



## **Addison City Council Meeting**

**September 9, 2025**

**Addison Town Hall**

**5300 Belt Line Road**

**Dallas, Texas 75254**

**AMENDED 9/9 at 4:15 PM - Addition of Council Q&A**

**Document to WS Item #3a (Council Q&A)**

**AMENDED 9/9 at 10:54 AM - Addition of updated  
presentation to IC Item #6e (Montfort Dr. CO #2)**

**AMENDED 9/4 at 8:40 AM - Addition of Updated  
Ordinance to PH Item #5a (FY26 Budget)**

---

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](http://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 551.071 (1)(A) - Pending Litigation - Budget Suites of America v. Town of Addison, Cause No. DC-19-09630, 191st Judicial District, Dallas County District Court.
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 the Work Session public comment period at City Council Meetings.
  - b. Present and discuss the 2025 Draft Master Transportation Plan to include updates from the 2016 Master Transportation Plan, improved roadway cross-sections, incorporation of the Advance Addison 2050, pedestrian toolbox, and revised speed limits, public comments received along with an overview of upcoming project recommendations as prepared by Kimley-Horn and Associates, Inc. in coordination with Town staff.

---

## **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.



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 26, 2025 Regular City Council Meeting.
- b. Consider action on a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division (Atmos), regarding its 2025 Rate Review Mechanism Filing.
- c. Consider action on an Ordinance amending Chapter 10 "Animals" in the Code of Ordinances; providing for penalties; providing a severability clause; providing a savings clause; and providing an effective date.

5. **Public Hearings.**

- a. Hold a public hearing, present, discuss, and consider action on an Ordinance approving and adopting the Annual Budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 and making appropriations for each office, department, agency and project of the Town, providing that expenditures for said Fiscal Year shall be made in accordance with the adopted budget, unless otherwise authorized by an Ordinance adopted by the City Council, and providing for emergency expenditures and expenditures as otherwise allowed by law.

- b. Hold a public hearing, present, discuss, and consider action on an Ordinance to levy taxes for the Town of Addison, Texas, and to fix and adopt the tax rate of \$0.608100 for the Town on all taxable property for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026.

**6. Items for Individual Consideration.**

- a. Present, discuss, and consider action on an Ordinance ratifying the Fiscal Year 2025-26 property tax revenue.
- b. Present, discuss, and consider action on an Ordinance amending Chapter 2 (Administration), Section 2-176 of the Code of Ordinances of the Town to provide an economic development levy of \$0.025000 of the tax rate and update the description of the operations and maintenance tax rate.
- c. Present, discuss, and consider action on an Ordinance amending Chapter 82 (Utilities), Section 82-76 of the Code of Ordinances of the Town by amending sewer rates for all customer classifications and providing that the changes to the sewer rates made herein shall be applied to monthly customer bills beginning with the November 2025 billing cycle.
- d. Present, discuss, and consider action on a Resolution approving a Master Development Agreement between the Town of Addison and Quadrant Enterprises, LLC (d/b/a QIP) for the Addison Circle transit-oriented development project, and authorizing the City Manager to execute the agreement.
- e. Present, discuss, and consider action on 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 \$576,500, increasing the total contract amount to \$1,663,500.
- f. Present, discuss, and consider a Resolution adopting revisions to the guidelines of the Neighborhood Vitality Grant program.

7. **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.

8. **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: September 3, 2025 Time posted: 6:17 PM

Date removed from bulletin board: \_\_\_\_\_

Removed by: \_\_\_\_\_

## **2025 City Council Regular Meeting**

**3. a.**

**Meeting Date:** 09/09/2025

**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 - September 9, 2025

---



## Answers to Council Questions – September 9, 2025

---

### Individual Consideration

**Item #6d.** Present, discuss, and consider action on a Resolution approving a Master Development Agreement between the Town of Addison and Quadrant Enterprises, LLC (d/b/a QIP) for the Addison Circle transit-oriented development project, and authorizing the City Manager to execute the agreement.

**Question 1:** In Exhibit C of the Master Development Agreement, everything is keyed off of Off-Site Infrastructure: The Hangar, the hotel, the office, and the facility. What are the components of this and how long do you anticipate that will take?

**Response:** Off-site infrastructure refers to broader site preparation and supporting improvements that must be in place before vertical construction can proceed. These projects are identified in Exhibit D. Construction on the first vertical improvement by QIP is estimated on 4/26/2027.

**Question 2:** In the TOD document, there is a transfer of the office parcel valued at \$1.7 million, but it does not show up as an incentive in the slide deck. Is this an incentive?

### ARTICLE 5.

#### Phase 3 – Office Building and Public Parking Garage

5.1 **Office Building; Real Property Grant.** Subject to the conditions precedent and the repayment terms set forth herein, and Developer's continued satisfaction of all other terms and conditions of this Agreement, Town agrees to convey fee simple title to the Office Parcel to Developer by special warranty deed in conformance with the definitive Purchase and Sale Agreement to be negotiated in good faith by the parties. The parties agree that the monetary value of this Incentive has been established at \$1,718,733 ("Land Value"), which the parties have mutually determined represents the fair market value for the undeveloped Office Parcel (land only) as of the Effective Date of this Agreement. The parties further agree that the Purchase and Sale Agreement will contain provisions providing for the transfer of fee simple title back to Town or repayment of the Land Value to the Town should Developer default on this phase of the Project. Developer shall construct a Class A mass timber office building containing a minimum of 155,000 square feet of Leasable Area for office use and 5,000 square feet of Leasable Area for retail use on the Office Parcel as depicted on and in conformance with the approved Development Plans.

**Response:** Yes, the transfer of the office parcel valued at \$1.7 million is considered an incentive. However, the analysis and presentation in the slide deck focused specifically on fiscal (cash-based) incentives, which is why the parcel transfer was not reflected in those calculations. Consideration of that incentive changes the payback period from 12.5 years to

12.9 years.

**Question 3:** Regarding the costs of the public infrastructure. On slides 4 and 5, it appears that they relate to pickleball courts, entertainment plaza, etc. However, on slide 19, they appear to be for stormwater, road, and water projects.

### Infrastructure

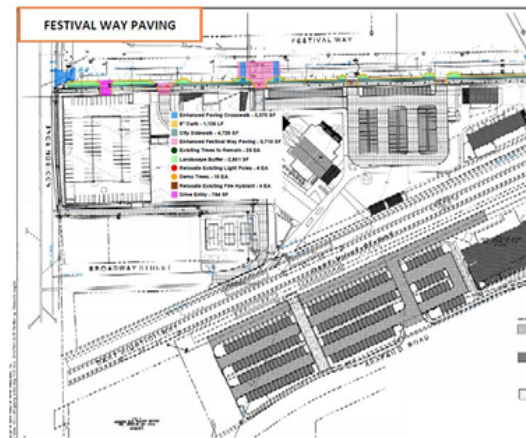
#### QIP to act as Construction Manager for public facilities:

- Infrastructure
- Parking garages
- Future definitive agreement: construction management agreement for public facilities

#### Town to fund Infrastructure through Certificate of Obligations as part of the incentive package.

##### Public Infrastructure

- Festival Way
- Pickleball courts
- Park site arrival from trail and transit center
- Entertainment plaza
- Temporary surface parking lot
- Farmers Market open space





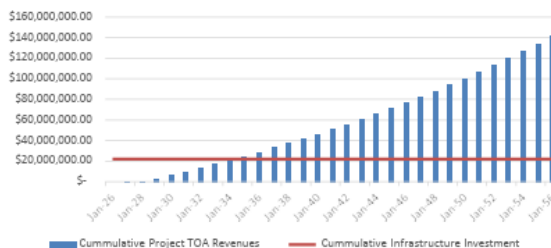
## Answers to Council Questions – September 9, 2025

### Infrastructure

ADDIS

- Estimated cost: **\$15.5M-\$22.2M**
- Payback period (low-range): **6.4 Years**
- Payback period (high-range): **8.2 Years**
- 30-year projected revenues minus infrastructure investment: **\$120.0M**
- 30-year net present value: **\$47.2M**

#### Infrastructure Investment Payback (High Range Scenario)



5

### Funding Sources and Uses

ADDIS

#### Town Participation (Estimated Value)

Funding Uses	Current Proposal	Funding Sources
Office parking garage contribution	\$ 9,500,000	Cash funded (General Fund, Self-Funded Projects Fund, IIF, or Streets Self-Funded Projects Fund) and repaid by the TIRZ.
Retail parking garage contribution	\$ 5,500,000	\$3M General Obligation Bonds from 2012 Bond Election and \$2.5M in CO's – all repaid by the TIRZ.
Hotel parking garage contribution	\$ 4,000,000	Hotel Tax Revenue Bonds, Hotel Fund reserves or a combination of both.
Infrastructure Cost*	\$ 15,540,000 – 22,200,000	<b>Street Infrastructure</b> - CO's repaid by TIRZ <b>Park Improvements</b> - Cash Funded repaid by TIRZ <b>Water / Sewer Infrastructure</b> - Utility Fund CO's or Cash Funded by Utility Fund <b>Stormwater Infrastructure</b> - Stormwater CO's or Cash Funded by Stormwater Fund
<b>Total Town Participation</b>	<b>\$ 41,200,000**</b>	<b>** Assumes high-range infrastructure cost.</b>

19

**Response:** Pickleball courts and the entertainment plaza fall under park improvements on slide 19.



## Answers to Council Questions – September 9, 2025

---

**Question 4:** There are a lot of payback models. How was the projected revenue developed?

**Response:** Projected Revenue can be divided into four categories:

1. Ad Valorem Revenue: estimated using the current Town Tax Rate. The taxable value of buildings is based on the minimum investment laid out in the agreement. This is the most conservative method.
2. Sales Tax Revenue: estimated based on sales tax revenues from comparative businesses within the Town of Addison.
3. HOT Tax Revenue: estimated based on HOT tax collection from comparable upper-upscale hotels in the DFW market.
4. Ground Lease Revenue: Laid out in agreement.

**Question 5:** Can you share what the status is of any agreements with DART regarding their parcel?

**Response:** The agreements with DART regarding their parcel are still in negotiations with the Town and QIP and are largely dependent on DART's future capital improvement and operations plans.

**Question 6:** Can you explain the tax increment process called out on slide 20, specifically the box that shows the \$294M for the Town of Addison?





## Answers to Council Questions – September 9, 2025

### Tax Increment Refinancing Zone



PROPOSED TIRZ BOUNDARIES



Taxing Jurisdictions	Total Taxes Generated
Town of Addison	\$294,104,957
Dallas County	\$102,122,118
Dallas ISD	\$473,930,163
Dallas College	\$50,183,413
Dallas Area Rapid Transit	\$4,290,580
<b>Total</b>	<b>\$924,631,231</b>

Town of Addison	Total Taxes Generated
Growth of the Base	\$149,989,299
New Development	\$144,115,658
<b>Total</b>	<b>\$294,104,957</b>

20

**Response:** The box on slide 20 refers to total ad valorem taxable revenue from buildings within the Tax Increment Refinancing Zone Boundary for 30 years. New Development refers to tax revenue from not yet developed buildings. Growth of the Base refers to tax revenue from the increased value of currently existing buildings above their current appraisal.

**Question 7:** Regarding the prior MOUs, what was the development investment for developed assets and projected future values?

**Response:** The sixth MOU anticipated a total investment of \$466,040,000.

**Question 8:** Why is the AMLI development area excluded from the TIRZ map?



## Answers to Council Questions – September 9, 2025

### Tax Increment Refinancing Zone



PROPOSED TIRZ BOUNDARIES



Taxing Jurisdictions	Total Taxes Generated
Town of Addison	\$294,104,957
Dallas County	\$102,122,118
Dallas ISD	\$473,930,163
Dallas College	\$50,183,413
Dallas Area Rapid Transit	\$4,290,580
<b>Total</b>	<b>\$924,631,231</b>

Town of Addison	Total Taxes Generated
Growth of the Base	\$149,989,299
New Development	\$144,115,658
<b>Total</b>	<b>\$294,104,957</b>

20

**Response:** Only incremental value is captured within a TIRZ. For existing buildings, only the difference between their future value and their current value is captured by the TIRZ. The AMLI building is fully stabilized and brand new. It has achieved its maximum taxable value, or very near its maximum. In addition, State law limits total taxable value within a TIRZ. For that reason, there is very little opportunity for reinvestment, and it retains the full value of that property within the general fund.

## **2025 City Council Regular Meeting**

**4. a.**

**Meeting Date:** 09/09/2025

**Department:** City Manager

---

### **AGENDA CAPTION:**

Pursuant to Section 551.071 (1)(A) - Pending Litigation - Budget Suites of America v. Town of Addison, Cause No. DC-19-09630, 191st Judicial District, Dallas County District Court.

### **BACKGROUND:**

N/A

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Information only.

---

## **2025 City Council Regular Meeting**

**6. a.**

**Meeting Date:** 09/09/2025

**Department:** City Manager

---

### **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. b.

**Meeting Date:** 09/09/2025

**Department:** Public Works

**Key Focus Areas:** Public Safety

Mobility and Connectivity

Infrastructure Development and Maintenance

Vibrant and Active Community

---

### AGENDA CAPTION:

Present and discuss the 2025 Draft Master Transportation Plan to include updates from the 2016 Master Transportation Plan, improved roadway cross-sections, incorporation of the Advance Addison 2050, pedestrian toolbox, and revised speed limits, public comments received along with an overview of upcoming project recommendations as prepared by Kimley-Horn and Associates, Inc. in coordination with Town staff.

