hotel Fund

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Revenues:					
Hotel/Motel occupancy taxes ⁽¹⁾	\$5,374,881	\$5,355,000	\$1,231,261	\$3,695,768	69.0%
Proceeds from special events	1,392,560	1,616,000	389,418	587,637	36.4%
Rental income	169,372	160,000	31,049	105,310	65.8%
Interest and miscellaneous	456,896	275,000	51,360	157,448	57.3%
Total Revenues:	7,393,709	7,406,000	1,703,088	4,546,163	61.4%
Expenditures:					
Marketing and Tourism	1,567,739	1,989,451	426,672	926,666	46.6%
Addison Theatre Centre	747,619	915,874	174,015	638,029	69.7%
Major Special Events	2,759,705	2,535,572	990,768	1,246,871	49.2%
Special Events	1,142,699	1,320,478	343,616	909,505	68.9%
Vitruvian Events	185,000	185,000	-	-	0.0%
General Hotel Operations	366,384	600,221	122,440	402,974	67.1%
Total Expenditures:	6,769,146	7,546,596	2,057,511	4,124,045	54.6%
Net Change in Fund Balance	624,563	(140,596)	(354,423)	422,118	
Fund Balance at Beg. of Year	5,330,207	5,954,770		5,954,770	
Fund Balance at End of Year	\$5,954,770	\$5,814,174		\$6,376,888	

⁽¹⁾ Hotel tax collections have not been received by all hoteliers and are lower than anticipated

Economic Development

	Positive: Positive variance compared to historical trends
	Warning: Negative variance of 3%-5% and more than \$50,000
	Negative: Negative variance of >5% and more than \$50,000

Economic Development Fund

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Revenues:					
Ad Valorem taxes:	\$1,387,809	\$1,474,028	\$11,251	\$1,479,692	100.4%
Business license fee	18,700	-	-	350	0.0%
Interest income and other	232,318	75,000	29,380	87,046	116.1%
Total Revenues	1,638,827	1,549,028	40,631	1,567,088	101.2%
Expenditures:					
Personnel services	432,330	504,152	134,808	363,582	72.1%
Supplies	7,986	14,308	4,867	16,729	116.9%
Maintenance	1,116	44,728	30,400	30,622	68.5%
Contractual services	906,887	904,360	502,112	690,835	76.4%
Debt Service	9,715	9,715	2,429	7,286	75.0%
Total Expenditures	1,358,034	1,477,263	674,616	1,109,054	75.1%
Net Change in Fund Balance	280,793	71,765	(633,985)	458,034	
Fund Balance at Beg. of Year	2,592,507	2,873,300		2,873,300	
Fund Balance at End of Year	\$2,873,300	\$2,945,065		\$3,331,334	

Airport Fund

FY2025 Quarterly Statement of Revenues and Expenditures Compared to Budget with comparative information from prior fiscal year.

Airport Fund

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Operating Revenues:					
Operating grants	\$186,133	\$2,671,260	\$-	\$-	0.0%
Service fees	184,075	277,700	87,600	269,475	97.0%
Fuel flowage fees	1,166,081	1,207,440	313,190	942,059	78.0%
Rental income	5,750,708	5,672,075	1,395,270	4,264,937	75.2%
Interest income and other	1,030,262	282,112	162,817	388,768	137.8%
Total Operating Revenues:	8,317,259	10,110,587	1,958,877	5,865,239	58.0%
Operating Expenses:					
Personnel services	2,533,938	2,964,581	761,793	2,074,621	70.0%
Supplies	39,497	55,873	19,445	61,486	110.0%
Maintenance	857,875	693,126	145,846	327,784	47.3%
Contractual services	1,347,997	1,617,327	570,318	1,343,990	83.1%
Capital Replacement/Lease	157,928	242,928	60,732	182,196	75.0%
Debt service	875,747	874,709	-	707,797	80.9%
Capital Outlay	-	37,000	-	-	0.0%
Total Operating Expenses:	5,812,982	6,485,544	1,558,134	4,697,874	72.4%
Other financing uses:					
Transfer to Debt service fund	469,344	528,527	132,132	396,395	75.0%
Capital Projects (Cash Funded)	401,640	4,208,000	1,291,719	2,467,122	58.6%
Total Expenses:	6,683,966	11,222,071	2,981,985	7,561,391	67.4%
Net Change in Working Capital	1,633,293	(1,111,484)	(1,023,108)	(1,696,152)	
Working Capital at Beg. of Year	8,194,654	9,827,947		9,827,947	
Working Capital at End of Year	\$9,827,947	\$8,716,463		\$8,131,795	

Utility Fund

	Positive: Positive variance compared to historical trends
	Warning: Negative variance of 3%-5% and more than \$50,000
	Negative: Negative variance of >5% and more than \$50,000

Utility Fund

	FY 2023-24	FY 2024-25	FY 2024-25	FY 2024-25	Actual
Category	Actual	Revised	Actual	Actual	YTD as %
	Prior Year	Budget	3rd Qtr	YTD	of Budget
Operating Revenues:					
Water sales	\$9,249,861	\$9,440,658	\$2,138,319	\$6,425,605	68.1%
Sewer charges	7,057,591	7,505,903	1,746,116	5,463,382	72.8%
Tap fees	62,918	50,000	3,783	18,878	37.8%
Penalties	108,354	105,000	24,127	114,797	109.3%
Interest income and other	693,568	232,422	92,630	274,265	118.0%
Total Operating Revenues:	17,172,292	17,333,983	4,004,975	12,296,927	70.9%
Operating Expenses:					
Personnel services	2,878,324	3,202,074	794,153	2,171,171	67.8%
Supplies	233,111	227,105	41,385	141,891	62.5%
Maintenance	1,057,449	1,342,009	121,476	405,555	30.2%
Contractual Services:					
Water purchases	4,615,709	4,976,098	1,186,491	3,557,860	71.5%
Wastewater treatment	3,831,176	4,310,865	884,172	3,160,059	73.3%
Other services	1,342,023	1,529,332	340,425	1,090,754	71.3%
Capital Replacement/Lease	206,584	166,584	41,646	124,938	75.0%
Debt service	1,743,592	1,747,470	750	1,443,022	82.6%
Capital outlay	-	-	-	-	0.0%
Total Operating Expenses:	15,907,968	17,501,537	3,410,498	12,095,250	69.1%
Capital Projects (Cash Funded)	-	1,220,000	-	-	0.0%
Total Expenses:	15,907,968	18,721,537	3,410,498	12,095,250	64.6%
Net Change in Working Capital	1,264,324	(1,387,554)	594,477	201,677	
Working Capital at Beg. of Year	8,406,367	9,670,691		9,670,691	
Working Capital at End of Year	\$9,670,691	\$8,283,137		\$9,872,368	

Stormwater Fund

FY2025 Quarterly Statement of Revenues and Expenditures Compared to Budget with comparative information from prior fiscal year.

Stormwater Fund

Category	FY 2023-24 Actual Prior Year	FY 2024-25 Revised Budget	FY 2024-25 Actual 3rd Qtr	FY 2024-25 Actual YTD	Actual YTD as % of Budget
Operating Revenues:					
Drainage Fees	\$2,609,536	\$2,600,000	\$647,808	\$1,962,781	75.5%
Interest income and other	694,036	200,000	72,081	227,385	113.7%
Total Operating Revenues:	3,303,572	2,800,000	719,889	2,190,166	78.2%
Operating Expenses:					
Personnel services	758,272	942,468	228,881	635,301	67.4%
Supplies	34,054	34,900	2,833	10,905	31.2%
Maintenance	717,834	620,549	135,470	348,763	56.2%
Contractual services	352,718	257,200	73,815	164,568	64.0%
Capital Replacement/Lease	25,000	50,000	12,500	37,500	75.0%
Debt service	488,948	896,453	-	729,245	81.3%
Capital Outlay	-	62,000	-	46,262	74.6%
Total Operating Expenses:	2,376,826	2,863,570	453,499	1,972,544	68.9%
Other financing uses:					
Transfer to Debt service fund	406,196	444,431	111,108	333,323	75.0%
Capital Projects (Cash Funded)	273,550	-	-	-	0.0%
Total Expenses:	3,056,572	3,308,001	1,369,376	1,741,261	52.6%
Net Change in Working Capital	247,000	(508,001)	155,282	(115,701)	
Working Capital at Beg. of Year	8,656,973	8,903,973		8,903,973	
Working Capital at End of Year	\$8,903,973	\$8,395,972		\$8,788,272	

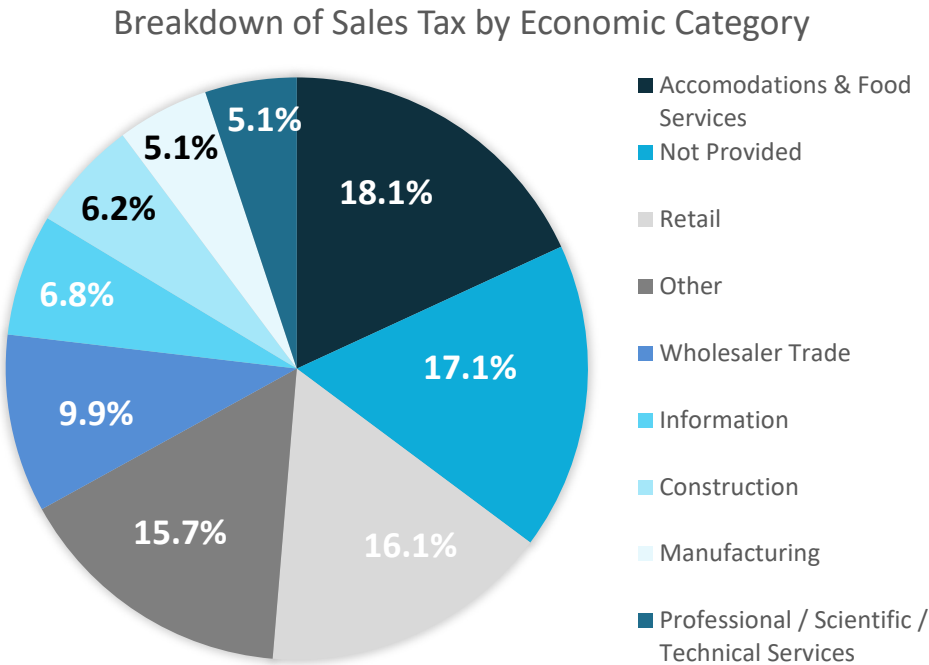
Sales Tax Collections

Schedule of sales tax collections for the quarter ending June 30, 2025.

	FY2025 Monthly Collections	% Change from Prior Year	FY2024 Monthly Collections
October	\$1,589,328	0.1%	\$1,588,209
November	1,391,938	4.5%	1,331,900
December	1,299,653	2.6%	1,267,187
January	1,762,073	10.5%	1,595,294
February	1,571,229	20.5%	1,303,812
March	1,280,923	2.0%	1,256,245
April	1,504,353	-4.7%	1,578,604
May	1,380,353	8.5%	1,272,712
June	1,458,730	10.6%	1,319,487
July			1,236,618
August			2,209,805
September			1,338,169
Total	\$13,238,581		\$17,298,041

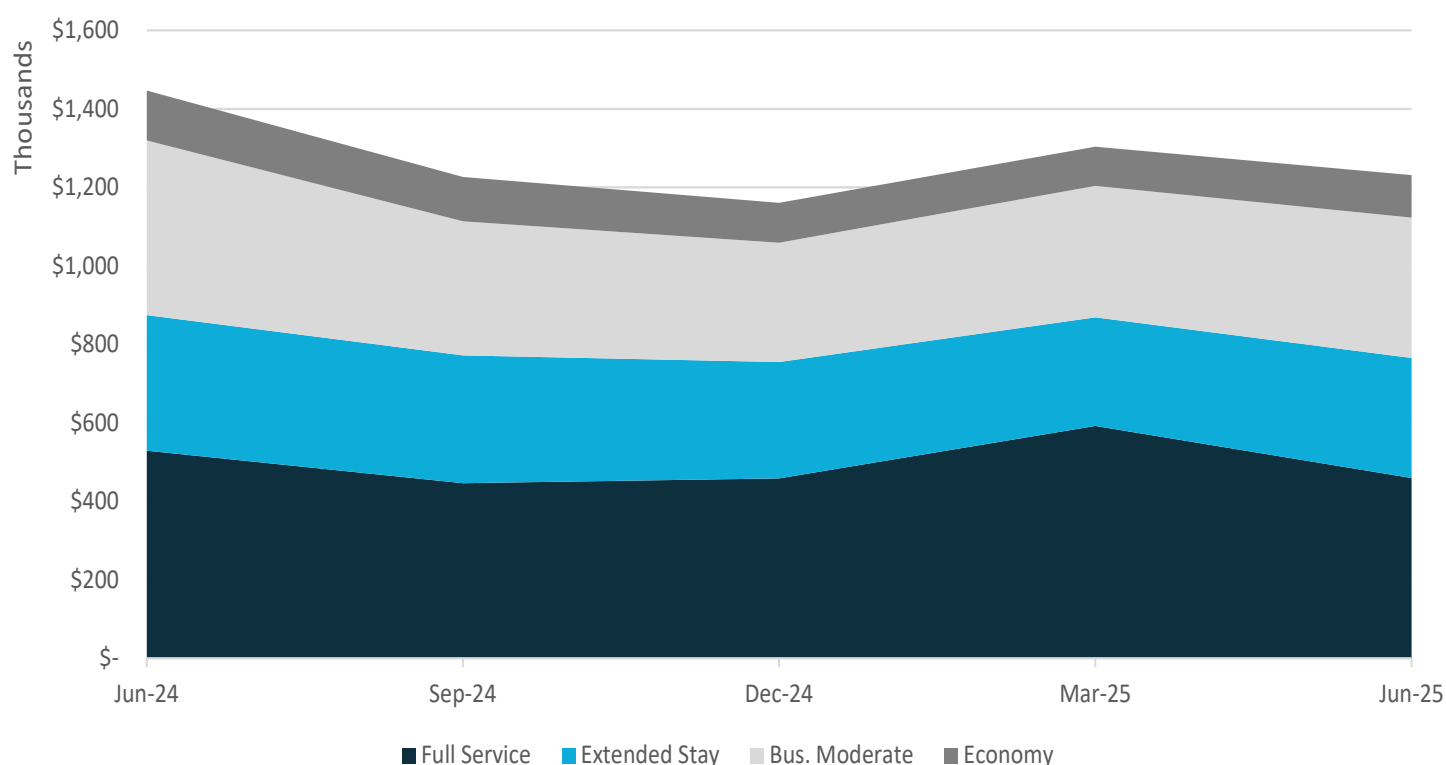
Budget:	16,525,000	80.1%	15,774,733
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Breakdown of Sales Tax by Economic Category



Hotel Occupancy Tax

Hotel Occupancy Tax collection for hotels by service type for the quarter and year-to-date ended June 30, 2025. This analysis includes comparative information from the prior fiscal year.



FY2025, Q3

Revenue from all four hotel categories showed decreased hotel occupancy tax collections in the third quarter of FY2025.

FY2025, Q3

In the Business Moderate category one or more monthly payments from one hotel is missing in the third quarter of FY2025.

Continued

Hotel Occupancy Tax collection for hotels by service type for the quarter and year-to-date ended June 30, 2025. This analysis includes comparative information from the prior fiscal year.

Hotel	Rooms	% Rooms	Amount	% Amount	FY25 to FY24
					% Diff
Marriott Quorum	547	15%	156,725	13%	-45%
Renaissance	528	14%	302,272	25%	24%
Full Service Total	1,075	29%	458,997	37%	-13%
Budget Suites	344	9%	9,679	1%	-1%
Mainstay Suites	70	2%	9,456	1%	-34%
Marriott Residence Inn	150	4%	71,475	6%	-19%
Hyatt House	132	4%	39,304	3%	14%
Homewood Suites	120	3%	3,460	0%	-92%
Home2Suites	132	4%	82,797	7%	-5%
Springhill Suites	159	4%	60,612	5%	-12%
Extended Stay Total	1,107	30%	276,782	23%	-21%
Marriott Courtyard Quorum	176	5%	92,423	8%	3%
LaQuinta Inn ⁽¹⁾	152	4%	-	0%	-100%
Marriott Courtyard Midway	145	4%	72,431	6%	0%
Radisson - Addison	101	3%	23,987	2%	-19%
Hilton Garden Inn	96	3%	49,965	4%	-5%
Holiday Inn Express	97	3%	53,656	4%	20%
Holiday Inn Beltway	102	3%	23,620	2%	-10%
Best Western Plus	85	2%	19,666	2%	-10%
Business Moderate Total	954	26%	335,748	28%	-11%
Motel 6	128	3%	29,875	2%	-16%
The Addison Inn	154	4%	24,477	2%	-16%
Red Roof Inn	107	3%	29,383	2%	-2%
Quality Suites	78	2%	19,222	2%	-24%
America's Best Value Inn	60	2%	5,211	0%	-27%
Economy Total	527	14%	108,168	9%	-15%
TOTAL	3,663	100%	1,231,261	100%	-15%

⁽¹⁾ Not yet received one or more payments for the quarter

Investments

Town of Addison investments for the quarter ending June 30, 2025. This information is from the Investment Report which was prepared in accordance with Chapter 2256 of the (PFIA) Public Funds Investment Act.

\$1,375,532

Interest Revenue

June 30, 2025

Book Value

\$142,823,800

Market Value

\$142,608,720

Weighted Average Yield-to-Maturity

3.69%

The change in book value is \$(13,829,459) or -8.83%.
The change in market value is \$(13,353,368) or -8.56%.
The change in interest revenue is \$(71,828) or -4.96%.
Weighted average yield-to-maturity remained at 3.69%.

\$1,447,360

Interest Revenue

March 31, 2025

Book Value

\$156,653,259

Market Value

\$155,962,088

Weighted Average Yield-to-Maturity

3.69%

FY 2024-25

www.addisontx.gov

CONTACT

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Addison, TX 75001
P: (972) 450-7000



TOWN OF ADDISON

Investment Portfolio
June 30, 2025

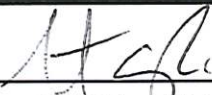
COMPLIANCE

This report was prepared in accordance with Chapter 2256 of the Public Funds Investment Act ("PFIA"). Section 2256.03(a) of the PFIA states that "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report, which covers the quarter ended June 30, 2025, is signed by the Town's investment officers and includes the disclosures required in the PFIA.

Performance Benchmark

US Treasury | 6 Months 4.32%

Asset Category	Face Amount/Shares	Market Value	Book Value	% of Portfolio	YTM @ Cost	Days To Maturity
Certificate of Deposit 50%	5,145,000.00	5,113,022.79	5,145,000.00	3.60	4.07	1,328
LGIP State 70%	42,912,386.89	42,912,386.89	42,912,386.89	30.05	4.44	1
Municipal Bonds 50%	59,551,895.08	58,740,804.53	58,715,646.80	41.11	3.55	629
US Agency Treasury 70%	36,180,000.00	35,842,505.81	36,050,766.42	25.24	2.96	878
Total / Average	143,789,281.97	142,608,720.02	142,823,800.11	100.00	3.69	529


Steven Glickman, Chief Financial Officer

7-22-25
Date


Amanda Turner, Assistant Director of Finance

7-22-25
Date

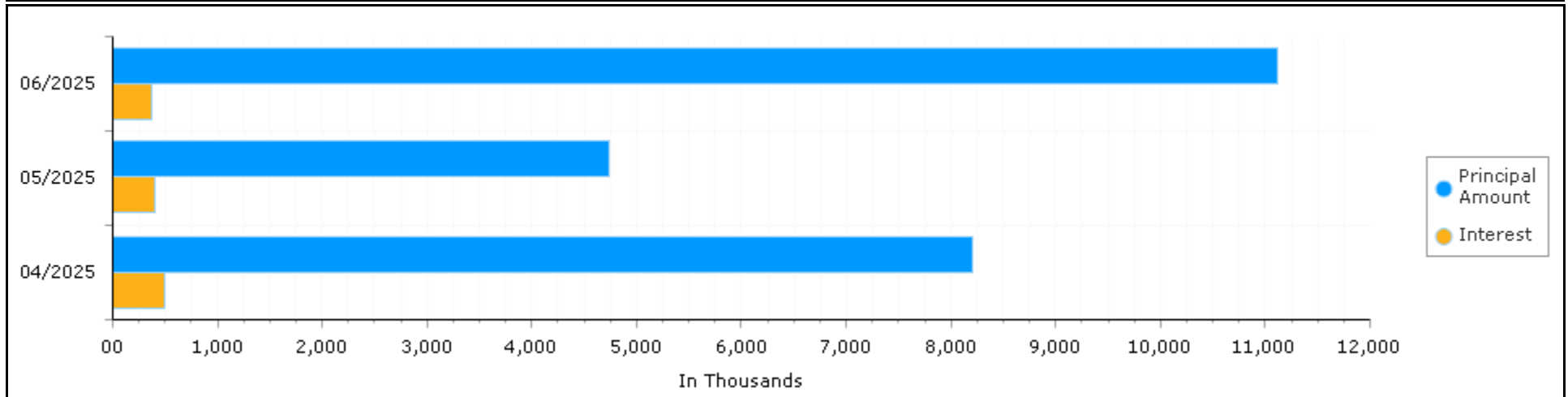


Town of Addison | TX Portfolio Summary by Month All Portfolios

Begin Date: 4/30/2025, End Date: 6/30/2025

Month	Market Value	Book Value	Unrealized Gain/Loss	YTM @ Cost	YTM @ Market	Duration	Days To Maturity
4/30/2025	152,609,242.28	152,913,464.34	-304,222.06	3.68	4.34	1.25	487
5/31/2025	148,870,097.62	149,394,132.63	-524,035.01	3.68	4.37	1.24	483
6/30/2025	142,608,720.02	142,823,800.11	-215,080.09	3.70	4.27	1.36	532
Total / Average	148,029,353.31	148,377,132.36	-347,779.05	3.69	4.33	1.28	500

Actual Cash Flow





Town of Addison | TX

Distribution by Asset Category - Market Value

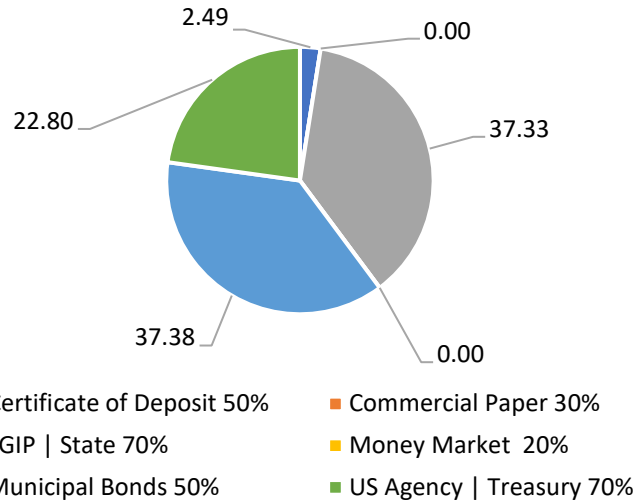
All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