### BACKGROUND:

As part of the Town's long-term infrastructure and mobility planning efforts, staff engaged Kimley Horn and Associates, Inc. to prepare a comprehensive update to the Town of Addison's Master Transportation Plan. The purpose of the plan is to provide a strategic framework for future transportation improvements that address roadway capacity, safety, multimodal access, pedestrian and bicycle connectivity, and regional mobility.

Staff and Kimley Horn Associates, Inc. will present the draft Master Transportation Plan to the City Council for review and feedback. A final version is planned to be presented to City Council for adoption in September / October 2025.

### FISCAL IMPACT

There is no fiscal impact associated with this work session discussion.

### RECOMMENDATION

This item is presented for discussion and feedback only. No action is required at this time.

---

### Attachments

Presentation - Master Transportation Plan Draft Update

---



# Master Transportation Plan Update

*Work Session  
September 9<sup>th</sup>, 2025  
Rebecca P Diviney, P.E.  
Public Works and Engineering*

**Kimley»Horn**

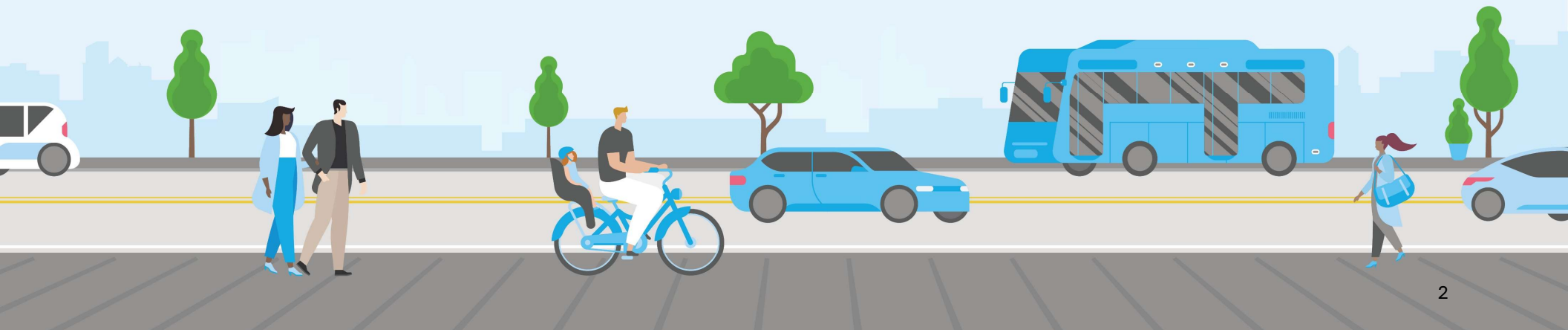
*Christian DeLuca, P.E.  
David Halloin, P.E.*



“

The 2025 Master Transportation Plan is Addison's roadmap for making it safer, easier and more enjoyable to get around. It guides future projects to support our community's growth, connect people to jobs and destinations, and keep Addison a vibrant, welcoming place to live, work, and visit.

”



# History



Capacity of Roadways  
Connectivity of Roadways

**2016**

2016 Goals +  
Context-Sensitive Cross-Sections  
Pedestrian Toolbox & Crossing  
Improvements  
Safety Evaluation  
Traffic Calming Toolbox

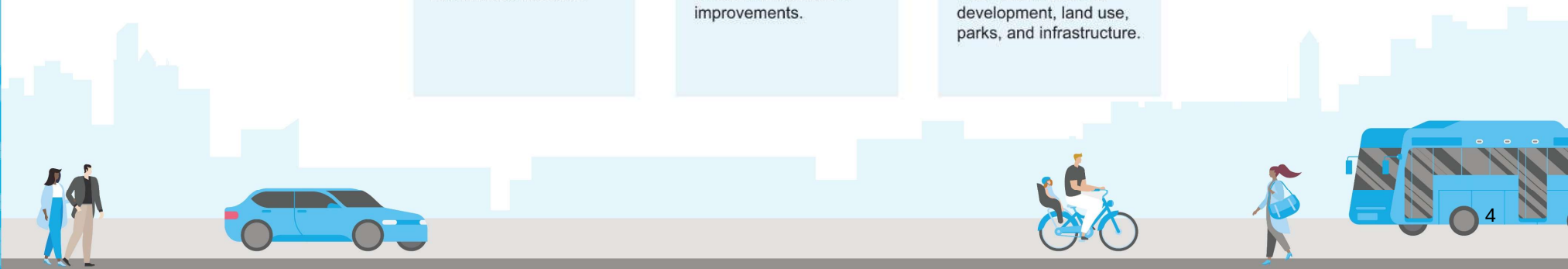
**1998**

1998 Goals +  
Complete Streets  
Pedestrian Facilities  
Sidewalk Gaps

**2025**



# Coordination Across Plans & Partners



# Plan Review & Integration

- **2016 Master Transportation Plan (MTP)**
  - Introduction to multimodal travel through Complete Streets principles.
  - Established a cross-section framework.
- **Citywide Trails Master Plan (2021)**
  - Identified priority trail corridors and connections to regional networks.
  - Informed MTP's integration of crossing improvement locations.
  - Provided the backbone for the Active Transportation Plan.
- **Inwood Road Enhancement Zone**
  - Envisions redevelopment into a connected, mixed-use district.
  - Guides new roadway segments and grid improvements to enhance mobility.



**PLAN REVIEW AND  
INTEGRATION**

# Community Engagement

- Surveys – April to July
- Open House – July 2025
- Spring Town Hall
- Advance Addison 2050 Community Feedback

ADDISON



“

*Sidewalks are missing in too many places. Please prioritize making it safer to walk to work and school.*

– Survey Response #24

“

*It's hard to get across Belt Line without a car—crossings are far apart or don't feel safe.*

– Open House Comment

“

*There's no safe way to bike through Addison if you're not already on a trail.*

– Survey Response #15

“

*The intersections around Addison Circle are too complex—drivers don't always yield.*

– Open House Dot Board (Intersection Priorities)

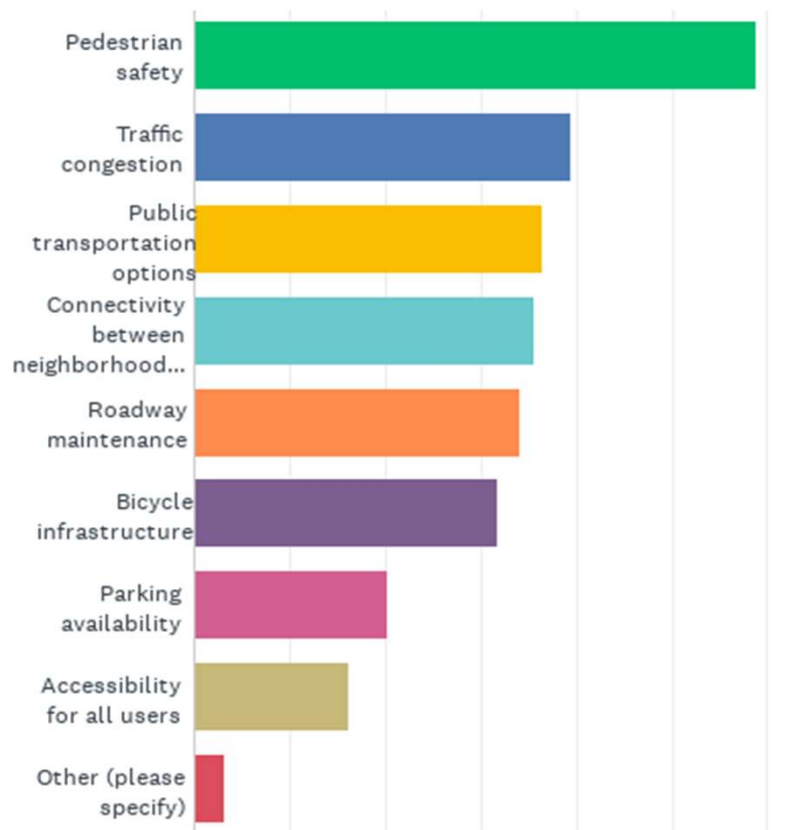


**COMMUNITY  
ENGAGEMENT**

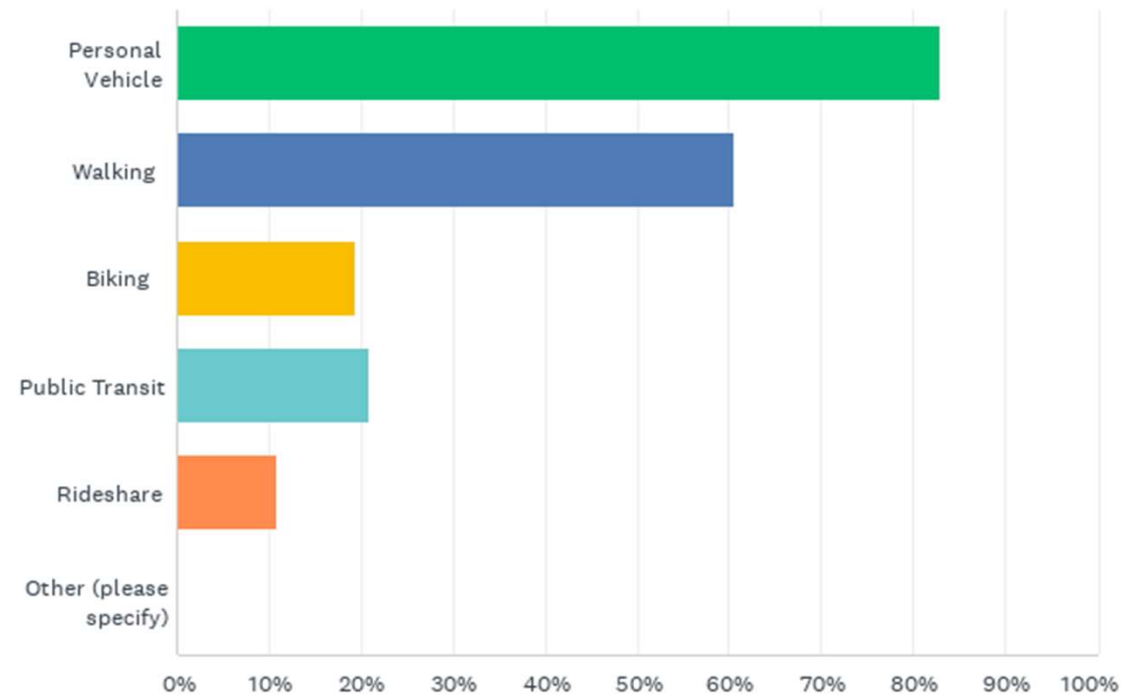
# Community Engagement - Surveys



## Most Important Transportation Issues



## Most Used Mode of Travel



129 responses



COMMUNITY  
ENGAGEMENT

# Guidance from Advance Addison 2050



- **Mobility Goals** – Advance Addison vision for walkable, connected streets using Complete Streets and context-sensitive design.
- **TOD Recommendations** – Implementation of urban local cross-section and safer crossings to support Addison Circle area and Urban Center designation.
- **Future Land Use** – Cross-section standards tailored to redevelopment, requiring sidewalks and right-sized streets with new projects.
- **Community Outreach** – Strong public support for slower speeds and safer crossings translated into specific MTP projects.