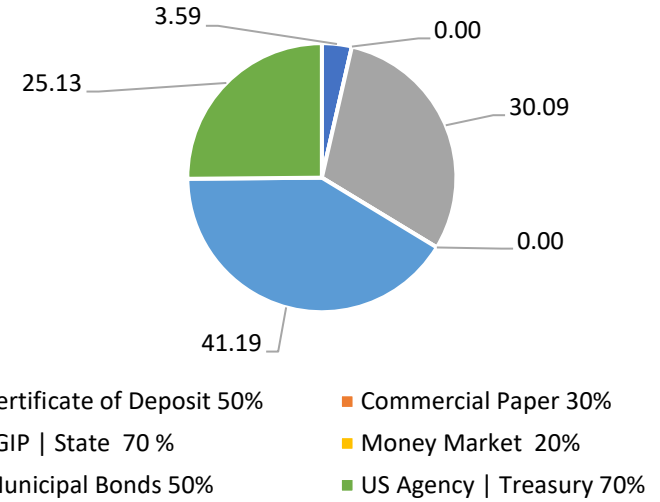
Asset Category Allocation

Asset Category	Market Value 3/31/2025	% of Portfolio 3/31/2025	Market Value 6/30/2025	% of Portfolio 6/30/2025
Certificate of Deposit 50%	3,888,898.94	2.49	5,113,022.79	3.59
Commercial Paper 30%	0.00	0.00	0.00	0.00
LGIP State 70%	58,221,703.09	37.33	42,912,386.89	30.09
Money Market 20%	0.00	0.00	0.00	0.00
Municipal Bonds 50%	58,297,849.59	37.38	58,740,804.53	41.19
US Agency Treasury 70%	35,553,636.65	22.80	35,842,505.81	25.13
Total / Average	155,962,088.27	100.00	142,608,720.02	100.00

Portfolio Holdings as of 3/31/2025



Portfolio Holdings as of 6/30/2025



Asset Category | Investment Policy Compliance
Compliance | Yes



Town of Addison | TX

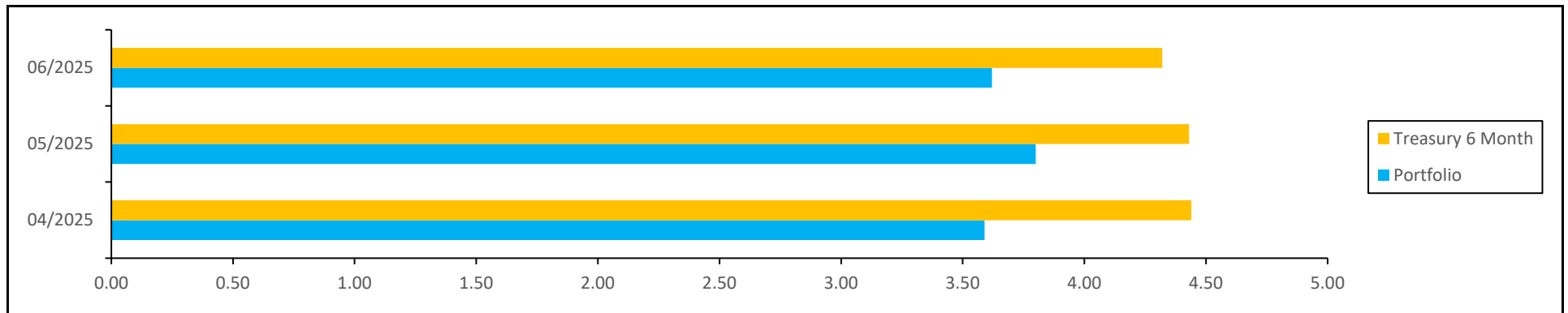
Total Rate of Return - Book Value by Month

All Portfolios

Begin Date: 4/30/2025, End Date: 6/30/2025

Month	1 Purchased Interest	2 Sell Accrued Interest	3 Interest Dividends	4 Amortization Discount	5 Amortization Premium	6 Difference in Accrued Int	Interest Earned During the Period-BV	Annualized TRR-BV	Treasury 6 Month
4/30/2025	-3,546.81	0.00	497,875.15	54,074.51	-33,588.39	-52,710.53	462,103.93	3.59	4.44
5/31/2025	0.00	0.00	398,721.62	56,104.47	-34,707.95	55,787.17	475,905.31	3.80	4.43
6/30/2025	-5,535.00	0.00	369,045.08	54,652.19	-30,040.00	49,400.11	437,522.38	3.62	4.32
Total / Average	-9,081.81	0.00	1,265,641.85	164,831.17	-98,336.34	52,476.75	1,375,531.62	3.66	4.40

Annualized TRR-BV



Interest Earned During the Period - Book Value | Represents the cumulative total for all revenue 1 - 6.



Town of Addison | TX

Distribution by Maturity Range - Market Value

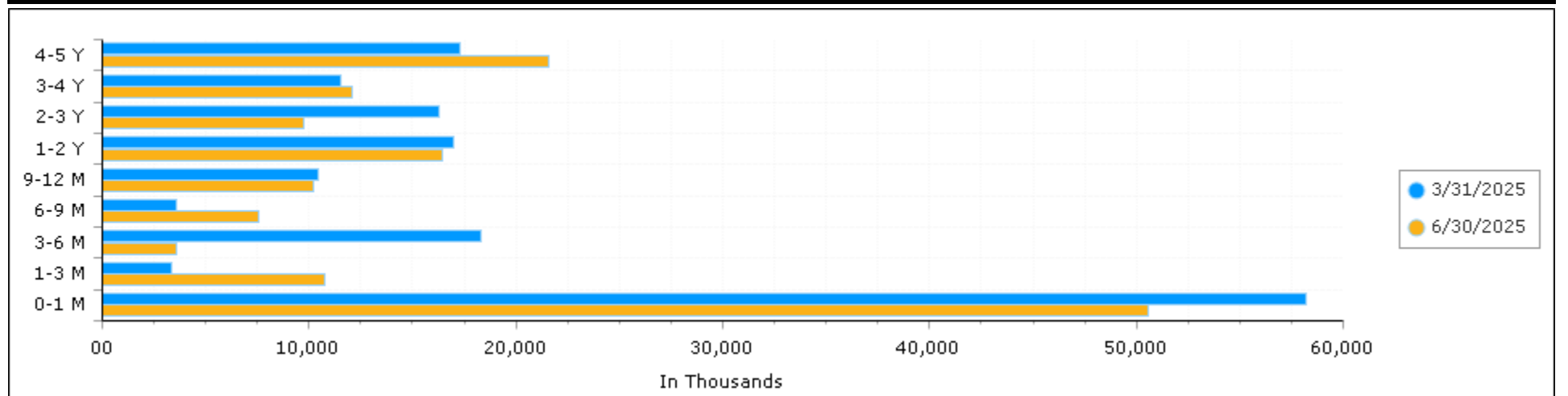
All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

Maturity Range Allocation

Maturity Range	Market Value 3/31/2025	% of Portfolio 3/31/2025	Market Value 6/30/2025	% of Portfolio 6/30/2025
0-1 Month	58,221,703.09	37.33	50,594,045.34	35.48
1-3 Months	3,370,318.01	2.16	10,765,467.30	7.55
3-6 Months	18,331,306.37	11.75	3,572,578.25	2.51
6-9 Months	3,548,788.75	2.28	7,575,183.95	5.31
9-12 Months	10,438,574.44	6.69	10,187,285.90	7.14
1-2 Years	16,981,234.17	10.89	16,420,997.74	11.51
2-3 Years	16,252,510.07	10.42	9,762,963.57	6.85
3-4 Years	11,498,302.94	7.37	12,114,806.76	8.50
4-5 Years	17,319,350.43	11.10	21,615,391.21	15.16
Total / Average	155,962,088.27	100.00	142,608,720.02	100.00

Portfolio Holdings





Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
Agency Bullet								
FFCB Step 7/20/2026		7/20/2021	1,500,000.00	97.33	1,459,991.55	1.05%	Moodys-Aaa	385
3130AN5K2	1,500,000.00	1.25	1,500,000.00	4.11	10,000.00	-40,008.45	S&P-AA+	1.04
			1,500,000.00		1,459,991.55	1.05%		385
Sub Total Agency Bullet	1,500,000.00	1.25	1,500,000.00	4.11	10,000.00	-40,008.45		1.04
Agency Callable								
FFCB 0.94 4/28/2026-22		4/28/2021	1,000,000.00	97.29	972,919.20	0.7%	Moodys-Aaa	302
3133EMXQ0	1,000,000.00	0.94	1,000,000.00	4.30	1,618.89	-27,080.80	S&P-AA+	0.83
FFCB 4.67 10/10/2028-25		4/16/2025	999,500.00	99.99	999,867.70	0.7%	Moodys-Aaa	10
3133ETCB1	1,000,000.00	4.69	999,529.46	4.67	10,377.78	338.24	S&P-AA+	3.05
FFCB 4.73 3/26/2029-25		4/16/2025	1,000,000.00	99.99	999,906.90	0.7%	Moodys-Aaa	1
3133ETAY3	1,000,000.00	4.73	1,000,000.00	4.73	12,350.56	-93.10	S&P-AA+	3.43
FHLB 0.75 12/30/2025-22		9/30/2021	1,000,000.00	98.28	982,795.80	0.7%	Moodys-Aaa	92
3130AP2G9	1,000,000.00	0.75	1,000,000.00	4.26	1,875.00	-17,204.20	S&P-AA+	0.5
FHLB 1 9/30/2026-22		9/30/2021	1,000,000.00	96.32	963,152.80	0.7%	Moodys-Aaa	92
3130AP6D2	1,000,000.00	1.00	1,000,000.00	4.05	2,500.00	-36,847.20	S&P-AA+	1.24
FHLB 1.6 1/19/2027-22		1/19/2022	1,000,000.00	96.48	964,828.90	0.7%	Moodys-Aaa	19
3130AQJ87	1,000,000.00	1.60	1,000,000.00	3.96	7,155.56	-35,171.10	S&P-AA+	1.53
FHLB 4.1 6/30/2027-23		6/30/2022	1,000,000.00	99.90	999,020.90	0.7%	Moodys-Aaa	92
3130ASG52	1,000,000.00	4.10	1,000,000.00	4.15	0.00	-979.10	S&P-AA+	1.94
FHLB 4.625 10/2/2029-25		10/9/2024	2,000,000.00	100.03	2,000,598.80	1.4%	Moodys-Aaa	94
3130B36D0	2,000,000.00	4.63	2,000,000.00	4.62	22,611.11	598.80	S&P-AA+	3.87
FHLB 4.625 11/20/2029-26		11/20/2024	1,000,000.00	100.81	1,008,070.70	0.7%	Moodys-Aaa	508
3130B3SZ7	1,000,000.00	4.63	1,000,000.00	4.42	5,138.89	8,070.70	S&P-AA+	4
FHLB 4.69 4/10/2029-25		4/16/2025	179,910.00	99.99	179,987.36	0.13%	Moodys-Aaa	10
3130B5SU3	180,000.00	4.70	179,914.64	4.69	1,876.00	72.72	S&P-AA+	3.47



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
FHLB 4.75 1/14/2030-27		1/14/2025	1,000,000.00	101.03	1,010,346.50	0.7%	Moodys-Aaa	563
3130B4K34	1,000,000.00	4.75	1,000,000.00	4.50	21,902.78	10,346.50	S&P-AA+	4.05
FHLB 5 6/17/2030-25		6/30/2025	2,000,000.00	100.09	2,001,733.60	1.4%	Moodys-Aa1	79
3130B6S64	2,000,000.00	5.00	2,000,000.00	4.98	0.00	1,733.60	S&P-AA+	4.46
FHLB 5.15 4/16/2030-25		4/30/2025	1,000,000.00	100.02	1,000,219.00	0.7%	Moodys-Aaa	16
3130B5VZ8	1,000,000.00	5.15	1,000,000.00	5.14	8,583.33	219.00	S&P-AA+	4.27
FHLB 5.25 1/22/2030-25		1/30/2025	2,000,000.00	100.05	2,000,960.20	1.4%	Moodys-Aaa	22
3130B4MZ1	2,000,000.00	5.25	2,000,000.00	5.24	43,750.00	960.20	S&P-AA+	4.03
FHLB Step 2/18/2027-22		2/18/2022	1,000,000.00	97.94	979,371.80	0.7%	Moodys-Aaa	598
3130AQPR8	1,000,000.00	2.06	1,000,000.00	3.92	9,533.33	-20,628.20	S&P-AA+	1.59
FHLB Step 3/29/2027-22		3/29/2022	1,000,000.00	99.85	998,450.10	0.7%	Moodys-Aaa	91
3130ARCD1	1,000,000.00	3.25	1,000,000.00	4.65	10,111.11	-1,549.90	S&P-AA+	1.69
FHLB Step 5/12/2026-21		5/12/2021	1,500,000.00	98.20	1,472,964.75	1.05%	Moodys-Aaa	43
3130AMDE9	1,500,000.00	1.19	1,500,000.00	4.14	4,000.00	-27,035.25	S&P-AA+	0.86
FHLB Step 6/10/2026-21		6/10/2021	1,500,000.00	97.59	1,463,922.30	1.05%	Moodys-Aaa	345
3130AMMW9	1,500,000.00	1.19	1,500,000.00	4.12	1,250.00	-36,077.70	S&P-AA+	0.94
FHLB Step 6/9/2026-23		6/9/2021	1,000,000.00	97.60	976,009.40	0.7%	Moodys-Aaa	344
3130AMMJ8	1,000,000.00	1.05	1,000,000.00	4.12	875.00	-23,990.60	S&P-AA+	0.94
FHLMC 0.57 9/24/2025-21		9/24/2020	2,000,000.00	99.09	1,981,813.60	1.4%	Moodys-Aaa	86
3134GWUG9	2,000,000.00	0.57	2,000,000.00	4.50	3,040.00	-18,186.40	S&P-AA+	0.23
FHLMC 4.86 10/22/2029-25		10/22/2024	2,000,000.00	100.01	2,000,197.80	1.4%	Moodys-Aaa	22
3134HATW3	2,000,000.00	4.86	2,000,000.00	4.86	18,360.00	197.80	S&P-AA+	3.91
FHLMC 5 1/14/2030-26		1/14/2025	1,000,000.00	100.25	1,002,530.10	0.7%	Moodys-Aaa	198
3134HA2C6	1,000,000.00	5.00	1,000,000.00	4.94	23,055.56	2,530.10	S&P-AA+	4.03



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description CUSIP	Face Amount / Shares	Settlement Date YTM @ Cost	Cost Value Book Value	Market Price YTM @ Market	Market Value Accrued Interest	% Portfolio Unre. Gain/Loss	Credit Rating Credit Rating	Days To Call/Maturity Duration To Maturity
FHLMC Step 2/16/2029-24 3134H1TE3	1,000,000.00	2/16/2024 4.71	1,000,000.00	99.93 4.33	999,306.30 17,680.56	0.7% -693.70	Moodys-Aaa S&P-AA+	47 3.33
FNMA 0.56 8/21/2025-23 3136G4N74	1,500,000.00	8/21/2020 0.56	1,500,000.00	99.44 4.54	1,491,568.20 3,010.00	1.05% -8,431.80	Moodys-Aaa S&P-AA+	52 0.14
FNMA 0.625 8/27/2025-21 3136G4V59	1,500,000.00	8/27/2020 0.63	1,500,000.00	99.38 4.55	1,490,731.20 3,203.13	1.05% -9,268.80	Moodys-Aaa S&P-AA+	58 0.16
FNMA 0.71 7/22/2025-21 3136G4A45	1,500,000.00	7/22/2020 0.71	1,499,925.00 1,499,999.14	99.78 4.35	1,496,658.45 4,674.17	1.05% -3,340.69	Moodys-Aaa S&P-AA+	22 0.06
			32,679,335.00		32,437,932.36	22.88%		133
Sub Total Agency Callable	32,680,000.00	2.95	32,679,443.24	4.53	238,532.76	-241,510.88		2.24
Agency MBS								
FHLMC MBS 4.25 12/1/2028 3132XGYV2	1,000,000.00	4/11/2024 5.00	970,468.75 978,221.79	100.00 4.51	999,965.70 3,423.61	0.68% 21,743.91	Moodys-Aaa S&P-AA+	550 3.2
FHLMC MBS 4.42 9/1/2029 3132XFSR0	1,000,000.00	11/15/2024 4.71	989,375.00 990,752.43	101.08 4.58	1,010,820.60 3,560.56	0.69% 20,068.17	Moodys-Aaa S&P-AA+	823 3.8
FHLMC MBS 4.6 1/1/2029 3132XGZZ2	1,000,000.00	4/15/2024 5.12	980,000.00 985,121.95	100.99 4.64	1,009,857.10 3,705.56	0.69% 24,735.15	Moodys-Aaa S&P-AA+	581 3.2
FNMA MBS 2.43 1/1/2030 3140HW4G4	1,000,000.00	6/23/2025 4.44	916,875.00 917,227.01	92.57 4.61	925,672.10 1,957.50	0.64% 8,445.09	Moodys-Aaa S&P-AA+	581 4.2
			3,856,718.75		3,946,315.50	2.7%		635
Sub Total Agency MBS	4,000,000.00	4.82	3,871,323.18	4.58	12,647.23	74,992.32		3.59
CD Negotiable								
American Bank of Commerce 4.5 6/25/2030-25 02432LAC1	245,000.00	6/25/2025 4.50	245,000.00	99.77 4.55	244,431.62 151.03	0.17% -568.38	FDIC Insured FDIC Insured	178 4.47
BOM Bank 4.5 6/20/2029-25 09776DAS3	245,000.00	6/20/2025 4.50	245,000.00	100.05 4.49	245,122.50 302.05	0.17% 122.50	FDIC Insured FDIC Insured	173 3.64



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
Bridgewater Bank 4.65 2/7/2030-25		2/7/2025	245,000.00	100.01	245,033.05	0.17%	FDIC Insured	7
108622PY1	245,000.00	4.65	245,000.00	4.65	717.88	33.05	FDIC Insured	4.14
Celtic Bank 4.5 12/20/2029-25		12/20/2024	245,000.00	100.00	244,993.51	0.17%	FDIC Insured	20
15118RU21	245,000.00	4.50	245,000.00	4.50	302.05	-6.49	FDIC Insured	4.05
Central Bank 4.4 3/28/2030-25		3/28/2025	245,000.00	99.97	244,929.73	0.17%	FDIC Insured	90
152577CV2	245,000.00	4.40	245,000.00	4.41	59.07	-70.27	FDIC Insured	4.29
Clearpath Federal CU 5.4 7/30/2029-25		7/30/2024	245,000.00	100.15	245,372.62	0.17%	NCUA Insured	30
18507MAD3	245,000.00	5.40	245,000.00	5.36	1,051.15	372.62	NCUA Insured	3.66
First Federal Bank 4.6 2/3/2028-25		2/3/2025	245,000.00	100.01	245,018.38	0.17%	FDIC Insured	3
32022WDU7	245,000.00	4.60	245,000.00	4.60	833.67	18.38	FDIC Insured	2.44
First National Bank Oxford 4.4 4/1/2030-25		4/1/2025	245,000.00	99.99	244,974.81	0.17%	FDIC Insured	1
30259XBX9	245,000.00	4.40	245,000.00	4.40	856.49	-25.19	FDIC Insured	4.28
First Source Bank 4.45 12/26/2028-25		6/24/2025	245,000.00	100.00	245,000.00	0.17%	FDIC Insured	177
33646CRU0	245,000.00	4.45	245,000.00	4.45	179.22	0.00	FDIC Insured	3.27
Goldman Sachs Bank 1.05 9/8/2026		9/8/2021	245,000.00	96.56	236,575.80	0.17%	FDIC Insured	435
38149MZJ5	245,000.00	1.05	245,000.00	4.04	803.47	-8,424.20	FDIC Insured	1.18
Greenway Bank 4.35 4/3/2028-25		4/3/2025	245,000.00	99.96	244,893.89	0.17%	FDIC Insured	95
396916AC2	245,000.00	4.35	245,000.00	4.37	788.36	-106.11	FDIC Insured	2.6
JPM Chase 4.6 11/1/2029-25		11/1/2024	245,000.00	98.01	240,124.50	0.17%	FDIC Insured	124
46657VNZ9	245,000.00	4.60	245,000.00	5.12	1,852.60	-4,875.50	FDIC Insured	3.95
Morgan Stanley 4.2 10/18/2029-25		10/18/2024	245,000.00	99.91	244,769.28	0.17%	FDIC Insured	110
61776CCT2	245,000.00	4.20	245,000.00	4.22	2,058.00	-230.72	FDIC Insured	3.95
Morgan Stanley PVT 4.2 10/18/2029-25		10/18/2024	245,000.00	99.91	244,769.28	0.17%	FDIC Insured	110
61768UQS9	245,000.00	4.20	245,000.00	4.22	2,058.00	-230.72	FDIC Insured	3.95



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
Sallie Mae Bank UT 1.1 8/11/2026		8/12/2021	245,000.00	96.77	237,096.42	0.17%	FDIC Insured	407
795451AK9	245,000.00	1.10	245,000.00	4.08	1,026.32	-7,903.58	FDIC Insured	1.11
SmartBank 4.6 2/8/2030-25		2/11/2025	245,000.00	100.01	245,021.98	0.17%	FDIC Insured	41
83172HHT0	245,000.00	4.60	245,000.00	4.60	617.53	21.98	FDIC Insured	4.15
State Bank 4.5 6/25/2030-25		6/25/2025	245,000.00	100.00	245,000.00	0.17%	FDIC Insured	178
856070AJ6	245,000.00	4.50	245,000.00	4.50	151.03	0.00	FDIC Insured	4.47
State Bank of India NY 1.15 9/28/2026		9/28/2021	245,000.00	96.24	235,786.24	0.17%	FDIC Insured	455
856285XL0	245,000.00	1.15	245,000.00	4.29	725.60	-9,213.76	FDIC Insured	1.24
Truist Bank 4.5 11/27/2029-25		11/27/2024	245,000.00	98.94	242,390.75	0.17%	FDIC Insured	150
897926AS0	245,000.00	4.50	245,000.00	4.77	6,494.18	-2,609.25	FDIC Insured	4
Truliant Federal CU 5.15 3/23/2026		3/22/2023	245,000.00	100.68	246,658.65	0.17%	NCUA Insured	266
89789AAH0	245,000.00	5.15	245,000.00	4.21	276.55	1,658.65	FDIC Insured	0.72
Tucson FCU 4.65 3/7/2030-25		3/7/2025	245,000.00	100.02	245,059.78	0.17%	NCUA Insured	69
898812AE2	245,000.00	4.65	245,000.00	4.64	717.88	59.78	NCUA Insured	4.21
			5,145,000.00		5,113,022.79	3.57%		149
Sub Total CD Negotiable	5,145,000.00	4.07	5,145,000.00	4.50	22,022.13	-31,977.21		3.32
LGIP								
LOGIC Operating LGIP		3/31/2023	16,027,337.01	100.00	16,027,337.01	11.22%	NR	1
LOGIC5010	16,027,337.01	4.44	16,027,337.01	4.44		0.00	NR	0
LOGIC SIB Loan LGIP		10/30/2024	15,472,086.70	100.00	15,472,086.70	10.83%	NR	1
LOGIC5020	15,472,086.70	4.44	15,472,086.70	4.44		0.00	NR	0
Texas CLASS LGIP		3/31/2023	9,118,150.98	100.00	9,118,150.98	6.38%	NR	1
TEXASCLASS0001	9,118,150.98	4.44	9,118,150.98	4.44		0.00	NR	0
TexPool General LGIP		3/31/2023	1,149,098.58	100.00	1,149,098.58	0.8%	NR	1
TEXPOOL0003	1,149,098.58	4.35	1,149,098.58	4.35		0.00	NR	0