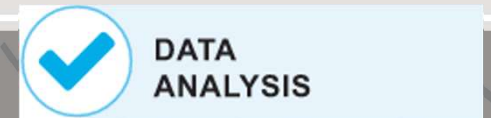
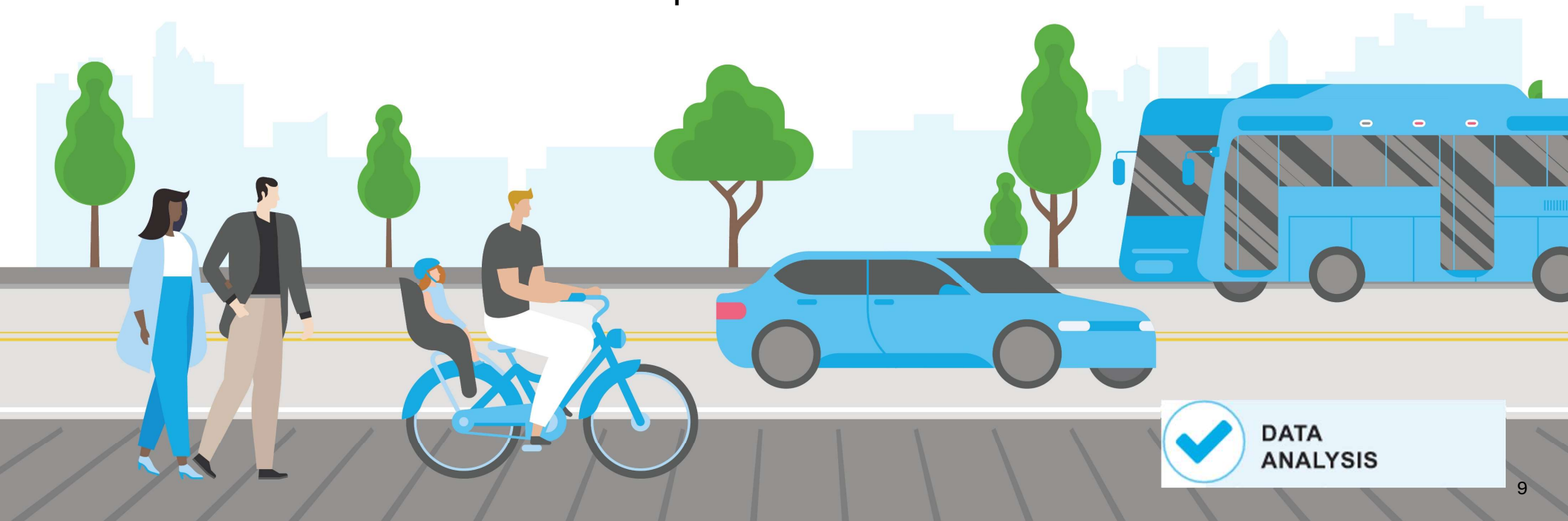






## Data Analysis

- Daily Traffic Volume
- Traffic Volume Growth Rates
- Existing Level of Service
- Crash Heatmap
- Pedestrian Trips
- Bicycle Trips
- Roadway Characteristics
  - Number of Lanes
  - Speed Limits



# Traffic Volumes

- **Traffic Count Dashboard Resource** – Public-facing tool tracks volumes, turning movements, and trends at 90+ street segments and 37 intersections, supporting data-driven decisions.
- **Analyzed Traffic Volume Trends** – Major arterials like Belt Line, Marsh, and Midway remain stable despite Town growth; localized increases in redevelopment zones.
- **Forecast Future Trends** – Redevelopment-focused traffic growth is expected. Goal is to shift short local trips from driving to walking, easing congestion without costly roadway expansions.

## Addison's Traffic Dashboard



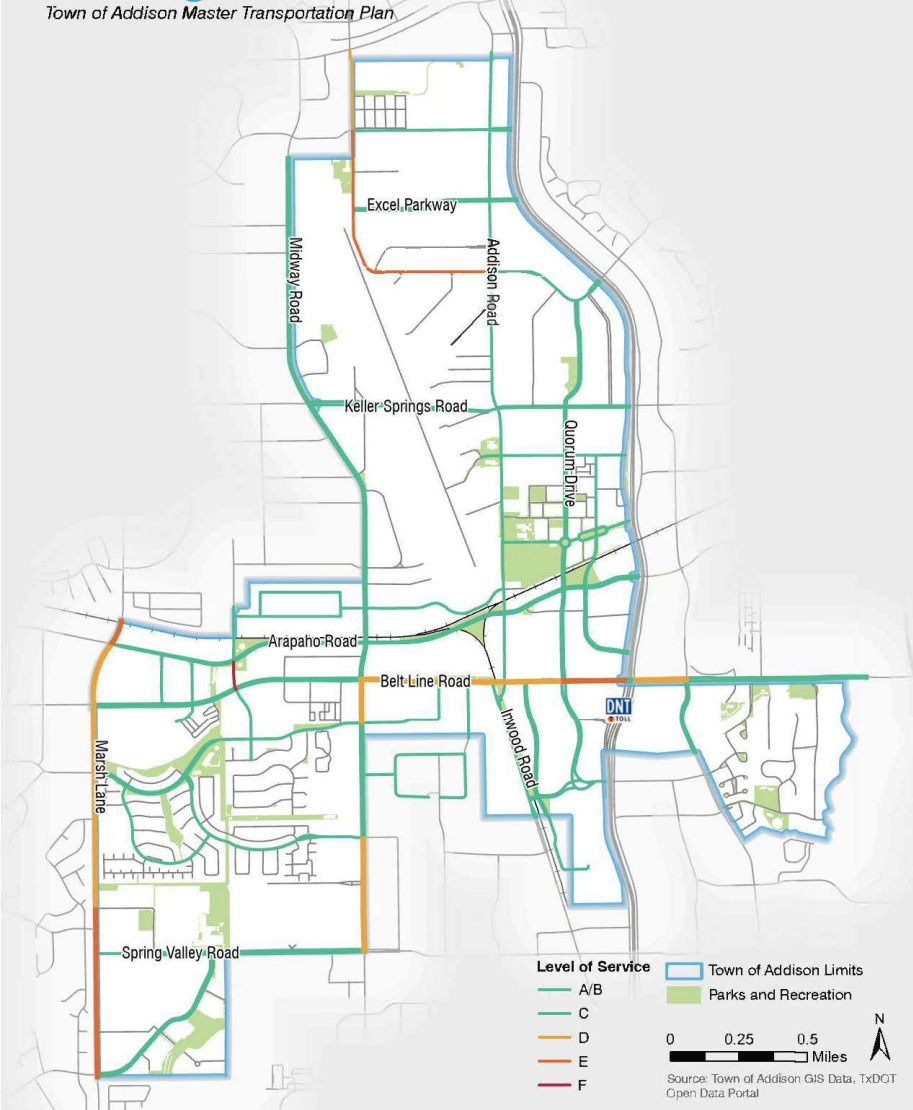
FIGURE 4. VEHICLES TRAVELED PER DAY



2024 Traffic Counts (Midway reconstruction impacted traffic volumes)

## Existing Level of Service

Town of Addison Master Transportation Plan



### FREE FLOW

Low volumes and no delays.

LOS  
**A**



### STABLE FLOW

Speeds restricted by travel conditions, minor delays.

LOS  
**B**



### STABLE FLOW

Speeds and maneuverability closely controlled because of higher volumes.

LOS  
**C**



### STABLE FLOW

Speeds considerably affected by change in operation conditions. High density traffic restricts maneuverability; volume near capacity.

LOS  
**D**



### UNSTABLE FLOW

Low speeds; considerable delay; volume at or slightly over capacity.

LOS  
**E**



### FORCED FLOW

Very low speeds; volumes exceed capacity; long delays with stop-and-go traffic.

LOS  
**F**



Per the Town of Addison's policies, **LOS D or better** is considered acceptable. Corridors operating at **LOS E or F** should be evaluated for improvement strategies that may include signal timing adjustments, intersection turn lane modifications, or potential roadway reconfiguration.



# Focus Areas for Improvement

Based on this reports operational analysis of all Addison roadway segments:



- ▶ **Marsh Lane** (North Town Limit to Vitruvian Way)
- ▶ **Westgrove Drive** (Sojourn Drive to Addison Road)
- ▶ **Belt Line Road** (Quorum Drive to Dallas North Tollway SBFR)
- ▶ **Surveyor Boulevard** (Arapaho Road to Belt Line Road)

## Recommended strategies:



Add or extend dedicated left-turn lanes at signalized intersections



Reevaluate signal timing and coordination

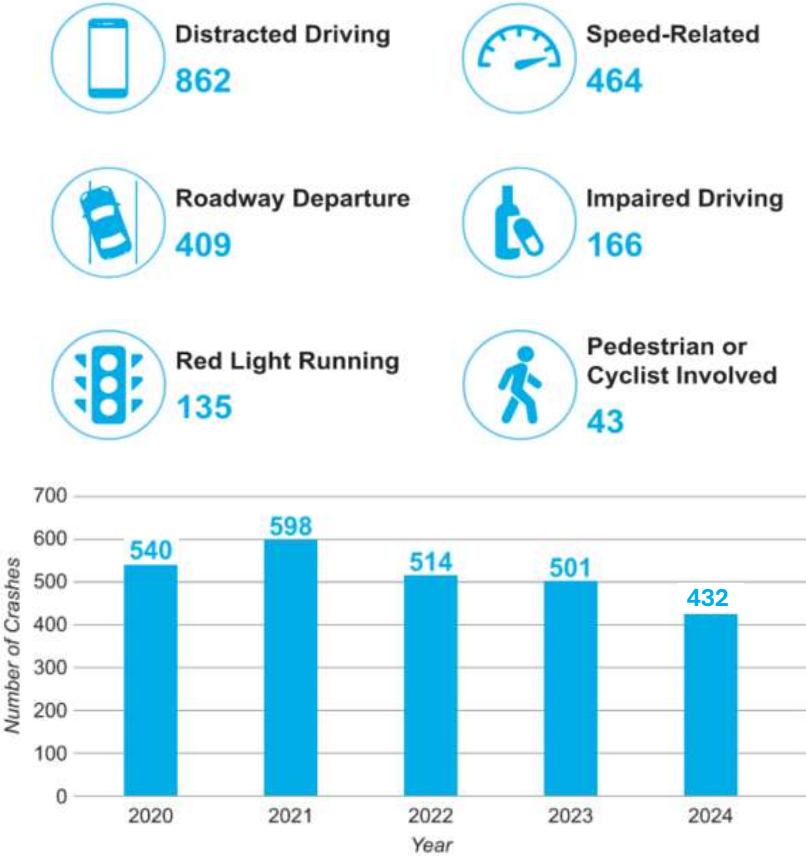


Enhance multimodal facilities to encourage short local trips by foot or bike

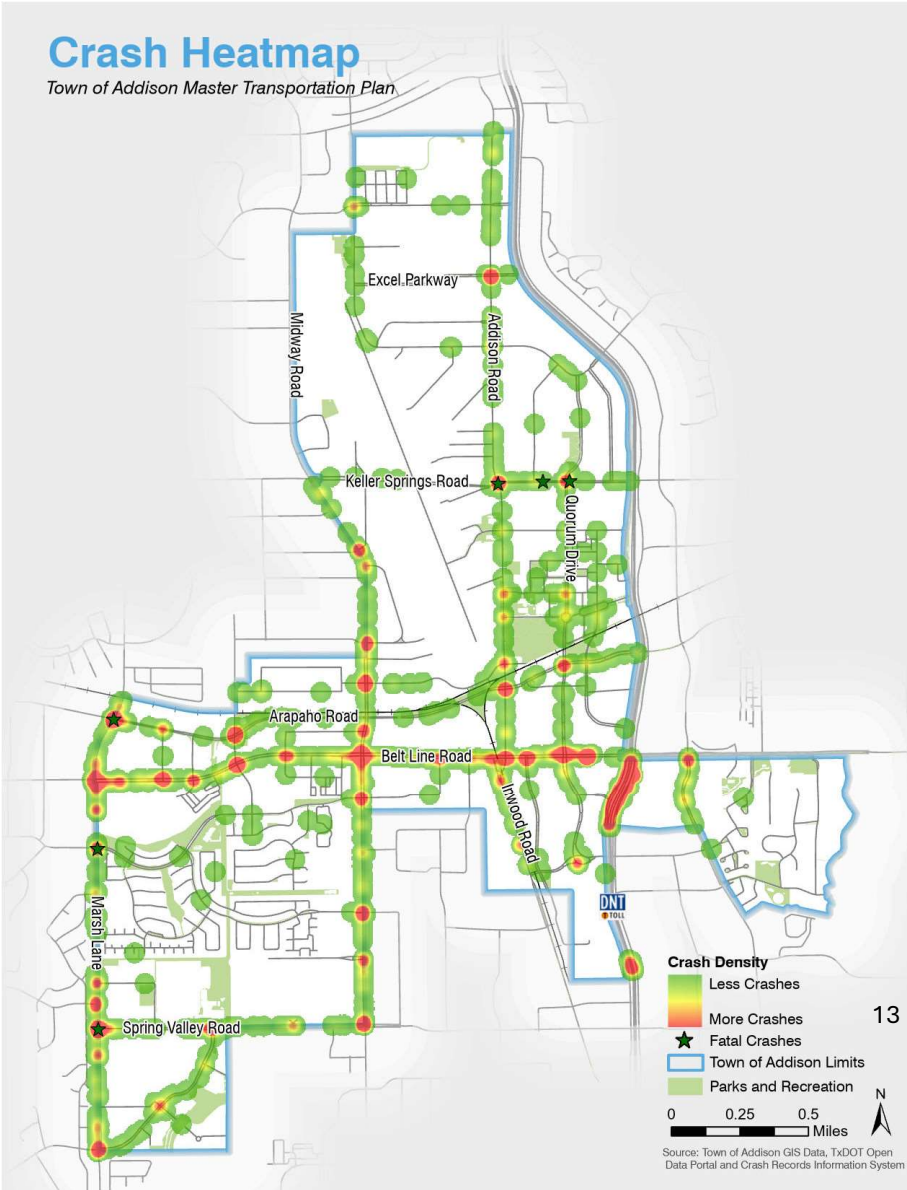


Explore access management strategies or shared driveways with adjacent parcels

# Safety Analysis



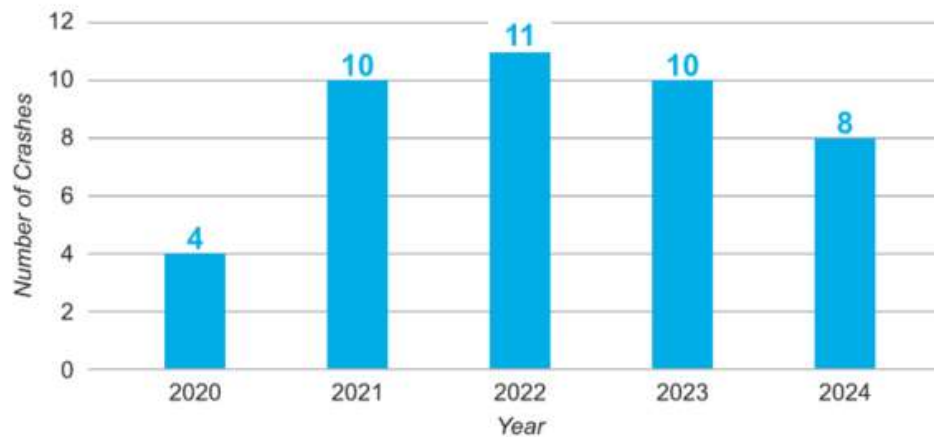
Data reported from the Texas Department of Transportation's Crash Records Information System (CRIS), by calendar year.