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
TexSTAR Operating LGIP		3/31/2023	1,145,713.62	100.00	1,145,713.62	0.8%	NR	1
TEXSTAR1110	1,145,713.62	4.33	1,145,713.62	4.33		0.00	NR	0
			42,912,386.89		42,912,386.89	30.03%		1
Sub Total LGIP	42,912,386.89	4.44	42,912,386.89	4.44		0.00		0
Municipal Bonds								
Arlington 1.396 8/15/2029-29		10/29/2024	500,773.50	90.05	513,267.90	0.36%	Moody's-Aa1	1506
041796XQ1	570,000.00	4.22	510,420.14	4.04	2,983.95	2,847.76	S&P-AAA	3.99
Barbers Hill ISD TX 4 2/15/2026		4/29/2021	572,565.00	100.02	500,075.00	0.36%	Moody's-Aaa	230
067167YR1	500,000.00	0.90	509,484.81	3.97	7,500.00	-9,409.81	S&P-AAA	0.62
Bi-State Development Agency MA 1.344 10/1/2025		4/20/2021	1,548,424.00	99.29	1,514,126.75	1.07%	Moody's-Aa2	93
088632CT9	1,525,000.00	0.99	1,526,326.98	4.18	5,067.07	-12,200.23	S&P-AA	0.25
California St 4.5 8/1/2029		11/5/2024	1,006,720.00	101.57	1,015,730.00	0.7%	Moody's-Aa2	1493
13063EGT7	1,000,000.00	4.34	1,005,799.40	4.08	18,625.00	9,930.60	S&P-AA-	3.71
California St 5.125 9/1/2029		10/9/2024	1,570,665.00	103.04	1,545,630.00	1.09%	Moody's-Aa2	1524
13063EBP0	1,500,000.00	4.05	1,560,231.24	4.32	25,411.46	-14,601.24	S&P-AA-	3.75
California St Public 4.859 4/1/2028		4/11/2024	1,503,135.00	101.47	1,521,975.00	1.05%	Moody's-Aa3	1006
13068XLK3	1,500,000.00	4.80	1,502,173.54	4.29	18,018.79	19,801.46	S&P-A+	2.58
City of Cedar Park TX 2.95 8/15/2025		10/23/2020	2,619,033.60	99.80	2,355,350.80	1.66%	NR	46
150461M57	2,360,000.00	0.63	2,366,638.10	4.49	26,107.50	-11,287.30	S&P-AA	0.13
City of Dallas 0 2/15/2028		3/25/2024	170,273.00	89.20	182,860.00	0.13%	Moody's-A1	960
235218L85	205,000.00	4.83	181,555.61	4.40	0.00	1,304.39	S&P-AA-	2.63
City of Dallas 1.497 10/1/2027		3/25/2024	224,470.00	95.56	238,910.00	0.16%	S&P-AAA	823
23542JQR9	250,000.00	4.68	233,648.88	3.56	925.23	5,261.12	Fitch-AA	2.21
Cleveland Public PWR 2.346 11/15/2028		5/30/2024	1,185,296.00	94.03	1,250,652.20	0.85%	Moody's-A1	1234
186398MK6	1,330,000.00	5.11	1,220,451.08	4.26	3,900.22	30,201.12	S&P-AA	3.25



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Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
Connecticut Green Bank CT 1.2 11/15/2025		5/11/2021	200,000.00	98.89	197,780.00	0.14%	NR	138
207580AR2	200,000.00	1.20	200,000.00	4.20	300.00	-2,220.00	S&P-AA-	0.38
Connecticut State GO CT 2.098 7/1/2025-24		4/22/2021	247,346.90	100.00	235,000.00	0.16%	Moodys-Aa3	1
20772KJX8	235,000.00	0.82	235,000.00	2.08	2,451.45	0.00	S&P-AA-	0
Dallas ISD TX 4 8/15/2025		4/22/2021	3,134,945.00	99.93	2,748,047.50	1.93%	Moodys-Aaa	46
235308D75	2,750,000.00	0.70	2,760,998.43	4.50	41,250.00	-12,950.93	S&P-AAA	0.13
Dallas Water-Sewer TX 1.007 10/1/2025		4/19/2021	1,366,929.00	99.21	1,339,267.50	0.95%	NR	93
23542JQP3	1,350,000.00	0.72	1,350,958.44	4.18	3,360.86	-11,690.94	S&P-AAA	0.25
Florida SBA 1.258 7/1/2025-25		10/10/2024	5,188,821.00	100.00	5,335,000.00	3.73%	Moodys-Aa3	1
341271AD6	5,335,000.00	5.15	5,334,446.29	1.25	33,370.72	553.71	S&P-AA	0
Florida SBA 1.705 7/1/2027-27		1/16/2024	908,270.00	95.27	952,690.00	0.66%	Moodys-Aa3	730
341271AE4-2	1,000,000.00	4.60	946,866.38	4.19	8,477.64	5,823.62	S&P-AA	1.96
Florida SBA FL 1.705 7/1/2027-27		10/4/2023	871,190.00	95.27	952,690.00	0.65%	Moodys-Aa3	730
341271AE4	1,000,000.00	5.57	931,068.73	4.19	8,477.64	21,621.27	S&P-AA	1.96
Foothill-De Anza CC CA 0.906 8/1/2025-25		4/21/2021	705,677.00	99.71	697,956.00	0.49%	Moodys-Aaa	1
345102PG6	700,000.00	0.71	700,112.67	4.29	2,624.88	-2,156.67	S&P-AAA	0.09
Frisco Economical Development TX 1.9 2/15/2028		4/20/2023	446,230.00	93.63	468,155.00	0.33%	Moodys-Aa2	960
358782CW8	500,000.00	4.40	470,704.20	4.50	3,562.50	-2,549.20	S&P-AA	2.55
Hawaii State 5.33 2/1/2026-25		4/23/2021	1,805,790.00	100.77	1,511,595.00	1.08%	Moodys-Aa2	216
419791YT9	1,500,000.00	0.95	1,537,697.74	3.98	33,090.42	-26,102.74	S&P-AA+	0.57
Jackson Energy TN 3.4 4/1/2026-23		9/29/2021	2,014,570.25	99.58	1,916,895.75	1.36%	NR	93
46873TAD5	1,925,000.00	2.31	1,939,928.38	3.97	16,180.69	-23,032.63	S&P-AA	0.74
Jefferson County MO 1.2 3/1/2026		5/6/2021	300,000.00	98.19	294,582.00	0.21%	NR	244
473142QY6	300,000.00	1.20	300,000.00	3.96	1,190.00	-5,418.00	S&P-AA+	0.67



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

Description CUSIP	Face Amount / Shares	Settlement Date YTM @ Cost	Cost Value Book Value	Market Price YTM @ Market	Market Value Accrued Interest	% Portfolio Unre. Gain/Loss	Credit Rating Credit Rating	Days To Call/Maturity Duration To Maturity
Kansas City MO 1.475 4/1/2026 485106UX4	1,000,000.00	4/21/2021 1.07	1,019,450.00 1,002,952.52	98.17 3.96	981,720.00 3,646.53	0.7% -21,232.52	Moodys-A1 S&P-AA-	275 0.75
Maine Health & Higher Education 1.304 7/1/2026 56042RJ52	200,000.00	7/8/2021 1.05	202,458.00 200,493.49	97.41 3.96	194,822.00 1,296.76	0.14% -5,671.49	Moodys-A1 S&P-AA	336 0.99
Massachusetts 3.455 7/1/2028 57563RQH5	1,120,000.00	2/16/2024 4.82	1,060,292.80 1,078,986.35	97.60 4.31	1,093,164.80 19,240.51	0.76% 14,178.45	S&P-AA None	1097 2.83
Massachusetts St Edu 1.921 7/1/2027 57563RRU5	500,000.00	1/19/2024 4.78	455,020.00 473,883.73	95.42 4.34	477,080.00 4,775.82	0.33% 3,196.27	S&P-AA None	731 1.95
McKinney Cmnty 3.531 8/15/2028-28 581743AN1	1,260,000.00	10/29/2024 4.40	1,222,048.80 1,228,729.96	97.93 4.25	1,233,855.00 16,683.98	0.86% 5,125.04	S&P-AA- None	1141 2.95
Michigan St HSG 4.062 6/1/2028 594654XV2	250,000.00	10/17/2024 4.06	250,000.00 250,000.00	99.80 4.14	249,487.50 818.04	0.18% -512.50	Moodys-Aa2 S&P-AA+	1067 2.77
Michigan St HSG 4.092 12/1/2028 594654XW0	100,000.00	10/17/2024 4.09	100,000.00 100,000.00	99.76 4.17	99,763.00 329.63	0.07% -237.00	Moodys-Aa2 S&P-AA+	1250 3.22
Michigan St HSG 4.162 6/1/2029 594654XX8	250,000.00	10/17/2024 4.16	250,000.00 250,000.00	99.35 4.34	248,377.50 838.18	0.18% -1,622.50	Moodys-Aa2 S&P-AA+	1432 3.64
Montgomery Cnty 3.78 9/1/2027-27 613603ZG7	1,000,000.00	1/12/2024 4.81	965,980.00 979,685.35	98.72 4.41	987,150.00 12,495.00	0.69% 7,464.65	Moodys-A3 S&P-A	792 2.08
Montgomery Cnty 3.78 9/1/2027-27 613603ZG7-2	1,000,000.00	2/16/2024 5.00	960,850.00 975,989.21	98.72 4.41	987,150.00 12,495.00	0.68% 11,160.79	Moodys-A3 S&P-A	792 2.08
Mosaic District VA 1.711 3/1/2026-26 61945DAZ4	250,000.00	4/22/2021 1.10	257,205.00 250,987.49	98.53 3.96	246,315.00 1,413.95	0.18% -4,672.49	Moodys-A2 S&P-AA	216 0.67
Myrtle Beach 4.9 6/1/2028 628571GA3	750,000.00	11/21/2024 4.90	750,000.00 750,000.00	101.38 4.39	760,312.50 2,960.42	0.53% 10,312.50	Moodys-Aa3 S&P-AA-	1067 2.75



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

Date: 6/30/2025

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Myrtle Beach 5 6/1/2029 628571GB1	305,000.00	11/21/2024 5.00	305,000.00 305,000.00	101.42 4.60	309,331.00 1,228.47	0.21% 4,331.00	Moodys-Aa3 S&P-AA-	1432 3.6
New York City 1.71 11/1/2028-28 64971XUT3	1,000,000.00	2/21/2024 4.59	879,500.00 914,279.88	92.66 4.09	926,580.00 2,802.50	0.64% 12,300.12	Moodys-Aa1 S&P-AAA	1219 3.24
New York City 2.28 5/1/2026-26 64971WJ76	1,000,000.00	12/13/2023 4.75	944,930.00 980,693.85	98.63 3.96	986,260.00 3,736.67	0.69% 5,566.15	Moodys-Aa1 S&P-AAA	304 0.83
New York City 3.7 5/1/2027-27 64971XDY1	1,000,000.00	3/21/2024 4.65	972,730.00 983,916.46	99.48 3.99	994,810.00 6,063.89	0.69% 10,893.54	Moodys-Aa1 S&P-AAA	669 1.78
New York City 4.538 2/1/2027-27 64966SMT0	100,000.00	4/29/2025 4.54	100,000.00 100,000.00	100.41 4.27	100,414.00 768.94	0.07% 414.00	Moodys-Aa2 S&P-AA	580 1.54
New York City 4.669 2/1/2028-28 64966SMU7	100,000.00	4/29/2025 4.67	100,000.00 100,000.00	100.81 4.33	100,814.00 791.14	0.07% 814.00	Moodys-Aa2 S&P-AA	945 2.45
New York City 4.82 2/1/2029-29 64966SMV5	100,000.00	4/29/2025 4.82	100,000.00 100,000.00	101.82 4.27	101,816.00 816.72	0.07% 1,816.00	Moodys-Aa2 S&P-AA	1311 3.31
New York City 4.92 2/1/2030-30 64966SMW3	100,000.00	4/29/2025 4.92	100,000.00 100,000.00	101.85 4.47	101,849.00 833.67	0.07% 1,849.00	Moodys-Aa2 S&P-AA	1676 4.13
New York City 5 11/1/2027-27 64971X3D8	1,000,000.00	3/21/2024 4.62	1,012,620.00 1,008,164.76	102.18 4.01	1,021,770.00 8,194.44	0.71% 13,605.24	Moodys-Aa1 S&P-AAA	853 2.22
New York City NY 3.78 2/1/2026-24 64971WDP2	700,000.00	4/16/2021 1.84	761,936.00 707,604.93	99.89 3.97	699,223.00 10,951.50	0.5% -8,381.93	Moodys-Aa1 S&P-AAA	32 0.58
New York City NY 5.075 11/1/2025-25 64971M5K4	520,000.00	4/16/2021 0.98	614,411.20 526,999.75	100.27 4.23	521,404.00 4,325.03	0.37% -5,595.75	Moodys-Aa1 S&P-AAA	93 0.34
New York City Transit 3.85 5/1/2030-30 64971XEB0	1,000,000.00	5/1/2025 4.15	986,570.00 987,011.29	98.08 4.29	980,770.00 6,309.72	0.69% -6,241.29	Moodys-Aa1 S&P-AAA	1765 4.43



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

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New York State NY 2.406 1/1/2026-25 650009S20	400,000.00	4/22/2021 1.10	423,820.00 402,557.11	99.23 3.96	396,932.00 4,785.27	0.28% -5,625.11	Moody's-A1 S&P-A	154 0.5
Niagara Falls NY 2.4 7/15/2026 653438CL3	1,035,000.00	12/13/2023 4.92	972,289.35 1,009,783.02	98.42 3.97	1,018,615.95 11,385.00	0.71% 8,832.93	S&P-AA None	380 1.02
Omaha NE 0.983 4/15/2026 6817126Z3	750,000.00	5/21/2021 0.90	752,970.00 750,478.12	97.70 3.96	732,757.50 1,535.94	0.53% -17,720.62	Moody's-Aa2 S&P-AA+	289 0.79
Omaha Special OB Sinking 6.4 2/1/2026-17 68189TBA3	30,000.00	6/15/2021 3.63	33,509.10 30,447.97	101.38 3.98	30,414.90 794.67	0.02% -33.07	Moody's-Aa3 S&P-AA+	216 0.57
Oregon State Sinking 5.892 6/1/2027-24 68607LXQ5	551,895.08	11/17/2022 4.96	572,508.36 560,608.42	102.38 4.58	565,030.18 2,619.48	0.39% 4,421.76	Moody's-Aa1 S&P-AA+	336 1.84
Pennsylvania State Sinking 4.65 2/15/2026-26 70914PME9	395,000.00	6/9/2021 2.20	437,849.60 400,734.98	100.23 4.27	395,900.60 6,887.81	0.28% -4,834.38	Moody's-Aa3 S&P-A+	199 0.61
San Antonio TX 5.635 2/1/2026-25 79623PQQ1	2,000,000.00	12/21/2023 5.12	2,020,460.00 2,005,717.15	100.02 5.59	2,000,400.00 46,645.28	1.4% -5,317.15	Moody's-Aaa S&P-AAA	216 0.57
San Bernardino Cmnty 1.61 8/1/2027 796720NT3	1,000,000.00	1/14/2025 4.57	929,570.00 942,230.72	95.09 4.09	950,940.00 6,663.61	0.66% 8,709.28	Moody's-Aa1 S&P-AA	762 2.05
San Joaquin Hills CA 2.153 1/15/2027-26 798111HF0	750,000.00	1/24/2022 1.95	757,177.50 752,225.18	97.26 4.00	729,465.00 7,400.94	0.53% -22,760.18	Moody's-A1 S&P-AA	533 1.51
San Luis Obispo Cnty 0 9/1/2028 798703BF0	1,000,000.00	1/14/2025 4.75	843,380.00 863,105.14	87.85 4.13	878,500.00 0.00	0.6% 15,394.86	S&P-AAA Fitch-AA+	1159 3.17
Savannah GA Hosp Auth Sinking 6 7/1/2027-24 804833EZ0	1,115,000.00	9/21/2023 5.94	1,117,085.05 1,116,105.27	101.39 5.26	1,130,543.10 33,264.17	0.78% 14,437.83	Moody's-A2 Fitch-A	1 1.86
Sun City Fire District AZ 1.707 7/1/2026-26 86666PAE8	500,000.00	11/8/2021 1.54	503,700.00 500,796.76	97.80 3.96	489,015.00 4,243.79	0.35% -11,781.76	NR S&P-A+	336 0.99



Town of Addison | TX

Portfolio Holdings by Asset Class

All Portfolios

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Texas Womans University TX 4 7/1/2025 882874KQ2	315,000.00	5/12/2021 0.53	359,657.55 315,000.00	100.00 3.92	315,000.00 6,265.00	0.22% 0.00	Moodys-Aaa NR	1 0
Tredyffrin Easttown SD PA 1.159 2/15/2026 894673TA0	275,000.00	5/6/2021 0.97	277,475.00 275,324.80	98.29 3.96	270,292.00 1,195.22	0.19% -5,032.80	Moodys-Aaa NR	230 0.62
TX Pub Fin Auth Lease 1.43 2/1/2029 882669BX1	400,000.00	12/30/2024 4.56	353,812.50 359,439.09	91.09 4.13	364,376.00 2,367.44	0.25% 4,936.91	Moodys-Aa1 S&P-AA+	1312 3.48
Univ of CA 1.316 5/15/2027-27 91412HGF4	2,545,000.00	8/1/2024 4.30	2,347,609.80 2,412,241.99	95.30 3.94	2,425,385.00 4,186.52	1.69% 13,143.01	Moodys-Aa2 S&P-AA	683 1.85
Univ of Chicago 4.947 4/1/2029-29 91412NBH2	1,000,000.00	11/1/2024 4.53	1,016,645.33 1,014,156.79	102.25 4.29	1,022,542.50 12,230.08	0.71% 8,385.71	Moodys-Aa2 Fitch-AA+	1370 3.44
University of Oklahoma OK 3.023 7/1/2025-22 91476PDR6	300,000.00	7/1/2021 2.38	307,275.00 300,000.00	100.00 2.98	300,000.00 4,509.31	0.21% 0.00	NR S&P-A+	1 0
West Virginia St HSG Dev 6 5/1/2030 95662NUS5	300,000.00	6/24/2025 4.42	320,448.00 320,378.76	106.71 4.44	320,124.00 4,350.00	0.22% -254.76	Moodys-Aaa S&P-AAA	1766 4.24
Wisconsin St 2.299 5/1/2028-28 977100HA7	750,000.00	1/13/2025 4.63	697,035.00 704,425.47	94.72 4.30	710,362.50 2,825.85	0.49% 5,937.03	Moodys-Aa2 Fitch-AA	1035 2.75
Sub Total Municipal Bonds	57,551,895.08	3.50	57,506,403.19 56,715,646.80	3.96	56,739,070.93 550,847.91	39.71% 23,424.13		559 1.53
TOTAL PORTFOLIO	143,789,281.97	3.69	143,599,843.83 142,823,800.11	4.27	142,608,720.02 834,050.03	100.00% -215,080.09		279 1.35



Town of Addison | TX

Transaction Summary by Action

All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Buy Transactions									
Buy	4/1/2025	30259XBX9	245,000.00	First National Bank Oxford 4.4 4/1/2030-25	100.00	245,000.00	0.00	4.40	245,000.00
Buy	4/3/2025	396916AC2	245,000.00	Greenway Bank 4.35 4/3/2028-25	100.00	245,000.00	0.00	4.35	245,000.00
Buy	4/16/2025	3130B5SU3	180,000.00	FHLB 4.69 4/10/2029-25	99.95	179,910.00	140.70	4.70	180,050.70
Buy	4/16/2025	3133ETCB1	1,000,000.00	FFCB 4.67 10/10/2028-25	99.95	999,500.00	778.33	4.69	1,000,278.33
Buy	4/16/2025	3133ETAY3	1,000,000.00	FFCB 4.73 3/26/2029-25	100.00	1,000,000.00	2,627.78	4.73	1,002,627.78
Buy	4/29/2025	64966SMT0	100,000.00	New York City 4.538 2/1/2027-27	100.00	100,000.00	0.00	4.54	100,000.00
Buy	4/29/2025	64966SMV5	100,000.00	New York City 4.82 2/1/2029-29	100.00	100,000.00	0.00	4.82	100,000.00
Buy	4/29/2025	64966SMW3	100,000.00	New York City 4.92 2/1/2030-30	100.00	100,000.00	0.00	4.92	100,000.00
Buy	4/29/2025	64966SMU7	100,000.00	New York City 4.669 2/1/2028-28	100.00	100,000.00	0.00	4.67	100,000.00
Buy	4/30/2025	3130B5VZ8	1,000,000.00	FHLB 5.15 4/16/2030-25	100.00	1,000,000.00	0.00	5.15	1,000,000.00
Buy	5/1/2025	64971XEB0	1,000,000.00	New York City Transit 3.85 5/1/2030-30	98.66	986,570.00	0.00	4.15	986,570.00
Buy	6/20/2025	09776DAS3	245,000.00	BOM Bank 4.5 6/20/2029-25	100.00	245,000.00	0.00	4.50	245,000.00
Buy	6/23/2025	3140HW4G4	1,000,000.00	FNMA MBS 2.43 1/1/2030	91.69	916,875.00	1,485.00	4.43	918,360.00
Buy	6/24/2025	33646CRU0	245,000.00	First Source Bank 4.45 12/26/2028-25	100.00	245,000.00	0.00	4.45	245,000.00
Buy	6/24/2025	95662NUS5	300,000.00	West Virginia St HSG Dev 6 5/1/2030	106.82	320,448.00	4,050.00	4.42	324,498.00
Buy	6/25/2025	856070AJ6	245,000.00	State Bank 4.5 6/25/2030-25	100.00	245,000.00	0.00	4.50	245,000.00
Buy	6/25/2025	02432LAC1	245,000.00	American Bank of Commerce 4.5 6/25/2030-25	100.00	245,000.00	0.00	4.50	245,000.00
Buy	6/30/2025	3130B6S64	2,000,000.00	FHLB 5 6/17/2030-25	100.00	2,000,000.00	0.00	5.00	2,000,000.00
Subtotal			9,350,000.00			9,273,303.00	9,081.81		9,282,384.81
Deposit	4/30/2025	LOGIC5010	99,627.74	LOGIC Operating LGIP	100.00	99,627.74	0.00	0.00	99,627.74
Deposit	4/30/2025	LOGIC5010	173,674.94	LOGIC Operating LGIP	100.00	173,674.94	0.00	0.00	173,674.94
Deposit	4/30/2025	TEXSTAR1110	4,032.99	TexSTAR Operating LGIP	100.00	4,032.99	0.00	0.00	4,032.99
Deposit	4/30/2025	LOGIC5020	55,984.31	LOGIC SIB Loan LGIP	100.00	55,984.31	0.00	0.00	55,984.31
Deposit	4/30/2025	TEXASCLASS0001	32,938.35	Texas CLASS LGIP	100.00	32,938.35	0.00	0.00	32,938.35
Deposit	4/30/2025	TEXPOOL0003	4,051.03	TexPool General LGIP	100.00	4,051.03	0.00	0.00	4,051.03
Deposit	5/31/2025	LOGIC5010	29,356.78	LOGIC Operating LGIP	100.00	29,356.78	0.00	0.00	29,356.78



Town of Addison | TX Transaction Summary by Action All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Deposit	5/31/2025	LOGIC5010	88,388.56	LOGIC Operating LGIP	100.00	88,388.56	0.00	0.00	88,388.56
Deposit	5/31/2025	TEXSTAR1110	4,149.95	TexSTAR Operating LGIP	100.00	4,149.95	0.00	0.00	4,149.95
Deposit	5/31/2025	LOGIC5020	57,685.06	LOGIC SIB Loan LGIP	100.00	57,685.06	0.00	0.00	57,685.06
Deposit	5/31/2025	TEXASCLASS0001	33,947.41	Texas CLASS LGIP	100.00	33,947.41	0.00	0.00	33,947.41
Deposit	5/31/2025	TEXPOOL0003	4,174.01	TexPool General LGIP	100.00	4,174.01	0.00	0.00	4,174.01
Deposit	6/30/2025	LOGIC5010	78,656.67	LOGIC Operating LGIP	100.00	78,656.67	0.00	0.00	78,656.67
Deposit	6/30/2025	LOGIC5010	127,143.10	LOGIC Operating LGIP	100.00	127,143.10	0.00	0.00	127,143.10
Deposit	6/30/2025	TEXSTAR1110	4,019.78	TexSTAR Operating LGIP	100.00	4,019.78	0.00	0.00	4,019.78
Deposit	6/30/2025	LOGIC5020	55,880.96	LOGIC SIB Loan LGIP	100.00	55,880.96	0.00	0.00	55,880.96
Deposit	6/30/2025	TEXASCLASS0001	32,928.05	Texas CLASS LGIP	100.00	32,928.05	0.00	0.00	32,928.05
Deposit	6/30/2025	TEXPOOL0003	4,044.11	TexPool General LGIP	100.00	4,044.11	0.00	0.00	4,044.11
Subtotal			890,683.80			890,683.80	0.00		890,683.80
Total Buy Transactions			10,240,683.80			10,163,986.80	9,081.81		10,173,068.61
Sell Transactions									
Called	4/14/2025	3130ARGS4	1,000,000.00	FHLB Step 4/14/2027-23	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Called	4/23/2025	31424WHJ4	1,000,000.00	FAMC 5.78 4/23/2029-25	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Called	5/14/2025	48836LBH4	245,000.00	Kemba Fin CU 5.4 5/14/2029-24	0.00	245,000.00	0.00	0.00	245,000.00
Called	5/19/2025	3130B3RT2	1,000,000.00	FHLB 4.65 11/19/2026-25	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Called	6/1/2025	83754LAX5	1,000,000.00	South Dakota Educational 1.495 6/1/2026-26	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Called	6/1/2025	68607LXQ5	236,059.07	Oregon State Sinking 5.892 6/1/2027-24	0.00	236,059.07	0.00	0.00	236,059.07
Subtotal			4,481,059.07			4,481,059.07	0.00		4,481,059.07
Matured	5/23/2025	3133EM3E0	1,000,000.00	FFCB 0.61 5/23/2025-21	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Matured	6/1/2025	57604TAB2	1,000,000.00	Massachusetts State 5.203 6/1/2025-25	0.00	1,000,000.00	0.00	0.00	1,000,000.00
Matured	6/1/2025	628571FX4	1,375,000.00	Myrtle Beach 5.05 6/1/2025	0.00	1,375,000.00	0.00	0.00	1,375,000.00
Subtotal			3,375,000.00			3,375,000.00	0.00		3,375,000.00
Withdraw	4/30/2025	LOGIC5010	6,200,000.00	LOGIC Operating LGIP	0.00	6,200,000.00	0.00	0.00	6,200,000.00
Withdraw	5/31/2025	LOGIC5010	2,500,000.00	LOGIC Operating LGIP	0.00	2,500,000.00	0.00	0.00	2,500,000.00



Town of Addison | TX

Transaction Summary by Action

All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Withdraw	6/30/2025	LOGIC5010	7,500,000.00	LOGIC Operating LGIP	0.00	7,500,000.00	0.00	0.00	7,500,000.00
Subtotal			16,200,000.00			16,200,000.00	0.00		16,200,000.00
Total Sell Transactions			24,056,059.07			24,056,059.07	0.00		24,056,059.07
Interest/Dividends									
Interest	4/1/2025	3132XFSR0	0.00	FHLMC MBS 4.42 9/1/2029		0.00	3,806.11	0.00	3,806.11
Interest	4/1/2025	46873TAD5	0.00	Jackson Energy TN 3.4 4/1/2026-23		0.00	32,725.00	0.00	32,725.00
Interest	4/1/2025	23542JQP3	0.00	Dallas Water-Sewer TX 1.007 10/1/2025		0.00	6,797.25	0.00	6,797.25
Interest	4/1/2025	3132XGYV2	0.00	FHLMC MBS 4.25 12/1/2028		0.00	3,659.72	0.00	3,659.72
Interest	4/1/2025	18507MAD3	0.00	Clearpath Federal CU 5.4 7/30/2029-25		0.00	1,123.64	0.00	1,123.64
Interest	4/1/2025	13068XLK3	0.00	California St Public 4.859 4/1/2028		0.00	36,442.50	0.00	36,442.50
Interest	4/1/2025	91412NBH2	0.00	Univ of Chicago 4.947 4/1/2029-29		0.00	24,735.00	0.00	24,735.00
Interest	4/1/2025	23542JQR9	0.00	City of Dallas 1.497 10/1/2027		0.00	1,871.25	0.00	1,871.25
Interest	4/1/2025	3132XGZZ2	0.00	FHLMC MBS 4.6 1/1/2029		0.00	3,961.11	0.00	3,961.11
Interest	4/1/2025	088632CT9	0.00	Bi-State Development Agency MA 1.344 10/1/2025		0.00	10,248.00	0.00	10,248.00
Interest	4/1/2025	485106UX4	0.00	Kansas City MO 1.475 4/1/2026		0.00	7,375.00	0.00	7,375.00
Interest	4/2/2025	3130B36D0	0.00	FHLB 4.625 10/2/2029-25		0.00	44,451.39	0.00	44,451.39
Interest	4/3/2025	32022WDU7	0.00	First Federal Bank 4.6 2/3/2028-25		0.00	957.18	0.00	957.18
Interest	4/7/2025	898812AE2	0.00	Tucson FCU 4.65 3/7/2030-25		0.00	967.58	0.00	967.58
Interest	4/7/2025	108622PY1	0.00	Bridgewater Bank 4.65 2/7/2030-25		0.00	967.58	0.00	967.58
Interest	4/10/2025	83172HHT0	0.00	SmartBank 4.6 2/8/2030-25		0.00	957.18	0.00	957.18
Interest	4/14/2025	48836LBH4	0.00	Kemba Fin CU 5.4 5/14/2029-24		0.00	1,123.64	0.00	1,123.64
Interest	4/14/2025	3130ARGS4	0.00	FHLB Step 4/14/2027-23		0.00	20,000.00	0.00	20,000.00
Interest	4/15/2025	6817126Z3	0.00	Omaha NE 0.983 4/15/2026		0.00	3,686.25	0.00	3,686.25
Interest	4/18/2025	61776CCT2	0.00	Morgan Stanley 4.2 10/18/2029-25		0.00	5,130.90	0.00	5,130.90
Interest	4/18/2025	61768UQS9	0.00	Morgan Stanley PVT 4.2 10/18/2029-25		0.00	5,130.90	0.00	5,130.90
Interest	4/20/2025	15118RU21	0.00	Celtic Bank 4.5 12/20/2029-25		0.00	936.37	0.00	936.37
Interest	4/22/2025	89789AAH0	0.00	Truiliant Federal CU 5.15 3/23/2026		0.00	1,071.62	0.00	1,071.62
Interest	4/22/2025	3134HATW3	0.00	FHLMC 4.86 10/22/2029-25		0.00	48,600.00	0.00	48,600.00



Town of Addison | TX Transaction Summary by Action All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Interest	4/23/2025	31424WHJ4	0.00	FAMC 5.78 4/23/2029-25		0.00	28,900.00	0.00	28,900.00
Interest	4/28/2025	3133EMXQ0	0.00	FFCB 0.94 4/28/2026-22		0.00	4,700.00	0.00	4,700.00
Interest	4/28/2025	152577CV2	0.00	Central Bank 4.4 3/28/2030-25		0.00	915.56	0.00	915.56
Interest	4/30/2025	LOGIC5010	0.00	LOGIC Operating LGIP		0.00	99,627.74	0.00	99,627.74
Interest	4/30/2025	TEXSTAR1110	0.00	TexSTAR Operating LGIP		0.00	4,032.99	0.00	4,032.99
Interest	4/30/2025	LOGIC5020	0.00	LOGIC SIB Loan LGIP		0.00	55,984.31	0.00	55,984.31
Interest	4/30/2025	TEXASCLASS0001	0.00	Texas CLASS LGIP		0.00	32,938.35	0.00	32,938.35
Interest	4/30/2025	TEXPOOL0003	0.00	TexPool General LGIP		0.00	4,051.03	0.00	4,051.03
Interest	5/1/2025	3132XFSR0	0.00	FHLMC MBS 4.42 9/1/2029		0.00	3,683.33	0.00	3,683.33
Interest	5/1/2025	64971XUT3	0.00	New York City 1.71 11/1/2028-28		0.00	8,550.00	0.00	8,550.00
Interest	5/1/2025	3132XGYV2	0.00	FHLMC MBS 4.25 12/1/2028		0.00	3,541.67	0.00	3,541.67
Interest	5/1/2025	64971XDY1	0.00	New York City 3.7 5/1/2027-27		0.00	18,500.00	0.00	18,500.00
Interest	5/1/2025	64971WJ76	0.00	New York City 2.28 5/1/2026-26		0.00	11,400.00	0.00	11,400.00
Interest	5/1/2025	64971M5K4	0.00	New York City NY 5.075 11/1/2025-25		0.00	13,195.00	0.00	13,195.00
Interest	5/1/2025	18507MAD3	0.00	Clearpath Federal CU 5.4 7/30/2029-25		0.00	1,087.40	0.00	1,087.40
Interest	5/1/2025	46657VNZ9	0.00	JPM Chase 4.6 11/1/2029-25		0.00	5,588.68	0.00	5,588.68
Interest	5/1/2025	30259XBX9	0.00	First National Bank Oxford 4.4 4/1/2030-25		0.00	886.03	0.00	886.03
Interest	5/1/2025	64971X3D8	0.00	New York City 5 11/1/2027-27		0.00	25,000.00	0.00	25,000.00
Interest	5/1/2025	3132XGZZ2	0.00	FHLMC MBS 4.6 1/1/2029		0.00	3,833.33	0.00	3,833.33
Interest	5/1/2025	977100HA7	0.00	Wisconsin St 2.299 5/1/2028-28		0.00	8,621.25	0.00	8,621.25
Interest	5/3/2025	32022WDU7	0.00	First Federal Bank 4.6 2/3/2028-25		0.00	926.30	0.00	926.30
Interest	5/3/2025	396916AC2	0.00	Greenway Bank 4.35 4/3/2028-25		0.00	875.96	0.00	875.96
Interest	5/7/2025	898812AE2	0.00	Tucson FCU 4.65 3/7/2030-25		0.00	936.37	0.00	936.37
Interest	5/7/2025	108622PY1	0.00	Bridgewater Bank 4.65 2/7/2030-25		0.00	936.37	0.00	936.37
Interest	5/10/2025	83172HHT0	0.00	SmartBank 4.6 2/8/2030-25		0.00	926.30	0.00	926.30
Interest	5/12/2025	3130AMDE9	0.00	FHLB Step 5/12/2026-21		0.00	15,000.00	0.00	15,000.00
Interest	5/14/2025	48836LBH4	0.00	Kemba Fin CU 5.4 5/14/2029-24		0.00	1,087.40	0.00	1,087.40
Interest	5/15/2025	186398MK6	0.00	Cleveland Public PWR 2.346 11/15/2028		0.00	15,600.90	0.00	15,600.90



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Begin Date: 3/31/2025, End Date: 6/30/2025

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Interest	5/15/2025	91412HGF4	0.00	Univ of CA 1.316 5/15/2027-27		0.00	16,746.10	0.00	16,746.10
Interest	5/15/2025	207580AR2	0.00	Connecticut Green Bank CT 1.2 11/15/2025		0.00	1,200.00	0.00	1,200.00
Interest	5/19/2025	3130B3RT2	0.00	FHLB 4.65 11/19/2026-25		0.00	23,250.00	0.00	23,250.00
Interest	5/20/2025	3130B3SZ7	0.00	FHLB 4.625 11/20/2029-26		0.00	23,125.00	0.00	23,125.00
Interest	5/20/2025	15118RU21	0.00	Celtic Bank 4.5 12/20/2029-25		0.00	906.16	0.00	906.16
Interest	5/22/2025	89789AAH0	0.00	Truiliant Federal CU 5.15 3/23/2026		0.00	1,037.05	0.00	1,037.05
Interest	5/23/2025	3133EM3E0	0.00	FFCB 0.61 5/23/2025-21		0.00	3,050.00	0.00	3,050.00
Interest	5/28/2025	152577CV2	0.00	Central Bank 4.4 3/28/2030-25		0.00	886.03	0.00	886.03
Interest	5/31/2025	LOGIC5010	0.00	LOGIC Operating LGIP		0.00	88,388.56	0.00	88,388.56
Interest	5/31/2025	TEXSTAR1110	0.00	TexSTAR Operating LGIP		0.00	4,149.95	0.00	4,149.95
Interest	5/31/2025	LOGIC5020	0.00	LOGIC SIB Loan LGIP		0.00	57,685.06	0.00	57,685.06
Interest	5/31/2025	TEXASCLASS0001	0.00	Texas CLASS LGIP		0.00	33,947.41	0.00	33,947.41
Interest	5/31/2025	TEXPOOL0003	0.00	TexPool General LGIP		0.00	4,174.01	0.00	4,174.01
Interest	6/1/2025	3132XFSR0	0.00	FHLMC MBS 4.42 9/1/2029		0.00	3,806.11	0.00	3,806.11
Interest	6/1/2025	83754LAX5	0.00	South Dakota Educational 1.495 6/1/2026-26		0.00	7,475.00	0.00	7,475.00
Interest	6/1/2025	3132XGYV2	0.00	FHLMC MBS 4.25 12/1/2028		0.00	3,659.72	0.00	3,659.72
Interest	6/1/2025	628571GA3	0.00	Myrtle Beach 4.9 6/1/2028		0.00	19,395.83	0.00	19,395.83
Interest	6/1/2025	594654XW0	0.00	Michigan St HSG 4.092 12/1/2028		0.00	2,046.00	0.00	2,046.00
Interest	6/1/2025	628571GB1	0.00	Myrtle Beach 5 6/1/2029		0.00	8,048.61	0.00	8,048.61
Interest	6/1/2025	57604TAB2	0.00	Massachusetts State 5.203 6/1/2025-25		0.00	26,015.00	0.00	26,015.00
Interest	6/1/2025	594654XV2	0.00	Michigan St HSG 4.062 6/1/2028		0.00	5,077.50	0.00	5,077.50
Interest	6/1/2025	594654XX8	0.00	Michigan St HSG 4.162 6/1/2029		0.00	5,202.50	0.00	5,202.50
Interest	6/1/2025	18507MAD3	0.00	Clearpath Federal CU 5.4 7/30/2029-25		0.00	1,123.64	0.00	1,123.64
Interest	6/1/2025	628571FX4	0.00	Myrtle Beach 5.05 6/1/2025		0.00	36,647.57	0.00	36,647.57
Interest	6/1/2025	30259XBX9	0.00	First National Bank Oxford 4.4 4/1/2030-25		0.00	915.56	0.00	915.56
Interest	6/1/2025	3132XGZZ2	0.00	FHLMC MBS 4.6 1/1/2029		0.00	3,961.11	0.00	3,961.11
Interest	6/1/2025	68607LXQ5	0.00	Oregon State Sinking 5.892 6/1/2027-24		0.00	23,213.13	0.00	23,213.13



Town of Addison | TX Transaction Summary by Action All Portfolios

Begin Date: 3/31/2025, End Date: 6/30/2025

Action	Settlement Date	CUSIP	Face Amount / Shares	Description	Purchase Price	Principal	Interest / Dividends	YTM @ Cost	Total
Interest	6/3/2025	32022WDU7	0.00	First Federal Bank 4.6 2/3/2028-25		0.00	957.18	0.00	957.18
Interest	6/3/2025	396916AC2	0.00	Greenway Bank 4.35 4/3/2028-25		0.00	905.16	0.00	905.16
Interest	6/7/2025	898812AE2	0.00	Tucson FCU 4.65 3/7/2030-25		0.00	967.58	0.00	967.58
Interest	6/7/2025	108622PY1	0.00	Bridgewater Bank 4.65 2/7/2030-25		0.00	967.58	0.00	967.58
Interest	6/9/2025	3130AMMJ8	0.00	FHLB Step 6/9/2026-23		0.00	7,500.00	0.00	7,500.00
Interest	6/10/2025	3130AMMW9	0.00	FHLB Step 6/10/2026-21		0.00	11,250.00	0.00	11,250.00
Interest	6/10/2025	83172HHT0	0.00	SmartBank 4.6 2/8/2030-25		0.00	957.18	0.00	957.18
Interest	6/20/2025	15118RU21	0.00	Celtic Bank 4.5 12/20/2029-25		0.00	936.37	0.00	936.37
Interest	6/22/2025	89789AAH0	0.00	Truliant Federal CU 5.15 3/23/2026		0.00	1,071.62	0.00	1,071.62
Interest	6/28/2025	152577CV2	0.00	Central Bank 4.4 3/28/2030-25		0.00	915.56	0.00	915.56
Interest	6/30/2025	LOGIC5010	0.00	LOGIC Operating LGIP		0.00	78,656.67	0.00	78,656.67
Interest	6/30/2025	TEXSTAR1110	0.00	TexSTAR Operating LGIP		0.00	4,019.78	0.00	4,019.78
Interest	6/30/2025	LOGIC5020	0.00	LOGIC SIB Loan LGIP		0.00	55,880.96	0.00	55,880.96
Interest	6/30/2025	3130ASG52	0.00	FHLB 4.1 6/30/2027-23		0.00	20,500.00	0.00	20,500.00
Interest	6/30/2025	TEXASCLASS0001	0.00	Texas CLASS LGIP		0.00	32,928.05	0.00	32,928.05
Interest	6/30/2025	TEXPOOL0003	0.00	TexPool General LGIP		0.00	4,044.11	0.00	4,044.11
Subtotal			0.00			0.00	1,265,641.85		1,265,641.85
Total Interest/Dividends			0.00			0.00	1,265,641.85		1,265,641.85

2025 City Council Regular Meeting

2. a.

Meeting Date: 08/26/2025

Department: City Manager

AGENDA CAPTION:

City Manager's Announcements.

BACKGROUND:

The City Manager will make announcements of interest to the Town.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

2025 City Council Regular Meeting

2. b.

Meeting Date: 08/26/2025

Department: City Manager

AGENDA CAPTION:

Employee Recognition.

BACKGROUND:

The City Manager will recognize an employee for his/her service to the Town.

FISCAL IMPACT

N/A

RECOMMENDATION

Information only.

2025 City Council Regular Meeting

2. c.

Meeting Date: 08/26/2025

Department: City Manager

AGENDA CAPTION:

National Payroll Week Recognition.

BACKGROUND:

This Proclamation is prepared in support of the efforts of the people who work in the payroll profession.

FISCAL IMPACT

N/A

RECOMMENDATION

N/A

2025 City Council Regular Meeting

4. a.

Meeting Date: 08/26/2025

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the August 5, 2025 City Council Work Session Meeting.

BACKGROUND:

The minutes for the August 5, 2025 City Council Work Session Meeting have been prepared for consideration.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes - August 5, 2025 City Council Work Session Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

August 5, 2025

**Addison Town Hall
5300 Belt Line Road, Dallas, TX 75254
4:00 PM Work Session – Town Hall Parlor**

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Marlin Willesen; Deputy Mayor Pro-Tempore Chris DeFrancisco; Council Member Howard Freed; Council Member Darren Gardner; Council Member Randy Smith
Absent: Council Member Dan Liscio

WORK SESSION

The Addison City Council will convene in the Work Session in the Town Hall Parlor at 4:00 PM.

1. Call Meeting to Order and Announce that a Quorum is Present.

Mayor Arfsten called the meeting to order in the Town Hall Parlor Room at 4:02 PM.

2. Pledge of Allegiance. United States and Texas Flags

Mayor Arfsten led the Pledge of Allegiance to the United States and Texas Flags.

Mayor Arfsten closed the Open Meeting to convene the City Council into Closed Meeting at 4:03 PM.

3. Closed Meeting. The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following item(s):

- a. Pursuant to Section 551.071(1) to receive legal advice from the City Attorney regarding 12GCS v. Westwood School, et al.

Mayor Arfsten convened the City Council into Open Meeting at 4:21 PM. No action was taken as a result of the Closed Meeting.

4. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.

5. **Work Session Reports**

a. **Present and discuss the operations and financial reconciliation for Taste Addison 2025.**

[Director of Special Events & Theatre, Abby Morales]

Director of Special Events & Theatre Abby Morales presented an update regarding the operations and financial reconciliation for Taste Addison 2025.

Taste Addison is a major annual festival produced by the Town to promote tourism while supporting Addison restaurants, hotels, and other businesses. This three-day event had an experience for every vibe, including eats, beats and artistic treats. The 2025 event was held April 25 - 27 at Addison Circle Park.

Ms. Morales provided a history of the Taste Addison event dating back to its inception in 1993 and discussed its evolution through the years since then. In reviewing Taste Addison 2025, the following components were presented:

- 2025 Goals
- Restaurant Coalition
- Eats, Beats, & Artistic Treats Offerings
- Marketing Efforts & Data
- Hotel Data for the Event Weekend
- Metrics for Success
- Attendance & Demographics
- Revenue & Expenses

After reviewing information regarding the 2025 event, Ms. Morales shared what staff is utilizing to prepare for the 2026 event.

City Council Direction: This update was provided for informational purposes only. No City Council direction was required.

Mayor Arfsten called for a brief recess at 5:29 PM. Following the recess, Mayor Arfsten reconvened the meeting at 5:56 PM resuming with Work Session Item #5b.

b. **Present and discuss an overview of the Neighborhood Vitality Grant program.**

[Director of Development & Neighborhood Services, Lesley Nyp]

Director of Development & Neighborhood Services Lesley Nyp presented an overview the Town's Neighborhood Vitality Grant Program.

The Neighborhood Vitality Grant (NVG) Program was adopted by the Addison City Council in February 2024 to address aging infrastructure, specifically the maintenance of residential masonry perimeter screening walls. Historically, the Town found that, in most cases, maintenance responsibility for these walls did not rest with the Town due to a lack of proper easements or agreements. To address this, in 2024, the Council directed staff to research similar programs in other cities and develop a grant framework that would allow the Town to support neighborhood infrastructure without assuming full maintenance responsibility or incurring the costs and complexities of acquiring new easements.

The need for a Neighborhood Vitality Grant Program emerged from ongoing discussions and presentations to the City Council in 2022 and 2023, prompted by requests from neighborhood groups for assistance maintaining perimeter screening walls. These walls are defined as masonry structures around the perimeter of residential subdivisions and are critical to neighborhood appearance and safety. The Council's adoption of the program in February 2024 followed a series of work sessions and public feedback, including support from residents who highlighted the positive impact of improved wall maintenance on community pride and property values.