# Protecting People on Foot

43

**43 crashes** involving pedestrians or cyclists were reported from 2020–2024.



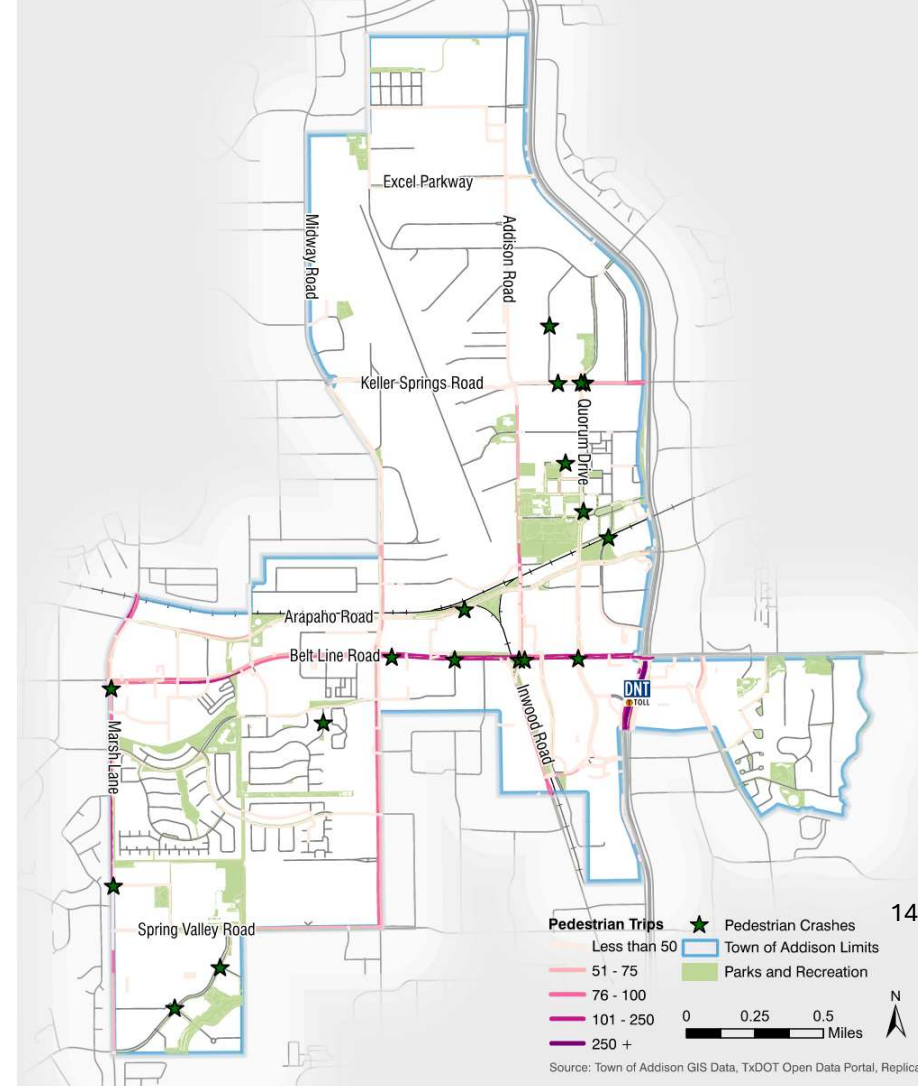
0

**No pedestrian or bicycle fatalities** occurred in 2024, and total pedestrian/bike crashes are trending down.

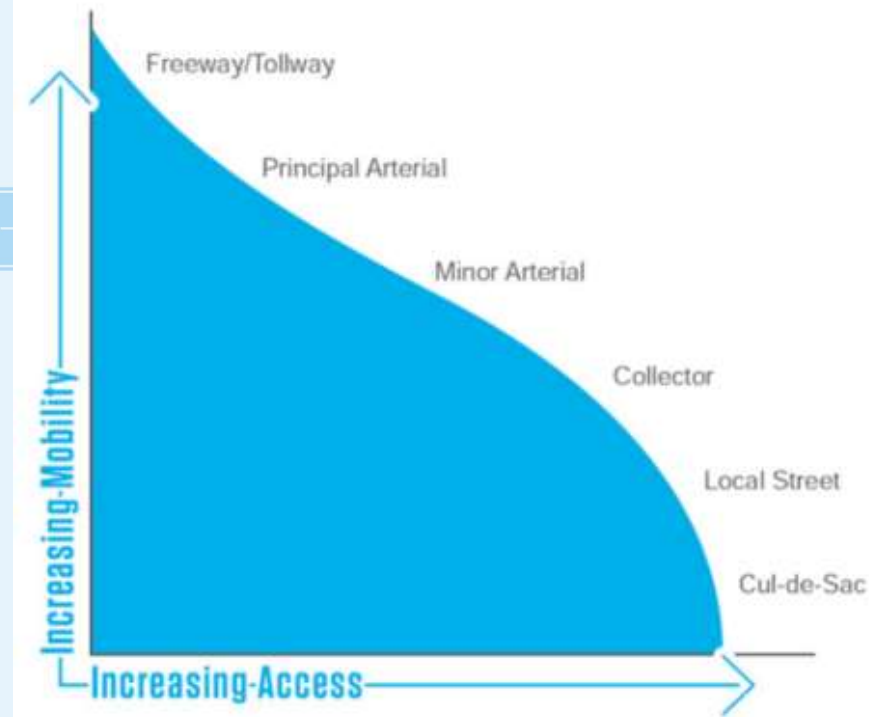
*Data reported from the Texas Department of Transportation's Crash Records Information System (CRIS), by calendar year.*

## Pedestrian Trip and Crash Location

*Town of Addison Master Transportation Plan*



# Typical Cross Sections



1

**Principal Arterial**  
High-capacity corridors facilitating regional traffic flow.

2

**Minor Arterial**  
Roadways connecting neighborhoods and commercial areas.

3

**Urban Collector**  
Streets supporting multimodal travel within walkable centers.

4

**Residential Collector**  
Roads linking local streets to arterials, balancing traffic volumes with multimodal access.

5

**Urban Local**  
Streets in mixed-use, walkable areas with high pedestrian activity.

6

**Residential Local**  
Neighborhood streets prioritizing pedestrian comfort and local access.





## Goals

- **Increased Flexibility**– Provide adaptable cross-section “envelopes” so staff can deliver cost-effective roadway modernizations tailored to context and available right-of-way.
- **Collaboration with Development** – Establish clear standards that ensure private projects build streets to Town specifications and designate the appropriate ROW.
- **Deliver Addison’s Vision** – Guarantee that all new or reconstructed streets meet the Town’s expectations for walkability, safety, and quality design.



# Context Sensitive Approach

- **Key Principles:**

- **Fit the Place** – Match street design to surrounding land use and context.
- **Serve Appropriate Users** – Provide safe, comfortable options for walking, biking, driving, and transit.
- **Enhance Character** – Use streetscape, shade, and public space to strengthen Addison's identity.

- **In Practice for Addison:**

- Wide sidewalks and shade trees in mixed-use areas like Addison Circle.
- Traffic calming in residential neighborhoods.
- Streetscape upgrades with wider pedestrian zones, lighting, and amenities around Urban Village redevelopment zones and focus corridors.

# What are Flexible Cross Sections?

- **Key Principles:**

- **Implement Context-Sensitive Approach** – Allocate space differently in urban centers and residential streets.
- **Right-Size Roadways** – Align lane widths and counts with actual traffic demand, allowing room for streetscaping, landscaping and connectivity.
- **Streamline Delivery** – Simplify coordination with developers and reduce redesign costs for Town projects.

- **Benefits for Addison:**

- **Cost-Effective Modernizations** – Staff can implement large-scale roadway updates without excessive right-of-way acquisition.
- **Consistent Quality** – Ensure all roadway segments are designed to Addison's standards by evaluating each project individually to meet both community priorities and regional mobility needs.

## PRINCIPAL ARTERIAL

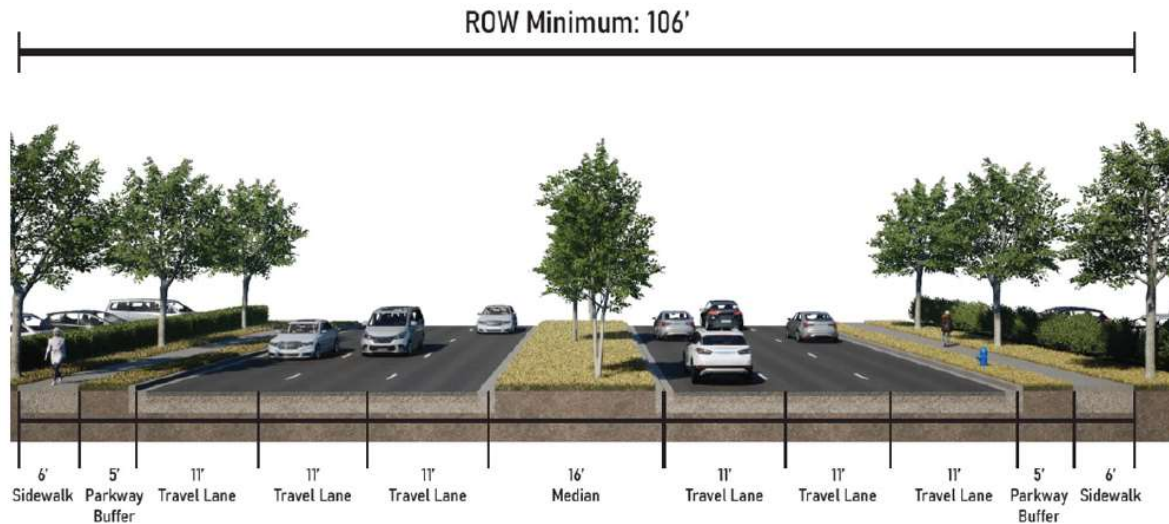
**Description:** Principal Arterials are the highest-capacity streets in the city network, connecting major destinations and carrying significant volumes of commuter, freight, and transit traffic. These corridors must balance efficient movement with safety and multimodal access, providing a durable, future-ready streetscape framework.

**Implementation Note:** Principal Arterials should support regional mobility and be designed to safely accommodate the highest volumes of all travel modes. Transit lanes and enhanced bus stop zones can be considered on high-frequency corridors. Bicycle facilities, if present, should be separated and physically protected where feasible, with wide shared-use paths as a preferred alternative in constrained corridors. Median treatments should balance turning movements with safety and may be landscaped to improve corridor identity. Access management and signal coordination should be used to ensure smooth and safe traffic flow.

TABLE 2. PRINCIPAL ARTERIAL COMPONENTS

CATEGORY	COMPONENT	RANGE
	Right-of-Way Minimum	106 ft
	Right-of-Way Maximum	130 ft
	Pavement Width	72–90 ft
	Sidewalk	6–10 ft
	Parkway Buffer	3–10 ft
	Curb & Gutter	1.5–2 ft
	Number of Lanes	4–6
	Lane Widths	10–12 ft
	Median Width	15 –20 ft (5ft if adjacent to turn lane)
	Design Speed	40–45 mph
	Design Service Volumes	30,000–45,000+ vpd

FIGURE 11. PRINCIPAL ARTERIAL COMPONENTS





## RESIDENTIAL COLLECTOR

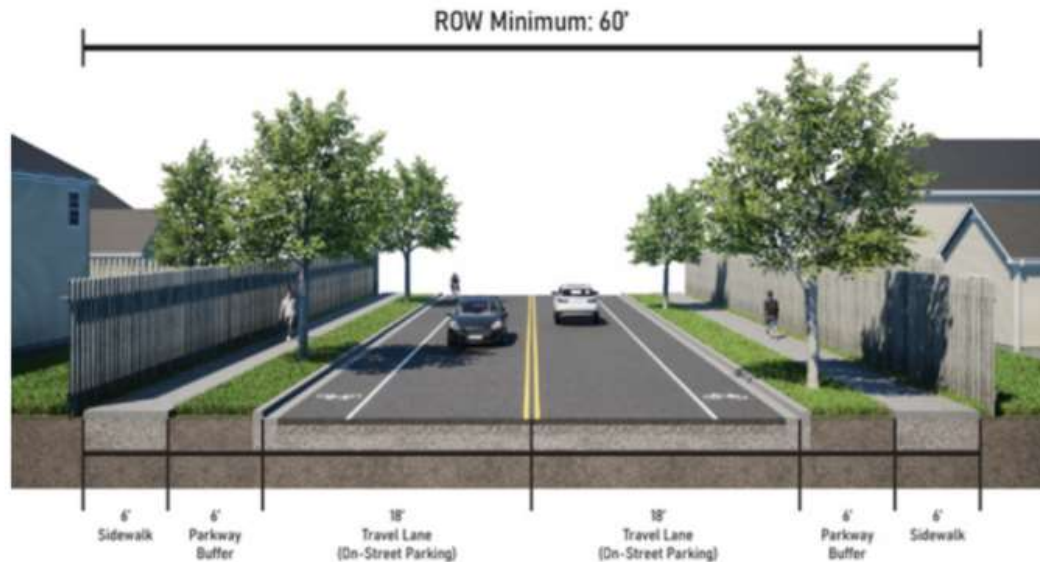
**Description:** Residential Collectors connect local streets to arterials and are designed to balance low to moderate traffic volumes with multimodal access. They serve key community destinations and can provide space for bicycle facilities and traffic calming elements like medians or crossing islands.