The program provides matching funds to supplement private investment in neighborhood improvements, with the goals of preserving neighborhood aesthetics, fostering community continuity, safeguarding community pride and identity, and addressing safety concerns related to structural integrity. The FY25 budget allocates \$100,000 for this initiative, with funding sourced from the Self-Funded Special Project Fund. The program is administered by Neighborhood Services and is structured to ensure accountability and community engagement throughout the application and implementation process.

The program was established in accordance with Chapter 380 of the Texas Local Government Code, which allows municipalities to provide financial incentives for community improvement. The grant specifically targets the maintenance and improvement of masonry perimeter screening walls, with the intent to preserve neighborhood character and address safety concerns. The program's framework aligns with best practices observed in comparator cities, which also use matching grants to encourage private investment in neighborhood infrastructure.

The program was launched with an initial budget of \$100,000 for FY25, funded through the Town's Self-Funded Special Project Fund. This fund is supported by positive year-end variances in the General Fund, ensuring the program is cash-funded and does not rely on debt or outside grants. For FY26, staff is seeking one-time funds of \$100,000 to fund the grant program for its second year as part of the ongoing FY2026 budget process.

City Council Direction: The City Council directed the City Manager to continue funding the program in FY26 and institute two conditions for the program:

- Set a maximum amount of \$25,000 per project.
- Set a ten-year waiting period between being awarded a grant and applying for the grant again for the same section of wall.

- c. **Present and discuss the Proposed Annual Budget for the Town of Addison for Fiscal Year 2026 (Beginning October 1, 2025, and Ending September 30, 2026), including, but not limited to, the General Fund, Utility Fund, Stormwater Fund, Airport Fund, Hotel Fund, Economic Development Fund, Information Technology Fund, Capital Replacement Fund, Infrastructure Investment Fund, and Long-Term Planning**
[Chief Financial Officer, Steven Glickman]

Chief Financial Officer Steven Glickman presented an overview of the Fiscal Year 2026 Budget that is currently in development. The total proposed budget appropriates approximately \$111.0 million for operations. This proposed budget provides sufficient funding to tailor services to meet the needs and expectations of the community. The proposed budget also includes \$36.3 million for capital improvement projects. The focuses of this presentation were:

- Overview of the budget process
- Budget priorities and financial assumptions
- Resource maximization
- Department presentations from the following departments:
 - Addison Airport
 - Public Works & Engineering
 - Special Events & Theatre
- Decision package summary
- General fund

City Council Direction: The City Council directed the City Manager to:

- Implement a more aggressive revenue-generating and update the revenue projection for Taste Addison.
- Revise the Addison Performing Arts Centre Improvements decision package from a three-year phased approach to budgeting all items in FY 26.

6. **Items of Community Interest.** *The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.*

7. **Adjourn Meeting.**

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting at 8:15 PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

2025 City Council Regular Meeting

4. b.

Meeting Date: 08/26/2025

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the August 6, 2025 City Council Work Session Meeting.

BACKGROUND:

The minutes for the August 6, 2025 City Council Work Session Meeting have been prepared for consideration.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes - August 6, 2025 City Council Work Session Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

August 6, 2025

**Addison Town Hall
5300 Belt Line Road, Dallas, TX 75254
4:00 PM Work Session – Town Hall Parlor**

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Marlin Willesen; Deputy Mayor Pro-Tempore Chris DeFrancisco; Council Member Howard Freed; Council Member Darren Gardner; Council Member Dan Liscio; Council Member Randy Smith

WORK SESSION

The Addison City Council will convene in the Work Session in the Town Hall Parlor at 4:00 PM.

1. Call Meeting to Order and Announce that a Quorum is Present.

Mayor Arfsten called the meeting to order in the Town Hall Parlor Room at 4:01 PM.

2. Pledge of Allegiance. United States and Texas Flags

Mayor Arfsten led the Pledge of Allegiance to the United States and Texas Flags.

3. Work Session Reports

- a. **Present and discuss the Proposed Annual Budget for the Town of Addison for Fiscal Year 2026 (Beginning October 1, 2025, and Ending September 30, 2026), including, but not limited to, the General Fund, Utility Fund, Stormwater Fund, Airport Fund, Hotel Fund, Economic Development Fund, Information Technology Fund, Capital Replacement Fund, Infrastructure Investment Fund, and Long-Term Planning**

[Chief Financial Officer, Steven Glickman]

Chief Financial Officer Steven Glickman continued a presentation from the previous City Council Meeting on August 5, 2025 regarding the Fiscal Year 2026 Budget that is currently in review by Council. The total proposed budget appropriates approximately \$111.0 million for operations. This proposed budget provides sufficient funding to tailor services to meet the needs and expectations of the community. The proposed budget also includes \$36.3 million for capital improvement

projects. The focuses of this presentation were:

- Overview of the budget process
- Budget priorities and financial assumptions
- Resource maximization
- Department presentations from the following departments:
 - Addison Airport
 - Public Works & Engineering
 - Special Events & Theatre
- Decision package summary
- General fund

City Council Direction: This update was provided for City Council consideration and input. No specific feedback was requested.

6. **Items of Community Interest.** *The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.*

7. **Adjourn Meeting.**

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting at 9:21 PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

2025 City Council Regular Meeting

4. c.

Meeting Date: 08/26/2025

Department: City Secretary

AGENDA CAPTION:

Consider action on the Minutes from the August 12, 2025 Regular City Council Meeting.

BACKGROUND:

The minutes for the August 12, 2025 Regular City Council Meeting have been prepared for consideration.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval.

Attachments

Minutes - August 12, 2025 Regular City Council Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

August 12, 2025

**Addison Town Hall
5300 Belt Line Road, Dallas, TX 75254
4:00 PM Work Session – Town Hall Parlor
7:00 PM Regular Meeting – Town Hall City Council Chambers**

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Marlin Willesen; Deputy Mayor Pro-Tempore Chris DeFrancisco; Council Member Howard Freed; Council Member Darren Gardner; Council Member Randy Smith

Present via Zoom: Council Member Dan Liscio

WORK SESSION

The Addison City Council will convene in the Work Session in the Town Hall Parlor at 4:00 PM.

1. Call Meeting to Order and Announce that a Quorum is Present.

Mayor Arfsten called the meeting to order in the Town Hall Parlor at 4:00 PM.

2. Citizen Comments on the Consent Agenda Items. *This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the beginning of this item.*

No citizens requested to address the City Council on an item included in the Consent Agenda.

3. Council Member Clarification Requests Regarding Consent Agenda Items.

a. Council Questions and Answers

Mayor Arfsten closed the Open Meeting to convene the City Council into Closed Meeting at 4:03 PM.

4. Closed Meeting. The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following item(s):

- a. Pursuant to Section 551.071(2) to receive legal advice from the City Attorney regarding solid waste contract renewal negotiations and scope of service.
- b. Pursuant to Section 551.087 (1) and (2) Deliberation Regarding Economic Development Negotiations - to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or to deliberate the offer of a financial or other incentive to such business prospect or business prospects:
 - Project Red River
- c. Pursuant to Section 551.071(2) to receive legal advice from the City Attorney regarding agenda Item 5(a), the Unified Development Code.

Mayor Arfsten convened the City Council into Open Meeting at 7:00 PM with the decision to return to Closed Meeting at the conclusion of the Regular Meeting to discuss Closed Meeting Item #4d. No action was taken as a result of the Closed Meeting.

5. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.

6. **Work Session Reports**

Mayor Arfsten opened the Work Session with the decision to postpone Work Session Item #6a to the August 26, 2025 Regular City Council Meeting and pull Work Session Item #6b from the meeting agenda. Mayor Arfsten began the Work Session with Work Session Item #6c.

- c. **Present and discuss the Proposed Annual Budget for the Town of Addison for Fiscal Year 2026 for the Economic Development Fund.**

[Chief Financial Officer, Steven Glickman]

Chief Financial Officer Steven Glickman presented an update on the Fiscal Year 2026 Proposed Budget that incorporates City Council input from prior Work Sessions regarding the FY26 Budget.

The focuses of this presentation included the following components.

- Changes from the August 5-6, 2025 Budget Workshops:
 - Updated Taste Addison revenue projection to reflect Council's direction to implement a more aggressive revenue generation approach.
 - Revised The Addison Performing Arts Centre Improvements decision package from a three-year phased approach to budgeting all items in FY26 and updated the budget for this decision package accordingly.
- Taste Addison financial summary

- Hotel Fund summary including a breakdown by department
- Hotel Fund projection through 2035
- Tax rate information

City Council Direction: This update was provided for City Council consideration and input. No specific feedback was requested.

Mayor Arfsten closed the Work Session at 7:57 PM.

COUNCIL MEETING

Mayor Arfsten convened the City Council Meeting at 8:06 PM in the Town Hall City Council Chambers.

1. Pledge of Allegiance. United States and Texas Flags.

Mayor Arfsten led the Pledge of Allegiance to the United States and Texas Flags.

2. Proclamations / Presentations

a. City Manager's Announcements

b. Employee Recognition

- Deputy City Manager Passion Hayes introduced Addison Airport Director Jaime Edrosa.

3. Public Comment. *The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.*

The following citizens requested to speak during the Public Comment period:

- Phyllis Silver, 15720 Artist Way – spoke in opposition to Dallas Area Rapid Transit (DART) relocating bus routes in Addison from Quorum Drive to Addison Road citing safety issues, and concerns with how decisions regarding these route changes were made.
- Joseph Pedroza, 15787 Spectrum Drive – spoke regarding the importance of long-term visioning for Addison and how it makes Addison stand out from other cities.
- Susan Halpern, 14800 LeGrande – spoke regarding recent Council Member action and conduct that she considers noncompliant with the City Charter.
- Tyler Wright, 15725 Artist Way – spoke in support of bike lane installation on Quorum Drive citing safety and economic benefits shown in studies of bike lanes as well as demand for cycling infrastructure in Addison.
- Ron Whitehead, 3919 Bobbin Lane – spoke in support of Addison's Council-Manager form

of government, citing the importance of both roles and policymaking for the community as a whole.

4. **Consent Agenda.** *All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

- a. **Consider action on the Minutes from the July 22, 2025 Regular City Council Meeting.**
- b. **Ordinance No. O25-014: Consider action on an Ordinance amending Chapter 34 Article III "noise" of the Code of Ordinances, providing for penalties, providing a severability clause, providing a savings clause; and providing an effective date.**
- c. **Resolution No. R25-059: Consider action on a Resolution approving an agreement with Gutter Solutions of Texas, LLC for the 5300 Belt Line Road (Town Hall) Electrical Repair Project and authorizing the City Manager to execute the agreement in an amount not to exceed \$89,240.00.**
- d. **Resolution No. R25-060: Consider action on a Resolution authorizing and ratifying emergency pump repairs in an amount not to exceed \$88,713; authorizing the City Manager to administer the emergency pump repairs; and providing for an effective date.**
- e. **Consider action on a payment to the Texas Department of Transportation (TxDOT) in the amount of \$85,067.75 for the Town's share of cost overruns associated with the Highway Safety Improvement Program (HSIP) Traffic Signal Project, CSJ 0918-47-488, as outlined in the Advanced Funding Agreement previously approved by Council on March 25, 2025.**
- f. **Resolution No. R25-061: Consider action on a Resolution authorizing an agreement for the furnishing of traffic signal equipment by a municipality between the Texas Department of Transportation and the Town of Addison to provide cost reimbursement for materials incurred by the Town related to the construction of traffic signal improvements at the intersection of Arapaho Road at Surveyor Boulevard CSJ # 0918-47-488 and authorize the City Manager to execute the agreement in an amount not to exceed \$67,100.**
- g. **Consider action on Change Order #1 to the Fiscal Year 2025 Utility IDIQ construction contract with Rev-Mar Construction for an emergency 340-foot sewer main replacement in an amount not to exceed \$134,995.**

MOTION: Mayor Pro-Tempore Willesen moved to approve §4 - CONSENT AGENDA (a-g) as presented. Deputy Mayor Pro-Tempore DeFrancisco seconded the motion. Motion carried unanimously.

5. Public Hearings.

- a. **Ordinance No. O25-015: Hold a public hearing, present, discuss, and consider**

action on the adoption of new zoning districts in accordance with the Unified Development Code (“UDC”), including changes to the Town of Addison’s laws and regulations regarding zoning districts, subdivision and development, and building and construction, and to adopt new zoning districts in accordance with the UDC.

[Director of Development & Neighborhood Services, Lesley Nyp]

The Town of Addison first engaged Clarion Associates in 2019 to review and update the Town’s “development regulations,” including ordinances for zoning, subdivision of land, signs, and related issues, most of which were originally adopted 30 or more years ago. The Unified Development Code (UDC) consolidated and updated the regulations into one document that is clear, enforceable, and helps implement the Town's shared vision for the future. The UDC drafting and review process consisted of four code drafting phases, a testing phase, a public review of the UDC document, and a thorough review by four key groups described as the "project team", which included a Town Staff Review Team, UDC Advisory Committee, Planning & Zoning Commission, and City Council. The UDC was adopted by the City Council on March 25, 2025 with an effective date of September 1, 2025.

The next step of this process includes adopting a new zoning map to apply the new zoning districts created within the UDC to property in Addison. At the beginning of this process, when new districts were being formed, a conversion matrix was used to ensure compatibility and limit nonconformity. This matrix was used to apply the new zoning districts. Following the conversion, staff identified seven private properties that were incompatible with the conversion and are recommending different zoning designations. Those specific properties are identified in the attached presentation. Additionally, staff is recommending Town-owned parcels be rezoned to the M-4, R-1, or R-2 designation to ensure compatibility with surrounding properties. Additional information pertaining to the UDC can be found on the project website at www.addisonudc.org.

The Planning & Zoning Commission considered this item at the June 17, 2025 meeting. However, due to a misunderstanding of the required votes, no formal action was taken. For transparency and clarity of the record, staff has re-noticed this agenda item and is going back through the approval process.

This item was reconsidered at the July 15, 2025 Planning & Zoning Commission meeting. At the meeting, the Commission voted to recommend approval of the adoption of the new zoning districts in accordance with the UDC.

Voting Aye: Braun, Copeland, Fansler, Smith, Wright

Voting Nay: Barker, Then

Absent: none

Speakers at the Public Hearing:

For: none

On: none

Against: Robert Kantner, 14853 Winnwood Road

Robert Jacoby, 4016 Rive Lane

Staff recommended approval.

Mayor Arfsten opened the public hearing. No citizens requested to address the Council.
Mayor Arfsten closed the Public Hearing.

MOTION: Mayor Pro-Tempore Willesen moved to approve Ordinance No. O25-015 adopting the UDC Zoning Map with the condition that the Town does not zone parks in greenbelts. Mayor Pro-Tempore Willesen rescinded the motion.

MOTION: Deputy Mayor Pro-Tempore DeFrancisco moved to approve Ordinance No. O25-015 adopting the UDC Zoning Map as presented. Council Member Gardner seconded the motion. Motion carried 5-2 with Council Member Freed and Council Member Smith voting in opposition.

6. Items of Community Interest. *The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.*

Mayor Arfsten closed the Open Meeting to convene the City Council into Closed Meeting at 9:51 PM.

Closed Meeting Continued

d. Pursuant to Section 551.074 (a) (1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee:

- City Manager Contract

Mayor Arfsten convened the City Council into Open Meeting at 10:15 PM.

7. Adjourn Meeting.

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting at 10:15 PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

2025 City Council Regular Meeting

4. d.

Meeting Date: 08/26/2025

Department: Human Resources

AGENDA CAPTION:

Consider action on a Resolution approving a Second Amended City Manager Employment Agreement providing for amendments to Articles II and III of the Agreement; authorizing the Mayor to execute the Agreement; and providing for an effective date.

BACKGROUND:

The new Texas House Bill 762 will become effective on September 1, 2025. This law establishes a cap on severance pay for municipal employees in future agreements. This amendment ensures Council has the ability to address compensation and benefits in the future as appropriate.

This item is for Council to consider amendments to Articles II and III of the City Manager's employment agreement.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends consideration by City Council.

Attachments

Resolution - Second Amended City Manager Employment Agreement
Second Amended City Manager Employment Agreement

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS
APPROVING A SECOND AMENDED CITY MANAGER EMPLOYMENT
AGREEMENT PROVIDING FOR AMENDMENTS TO ARTICLES II AND III OF
THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council desires to amend the current City Manager Employment Agreement by amending Articles II and III of the Agreement; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
TOWN OF ADDISON, TEXAS:**

SECTION 1. The City Council hereby approves the Second Amended City Manager Employment Agreement, a copy of which is attached to this Resolution as **Exhibit A**. The Mayor is hereby authorized to execute the same.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **26th** day of **AUGUST** 2025.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

Exhibit A

**TOWN OF ADDISON
SECOND AMENDED CITY MANAGER
EMPLOYMENT AGREEMENT**

This Second Amended City Manager Employment Agreement ("Agreement") is made by and between the Town of Addison, Texas, a Texas home-rule municipal corporation (the "Town") and David Gaines, individually ("Manager"), both of whom agree as follows:

RECITALS:

WHEREAS, the City Council of the Town (the "Council") and Manager believe that an employment agreement negotiated between the Council, on behalf of the Town, and Manager can be mutually beneficial to the Town, Manager, and the community they serve; and

WHEREAS, when appropriately structured, the Council and Manager believe an employment agreement can strengthen the Council-Manager relationship by enhancing the excellence and continuity of the management of the Town for the benefit of its citizens; and

WHEREAS, the Council, on behalf of the Town, desires to employ the services of Manager, as the City Manager of the Town ("City Manager"), pursuant to the terms, conditions and provisions of this Agreement; and

WHEREAS, Manager has agreed to accept employment as the City Manager, subject to the terms, conditions and provisions of this Agreement.

NOW, THEREFORE, the Town and Manager, for and in consideration of the terms, conditions and provisions hereinafter established have agreed, and do hereby agree as follows:

**Article I
Term**

1.1 Term. Manager's employment as City Manager for the Town shall commence on January 3, 2023 (the "Effective Date") and shall continue indefinitely until terminated in conformance with the provisions of this Agreement.

1.2 Employment At-Will; Manager Resignation. Nothing in this agreement is intended, nor shall prevent, limit or otherwise interfere with (i) the right of the City Council to terminate the services of the City Manager at any time in accordance with Section 3.02 of the Town Charter, or (ii) the right of Manager to resign the position of City Manager at any time, subject to the provisions set forth in Article VI, below.

**Article II
City Manager's Duties and Responsibilities**

2.1 Duties of the City Manager. Manager shall serve as the chief executive officer of the Town and shall faithfully perform the duties of the City Manager as set forth in this Agreement and as set forth in the Town Charter ("Charter"), the code of ordinances (herein, the "City Code") and all such other duties as may be lawfully assigned by the Council from time to time (collectively referred to herein as the "duties" of the City Manager). Manager shall perform the duties of the City Manager with reasonable care, diligence, skill and expertise, and in conformance with all applicable state and federal laws, the Charter, the City Code, and all Town policies, rules and regulations as they exist or may hereinafter be adopted or amended; together with all lawful Council orders or directives (collectively "Applicable Law"). In addition to the general duties of the City Manager, Manager (or their authorized designee) shall:

- (a) employ all other employees of the Town, except as otherwise provided by Applicable Law;
- (b) direct, assign, reassign and evaluate all employees of the Town;
- (c) organize, reorganize and arrange the staff of the Town;
- (d) develop and establish such internal regulations, rules and procedures which Manager deems necessary for the efficient and effective operation of the Town; and
- (e) accept resignations of all employees of the Town, except for those persons for whom the City Council must accept such resignations by Applicable Law.

2.2 Council Meetings. Manager or their authorized designee shall attend, and shall be permitted to attend, all meetings of the Council, both public and closed, unless otherwise prohibited by Applicable Law. Notwithstanding the foregoing, Manager shall not be entitled to attend any closed meeting wherein the Council will discuss or consider (i) any action (or lack of action) concerning the subject matter of this Agreement, (ii) amendment of this Agreement, (iii) the Manager's evaluation, or (iv) resolution of conflicts between individual Council members related to the subject matter of this Agreement.

2.3 Hours of Work; Outside Employment. Manager acknowledges the proper performance of the City Manager's duties require Manager to generally observe normal business hours and will also often require the performance of necessary services outside of normal business hours. Manager agrees to devote such additional time as is necessary for the full and proper performance of the City Manager's duties and that the compensation herein provided includes compensation for the performance of all such services. Manager will devote full time and effort to the performance of the City Manager's duties, and shall remain in the exclusive employ of the Town during the term of this Agreement and shall not undertake, nor accept, any outside or other employment which would in any way limit Manager's performance of their duties hereunder or their availability for performance of their duties hereunder without the prior consent of the Council. The term "outside or other employment" means any services provided to third parties for which Manager is compensated and which are performed outside of normal business hours or on Manager's time

2.4 Standards of Conduct; Code of Ethics. The Town expects Manager to adhere to the highest professional standards. Manager's actions will always comply with those standards. Manager agrees to follow the Code of Ethics of the International City/County Management Association (ICMA) and the ethics rules, regulations, and laws of the State of Texas, as the same may be amended from time to time. The ICMA Code of Ethics (herein "Code") can be found on the ICMA website, icma.org. Consistent with the standards outlined in the Code, Manager shall not endorse candidates, make financial contributions, sign or circulate petitions, or participate in fundraising activities for individuals seeking or holding elected office, nor seek or accept any personal enrichment or profit derived from confidential information or misuse of public time. Neither the Council nor any individual member thereof acting in their official capacity, shall request Manager to endorse any candidate, make any financial contribution, sign or circulate any petition, or participate in any fundraising activity for individuals seeking or holding elected office, nor to handle any matter of personnel on a basis other than fairness, impartiality, and merit.

2.5 Other Terms and Conditions of Employment. The Council may, upon consent of Manager (which shall not be unreasonably withheld) fix any such other terms and conditions of employment as it may determine from time-to-time, relating to the performance of Manager, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement or Applicable Law

2.6 Reassignment; Demotion. The Council may not reassign or demote Manager from the position of City Manager to another position without Manager's written consent.

2.7 Indemnification. TO THE EXTENT IT MAY BE PERMITTED TO DO BY LAW, INCLUDING, BUT NOT LIMITED TO TEXAS CIVIL PRACTICE & REMEDIES CODE CHAPTER 102, THE TOWN DOES HEREBY AGREE TO DEFEND, HOLD HARMLESS, AND INDEMNIFY MANAGER FROM ANY AND ALL DEMANDS, CLAIMS, SUITS, ACTIONS, JUDGMENTS, EXPENSES AND ATTORNEYS' FEES INCURRED IN ANY LEGAL PROCEEDINGS BROUGHT AGAINST MANAGER IN MANAGER'S INDIVIDUAL OR OFFICIAL CAPACITY AS AN EMPLOYEE AND AS CITY MANAGER, PROVIDED THAT THE INCIDENT(S), WHICH IS (ARE) THE BASIS OF ANY SUCH DEMAND, CLAIM, SUITS, ACTIONS, JUDGMENTS, EXPENSES AND ATTORNEYS' FEES, AROSE OR DOES ARISE IN THE FUTURE FROM AN ACT OR OMISSION OF MANAGER, AS AN EMPLOYEE OF THE TOWN, ACTING WITHIN THE COURSE AND SCOPE OF MANAGER'S EMPLOYMENT WITH THE TOWN; excluding, however, any such demand, claim, suits, actions, judgments, expenses and attorneys' fees for those claims or any causes of action where it is determined that Manager committed official misconduct, or committed a willful or wrongful act or omission, or an act or omission constituting gross negligence; and excluding any costs, fees, expenses or damages that are recovered or paid under an insurance contract held by the Town. The selection of Manager's legal counsel shall be with the mutual agreement of Manager and the Town, provided, that the Town does not select the city attorney to defend the same. A legal defense may be provided through insurance coverage, in which case Manager's right to agree to legal counsel provided for them will depend on the terms of the applicable insurance policies. To the extent this Section 2.7 exceeds the authority provided and limitations imposed by Texas Civil Practice & Remedies Code, Chapter 102, it shall be construed and modified accordingly. The provisions of this Section 2.7 shall survive the termination of this Agreement and/or Manager's employment with the Town.