**Implementation Note:** Final cross-section design will be determined during project development through a context-sensitive approach. However, ROW dedication should follow the maximum width to ensure the City's long-term transportation vision can be realized. For Residential Collector streets: Bike lanes may be used instead of parking lanes where appropriate. These trade-offs should be determined through a public engagement process. Parking lanes may be removed at key intersections to accommodate a dedicated turn lane for improved access to major roadways.

TABLE 5. RESIDENTIAL COLLECTOR COMPONENTS

CATEGORY	COMPONENT	RANGE
	Right-of-Way Minimum	60 ft
	Right-of-Way Maximum	80 ft
	Pavement Width	36–44 ft
	Sidewalk	5–6 ft
	Parkway Buffer	3–6 ft
	Curb & Gutter	1.5–2 ft
	Number of Lanes	2–3
	Lane Widths	10–11 ft
	Design Speed	25–30 mph
	Design Service Volumes	5,000–10,000 vpd

FIGURE 14. RESIDENTIAL COLLECTOR COMPONENTS



## URBAN LOCAL

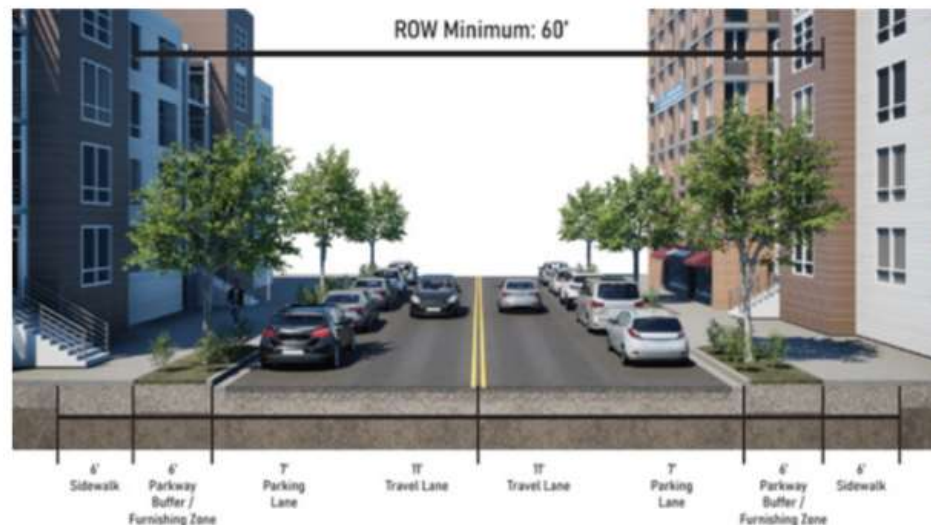
**Description:** Urban Local streets are intended for mixed-use and walkable areas with higher pedestrian activity than Residential Local streets. These streets prioritize wide sidewalks, parkway space can be replaced with furnishing zones, and the roadway should provide parking on both sides of the street to support adjacent land uses and ground-floor activity.

**Implementation Note:** Urban Local streets should integrate active design elements that reflect high levels of pedestrian activity and mixed-use development. Parking on both sides should be maintained where feasible but may transition to bike lanes, loading zones, or expanded pedestrian areas. Pedestrian-friendly tools such as bulb-outs, midblock crossings, and raised intersections should be heavily considered to enhance safety and access near ground-floor activity.

TABLE 6. URBAN LOCAL COMPONENTS

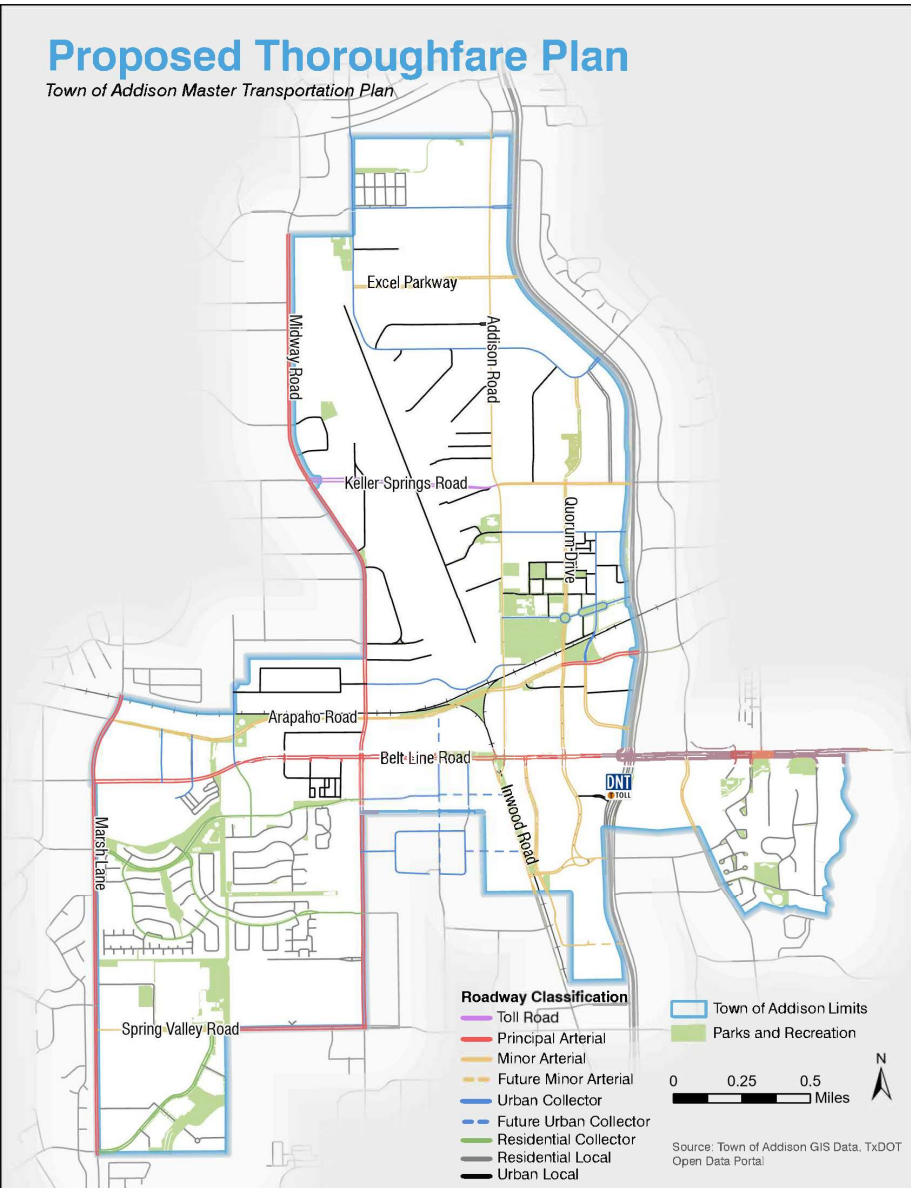
CATEGORY	COMPONENT	RANGE
	Right-of-Way Minimum	60 ft
	Right-of-Way Maximum	70 ft
	Pavement Width	36–40 ft
	Sidewalk	6–12 ft (enhanced)
	Parkway Buffer	Minimal or replaced by furnishings
	Furnishing Zone	4–8 ft
	Curb & Gutter	1.5–2 ft
	Number of Lanes	2
	Lane Widths	10–11 ft
	Design Speed	25 mph
	Design Service Volumes	<5,000 vpd

FIGURE 15. URBAN LOCAL COMPONENTS



## Proposed Thoroughfare Plan

Town of Addison Master Transportation Plan



## Thoroughfare Plan:

**What is it?** A plan for Addison's major streets. It designates classifications and cross-sections.

- **New Classifications** – Introduces Urban Local and Urban Collector to better match walkable, mixed-use areas.
- **Development Standards** – Communicates to developers Town specifications, including right-of-way dedications.
- **Future Segments** – Identifies key new connections to improve circulation and support redevelopment.



# Future Roadway Segments

Improvement Location	Project Limits	Recommendation	Status
<b>Alpha Rd/Bella Ln*</b>	Near Vitruvian	Connection completed	Complete
<b>Landmark Boulevard*</b>	Extend to DNT	Complete future extension in coordination with redevelopment opportunities	Proposed
<b>Beltway Drive – East-West Segment*</b>	Current terminus to Inwood Road	Consider future extension in coordination with redevelopment opportunities; follow Inwood Enhancement Zone study	Proposed
<b>Beltway Drive – North-South Segment*</b>	Arapaho Road to Belt Line Road and current north-south terminus to South Town Limit	Consider future extension in coordination with redevelopment opportunities; follow Inwood Enhancement Zone study	Proposed
<b>Beltwood Parkway*</b>	Extend to Inwood Rd	Consider with future redevelopment; align with Inwood Enhancement Zone	Proposed

\*Carried forward from 2016 Master Transportation Plan Update

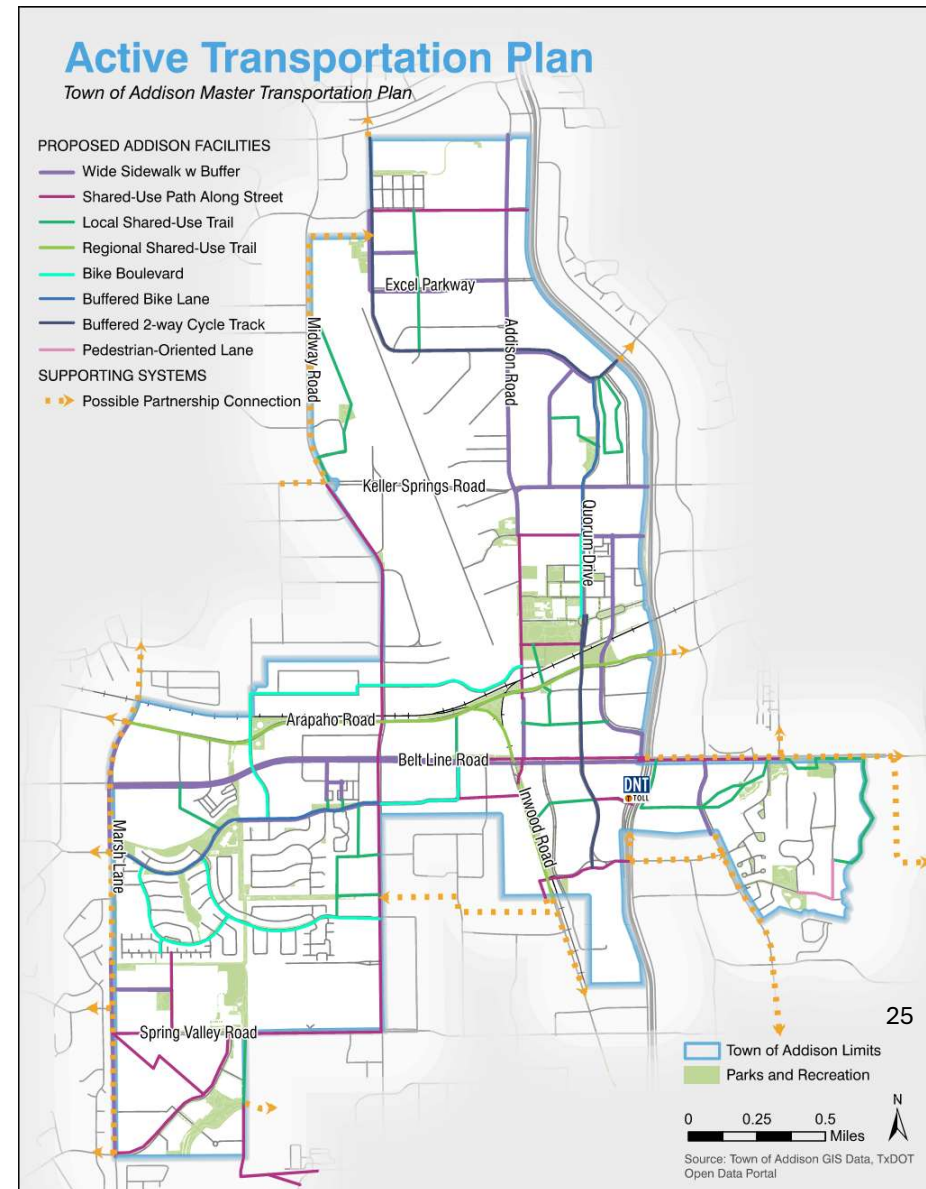


# Future Roadway Modifications

Improvement Location	Project Limits	Recommendation	Status
Midway Road	Spring Valley Rd to Keller Springs Rd	Roadway modernization including side path, utilities, ADA-compliance, and modern lighting	Complete
Keller Springs Road	Addison to Dallas North Tollway	Enhanced sidewalks and pedestrian improvements along the corridor	Under Construction
Montfort Drive*	Belt Line Rd to Celestial Road	Add pedestrian enhancements along the street; potential installation of a new traffic signal with pedestrian crossing at one of the drives at Village on the Parkway and improve crossing at Celestial Road	Design Phase
Quorum Drive*	DNT to DART ROW	Maintain planned upgrades for drainage, bicycle, and pedestrian enhancements	Design Phase
Airport Parkway	Addison to Dallas North Tollway	Roadway modernization including enhanced sidewalk, utilities, traffic signals ADA-compliance, and modern lighting	Design Phase
Addison/Inwood Road*	Keller Springs Rd to South Town Limit	Widen to 4D in the remaining locations as right-of-way becomes available	Proposed
Addison Road	North Town Limit to Keller Springs Rd	Roadway modernization including utilities, ada compliance and modern lighting. Evaluate cross section for multimodal enhancements, including side path to align with Trails Master Plan	Proposed
Marsh Lane	North Town Limit to South Town Limit	Roadway modernization including side path, utilities, ADA-compliance, and modern lighting	Proposed
Quorum & Westgrove Intersection*	Westgrove to Dallas North Tollway	Reconfigure the intersection when the adjacent property develops so that Quorum is the through movement at Westgrove	Proposed