Article III Compensation

3.1 Salary. The Town shall provide Manager with an annual salary, paid in equal installments on the same schedule as other Town employees, net of any applicable withholding or deductions. On the Effective Date hereof, Manager's salary shall be the sum of Three Hundred and Fourteen Thousand and One Hundred Sixty Dollars (\$314,160.00).

3.2 Adjustments to Manager's Salary and Compensation. Except as expressly provided otherwise in this Agreement, the Council may, at any time and in its discretion, review and adjust the Manager's salary or other compensation without amending this Agreement, provided that all such discretionary adjustments shall be made by Council resolution, which shall be approved by a vote of at least four (4) members of the Council. Notwithstanding the foregoing, the Manager's salary and other forms of compensation herein shall be automatically adjusted to reflect any increases in salary or other compensation that are provided or required by the Town's compensation policies to apply to the position of City Manager. Such adjustments shall include, without limitation, any annual market-based increases generally applicable to the Town's full-time employees (excluding employees subject to special compensation structures, such as the step pay plan for public safety).

3.3 Vehicle Allowance. Manager's duties require that they have continuously available transportation for business purposes. Manager shall provide their own vehicle and/or alternate transportation, which shall be available for their exclusive and unrestricted use in the performance of Manager's duties under this Agreement. Manager shall be paid a vehicle allowance in equal installments at the same time as their annual salary. On the Effective Date hereof, Manager's vehicle allowance shall be six- hundred fifty (\$650) dollars per month. Manager shall at all times maintain comprehensive insurance policies on all vehicles used by Manager, in whole or in part, in connection with Manager's duties under this Agreement. Manager shall further be responsible for all other expenses related such vehicle(s), including, without limitation, the purchase, operation, maintenance, repair, and regular replacement of the same.

3.4 Paid Leave; Holidays. Except as otherwise provided herein, Manager shall be entitled to the same number of hours of vacation, sick leave and personal leave authorized for other administrative employees of the Town, which may be taken in a single period or at different times; provided, that any vacation leave will be taken at such time(s) as will least interfere with the performance of the City Manager's duties. Further, Manager shall observe the same legal holidays as provided by the Town for its administrative employees. On the Effective Date hereof, Manager shall be credited with 40 hours of annual leave and 40 hours of sick leave. In recognition of Manager's 14 years of public service experience, Manager shall also accrue annual leave at the accrual rate attributed to Town employees with 14 years of service and will continue to earn additional annual leave in conformance with the Town's established leave schedules.

3.5 Other Benefits; Retirement. Unless expressly provided otherwise in this Agreement, Manager shall be entitled to the same benefits that are enjoyed by any other administrative employees of the Town pursuant to Applicable Law. Without limiting the foregoing, the Town shall pay the premiums for health, hospitalization, vision, dental and comprehensive medical insurance for Manager pursuant to the group health care plan provided by the Town to the same extent as other administrative employees of the Town. The Town further agrees to enroll Manager into the applicable state or local retirement system and to make at least the same level of contributions for Manager or on Manager's behalf as the Town does for its other administrative employees, consistent with Applicable Law.

3.6 Reimbursement of Expenses. The Town shall pay or reimburse Manager for reasonable expenses incurred by Manager in the continuing performance of Manager's duties under this Agreement. The Town agrees to pay the actual and incidental costs incurred by Manager for travel in connection with Town business. Such actual or incidental costs may include, but are not limited to, gasoline, hotels and accommodations, meals, rental car, and other expenses reasonably incurred in the performance of the business of the Town. Manager shall comply with all procedures and documentation requirements in accordance with Applicable Law.

3.7 Bonds. The Town shall bear the full cost of any fidelity or other bonds required of Manager under Applicable Law.

3.8 Appropriation. The Council has appropriated, set aside and encumbered, and does hereby appropriate, set aside, and encumber, available and otherwise unappropriated funds of the Town in an amount sufficient to fund and pay all financial obligations of the Town pursuant to this Agreement.

Article IV Professional Development

4.1 Professional Dues and Subscriptions. Manager is encouraged to participate in community and civic organizations and activities that will benefit the Town. Accordingly, the Town agrees to budget and to pay the reasonable costs incurred by Manager for membership in the following professional and civic organizations and subscriptions of Manager necessary for their continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for continued professional participation, growth and advancement for the good of the Town. The parties contemplate that such organizations will, at a minimum, include the following:

- (a) International City/County Management Association
- (b) Texas City Management Association
- (c) North Texas City Management Association
- (d) Two (2) additional civic clubs/professional organizations

4.2 Professional Development Travel. The Town agrees to budget for and to pay for reasonable travel and subsistence expenses incurred by Manager for professional and official travel and meetings to adequately continue the professional development of Manager and to pursue necessary official functions for Town of Addison Second Amended City Manager Employment

the Town, including but not limited to the ICMA Annual Conference, the Texas Municipal League, the Texas City Management Association, and such other national, regional, state and local governmental groups and committees in which Manager is a member.

4.3 Professional Continuing Education. The Town also agrees to budget for and to pay for reasonable travel and subsistence expenses incurred by Manager for short courses, institutes, and seminars that are necessary and/or desirable for the good of the Town through Manager's professional development.

Article V

Performance Evaluations

5.1 Evaluation Process. The Council shall review Manager's job performance at least once annually with the first review being in April 2023, and subsequent annual reviews to occur during the month of January of each year thereafter unless the parties agree otherwise. The annual performance reviews and evaluations shall be in writing and in accordance with criteria and format developed jointly by the Council and Manager. The Council shall provide Manager a reasonable opportunity to discuss with the Council and/or respond to Manager's evaluation. Based on Manager's overall job performance, the Council may (in its sole discretion) increase Manager's compensation under this Agreement in connection with the annual performance review.

5.2 Confidentiality. Unless Manager expressly requests otherwise in writing, evaluation of Manager's performance under this Agreement shall at all times be conducted in closed session of the Council and such information shall be considered confidential to the fullest extent permitted by law. Nothing herein shall prohibit the Council or Manager from sharing the content of Manager's evaluation with their respective legal counsel.

5.3 Modification Of Evaluation Process. In the event the Council decides to modify the evaluation instruments, format and/or procedures, and such modifications would require new or different performance expectations, then Manager shall be provided a reasonable period of time to demonstrate such expected performance before being evaluated.

Article VI

Termination and Severance

6.1 Termination Events. This Agreement shall terminate immediately upon the occurrence of any one or more of the following events:

- (a) mutual written agreement of the Council and Manager;
- (b) death of Manager;
- (c) termination of Manager's employment for "good cause" (as defined in Paragraph 6.2, below);
- (d) unilateral termination by Town (as set forth in Section 6.3, below); or
- (e) resignation of Manager (as set forth in Section 6.8, below).

6.2 Good Cause. For the purposes of this Agreement, the term "good cause" is defined as follows:

Ethics violations as described in the Town of Addison Employee Handbook, Code of Ethics or the ICMA Code of Ethics, integrity compromises, violations of law other than Class C misdemeanors or minor traffic violations, violations of Town of Addison Employee Handbook, gross negligence, insubordination, willful and serious misconduct, or misappropriation of City assets. In the event of such termination, the City shall not pay the Employee any severance pay as described in paragraph 6.5. Examples may include:

- (a) any willful, knowing, grossly negligent, or negligent breach, disregard or habitual neglect of any provision of this Agreement;
- (b) failure to fulfill duties or responsibilities of Manager set forth under the terms and conditions of this Agreement;
- (c) insubordination or failure to comply with lawful written Council directives;
- (d) failure to comply with the Town's Charter, City Code or employment policies;
- (e) misappropriation of Town assets;
- (f) conviction of a felony or crime involving moral turpitude;
- (g) failure to meet the Town's adopted code and/or standards of professional conduct;
- (h) failure to comply with reasonable professional development requirements regarding advanced course work or professional development as requested by the Council;
- (i) assault on any person;
- (j) knowingly falsifying records or documents related to Town business;
- (k) intentional misrepresentation of facts to the Council or other Town officials in the conduct of Town business; or
- (l) any other reason constituting "good cause" pursuant to Texas law.

6.3 Termination for Good Cause. If Manager's employment is terminated for good cause, then the Town shall not be obligated to pay any portion of the Severance (as defined in Section 6.5) of this Agreement but may be required to recognize and pay benefits that have vested and to which Manager is entitled under the Town's personnel policies or Applicable Law.

6.4 Termination by Town. In conformance with Section 3.02 of the Town Charter, the Council may end the employment relationship and terminate this Agreement at the will and pleasure of the Council at any time, with or without cause, upon written notice to Manager. Notwithstanding, the parties mutually agree that as a part of the mutual consideration of the parties given under this Agreement, the Council will provide Manager not less than thirty (30) days prior written notice of its intent to unilaterally terminate this Agreement if such termination is without 'good cause'.

6.5 Severance. In the event this Agreement is unilaterally terminated by Council without 'good cause' pursuant to Section 6.4, above, the provisions of this section shall apply and Manager shall be entitled to receive severance consisting of the severance amount and severance benefits defined in this section (collectively, the "Severance"). The 'severance amount' shall be an amount equal to (i) the value of twelve (12) months of Manager's then current salary, plus (ii) the value of any accrued but unused vacation and other compensable leave days, which shall be computed on an hourly basis determined by dividing Manager's then current annual salary by 2080 hours. In addition, the Town will provide continued health insurance benefit pursuant to Paragraph 3.5 of this Agreement, for a period equal to the lesser of (i) six (6) months following the effective date of Manager's termination, or (ii) the date upon which Manager obtains other full-time employment and coverage through a group health insurance plan from another employer.

6.6 Payment of Severance. In the event Manager is entitled to receive Severance pursuant to this Agreement, the parties shall execute a mutual written separation agreement in which the Manager request that the Town to pay the Severance in any lawful manner (e.g., lump sum, periodic payment, etc...), provided that there shall be no limitations on the Town making all deductions and withholdings required by law and the total severance amount shall be paid in full on or before the first (1st) anniversary of the effective date of Manager's termination.

6.7 Waiver, Release and Non-Disparagement. Upon termination of Manager in conformance with this Article VI, Manager expressly waives and releases Manager's rights to continued employment with the Town, as well as the right to have a hearing on the issue of good cause through arbitration or any other legal proceeding. In the event of termination under Section 6.5, above, the parties agree not to make disparaging comments or statements about each other and shall include a mutual 'non-disparagement' clause in the written separation agreement.

6.8 Resignation of Manager. In the event Manager voluntarily resigns the position of City Manager during the term of this Agreement, then Manager shall give the Town sixty (60) days' advance written notice (unless the parties mutually agree otherwise), and Manager shall not under any circumstances be entitled to receive any portion of the Severance set forth in this Article.

Article VII Residency; Moving Expenses

7.1 Manager's Residency. Manager intends to establish residence within the corporate boundaries of the Town of Addison, within six (6) months of the Effective Date of this Agreement ("Residency Deadline"), and thereafter to maintain a primary residence within the corporate boundaries of the Town throughout the term of this Agreement. Recognizing that current market conditions and limited housing inventory may affect Manager's ability to timely obtain satisfactory housing within the Town, the parties agree that Manager may request to extend the Residency Deadline under this section by submitting a written request to Council on or before said deadline, providing the basis for such extension. Council agrees it will promptly review the same and negotiate a reasonable extension with Manager based upon the facts and circumstances presented.

7.2 Moving Expenses. The Town agrees to reimburse Manager for the expenses of moving Manager and their family and personal property. Said moving expenses include packing, moving, storage costs, unpacking, and insurance charges (but exclude any costs related to the rental, lease, purchase and sale, closing or financing of Manager's residence, including, without limitation, any fees associated with brokers, realtors, inspectors, banks, escrow agents or title companies). Manager shall submit receipts for actual expenses incurred within twelve (12) months of establishing residency and the Town shall reimburse Manager for qualifying expenses in an aggregate amount not to exceed \$10,000.00.

Article VIII Miscellaneous

8.1 Entire Agreement. This Agreement sets forth and establishes the entire understanding between the parties relating to the employment of Manager by the Town. Any prior discussions or representations by or between the parties (or their representatives) are merged into and rendered null and void by this Agreement. The parties by mutual written signed agreement may amend any provision of this Agreement during the term of this Agreement; such amendments shall be incorporated and made a part of this Agreement.

8.2 Binding Effect. This Agreement shall be binding on the Town and Manager as well as their heirs, assigns, executors, personal representatives and successors in interest.

8.3 Party Representations. Each party verifies, confirms, represents, warrants, acknowledges, and agrees that they:

- (a) have freely and willingly executed this Agreement and it embodies the complete agreement between the parties hereto and their successors and assigns;
- (b) have had the opportunity to consult with separate, independent counsel of their choice prior to executing this Agreement;
- (c) were not in a significantly disparate bargaining position with the other party;
- (d) have carefully read this Agreement and that they fully understand all provisions, terms and conditions contained here; and
- (e) SPECIFICALLY DISCLAIM RELIANCE ON ANY STATEMENTS, REPRESENTATIONS, OR PROMISES MADE BY THE OTHER PARTY PRIOR TO THE EXECUTION OF THIS AGREEMENT.

8.4 Savings. If any term or provision of this Agreement, as applied to any party or to any circumstance, is declared by a court of competent jurisdiction hereof to be illegal, unenforceable or void in any situation and in any jurisdiction, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending provision in any other situation or in any other jurisdiction. The parties agree that the court or arbitrator making such determination shall have the power to reduce the scope, duration, area or applicability of the term or provision, to delete specific words or phrases or to replace any illegal, unenforceable or void term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision.

8.5 Conflicts. In the event of any conflict between the terms, conditions and provisions of this Agreement and Applicable Law, then, unless otherwise prohibited by law, the terms of this Agreement shall take precedence over the contrary provisions of the Applicable Law during the term of this Agreement.

8.6 Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Texas and shall be performable in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For Town:

For Manager:

TOWN OF ADDISON, TEXAS

DAVID GAINES

By: _____
Bruce Arfsten
Mayor

By: _____
David Gaines

Date: _____

Date: _____

Notice Address:

Town of Addison
Attn: Mayor
P.O. Box 9010
Addison, Texas 75001
E: barfsten@addisontx.gov

Notice Address:

Town of Addison
Attn: City Manager
PO Box 9010
Addison, TX 75001
E: dgaines@addisontx.gov

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WHEREAS, the Council, on behalf of the Town, desires to employ the services of Manager, as the City Manager of the Town ("City Manager"), pursuant to the terms, conditions and provisions of this Agreement; and

WHEREAS, Manager has agreed to accept employment as the City Manager, subject to the terms, conditions and provisions of this Agreement.

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- (a) employ all other employees of the Town, except as otherwise provided by Applicable Law;
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3.1 Salary. The Town shall provide Manager with an annual salary, paid in equal installments on the same schedule as other Town employees, net of any applicable withholding or deductions. On the Effective Date hereof, Manager's salary shall be the sum of Three Hundred and Fourteen Thousand and One Hundred Sixty Dollars (\$314,160.00).

3.2 Adjustments to Manager's Salary and Compensation. Except as expressly provided otherwise in this Agreement, the Council may, at any time and in its discretion, review and adjust the Manager's salary or other compensation without amending this Agreement, provided that all such discretionary adjustments shall be made by Council resolution, which shall be approved by a vote of at least four (4) members of the Council. Notwithstanding the foregoing, the Manager's salary and other forms of compensation herein shall be automatically adjusted to reflect any increases in salary or other compensation that are provided or required by the Town's compensation policies to apply to the position of City Manager. Such adjustments shall include, without limitation, any annual market-based increases generally applicable to the Town's full-time employees (excluding employees subject to special compensation structures, such as the step pay plan for public safety).

3.3 Vehicle Allowance. Manager's duties require that they have continuously available transportation for business purposes. Manager shall provide their own vehicle and/or alternate transportation, which shall be available for their exclusive and unrestricted use in the performance of Manager's duties under this Agreement. Manager shall be paid a vehicle allowance in equal installments at the same time as their annual salary. On the Effective Date hereof, Manager's vehicle allowance shall be six- hundred fifty (\$650) dollars per month. Manager shall at all times maintain comprehensive insurance policies on all vehicles used by Manager, in whole or in part, in connection with Manager's duties under this Agreement. Manager shall further be responsible for all other expenses related such vehicle(s), including, without limitation, the purchase, operation, maintenance, repair, and regular replacement of the same.

3.4 Paid Leave; Holidays. Except as otherwise provided herein, Manager shall be entitled to the same number of hours of vacation, sick leave and personal leave authorized for other administrative employees of the Town, which may be taken in a single period or at different times; provided, that any vacation leave will be taken at such time(s) as will least interfere with the performance of the City Manager's duties. Further, Manager shall observe the same legal holidays as provided by the Town for its administrative employees. On the Effective Date hereof, Manager shall be credited with 40 hours of annual leave and 40 hours of sick leave. In recognition of Manager's 14 years of public service experience, Manager shall also accrue annual leave at the accrual rate attributed to Town employees with 14 years of service and will continue to earn additional annual leave in conformance with the Town's established leave schedules.

3.5 Other Benefits; Retirement. Unless expressly provided otherwise in this Agreement, Manager shall be entitled to the same benefits that are enjoyed by any other administrative employees of the Town pursuant to Applicable Law. Without limiting the foregoing, the Town shall pay the premiums for health, hospitalization, vision, dental and comprehensive medical insurance for Manager pursuant to the group health care plan provided by the Town to the same extent as other administrative employees of the Town. The Town further agrees to enroll Manager into the applicable state or local retirement system and to make at least the same level of contributions for Manager or on Manager's behalf as the Town does for its other administrative employees, consistent with Applicable Law.

3.6 Reimbursement of Expenses. The Town shall pay or reimburse Manager for reasonable expenses incurred by Manager in the continuing performance of Manager's duties under this Agreement. The Town agrees to pay the actual and incidental costs incurred by Manager for travel in connection with Town business. Such actual or incidental costs may include, but are not limited to, gasoline, hotels and accommodations, meals, rental car, and other expenses reasonably incurred in the performance of the business of the Town. Manager shall comply with all procedures and documentation requirements in accordance with Applicable Law.

3.7 Bonds. The Town shall bear the full cost of any fidelity or other bonds required of Manager under Applicable Law.

3.8 Appropriation. The Council has appropriated, set aside and encumbered, and does hereby appropriate, set aside, and encumber, available and otherwise unappropriated funds of the Town in an amount sufficient to fund and pay all financial obligations of the Town pursuant to this Agreement.

Article IV Professional Development

4.1 Professional Dues and Subscriptions. Manager is encouraged to participate in community and civic organizations and activities that will benefit the Town. Accordingly, the Town agrees to budget and to pay the reasonable costs incurred by Manager for membership in the following professional and civic organizations and subscriptions of Manager necessary for their continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for continued professional participation, growth and advancement for the good of the Town. The parties contemplate that such organizations will, at a minimum, include the following:

- (a) International City/County Management Association
- (b) Texas City Management Association
- (c) North Texas City Management Association
- (d) Two (2) additional civic clubs/professional organizations

4.2 Professional Development Travel. The Town agrees to budget for and to pay for reasonable travel and subsistence expenses incurred by Manager for professional and official travel and meetings to adequately continue the professional development of Manager and to pursue necessary official functions for Town of Addison Second Amended City Manager Employment

the Town, including but not limited to the ICMA Annual Conference, the Texas Municipal League, the Texas City Management Association, and such other national, regional, state and local governmental groups and committees in which Manager is a member.

4.3 Professional Continuing Education. The Town also agrees to budget for and to pay for reasonable travel and subsistence expenses incurred by Manager for short courses, institutes, and seminars that are necessary and/or desirable for the good of the Town through Manager's professional development.

Article V

Performance Evaluations

5.1 Evaluation Process. The Council shall review Manager's job performance at least once annually with the first review being in April 2023, and subsequent annual reviews to occur during the month of January of each year thereafter unless the parties agree otherwise. The annual performance reviews and evaluations shall be in writing and in accordance with criteria and format developed jointly by the Council and Manager. The Council shall provide Manager a reasonable opportunity to discuss with the Council and/or respond to Manager's evaluation. Based on Manager's overall job performance, the Council may (in its sole discretion) increase Manager's compensation under this Agreement in connection with the annual performance review.

5.2 Confidentiality. Unless Manager expressly requests otherwise in writing, evaluation of Manager's performance under this Agreement shall at all times be conducted in closed session of the Council and such information shall be considered confidential to the fullest extent permitted by law. Nothing herein shall prohibit the Council or Manager from sharing the content of Manager's evaluation with their respective legal counsel.

5.3 Modification Of Evaluation Process. In the event the Council decides to modify the evaluation instruments, format and/or procedures, and such modifications would require new or different performance expectations, then Manager shall be provided a reasonable period of time to demonstrate such expected performance before being evaluated.

Article VI

Termination and Severance

6.1 Termination Events. This Agreement shall terminate immediately upon the occurrence of any one or more of the following events:

- (a) mutual written agreement of the Council and Manager;
- (b) death of Manager;
- (c) termination of Manager's employment for "good cause" (as defined in Paragraph 6.2, below);
- (d) unilateral termination by Town (as set forth in Section 6.3, below); or
- (e) resignation of Manager (as set forth in Section 6.8, below).

6.2 Good Cause. For the purposes of this Agreement, the term "good cause" is defined as follows:

Ethics violations as described in the Town of Addison Employee Handbook, Code of Ethics or the ICMA Code of Ethics, integrity compromises, violations of law other than Class C misdemeanors or minor traffic violations, violations of Town of Addison Employee Handbook, gross negligence, insubordination, willful and serious misconduct, or misappropriation of City assets. In the event of such termination, the City shall not pay the Employee any severance pay as described in paragraph 6.5. Examples may include:

- (a) any willful, knowing, grossly negligent, or negligent breach, disregard or habitual neglect of any provision of this Agreement;
- (b) failure to fulfill duties or responsibilities of Manager set forth under the terms and conditions of this Agreement;
- (c) insubordination or failure to comply with lawful written Council directives;
- (d) failure to comply with the Town's Charter, City Code or employment policies;
- (e) misappropriation of Town assets;
- (f) conviction of a felony or crime involving moral turpitude;
- (g) failure to meet the Town's adopted code and/or standards of professional conduct;
- (h) failure to comply with reasonable professional development requirements regarding advanced course work or professional development as requested by the Council;
- (i) assault on any person;
- (j) knowingly falsifying records or documents related to Town business;
- (k) intentional misrepresentation of facts to the Council or other Town officials in the conduct of Town business; or
- (l) any other reason constituting "good cause" pursuant to Texas law.

6.3 Termination for Good Cause. If Manager's employment is terminated for good cause, then the Town shall not be obligated to pay any portion of the Severance (as defined in Section 6.5) of this Agreement but may be required to recognize and pay benefits that have vested and to which Manager is entitled under the Town's personnel policies or Applicable Law.

6.4 Termination by Town. In conformance with Section 3.02 of the Town Charter, the Council may end the employment relationship and terminate this Agreement at the will and pleasure of the Council at any time, with or without cause, upon written notice to Manager. Notwithstanding, the parties mutually agree that as a part of the mutual consideration of the parties given under this Agreement, the Council will provide Manager not less than thirty (30) days prior written notice of its intent to unilaterally terminate this Agreement if such termination is without 'good cause'.

6.5 Severance. In the event this Agreement is unilaterally terminated by Council without 'good cause' pursuant to Section 6.4, above, the provisions of this section shall apply and Manager shall be entitled to receive severance consisting of the severance amount and severance benefits defined in this section (collectively, the "Severance"). The 'severance amount' shall be an amount equal to (i) the value of twelve (12) months of Manager's then current salary, plus (ii) the value of any accrued but unused vacation and other compensable leave days, which shall be computed on an hourly basis determined by dividing Manager's then current annual salary by 2080 hours. In addition, the Town will provide continued health insurance benefit pursuant to Paragraph 3.5 of this Agreement, for a period equal to the lesser of (i) six (6) months following the effective date of Manager's termination, or (ii) the date upon which Manager obtains other full-time employment and coverage through a group health insurance plan from another employer.

6.6 Payment of Severance. In the event Manager is entitled to receive Severance pursuant to this Agreement, the parties shall execute a mutual written separation agreement in which the Manager request that the Town to pay the Severance in any lawful manner (e.g., lump sum, periodic payment, etc...), provided that there shall be no limitations on the Town making all deductions and withholdings required by law and the total severance amount shall be paid in full on or before the first (1st) anniversary of the effective date of Manager's termination.

6.7 Waiver, Release and Non-Disparagement. Upon termination of Manager in conformance with this Article VI, Manager expressly waives and releases Manager's rights to continued employment with the Town, as well as the right to have a hearing on the issue of good cause through arbitration or any other legal proceeding. In the event of termination under Section 6.5, above, the parties agree not to make disparaging comments or statements about each other and shall include a mutual 'non-disparagement' clause in the written separation agreement.

6.8 Resignation of Manager. In the event Manager voluntarily resigns the position of City Manager during the term of this Agreement, then Manager shall give the Town sixty (60) days' advance written notice (unless the parties mutually agree otherwise), and Manager shall not under any circumstances be entitled to receive any portion of the Severance set forth in this Article.

Article VII Residency; Moving Expenses

7.1 Manager's Residency. Manager intends to establish residence within the corporate boundaries of the Town of Addison, within six (6) months of the Effective Date of this Agreement ("Residency Deadline"), and thereafter to maintain a primary residence within the corporate boundaries of the Town throughout the term of this Agreement. Recognizing that current market conditions and limited housing inventory may affect Manager's ability to timely obtain satisfactory housing within the Town, the parties agree that Manager may request to extend the Residency Deadline under this section by submitting a written request to Council on or before said deadline, providing the basis for such extension. Council agrees it will promptly review the same and negotiate a reasonable extension with Manager based upon the facts and circumstances presented.

7.2 Moving Expenses. The Town agrees to reimburse Manager for the expenses of moving Manager and their family and personal property. Said moving expenses include packing, moving, storage costs, unpacking, and insurance charges (but exclude any costs related to the rental, lease, purchase and sale, closing or financing of Manager's residence, including, without limitation, any fees associated with brokers, realtors, inspectors, banks, escrow agents or title companies). Manager shall submit receipts for actual expenses incurred within twelve (12) months of establishing residency and the Town shall reimburse Manager for qualifying expenses in an aggregate amount not to exceed \$10,000.00.

Article VIII Miscellaneous

8.1 Entire Agreement. This Agreement sets forth and establishes the entire understanding between the parties relating to the employment of Manager by the Town. Any prior discussions or representations by or between the parties (or their representatives) are merged into and rendered null and void by this Agreement. The parties by mutual written signed agreement may amend any provision of this Agreement during the term of this Agreement; such amendments shall be incorporated and made a part of this Agreement.

8.2 Binding Effect. This Agreement shall be binding on the Town and Manager as well as their heirs, assigns, executors, personal representatives and successors in interest.

8.3 Party Representations. Each party verifies, confirms, represents, warrants, acknowledges, and agrees that they:

- (a) have freely and willingly executed this Agreement and it embodies the complete agreement between the parties hereto and their successors and assigns;
- (b) have had the opportunity to consult with separate, independent counsel of their choice prior to executing this Agreement;
- (c) were not in a significantly disparate bargaining position with the other party;
- (d) have carefully read this Agreement and that they fully understand all provisions, terms and conditions contained here; and
- (e) SPECIFICALLY DISCLAIM RELIANCE ON ANY STATEMENTS, REPRESENTATIONS, OR PROMISES MADE BY THE OTHER PARTY PRIOR TO THE EXECUTION OF THIS AGREEMENT.

8.4 Savings. If any term or provision of this Agreement, as applied to any party or to any circumstance, is declared by a court of competent jurisdiction hereof to be illegal, unenforceable or void in any situation and in any jurisdiction, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending provision in any other situation or in any other jurisdiction. The parties agree that the court or arbitrator making such determination shall have the power to reduce the scope, duration, area or applicability of the term or provision, to delete specific words or phrases or to replace any illegal, unenforceable or void term or provision with a term or provision that is valid and enforceable and that comes closest to expressing the intention of the invalid or unenforceable term or provision.

8.5 Conflicts. In the event of any conflict between the terms, conditions and provisions of this Agreement and Applicable Law, then, unless otherwise prohibited by law, the terms of this Agreement shall take precedence over the contrary provisions of the Applicable Law during the term of this Agreement.

8.6 Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Texas and shall be performable in the state district courts of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For Town:

For Manager:

TOWN OF ADDISON, TEXAS

DAVID GAINES

By: _____
Bruce Arfsten
Mayor

By: _____
David Gaines

Date: _____

Date: _____

Notice Address:

Town of Addison
Attn: Mayor
P.O. Box 9010
Addison, Texas 75001
E: barfsten@addisontx.gov

Notice Address:

Town of Addison
Attn: City Manager
PO Box 9010
Addison, TX 75001
E: dgaines@addisontx.gov

2025 City Council Regular Meeting

5. a.

Meeting Date: 08/26/2025

Department: City Manager

Key Focus Areas: Mobility and Connectivity
Community Engagement

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution declaring support for each member of the Dallas Area Rapid Transit (DART) to have a member on the DART Board of Directors entitled to a weighted vote; and providing for an effective date.

BACKGROUND:

Dallas Area Rapid Transit (DART) is a regional transit agency serving 13 cities. The DART Board of Directors is apportioned based on the population of the cities represented. Currently, the 15 member board consists of eight (8) Dallas representatives and seven (7) representatives from the surrounding cities. Apportionment is redetermined each fifth year as of September 1, after consideration of latest population estimates.

Several cities share a seat on the DART Board, reflecting the population distribution among the member cities with Dallas with a larger population holding multiple seats on the DART Board and some smaller Member Cities sharing a single seat on the DART Board. Currently, the City of Richardson and the Towns of Addison, Highland Park and University Park share a single seat on the DART Board.

This resolution considers supporting a proposal to change the Board membership so that each member city of DART has a member of the DART Board entitled to a weighted vote, with such weighted vote to be determined at a future date. The DART Board membership can only be changed by State legislation.

FISCAL IMPACT

N/A

RECOMMENDATION

Staff recommends approval.

Attachments

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON
DECLARING SUPPORT FOR EACH MEMBER OF THE DALLAS AREA RAPID
TRANSIT (DART) TO HAVE A MEMBER ON THE DART BOARD OF
DIRECTORS ENTITLED TO A WEIGHTED VOTE; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the DART Board of Directors is apportioned based on the population of the cities represented which currently consists of eight (8) Dallas representatives and seven (7) representatives from the surrounding cities which apportionment is redetermined each fifth year as of September 1, after consideration of latest population estimates; and

WHEREAS, several cities share a seat on the DART Board of the Directors, reflecting the population distribution among the member cities with Dallas with a larger population holding multiple seats on the DART Board and some smaller Member Cities sharing a single seat on the DART Board of Directors; and

WHEREAS, the City of Richardson and the Towns of Addison, Highland Park and University Park share a seat on the DART Board, the Cities of Plano and Farmers Branch share a seat on the DART Board, City of Dallas and Cockrell Hill share a seat on the DART Board, the Cities of Garland, Rowlett and Glenn Heights share a seat on the DART Board, and Carrollton and Irving share a seat on the DART Board; and

WHEREAS, the Town of Addison desires that each member of DART have a member on the DART Board entitled to a weighted vote, such weighted vote to be determined at a future date; and

WHEREAS, the Town of Addison agrees to work cooperatively with the other Member Cities and with the Texas Legislature during the next legislative session to amend Texas Transportation Code Chapter 452 governance for the DART Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals to this resolution are incorporated herein and true and correct.

SECTION 2. That the Town of Addison desires that each member of DART Board have a member on the DART Board entitled to a weighted vote, such weighted vote to be determined at a future date.

SECTION 3. That the Town of Addison agrees to work cooperatively with the other Member Cities and with the Texas Legislature during the next legislative session to amend Texas Transportation Code Chapter 452 governance for the DART Board.

SECTION 4. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas on this the **26th** day of **AUGUST**, 2025.

TOWN OF ADDISON

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

2025 City Council Regular Meeting

5. b.

Meeting Date: 08/26/2025

Department: Police

Key Focus Areas: Public Safety

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution approving an Interlocal Agreement between the City of Richardson and the Town of Addison for jail services, and authorizing the City Manager to execute the agreement.

BACKGROUND:

The Addison Police Department has contracted with the City of Grapevine for jail services since 2022. While the City of Grapevine has been a valued partner, the current agreement faces operational and logistical challenges. One such challenge is the distance of the jail from the Town of Addison, and another is the time required to complete the arrest, transportation, and booking procedures for each individual. The distance from the Addison Police Department is approximately 22 miles with an average round-trip transport time being 51 minutes. Depending on the time of arrest, the one-way travel time can be up to 55 minutes. This does not include book-in time, which averages around 35 minutes for transports without arrestee issues. These transports use approximately 3 gallons per trip and can cause the transporting officer to be unavailable for an average of nearly an hour and a half.

In June 2024, staff began exploring alternative options for a jail partnership. After reviewing various options, staff recommended the City of Richardson based on operational factors such as time and distance, their experience providing jail services to other law enforcement agencies, and the potential for a long-term partnership and stability for the Town. This option was presented to the Council in June 3, 2025 Work Session. The Council directed staff to move toward executing an Interlocal Agreement (ILA) between the Town and the City of Richardson. The proposed agreement includes an initial five-year term, with an automatic renewal for an additional five-year term at the conclusion of the initial term.

The proposed agreement with the City of Richardson has an increased contractual cost; however, the operational cost savings and proximity decrease the direct fiscal impact. If approved, the Addison Police Department will begin utilizing the Richardson jail on October 1, 2025.

FISCAL IMPACT

The contract cost will escalate over the first three years (Year 1: \$500,000, Year 2: \$550,000, Year 3: \$600,000). After which, there are no contractual increases unless the average number of arrested individuals exceeds the daily average of persons calculated. For example, beginning in Year 3, the average daily booking rate is calculated at 4 bookings per day at a booking rate of \$410.96. This equates to \$600,000 (4 x 365 x \$410.96). If the daily booking average increases, the corresponding contract cost will also increase. For reference, the current agreement averages 1,460 arrests per year. Over the last five years, the Addison Police Department has averaged approximately 1,000 arrests per year.

The proposed agreement amount of \$500,000 for Year 1 has been included in the Town's FY26 Proposed Budget.

RECOMMENDATION

Staff recommends approval.

Attachments

Presentation - Jail Services

Resolution - Jail Services

Interlocal Agreement - Jail Services

Prior Presentation from June 3, 2025 Work Session

Addison Police Department Jail Contract

August 26, 2025

Chris Freis, Chief of Police

The logo features the word "ADDISON" in blue, uppercase, sans-serif font, centered within a white circle. This circle is set against a blue background that has a diagonal white line running from the top-left to the bottom-right, creating a triangular effect. The top-left corner of the blue area is a dark grey triangle.

ADDISON

- **December 2021** - Carrollton informed the Town of Addison that they would no longer provide jail services starting in October 2022.
- **June 2022** - The Town of Addison was negotiating with Farmers Branch to contract jail services; however, those talks did not yield an agreement. The Town began to seek alternative solutions, and Grapevine became a viable option.
- **October 2022** - The Town entered into an agreement to utilize Grapevine PD as its jail provider.
- **June 2024** - The Town began exploring other options for a jail partnership, given the logistical challenges (distance and time) with our current agreement.

- **June 3, 2025** - Staff presented information to Council in a work session on the challenges with the current agreement with Grapevine, including distance and time, and alternative options that were explored.

Staff recommended an agreement for jail services with the City of Richardson based upon:

- Their proximity to the Town of Addison;
- Their experience providing jail services to other cities; and
- Anticipated stability as a long-term partner for the Town.

Note: A copy of the June 3 presentation is **attached** to this agenda item.

Proposed Contract

- Effective October 1, 2025. The initial contract term is five years, with an automatic renewal for an additional five-year term.
- **Contract Cost:**
 - **Years 1 – 3: Fixed Amount** as shown.

Year	Contract Cost
Year 1	\$500,000
Year 2	\$550,000
Year 3	\$600,000

- **Years 4 – 5:**
 - **No increase from Year 3 cost** unless daily average bookings exceeds amount calculated in the contract (average of 4 bookings per day or 1,460 per year).
 - Staff does not anticipate based upon APD data. Over the last five years, APD has averaged approx. 2.74 per day or 1,000 per year.
 - For example only, if average bookings were to increase to 4.25 per day, then the annual contract cost for renewal term would be \$637,501.70 (4.25 x 365 x \$410.96).

- Staff recommends executing an agreement with Richardson for jail services based upon operational factors (time and distance), their experience, and long-term partnership for the Town.
- The proposed contract amount for Year 1 (\$500,000) has been budgeted for in the Town's FY2025-26 Proposed Budget.
- If approved by Council, the date to begin utilizing the Richardson Jail is October 1, 2025.

** Richardson staff brought the ILA to the Richardson City Council during their budget workshop and received support to move forward with the execution of the ILA.*

Questions?



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS APPROVING AN INTERLOCAL AGREEMENT FOR JAIL SERVICES WITH THE CITY OF RICHARDSON, TEXAS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Addison does not maintain its own jail facility and therefore desires to utilize the City of Richardson jail facility for the handling, processing, housing and detention of persons arrested by Addison Police Department; and

WHEREAS, the Interlocal Cooperation Act, Chapter 791, Texas Government Code authorizes units of government to contract with one or more units of local government to perform governmental functions and services; and

WHEREAS, the City Council therefore desires to authorize an interlocal jail services agreement between the Town of Addison and the City of Richardson for the joint use of its jail facility in accordance with the terms of said agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The City Council hereby approves the interlocal agreement for jail services between the Town of Addison and City of Richardson, a copy of which is attached hereto as **Exhibit A**. The City Manager is hereby authorized to execute the agreement.

SECTION 2. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **26th** day of **AUGUST**, 2025.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Valencia Garcia, City Secretary

STATE OF TEXAS §
 § **Interlocal Cooperation Agreement Between the City of**
 § **Richardson and the City of Addison: Jail Services**
COUNTY OF DALLAS §

This **Interlocal Cooperation Agreement for Jail Services** (“**Agreement**”) is entered into as of the Effective Date by and between the **City of Richardson** (“**Richardson**”), a Texas home-rule municipality and the **Town of Addison** (“**Addison**”), a Texas home-rule municipality, by and through their authorized representatives. Richardson and Addison are at times each referred to herein as a “**Party**” or collectively as the “**Parties**.”

RECITALS:

WHEREAS, Addison desires to use the Richardson Jail Facility located at 140 N Greenville, Richardson, Texas (“**Facility**”) for the handling, processing, housing and detention of persons arrested by Addison Police Department personnel (“**Addison Police**”); and

WHEREAS, the Interlocal Cooperation Act, Chapter 791, Texas Government Code authorizes units of government to contract with one or more units of local government to perform governmental functions and services; and

WHEREAS, the Parties desire to enter into an agreement authorizing Addison to use the Facility and setting forth the terms and conditions by which Richardson will agree to provide the Jail Services (as defined below) to Addison; and

WHEREAS, the Parties find it is mutually advantageous to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Richardson and Addison hereby agree as follows:

Article I
Purpose; Term

1.1 The purpose of this Agreement is to provide the terms and conditions under which persons arrested by the Addison Police Department may be detained and housed at the Facility as well as the respective responsibilities of the Parties relating to the provision of Jail Services to Addison by Richardson.

1.2 The initial term of this Agreement during which Jail Services will be provided as described herein shall commence on October 1, 2025, and shall terminate on September 30, 2030 (“**Primary Term**”), unless terminated earlier or extended in accordance with this Agreement. Upon the completion of the Primary Term, this Agreement shall renew for one (1) additional period of five (5) years commencing October 1, 2030, and ending September 30, 2035 (the “**Renewal Term**”) provided the Parties each agree to such renewal not later than March 31, 2030, unless terminated earlier by either Party in accordance with this Agreement. The Primary Term and Renewal Term are collectively referred to herein as the “**Term**” or “**the Term of this Agreement**.”

Article II Termination

2.1 This Agreement may be terminated by either Party providing the other Party written notice of termination not less than one (1) year prior to the anticipated date of termination; provided, however, such termination date must be the last day of a calendar month.

2.2 A Party (the “**Non-Defaulting Party**”) may terminate this Agreement by providing written notice of termination to the other Party (the “**Defaulting Party**”) if the Defaulting Party fails to cure any default or non-compliance with one or more provisions of this Agreement on or before sixty (60) days after delivery of written notice by the Non-Defaulting Party to the Defaulting Party describing the nature of the default or non-compliance.

2.3 If this Agreement is terminated pursuant to Section 2.1:

(a) If termination is by Addison, Addison shall not be entitled to reimbursement of any portion of the Services Fee paid for the Contract Year for which the Services Fee is paid; and

(b) If termination is by Richardson, Richardson shall refund to Addison a portion of the Services Fee previously paid, pro-rated with respect to the number of calendar months remaining in the Contract Year; provided, however, if such termination by Richardson is prior to payment by Addison of the second semi-annual installment of the Services Fee, the pro-rated refund of the Services Fee shall be based on the number of calendar months remaining in the first six-months of the Contract Year.

2.4 If this Agreement is terminated pursuant to Section 2.2:

(a) If termination is by Richardson, Addison shall not be entitled to reimbursement of any portion of the Services Fee paid for the Contract Year for which the Services Fee is paid; and

(b) If termination is by Addison, Richardson shall refund to Addison a portion of the Services Fee previously paid, pro-rated with respect to the number of calendar months remaining in the Contract Year as of the date of termination; provided, however, if such termination by Addison is prior to payment by Addison of the second semi-annual installment of the Services Fee, the pro-rated refund of the Services Fee shall be based on the number of calendar months remaining in the first six-months of the Contract Year at the time of termination.

2.5 Receipt of payment and/or reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement.

2.6 For purposes of this Agreement, “**Contract Year**” means the period beginning on October 1 of each calendar year and ending on September 30 of the immediately following calendar year.

Article III Performance of Services by Richardson

3.1 Richardson shall provide the following services (collectively “**Jail Services**”) in accordance with all applicable Richardson Police Department policies and procedures (“**RPD Policies**) and applicable federal and state laws and regulations:

- (a) Intake of prisoners brought to the Facility by Addison (each an “**Addison Prisoner**”);
- (b) Complete inventory and storage of each Addison Prisoner’s property;
- (c) Create and maintain a comprehensive medical and personal history statement, including next of kin contact information for each Addison Prisoner;
- (d) Photograph and fingerprint each Addison Prisoner;
- (e) House and detain each Addison Prisoner in the Facility until transferred to another jail facility, or released on bond or by other lawful means;
- (f) Feed and clothe each Addison Prisoner to the same extent as provided to Richardson prisoners;
- (g) Operate and maintain the Facility in accordance with applicable Federal, State and Local Laws and regulations;
- (h) Transfer bond funds received with respect to Addison Prisoners not later than thirty (30) days after receipt thereof; and
- (i) Transport, or arrange for the transportation of, Addison Prisoners to the Dallas County Lew Sterrett Justice Center for incarceration.

3.2 Richardson shall provide reasonable and adequate space and utility connections for a work area within the Facility for the purpose of prisoner booking and other documentation processes by Addison Police. The work area will be such that Addison Police can readily comply with all required security protocols for accessing and handling confidential information related to the booking and processing of prisoners, including information accessible through third-party websites online (e.g. TLETS, NCIC, TCIC, etc.).

3.3 Richardson shall provide a secure room within the Facility for the purpose of prisoner interviews/interrogations to be conducted by Addison Police.

3.4 Richardson shall provide Addison prisoners with a blanket and mattress for use during detention and assign a holding cell number in accordance with RPD Policies. This assignment shall be documented in the Addison Prisoner Log. Addison prisoners shall be permitted to make local telephone calls within four hours of their arrival at the facility, provided they do not pose a danger to themselves, Addison or Richardson personnel, or if Addison requests that phone

access be restricted. If an Addison prisoner's phone access is restricted due to safety concerns, they shall be allowed to use the telephone as soon as they are cooperative and no longer deemed a threat to themselves or others. All telephone usage and associated numbers shall be recorded in the applicable prisoner status log.

3.5 During the intake process and prior to being booked in, Richardson may, in its sole discretion, refuse to accept for processing into the Facility any Addison Prisoner that appears to need medical treatment or medical services.

3.6 Neither Richardson nor Addison may consent to medical treatment of a prisoner nor admit or sign an Addison Prisoner into a hospital or medical facility, or otherwise assume the financial responsibility therefor.

3.7 If an Addison prisoner arrives at the Facility with a medical emergency that requires the prisoner be transferred to the emergency room prior to book-in, the Addison Police shall be responsible for accompanying the prisoner to an appropriate medical facility. In the event of a medical or mental health care emergency, the Richardson Fire Department ("RFD") will be summoned and may transport Addison arrestees in accordance with existing RFD protocols. If practical, Addison will provide an officer to escort or guard the Prisoner while under the care of RFD.

3.8 Addison Police will generally be responsible for the transfer of Addison prisoners requiring transfer to a medical or mental health facility. In the event an Addison prisoner booked into the Facility requires transportation for an emergency or for urgent medical or mental health care and an Addison officer is not immediately available to escort and guard the Addison prisoner, Richardson may, if reasonably available, provide an officer to escort and guard the Addison Prisoner; provided, that if Addison is notified that an Addison prisoner has been transported to such facility, Addison shall assume such responsibility as soon as practical but no later than within 90 minutes from such notification.

3.9 Richardson will provide Addison digital copies of the booking paperwork for each prisoner. Richardson consents to Addison releasing any booking paperwork consistent with Public Information Act laws.

Article IV Addison's Obligations

4.1 Addison shall provide Richardson property bond materials, including, but not limited to, a receipt book and bond money handling instructions.

4.2 Addison authorizes Richardson to accept, document and secure prisoner bond money until such time as an authorized representative of Addison arranges for the transfer of said bond money to Addison.