# Active Transportation Plan

- Incorporates the adopted 2021 Citywide Trails Master Plan.
- Updates with recent bicycle and trail projects such as Midway Shared-Use Path and Vitruvian connections.
- Provides a long-range vision for a connected walking and biking network along Addison roadways.
- Not all projects are immediate priorities — priority projects are outlined in the report.



# Active Transportation Priority Projects



Improvement Location	Project Limits	Recommendation	Status
Tollway Crossing	Belt Line	Continue coordination with NTTA and City of Dallas for a potential pedestrian/bike sidepath	Design Phase
Quorum Drive	DNT to DART ROW	Two-way cycle track and pedestrian improvements	Design Phase
Quorum Drive	DART Station to Westgrove	Proposed bicycle facility; could include bike lanes, shared-use lanes, or other options	Proposed
Westgrove Drive	Quorum to Trinity Mills	Buffered cycle track; connect to Quorum facilities	Proposed
Belt Line Road	Beltway to Winnwood Park	Buffered shared-use path and crossing improvements	Proposed
Inwood "Rail Trail"	South Town Limit to Belt Line	Shared-use path coordinated with Farmer's Branch	Proposed
Addison Road	Cotton Belt Trail to Addison Park Trail	Shared-Use Path	Proposed
Spring Valley Road	Bush Elementary to Midway	Shared-use path coordinated with Silver Line Trail	Proposed
Crossing Improvements	Citywide	Provide safe crossings at frequent intervals on all thoroughfares	Ongoing
Bicycle Parking	Citywide	Install bicycle parking in high-traffic areas	Ongoing
Micro-Mobility Options	Citywide	Implement and regulate bike-share and scooter-share programs per Active Transportation Plan	Under Consideration

# Pedestrian Toolbox



PHB



Shared-Use  
Path



Marked  
Crosswalk



Curb Ramps



RRFB



Sidewalk



Crossing  
Islands



LPI



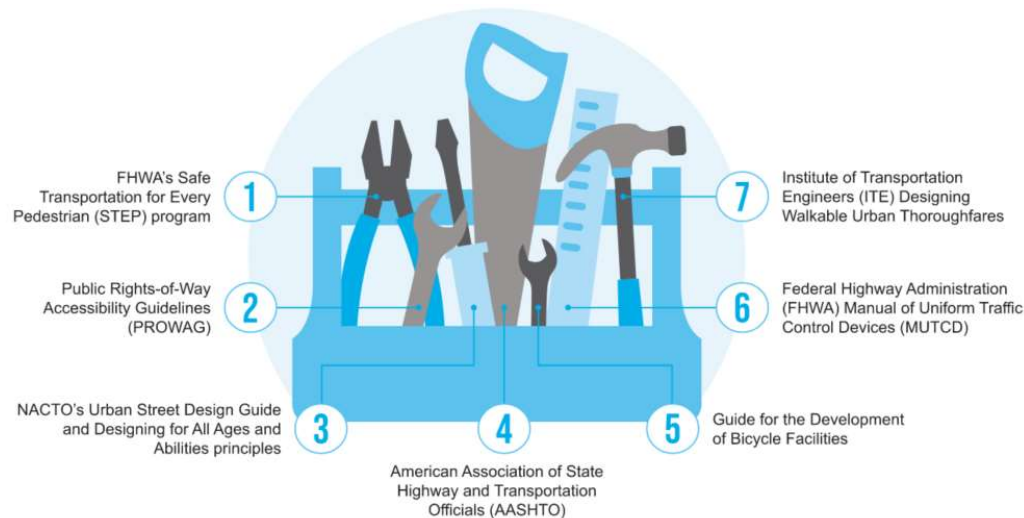
Improved Slip  
Lanes



Pedestrian  
Countdown



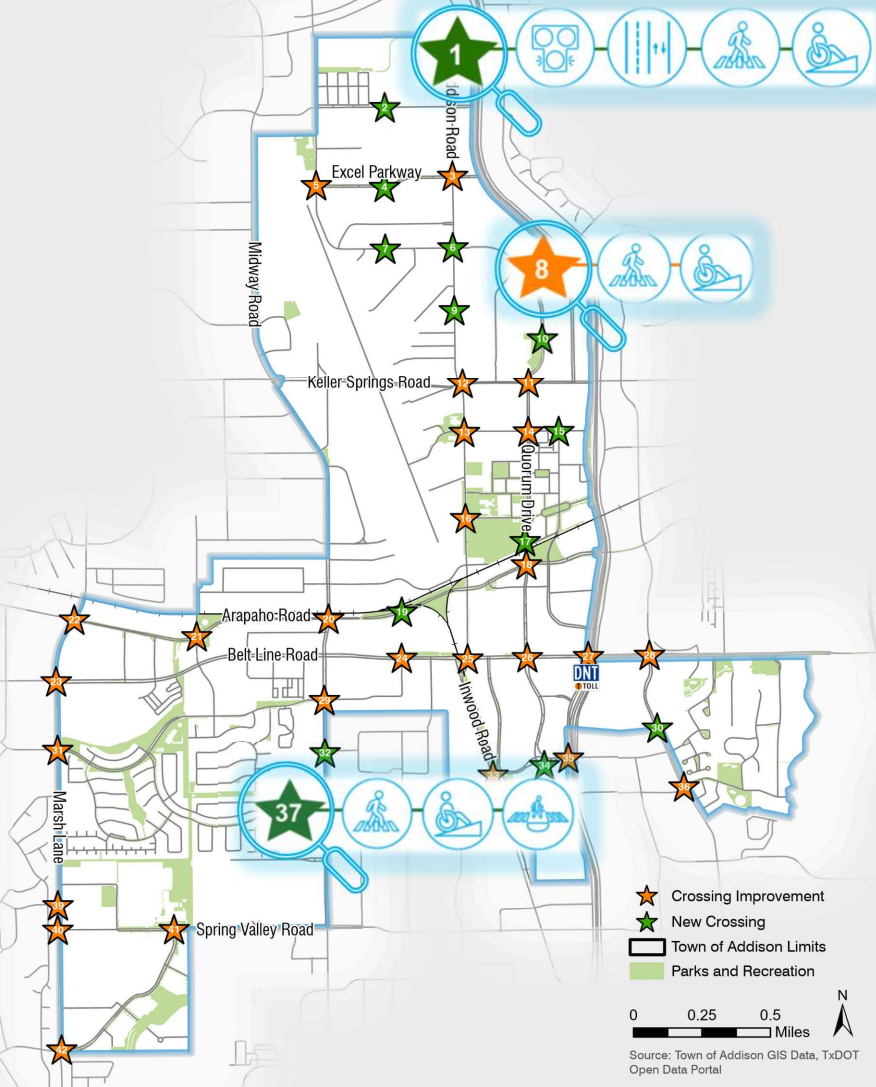
Curb  
Extensions



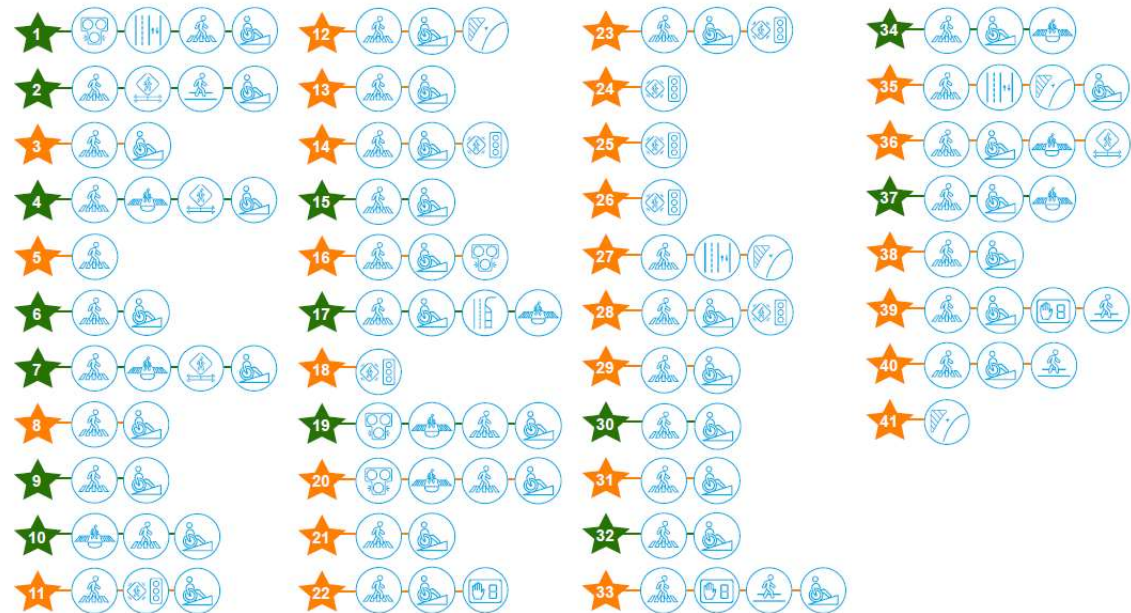


## Proposed Crossing Improvements

Town of Addison Master Transportation Plan



## Crossing Improvements



**Note:** The pedestrian toolbox applications identified for each Crossing Improvement location are based on preliminary analysis and should be considered conceptual. All locations should undergo site-specific evaluation using the Crossing Guidelines in this report to validate or adjust the proposed treatments. In some cases, additional measures may be warranted — for example, physical separation may be necessary along the DNT crossing.

# Traffic Calming Toolbox

- **Purpose:** Reduce vehicle speeds, improve safety, and enhance comfort for people walking, biking, and driving.
- **Four Categories of Tools:**
  - Speed Management – Raised intersections and radar speed signs.
  - Roadway Delineation Tools – Pavement markings and dividers & medians.
  - Intersection Tools – Roundabouts, curb extensions, in-street crosswalk signs, pedestrian refuge islands, and corner radius.
  - Community Enhancement Tools – Textured pavement, street trees & landscaping, and gateway treatments.

## TRAFFIC CALMING ALSO SUPPORTS A BROADER RANGE OF COMMUNITY PRIORITIES:



# Speed Limit Evaluations



- **Legal Framework** – New Texas Manual on Uniform Traffic Control Devices (TMUTCD) guidance allows speed limits to consider land use, safety, and engineering judgment — not just the 85th percentile. Cities have authority to adjust local / collector speeds.
- **Data-Driven Evaluation** – INRIX speed data used to identify corridors where posted limits don't align with actual driver behavior.
- **Key Findings** – Recommended speed limit reductions on multiple roadways in Addison.