4.3 Addison authorizes Richardson to release Addison Prisoners as required by law, at Richardson's discretion.

4.4 To provide for the safety of Addison Prisoners being booked into the Facility, the following is a list of conditions that require Addison to provide medical clearance and/or treatment prior to arriving at the Facility intake:

- (a) actively detoxing person (coming off alcohol or drugs with symptoms like vomiting, diarrhea, shaking, weakness);
- (b) suspected drug or alcohol overdose (or ingesting or swallowing drugs);
- (c) head or facial trauma (injury);
- (d) altered mental status, confusion, or loss of consciousness (passing out);
- (e) respiratory distress (difficulty breathing);
- (f) chest pain (cardiac or heart attack history);
- (g) broken bone or obvious deformity of a limb or other bodily part;
- (h) open wounds or any active bleeding;
- (i) inability to care for self (paraplegic, quadriplegic. etc.);
- (j) pregnant female detoxing from or currently using heroin or methadone;
- (k) motor vehicle collision;
- (l) prisoners otherwise deemed unsafe by RPD personnel to proceed with being booked into the Facility for reasons including, but not limited to:
 - (1) actively suicidal or psychotic; or
 - (2) a potential acute medical problem that could place a prisoner at risk.

4.5 The Facility intake booking detention officers reserve the right to refuse the booking of an Addison Prisoner when, in the opinion of the booking detention officer, the Addison Prisoner poses a safety threat to themselves or others.

Article V

Fee for Jail Services

5.1 Each Contract Year during the Term of this Agreement, Addison agrees to pay Richardson a fee as consideration for the provision of Jail Services to Addison (the “**Service Fee**”).

The amount of the Service Fee shall be determined as follows:

- (a) The Service Fee for the first year of the Primary Term beginning on October 1, 2025, shall be \$500,000.00, which is based upon a daily average of 4 persons arrested and booked into a jail facility, or an average fee of \$342.47 per person ($\$500,000 / 1,460 = \342.47) (the “Per Person Fee”). The Service Fee for the second year of the primary term beginning October 1, 2026, shall be \$550,000 (\$376.71 per person). The Service Fee for the third year of the primary term beginning on October 1, 2027 shall be \$600,000 (\$410.96 per person).
- (b) For each additional annual year beginning on October 1, 2028, the Service Fee shall be adjusted based upon the change in the daily average number of persons booked into the facility by Addison Police for the twelve (12) month period ending on May 31st of the then current term (“Average Bookings”). Specifically, the adjusted Service Fee will be calculated by multiplying the then current Average Bookings (rounded to the nearest whole tenth) by 365 by the Per Person Fee for the third year (i.e., \$410.96 per person) set forth in subsection (a), above.

By way of example, if the Average Bookings increases to 4.5, then the Service Fee for the upcoming Renewal Term would be \$675,001.80 ($4.5 \times 365 \times \$410.96 = \$675,011.80$). If the Average Bookings decreases from the prior Contract Year, the Service Fee for the subsequent Contract Year shall remain the same as the previous year.

5.2 For each Contract Year, beginning with the first Contract Year, Addison shall pay one-half of the Services Fee due for the Contract Year on October 1st and the other one-half of the Services Fee due for the Contract Year on April 1st.

5.3 Richardson shall, not later than June 15th of each year, provide Addison with a written report containing (i) the number of Addison Prisoners booked into the Facility, and (ii) the number of Addison prisoners brought to the Facility for intake that were not booked into the Facility during the immediately preceding twelve-month period (“Prisoner Report”). This report should also include any adjustments to the Service Fee (in accordance with Section 5.1(b)) for the upcoming Contract Year.

5.4 Notwithstanding the foregoing provisions of this Article V, if Richardson is unable to accept and house any Addison Prisoners as provided by this Agreement for any reason (including an event of Force Majeure), Richardson will, at the election of Richardson, either (i) provide equivalent access and services to Addison through an alternate facility, or (ii) provide Addison a credit against the amount of the next installment of the Services Fee due and payable in an amount equal to $1/365^{\text{th}}$ of the amount of the then current annual Services Fee multiplied by the total number of days Richardson was unable to accept and house Addison Prisoners (a “Fee Credit”). If this Agreement has been terminated such that no future payment of Services Fee against which a Fee Credit may be applied will be paid, Richardson agrees to pay the amount of such Fee Credit to Addison not later than thirty (30) days after the date of termination of this Agreement, which obligation shall survive the termination of this Agreement.

Article VI Prisoner Magistration

6.1 Addison shall provide one or more magistrates to magistrate the Addison Prisoners arrested for fine only (class C misdemeanor) offenses or Addison warrants housed at the Facility, either in-person or virtually, on a 24/7 basis. Addison shall cause each of the Addison Prisoners arrested for fine only offenses or Addison warrants to be magistrated within twenty- four (24) hours after detention at the Facility. Written confirmation shall be provided to Richardson as each Addison Prisoner is magistrated.

6.2 Addison shall provide Richardson with signed probable cause affidavits and arrest warrants for each Class B misdemeanor offense or above within twenty- four (24) hours after arrest. Richardson shall ensure each Prisoner is magistrated by a Dallas County magistrate or transferred to the Dallas County jail for magistration to achieve Texas Code of Criminal Procedure Article 15.17 magistration within forty-eight (48) hours compliance. Addison Prisoners with multiple charges will be transferred to Dallas County on the highest-level charge regardless of magistration status for class C misdemeanors, except for class C misdemeanor Assault Family Violence.

6.3 The Addison magistrates shall follow RPD Policies in regard to the safety and security of the Facility and the prisoners when magistrating Addison prisoners in-person.

Article VII Availability of Revenue

Each Party paying for the performance of governmental functions or services pursuant to this Agreement shall make those payments from current revenues available to the paying Party. The Parties represent and agree that the payments required by this Agreement by the paying Party will fairly compensate the performing Party for the services or functions performed under this Agreement.

Article VIII Liability/Immunity/Insurance

8.1 Each Party agrees to the extent authorized under the Constitution and the laws of the State of Texas, to be fully responsible for any and all claims for damages, costs, and expenses to person or persons and property that may arise out of or be occasioned by this Agreement, including but not limited to its acts of negligence or omission in the arrest, book-in and detention for their respective prisoners. Each Party, to the extent allowed by law and without waiving any rights, defenses or protections provided therein, agrees to be responsible for its own acts of negligence.

8.2. In the event of joint or concurrent negligence of the Parties, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas without, however, waiving any governmental immunity or defense available to any Party individually under Texas law. Richardson shall be responsible for its sole negligence. Addison shall be responsible for its sole negligence. The provisions of this section are solely for the benefit of the Parties and are not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

8.3 It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in Parties not signatories hereto. To the extent authorized under the Constitution and laws of the State of Texas, and without waiving sovereign immunity, each Party shall be responsible for any and all claims, demands, suits, actions, damages, and causes for action related to or arising out of or in any way connected with its own actions, and the actions of its personnel rendered or performed pursuant to the terms and conditions of this Agreement. Each Party agrees to obtain general liability, public official's liability, if applicable, or maintain a comparable self-insurance program.

8.4 Each Party shall, during the term of this Agreement, obtain and maintain insurance coverage required by this section. Limits of insurance required by this section can be in any combination of underlying and excess coverage inclusive of self-insured retention.

(a) commercial general liability insurance with a minimum limit of \$1,000,000 per occurrence and \$2,000,000 aggregate;

(b) commercial automobile insurance covering any automobile used in performance of this Agreement with a minimum limit of \$1,000,000 per accident;

(c) workers' compensation insurance at statutory limits;

(d) employer's liability insurance with minimum limits of \$1,000,000 per accident, \$1,000,000 each employee by disease and \$1,000,000 policy limit by disease; and

(e) Law Enforcement Liability insurance with minimum limits of \$1,000,000 each wrongful act.

8.5 All insurance and certificate(s) of insurance required by Section 8.4 shall be endorsed to contain the following provisions: (1) name the other Party, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; (2) provide for at least thirty (30) days prior written notice to the other Party for cancellation or non-renewal of the insurance; (3) provide for a waiver of subrogation against the other Party for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance; (4) coverage shall be on a primary basis and non-contributory with any other insurance coverage and/or self-insurance carried by the other Party. Each Party shall provide written notice to the other Party of any material change of, or to, the insurance required herein. All insurance companies providing insurance coverage required by this section shall be authorized to transact business in Texas and rated an "A" by AM Best or other equivalent rating service. A certificate of insurance evidencing insurance coverage required by this section shall be submitted by each Party as prescribed in section 6.2 of this Agreement. Copies of all endorsements, additional insured endorsement and waiver of subrogation endorsement shall be submitted by each Party as prescribed in Section 8.4 of this Agreement.

Article IX Miscellaneous Provisions

9.1 **Consideration.** This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the Parties.

9.2 **Notice.** All notices required by this Agreement shall be in writing and addressed to the Parties at the addresses set forth below (or to such other address that may be designated by the receiving Party from time to time in accordance with this section). All notices shall be delivered by (a) personal delivery, (b) certified or registered mail (in each case, return receipt requested, postage prepaid), (c) nationally recognized overnight courier (with all fees pre-paid), or (d) e-mail of a PDF document containing the notice. Such notice or document shall be deemed to be delivered or given, whether actually received or not, (i) when received if delivered or given in person, (ii) if sent by United States mail, three (3) business days after being deposited in the United States mail as set forth above, (iii) on the next business day after the day the notice or document is provided to a nationally recognized carrier to be delivered as set forth above, or (iv) if sent by email, the next business day. A confirmation of delivery report which reflects the time that the email was delivered to the recipient's last notified email address is prima facie evidence of its receipt by the recipient, unless the sender receives a delivery failure notification, indicating that the email has not been delivered to the recipient. For purposes of notification, the addresses of the Parties shall be as follows:

If to Addison, to:

Town of Addison
Attn: City Manager
5300 Belt Line Road
Addison, Texas 75254
E: dgaines@addisontx.gov

With a Copy to:

Town of Addison
Attn: Chief of Police
4799 Airport Parkway
Addison, Texas 75001
E: cfreis@addisontx.gov

Whitt L. Wyatt
Wyatt Hamilton Finlay, PLLC
5810 Long Prairie Road, Suite 700-220
Flower Mound, Texas 75028
E: whitt@whflegal.com

If to Richardson, to:

City of Richardson, Texas
Attn: City Manager
13000 William Dodson Parkway
Richardson, Texas 75234 E:

With a Copy to:

City of Richardson, Texas
Attn: Chief of Police
200 N Greenville Ave.
Richardson, Texas 75081

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, LLP
500 N. Akard, Suite 1800
Dallas, Texas 75201
E: psmith@njdhs.com

9.3 **Entire Agreement.** This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both Parties.

9.4 **Venue and Governing Law.** This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas. Venue for any suit between the Parties arising from or related to this Agreement shall be in Dallas County, Texas.

9.5 **Authority to Execute.** The individuals signing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

9.6 **Severability.** The provisions of this Agreement are severable. In the event that any paragraph, section, subdivision, sentence, clause or phrase of this Agreement shall be found to be contrary to the law, or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of this Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party fifteen (15) days written notice of its intent to terminate.

9.7 **Amendments.** This Agreement may only be amended by a written instrument signed by authorized representatives of both Parties.

9.8 **Counterparts.** This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other Party.

9.9 **Assignment.** This Agreement may not be assigned by any Party hereto without the prior written consent of the other Party.

9.10 **Force Majeure.** No Party shall be liable to the other Party for any failure, delay, or interruption in the performance of any of the terms, covenants, or conditions of this Agreement due to causes beyond the Party's respective control or because of applicable law, including, but not limited to, war, nuclear disaster, strikes, boycotts, labor disputes, embargoes, acts of God, acts of the public enemy, acts of superior governmental authority, floods, riots, rebellion, sabotage, terrorism, a government restriction, quarantine, or mandatory closure order enacted in response to a pandemic or other public health crises, or any other circumstance for which a Party is not legally responsible or which is not reasonably within its power to control (each an event of "**Force Majeure**"). The Party asserting Force Majeure shall give prompt notice to the other Party of the prevention of performance as soon as the asserting Party is reasonably aware of such prevention and has the burden of demonstrating (i) how and why their performance was so prevented, (ii) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force Majeure event itself), and (iii) that the Party used reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

9.11 **Representations.** Each signatory represents that this Agreement has been read by the Party for which this Agreement is executed, and that each Party has had an opportunity to confer with counsel, on the matters contained herein.

9.12 **Drafting Provisions.** This Agreement shall be deemed to have been drafted equally by all Parties. The language of all parts of this Agreement shall be construed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this Agreement.

9.13 **Independent Contractor.** Except as otherwise expressly provided herein, Addison and Richardson agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees in conjunction with the performance of services covered under this Agreement.

9.14 **No Third-Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

9.15 **Business Day.** For purposes of this Agreement, the phrase "business day" means a day that is not a Saturday, a Sunday, a federally recognized holiday, the Friday after Thanksgiving Day, or such other day the Richardson City Council has determined by resolution or ordinance that Richardson City Hall will not be open to the public for general city business.

9.16 **Effective Date.** This Agreement shall be effective on the date it bears the signatures of the authorized representatives of all of the Parties (the "**Effective Date**") whether on the same document or on identical but separately signed counterparts.

SIGNED AND AGREED this ____ day of _____ 2025.

CITY OF RICHARDSON, TEXAS

By: _____
Don Magner, City Manager

ATTEST

Aimee Nemer, City Secretary

APPROVED AS TO FORM

Peter G. Smith, City Attorney
(06-25-2025: 4938-2365-8577, v. 1)

SIGNED AND AGREED this _____ day of _____ 2025.

TOWN OF ADDISON, TEXAS

By: _____
David Gaines, City Manager

ATTEST:

Valencia Garcia, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt, City Attorney
(wwRev_7.7.25)

Addison Police Department Jail Update

June 3, 2025

Chris Freis, Chief of Police

The logo features the word "ADDISON" in a bold, blue, sans-serif font, centered within a white circle. This circle is set against a blue background that has a diagonal white line running from the top-left to the bottom-right, creating a triangular effect. The top-left corner of the blue area is a dark grey triangle.

ADDISON

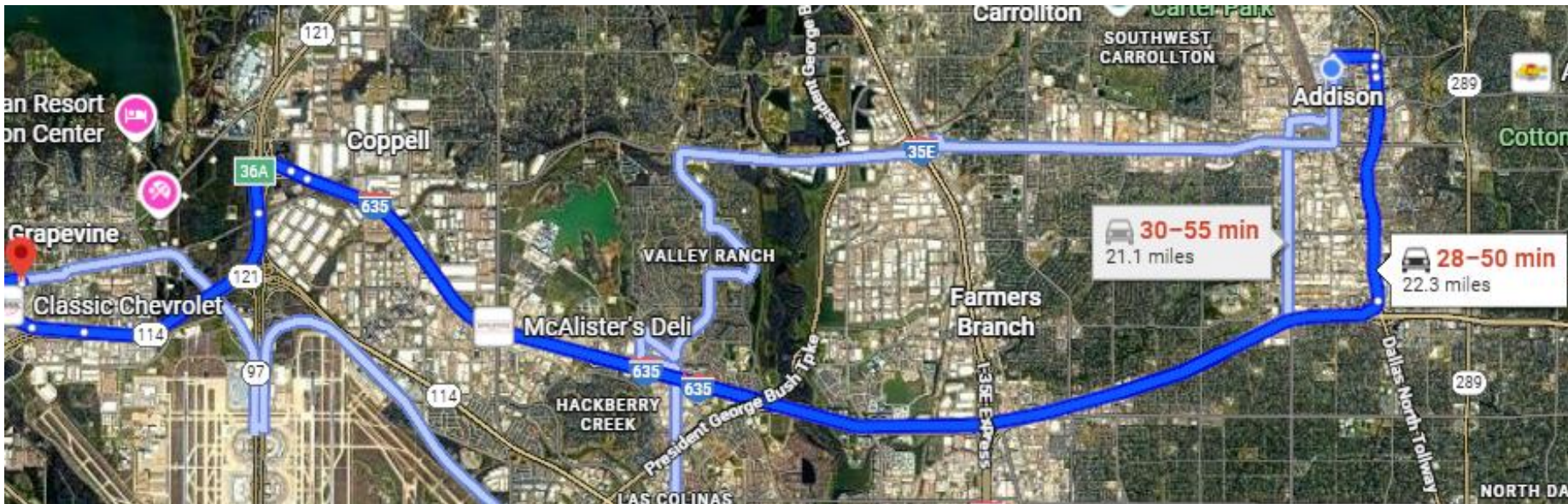
- **December 2021-** Carrollton informed the Town of Addison that they would no longer provide jail services starting in October 2022.
- **June 2022-** The Town of Addison was negotiating with Farmers Branch to contract jail services; however, those talks did not yield an agreement. The Town began to seek alternative solutions, and Grapevine became a viable option.
- **October 2022-** The Town entered into an agreement to utilize Grapevine PD as its jail provider.
- **June 2024-** The Town began exploring other options for a jail partnership, given the logistical challenges (distance and time) with our current agreement.

Challenges with Current Agreement

ADDISON

- **Distance:**

- From the Addison Police Department to the Grapevine Jail is approximately 22 miles.
- Depending on the time of arrest, travel time could be up to 55 minutes, one way.
- Fuel consumption per transport is approximately 3 gallons.



* The route above was calculated with a 4:30 p.m. arrest time.

Challenges with Current Agreement

- **Time:**

- The average round-trip transport time for an officer, without traffic, is 51 minutes.
- The average jail book-in time, without arrestee issues, is 35 minutes.
- The average time an officer is unavailable is 1 hour and 26 minutes.

*The above averages are based on a sample of 22 recent arrests. Within that sample, the quickest unavailable time was 1 hour and 2 minutes, and the longest was 2 hours and 30 minutes.

Exploring Alternative Options

- Staff began looking at potential partnerships with a closer proximity that could accommodate our needs.
- After reviewing multiple options, Richardson was deemed the most suitable.
 - Richardson has experience providing jail services to other law enforcement agencies.
 - Richardson offers a long-term partnership and stability, with a 10-year agreement proposed.
 - This agreement includes an initial 5-year term with an automatic renewal for an additional 5-year term.

Exploring Alternative Options

- **Estimated Time Analysis Per Arrest:**

	Grapevine Jail	Richardson Jail
Distance	22 miles	7 miles
Fuel Consumption	3 gallons	.75 gallons
Travel Time	51 minutes	30 minutes
Book In Time	35 minutes	10 minutes
Total Time	1 hr 26 minutes	40 minutes

❖ Travel time is based on a round trip with limited traffic.

Exploring Alternative Options

- **Estimated Cost Analysis Per Year:**

	Grapevine Jail	Richardson Jail
Est Operations Cost*	\$84,000-\$133,000	\$33,000-\$46,000
Contract Cost	\$384,000	\$500,000**

- ❖ Operations cost includes the average time spent on an arrest, based on the average hourly officer rate and fuel consumption for 1000 arrests per year.
- ❖ The contract cost escalates for the first 3 years (Year 1- \$500,000, Year 2- \$550,000, and Year 3- \$600,000) and caps after Year 3 at \$600,000 for the remainder of the contract period.

Exploring Alternative Options

- **Future Considerations:**

- If desired, a jail could be considered by an upcoming Bond committee and program as part of the Police Department facility project.
- To provide a rough perspective on operating cost, the estimated annual personnel costs are shown below.
 - This is not all-inclusive -- capital and other operating costs (e.g. software, supplies, maintenance, etc) would need to be estimated.

Position	FTEs	Annual Salary & Benefits	Annual Estimated Personnel Cost
Detention Officer	12	\$79,271	\$951,252
Detention Manager	1	\$126,423	\$126,423
		Total:	\$1,077,675

Next Steps

- Staff recommends executing an agreement with Richardson for jail services based upon operational factors (time and distance), their experience, and long-term partnership for the Town.
- Staff plans to finalize the ILA between Richardson and the Town of Addison and bring a completed ILA to City Council for consideration.
- If approved by Council, the estimated date to begin utilizing the Richardson Jail is October 1, 2025.

Questions?

ADDISON

2025 City Council Regular Meeting

5. c.

Meeting Date: 08/26/2025

Department: Public Works

Key Focus Areas: Infrastructure Development and Maintenance

AGENDA CAPTION:

POSTPONED Present, discuss, and consider action on the approval of Change Order #2 to the professional services agreement with Kimley-Horn and Associates, Inc. for additional design services for the Montfort Drive Reconstruction Project in an amount not to exceed \$814,500, increasing the total contract amount to \$1,901,500.

BACKGROUND:

The Montfort Drive Reconstruction Project was approved by Addison voters in November 2019 as part of Proposition B with an initial estimated budget of \$7.3 million. On April 25, 2023, the City Council approved a professional services agreement with Kimley-Horn and Associates, Inc. for \$792,700 to prepare the roadway, drainage, and traffic signal design for Montfort Drive from Belt Line Road to approximately 400 feet north of Palladium Drive.

In April 2024, Council approved Change Order #1 for \$294,300 to extend the southern project limit approximately 500 feet past Palladium Drive and add scope for lane narrowing, enhanced pedestrian and landscape features, updated surveys, utility engineering, and traffic signal design.

Subsequent coordination with the City of Dallas regarding a boundary adjustment to extend the project limits to Celestial Road delayed the design process. Dallas City Council approved the jurisdiction transfer on June 11, 2025 allowing final design to proceed for the extended limits. Final legal documentation for the boundary adjustment is scheduled for consideration during a September 2025 Dallas City Council meeting. Following approval, the Town will bring forth an ordinance for consideration at a subsequent City Council meeting.

Change Order #2 incorporates the newly acquired section of Montfort Drive from Palladium Drive to Celestial Road and adds the following design elements:

- Survey & Subsurface Utility Engineering (SUE): Updated topographic and boundary survey, Level B SUE, and related mapping for the extended limits and the reconstructed Private Drive near Village on the Parkway.
- Roadway & Drainage Design: Final design for pavement, grading, and additional storm drain improvements extending north toward Belt Line Road

- and inlet replacement south of the existing storm drain crossing.
- Water Infrastructure: Replacement of City of Dallas 12-inch water lines in the extended limits.
- Traffic Signals: Permanent signal design for Palladium Drive and Celestial Road intersections, including poles, pedestrian elements, detection, conduit, and electrical service coordination.
- Franchise Utility & Duct Bank Design: Electric duct bank per Oncor standards, fiber conduit design for the Town, and franchise utility coordination.
- Landscape, Irrigation, Streetscape & Hardscape: Landscaping to match the Belt Line 1.5 Beautification Project, stamped concrete medians, and enhanced intersections.
- Illumination & Electrical Conduit: Enhanced lighting design and underground conduit for future monument sign.
- Plan Reviews, Meetings & Construction Support: Additional Texas Department of Licensing and Regulation coordination, up to 150 additional hours for meetings, franchise utility coordination, and construction-phase design support.

A complete breakdown can be found in the attached Change Order #2.

The revised final design submittal date is in August 2026, but the Town will work with the design professional to improve the schedule where possible. This reflects the additional design work, utility coordination, and incorporation of the Celestial Road segment into the project. Construction is anticipated to follow in 2027.

FISCAL IMPACT

Original Contract: \$792,700
Change Order #1: \$294,300
Change Order #2: \$814,500
Revised Total: \$1,901,500

The total overall estimate for the Montfort Drive Reconstruction Project is now \$21,343,060.

RECOMMENDATION

Staff recommends approval.