ROADWAY NAME	85TH PERCENTILE SPEED (TIME-BASED)	POSTED SPEED LIMIT
EB Westgrove Drive	37 mph	40 mph
WB Westgrove Drive	37 mph	40 mph
NB Quorum Drive	29 mph	30 mph
SB Quorum Drive	28 mph	30 mph
EB Arapaho Road	41 mph	40 mph
WB Arapaho Road	39 mph	40 mph
SB Addison Road	36 mph	40 mph
NB Addison Road	36 mph	40 mph





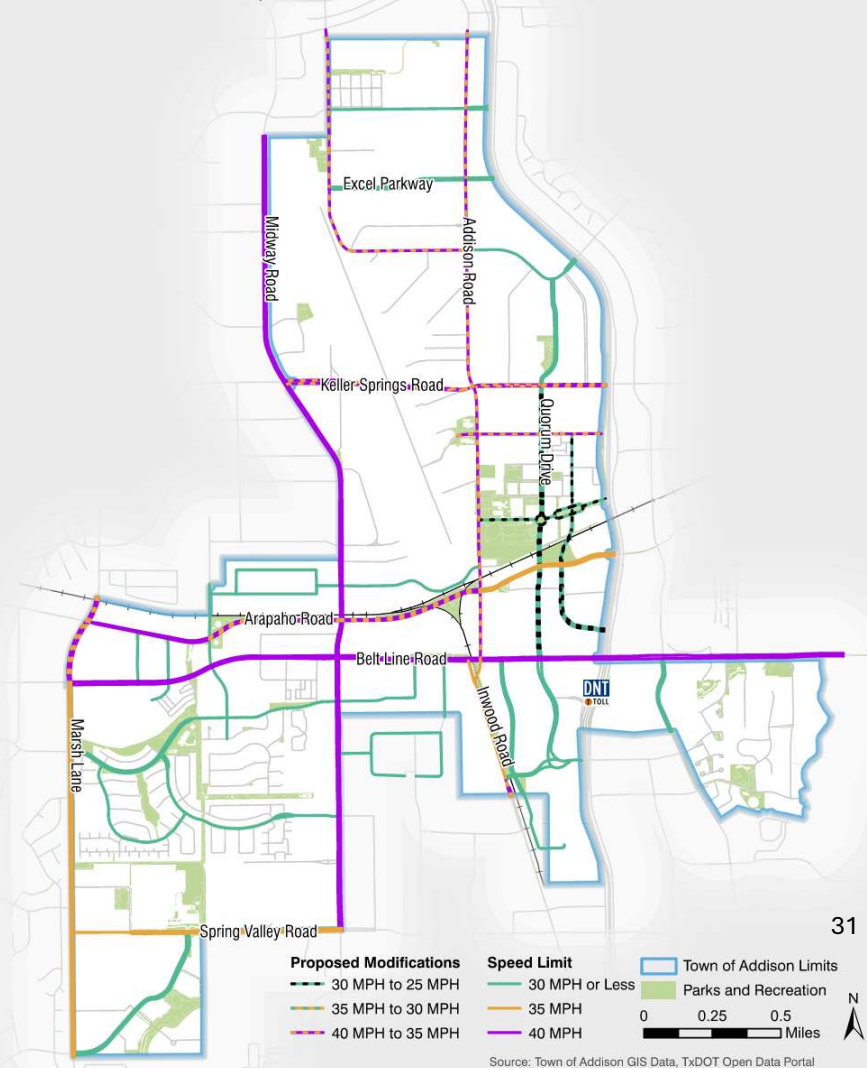
# Speed Limit Recommendations

Roadway	Project Limits	Existing Speed Limit	Proposed Speed Limit
Westgrove Drive	Northern Limits to Addison Road	40 MPH	35 MPH
Addison Road	Northern Limits to Belt Line Road	40 MPH	35 MPH
Keller Springs Road	Midway Road to DNT	40 MPH	35 MPH
Airport Parkway	Addison Road to DNT	40 MPH	35 MPH
Arapaho Road	Midway Bridge to Addison Road	40 MPH	35 MPH
Marsh Lane	Northern Limits to Belt Line Road	40 MPH	35 MPH
Quorum Drive	Keller Springs Road to Belt Line	30 MPH	25 MPH
Spectrum Drive	Airport Parkway to DNT	30 MPH	25 MPH
Addison Circle	Addison Road to DNT	30 MPH	25 MPH

**Note:** Proposed speed limit reductions reflect safety data, roadway configurations, land use context, and TxMUTCD guidance, with changes reinforced by traffic calming design tools or enforcement.

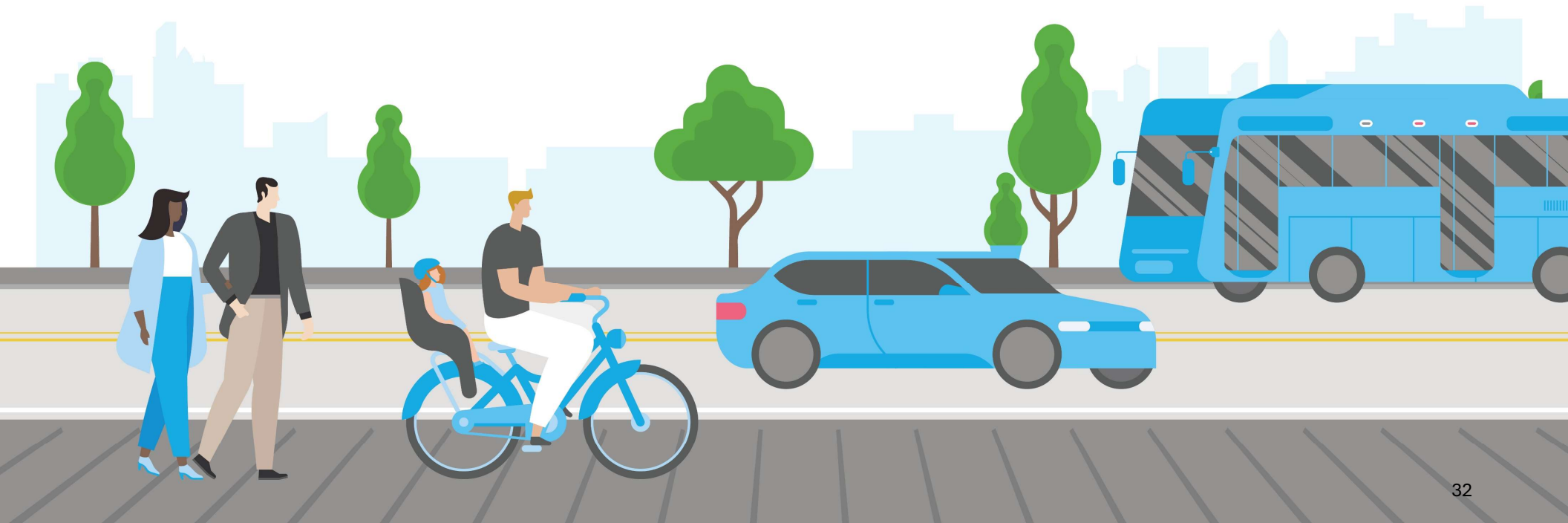
## Proposed Speed Limit

Town of Addison Master Transportation Plan





# Questions?



**2025 City Council Regular Meeting**

**2. a.**

**Meeting Date:** 09/09/2025

**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:** 09/09/2025

**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**

**4. a.**

**Meeting Date:** 09/09/2025

**Department:** City Secretary

---

### **AGENDA CAPTION:**

Consider action on the Minutes from the August 26, 2025 Regular City Council Meeting.

### **BACKGROUND:**

The minutes for the August 26, 2025 Regular City Council Meeting have been prepared for consideration.

### **FISCAL IMPACT**

N/A

### **RECOMMENDATION**

Staff recommends approval.

---

### **Attachments**

Minutes - August 26, 2025 Regular City Council Meeting

---

# **DRAFT**

## **OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL**

**August 26, 2025**

**Addison Town Hall  
5300 Belt Line Road, Dallas, TX 75254  
5:30 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 Dan Liscio; Council Member Randy Smith

---

### **WORK SESSION**

The Addison City Council will convene in the Work Session in the Town Hall Parlor at 5:30 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 5:31 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 5:33 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 551.087 (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:

- Addison Circle Transit Oriented Development Project

Mayor Arfsten convened the City Council into Open Meeting at 8:15 PM with the decision to return to the Work Session items at the conclusion of the Regular Meeting. 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.

---

---

## COUNCIL MEETING

---

---

Mayor Arfsten convened the City Council Meeting at 8:15 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**

- Addison Fire Chief David Jones introduced Addison Fire Captain Matt Ferguson.

- c. **National Payroll Week Recognition**

- Mayor Arfsten proclaimed the week of September 1 – 5, 2025 as National Payroll Week in the Town of Addison and recognized the following payroll professionals:
  1. PayrollOrg Dallas Chapter Government Relations Director Indira Popaja
  2. Town of Addison Accounting Manager Ismael Villalta
  3. Town of Addison Accountant Sangeeta Garg

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.*

No citizens requested to speak during the Public Comment period.

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. **Resolution No. R25-062: 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.**

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

#### 5. Items for Individual Consideration.

- a. **Resolution No. R25-063: Present, discuss, and consider action on a Resolution declaring support for each member city 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.**

*[City Manager, David Gaines]*

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.

**MOTION:** Council Member Gardner moved to approve Resolution No. R25-063 declaring support for each DART member city to have a member on the DART Board of Directors entitled to a weighted vote. Council Member Liscio seconded the motion. Motion carried unanimously.

- b. Resolution No. R25-064: 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.

*[Addison Police Chief, Chris Freis]*

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 the 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 would begin utilizing the Richardson jail on October 1, 2025.

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.

**MOTION:** Mayor Pro-Tempore Willesen moved to approve Resolution No. R25-064 approving an Interlocal Agreement with the City of Richardson for jail services. Council Member Liscio seconded the motion. Motion carried unanimously.

- c. **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.**  
*[Director of Public Works & Engineering, Becky Diviney]*

This item was postponed to a future meeting.

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.*

## 6. Work Session Reports

- a. **Present and discuss an update regarding the Fiscal Year 2026 Proposed Budget.**  
*[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 FY 2026 Budget.

The focuses of this presentation included the following components.

- Changes from the August 12, 2025 Work Session:
  - Reduced the Police Department contribution to the IT Replacement Fund by \$100,000 as the Town was awarded a grant for License Plate Reader (LPR) cameras. This 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
  - Decreased the FY 2026 General Fund tax by \$0.008006/100 from 2025.
- Revised General Fund revenue summary
- General Fund expenditures summary by department
- General Fund projection through 2035
- Next steps

**City Council Direction:** The City Council directed the City Manager to remove funding for the Quorum Bike Lanes Project from the FY 2026 Budget.

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

*[Human Resources Coordinator / Assistant to the City Manager, Emily Watson]*

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 sought Council direction if zip code consolidation should be pursued 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 (may take up to one year for official change to go into effect)

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

**City Council Direction:** The City Council directed the City Manager to bring this item back for a future Work Session after gathering more information, specifically regarding:

- If those with 75254 addresses can continue to list Dallas as an "acceptable city" as designated by USPS should the unification be approved.
- More preliminary feedback from businesses in the 75254 zip code.

Mayor Arfsten closed the Work Session with the decision to postpone Work Session Items #6c and #6d to future meetings.

---

## **7. Adjourn Meeting.**

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting at 9:54 PM.



**TOWN OF ADDISON, TEXAS**

---

Bruce Arfsten, Mayor

**ATTEST:**

---

Valencia Garcia, City Secretary

## 2025 City Council Regular Meeting

4. b.

**Meeting Date:** 09/09/2025

**Department:** City Manager

**Key Focus Areas:** Financial Health and Organizational Excellence

---

### **AGENDA CAPTION:**

Consider action on a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division (Atmos), regarding its 2025 Rate Review Mechanism Filing.

### **BACKGROUND:**

The Town, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (Atmos Mid-Tex or Company), is a member of the Atmos Cities Steering Committee (ACSC). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of \$245.2 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$225.6 million, \$163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$185.6 million instead of the claimed \$245.2 million.

After several settlement meetings, the parties have agreed to settle the case for \$205.6 million. This is a reduction of \$20 million to the Company's initial request. This includes payment of ACSC's expenses. The effective date for new rates is October 1, 2025. ACSC members should take action approving the resolution before October 1, 2025.

Atmos generated rate tariffs that will generate \$205.6 million in additional

revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate. The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

### **FISCAL IMPACT**

This item has no financial impact on the Town's budget.

### **RECOMMENDATION**

Staff recommends approval.

---

### **Attachments**

Resolution - 2025 Atmos Rate Filing

---

## **RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.**

**WHEREAS**, the Town of Addison, Texas (“Town”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

**WHEREAS**, the Town is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

**WHEREAS**, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

**WHEREAS**, the current RRM tariff was adopted by the Town in a rate ordinance in 2018; and

**WHEREAS**, on about April 1, 2025, Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

**WHEREAS**, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

**WHEREAS**, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$205.6 million on a system-wide basis with an Effective Date of October 1, 2025; and

**WHEREAS**, ACSC agrees that Atmos' plant-in-service is reasonable; and

**WHEREAS**, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

**WHEREAS**, the attached tariffs implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

**WHEREAS**, the settlement agreement sets a new benchmark for pensions and retiree medical benefits; and

**WHEREAS**, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

**Section 1.** That the findings set forth in this Resolution are hereby in all things approved.

**Section 2.** That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

**Section 3.** That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

**Section 4.** That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

**Section 5.** That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

**Section 6.** That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2025 RRM filing.



**Section 7.** That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

**Section 8.** That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

**Section 9.** That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

**Section 10.** That consistent with the Town Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

**Section 11.** That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

**DULY RESOLVED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the 9<sup>th</sup> day of SEPTEMBER, 2025.

---

Bruce Arfsten, Mayor

ATTEST:

---

Valencia Garcia, City Secretary

## 2025 City Council Regular Meeting

4. c.

**Meeting Date:** 09/09/2025

**Department:** Development Services

**Key Focus Areas:** Public Safety

---

### **AGENDA CAPTION:**

Consider action on an Ordinance amending Chapter 10 "Animals" in the Code of Ordinances; providing for penalties; providing a severability clause; providing a savings clause; and providing an effective date.

### **BACKGROUND:**

As part of the FY2024 budget, the Development Services Department was expanded to include a new Neighborhood Services Division. This expansion also included the transfer of the Animal Services Division from the Police Department to Development and Neighborhood Services. Since that time, Animal Services staff has been working diligently to clarify and redefine existing operating procedures. Because the Town's current animal ordinance was adopted in the early 1980s, staff have also been closely analyzing the animal-related ordinances of neighboring municipalities to determine how our comparison cities and others across the Metroplex are responding to certain types of calls and requests for service.

The proposed amendments will assist us in bringing our organization in line with current standards and clear up any antiquated references which could lead to misinterpretation, or hinder enforcement. It will also add new sections that will address areas not previously covered in the current version of our ordinance. Staff previously presented these ordinance revisions during the June 24, 2025 Council Work Session. The proposed amendments will include revisions to existing definitions, add several new definitions, and revise some existing sections of the code. The proposed amendments will also add several new sections to the code addressing:

- Cruelty to animals
- Trapping of animals
- Unlawful restraint of a dog
- Deadly force
- Making a false report

The amendments will also include references to new or revised fees for a variety of services which, if approved, will be incorporated into associated revisions to the Master Fee Schedule under a separate agenda item.

**FISCAL IMPACT**

Not Applicable.

**RECOMMENDATION**

Staff recommends approval.

---

**Attachments**

Ordinance - Chapter 10 (Animals) Amendment

Animal Ordinance - Exhibit A (Redline)

---

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING CHAPTER 10 “ANIMALS” OF THE CODE OF ORDINANCES; PROVIDING FOR PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has determined it necessary to adopt local regulations governing animals and animal related business to protect the health, safety, and welfare of the Town’s citizens; and

**WHEREAS**, the City Council has determined it is necessary to adopt and implement stricter registration and regulation requirements regarding animals, animal nuisances, dangerous animals, and animal businesses; and

**WHEREAS**, the City Council of the Town of Addison deems the Program necessary for promoting the health, safety, and general welfare of the Town and its residents.

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

**SECTION 1.** That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

**SECTION 2.** That Chapter 10 “Animals” of the Addison Code of Ordinances is hereby amended and restated to read as set forth in **Exhibit A**.

**SECTION 3.** Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to penalty as provided for in the Code of Ordinances, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison, and that each day that a violation exists is to be considered a separate offense.

**SECTION 4.** The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

**SECTION 5.** All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the **9th** day of **SEPTEMBER 2025**.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Bruce Arfsten, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Valencia Garcia, City Secretary

\_\_\_\_\_  
Whitt Wyatt, City Attorney



## Chapter 10 ANIMALS<sup>1</sup>

### ARTICLE I. IN GENERAL

#### Sec. 10-1. Definitions.

The following words, terms and phrases when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Animal* means any live creature, domestic or wild, vertebrate or invertebrate, not of human species.

*Animal services* means the animal services division of the town.

*Animal services officer* means any person designated by the supervisor of animal services to enforce the provisions of this chapter.

*Cat* means every domestic mammal of the feline species regardless of age or sex, but does not include a lion, tiger, or other wild animals of this family.

*Dangerous dog or vicious dog* means:

- (1) Any dog that makes an unprovoked attack on a person that causes bodily injury or serious bodily injury or death to a human beings and would constitute a danger to human life or property.
- (2) Makes an unprovoked attack on a domesticated animal that causes bodily injury on two or more separate occasions, serious bodily injury, or death to the animal in a place other than a private enclosure.
- (3) Any dog which has behaved in such a manner that the owner thereof knows or should reasonably know that the dog possesses tendencies to attack or to bite human beings.
- (4) Any dog certified by a doctor of veterinary medicine, after observation thereof, as posing a danger to human life or property upon the basis of reasonable medical probability.

*Dog* means every domestic mammal of the canine species regardless of age, or sex, but does not include a wolf, fox or other wild animal of this family.

*Emotional support animal*: animals whose primary task is to provide comfort, companionship and support to individuals without any type of specialized training.

*Exotic Animal* means any animal not normally considered domesticated including, but not limited to, non-venomous snakes, non-venomous lizards, or any other wild animal not capable of doing serious bodily harm to humans as determined by the town.

*Euthanized* shall mean to cause the death of an animal by a method which:

---

<sup>1</sup>Cross reference(s)—Environment, ch. 34; health and sanitation, ch. 46; application of traffic chapter to persons riding or driving animals, § 78-2.

State law reference(s)—General police power, V.T.C.A., Local Government Code § 54.004 ; animals generally, V.T.C.A., Health and Safety Code chs. 821—828 .

- 
- (a) Rapidly produces unconsciousness and death without visible evidence of pain or distress, or
  - (b) Utilizes anesthesia produced by and agent, given by qualified personnel, which causes painless loss of consciousness, and death following such loss of consciousness.

*Fowl* means any of various birds, including chickens, turkeys, geese, ducks, doves, guineas, swans, peafowls or any other free, uncaged bird or fowl, except parakeets, canaries, or other birds of similar size that are customarily kept within cages and birds which are allowed by state law to be destroyed.

*Impound* means to take into custody or to place in the animal services shelter of the city or other authorized confinement area.

*Livestock* means cattle, swine, sheep, horses, llama, donkeys, burros and goats.

*Local rabies control authority (LRCA)* means the officer or supervisor designated by the municipal or county governing body under Texas Health and Safety Code 826.017.

*Microchip or microchip implant* means a passive electronic device that is injected into an animal by means of a hypodermic-type syringe device. Each microchip shall contain a unique and original number that is read by an electronic scanning device for the purposes of animal identification and recovery by the animal's owners. The microchip implant shall be supplied with an exterior collar-type tag for the purposes of an external means of notifying others that the animal has been implanted with a microchip.

*Nuisance* means an action that endangers life or health, gives unreasonable offenses to the senses, or obstructs the reasonable and comfortable use of another's property.

*Owner* means any person, who has care, custody and control of any animal, harbors or keeps any animal in his possession, or permits any animal to remain on or about his premises.

*Possession* is the actual care, custody, control or management of a certain animal

*Private enclosure* is classified as a fenced in area, building, structure, or dwelling unit on private property where a dog is being kept which is not open to the general public and is reasonably certain to prevent the dog from leaving the enclosure on its own.

*Restraint* is a tether, leash, cable or other device that attaches to a dog to a stationary object or trolley system.

*Running at large* means not completely confined by a building, wall or fence of sufficient strength or construction to restrain the animal, except when such animal is either on a leash, or held in the hands of the owner or keeper, or under direct supervision of the owner within the limits of the owner's private property.

*Serious bodily injury*: An injury characterized by bite wounds or ripping of muscle that would cause a reasonable prudent person to seek treatment from a medical professional and would require hospitalization without regard to whether the person actually sought medical treatment.

*Service animal*: animals that are highly trained to perform specific tasks for individuals with mental and/or physical disabilities.

*Stray animal* is an animal which is not on a leash or enclosed in a fenced yard.

*Supervisor of animal services* means the person designated by the city manager to supervise all aspects of animal services.

*Unprovoked*: Any action by an animal that is not:

- (a) In response to being tormented, abused, or assaulted by any person;
- (b) In response to pain or injury; or
- (c) In protection of itself, its owner, its food, kennel, immediate territory, or nursing offspring.

---

*Vaccination* is an injection of any vaccine for rabies approved by the state veterinarian and administered or supervised by licensed veterinarian.

*Vicious animal* means any animal which is fierce, ferocious, or has displayed an extraordinary inclination to approach or growl at a person or animal in an angry, threatening or ill-tempered manner when such person or animal was not doing acts ordinarily calculated to cause well-tamed animals to respond in such a manner; or to bite, bite at, attack or snap at a person or animal; or has displayed habits indicating a lack of docility or a lack of complete taming.

*Wild animal* means an animal which retains its wild nature or is not normally considered domesticated including, but not limited to, the following:

- (1) Class Reptilia: Family Helodermatidea (the venomous lizards); family Viperidea (rattlesnakes, pit vipers and true vipers); family Elapidae (coral snakes, cobras and mambas); family Colubridae Dispholidus typus (boomslang); Cyclagras gigas (water cobra) and Boiga dendrophila (mangrove snake) only; order Phidia (racers, boas, water snakes and pythons); order crocodilia (crocodiles, alligators, caimans and gavials);
- (2) Class Aves: Order Falconiforms (such as hawks, eagles and vultures) and subdivision Ratitae (such as ostriches, rheas, cassowaries and emus);
- (3) Class Mammalia: Order Carnivora, family Felidae (such as ocelots, margays, tigers, jaguars, leopards and cougars), except commonly accepted domesticated cats; the family Canidae (such as wolves, dingos, coyotes and jackals), except domesticated dogs; family Mustelidae (such as weasels, martins, mink, badgers); family Procyonidae (raccoon); family Ursidae (such as bears); order Marsupialia (such as kangaroos and common opossums); order Edentata (such as sloths, anteaters and armadillos); order Proboscidea (elephants); order Primata (such as monkeys, chimpanzees and gorillas); order Rodentia (such as porcupines); and order Ungulata (such as antelope, deer, bison, and camels).

(Code 1982, § 4-1)

Cross reference(s)—Definitions generally, § 1-2.

## **Sec. 10-2. Animal nuisance.**

- (a) *Enumerated.* The following shall be considered a public nuisance and a person commits an offense if the person knowingly allows:
- (1) The keeping of any animal in such a manner as to endanger the public health; annoy adjacent property owners by the accumulation of animal wastes which cause foul and offensive odors or are considered to be a hazard to any animal or human being; or by continued presence of any animal on the premises of another.
  - (2) All animal pens, stables or enclosures in which any animal may be kept or confined which, from the presence of animal excreta, have become offensive or nauseous to a person of ordinary sensibilities or injurious to public health.
  - (3) Persistent laxness in supervision of animals so that their running at large results in disturbance to persons of ordinary sensitivities.
  - (4) The keeping upon any property under the control of such person, any animal which howls, barks, yelps or crows or any other unreasonable noise for any period of more than five consecutive minutes to the discomfort of the people and quiet of the neighborhood, or which makes any unreasonably loud, disturbing and unnecessary noise in the town which is offensive to the ordinary sensibilities of the

---

inhabitants of the town which noise renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

- (b) *Misdemeanor.* Each and every person who violates any provision of this section and any person who shall harbor or keep on his premises, or in or about his premises, or on premises under his control an animal which violates any provision of this section shall be guilty of a misdemeanor and upon conviction shall be fined as hereinafter provided for a violation of this section, and each and every 24 hours that such dog, cat or other animal shall remain or be kept on any premises shall constitute a separate offense.
- (c) *Enforcement.* The police department and the animal control offices shall have concurrent and joint authority for enforcement of this section. Whenever any person shall complain to the police department or animal services officer that an animal which habitually howls, barks, yelps or crows is being kept by any person in the town, the police department or animal services officer shall notify the owner of the animal that a complaint has been received and that the person should take whatever steps necessary to alleviate the howling, barking, yelping or crowing. If the unlawful act continues after such notification and upon the filing in municipal court of a complaint charging the person with the violation, such complaint being supported by affidavits attesting to the facts and alleging the violation from at least two citizens not from the same family, then such person will be subject to criminal sanctions as set forth in this chapter. Nothing contained in this chapter shall restrict or prevent the issuance of a notice of violation by the police department, any peace officer, or the animal services officer upon personal observance of or hearing of such animal in violation.

(Code 1982, § 4-8(a)—(c))

### **Sec. 10-3. Animals defecating and urinating in certain places prohibited; removal of excreta.**

- (a) *Prohibited.* It shall be unlawful for the person controlling to permit, either willfully or through failure to exercise due care or control, any dog or animal to urinate or defecate upon the sidewalk or parkway of any public street, or upon the floor of any common hall in any entranceway, stairway or wall immediately abutting on a public office building or other buildings used in common by the public or upon the floor, stairway, entranceway, office, lobby, foyer, or patio used in common by the public. For the purpose of this section, the term "parkway" shall mean the portion of a public street other than a roadway or a sidewalk.
- (b) *Removal of excreta.* It shall be unlawful and an offense for any person to fail to promptly remove and dispose of, in a sanitary manner, feces left by a dog or cat or other animal being handled or controlled by that person upon public walks, parks, recreation areas, sidewalks, parkways or public streets or any other public areas specified in subsection (a) of this section; or upon any private property other than the premises of the owner, handler or controller of such animal.

(Code 1982, § 4-8.1)

### **Sec. 10-4. Prohibited animals.**

- (a) It shall be unlawful and an offense to keep inside the corporate limits of the town or to release or allow to run at large inside the corporate limits of the town any of the following animals as defined in this chapter:
  - (1) Wild animals;
  - (2) Vicious animals.
- (b) Upon the impoundment of any prohibited animal, the owner may reclaim such animal pursuant to the provisions contained in article II, division 2 of this chapter but shall not permit such animal to be kept or harbored upon such owner's premises in the town.

(Code 1982, § 4-9)

---

## Sec. 10-5. Animal Related Businesses.

(a) A person who sells in the town a warm-blooded animal, except as excluded in this section, to any person or entity for use, retention, resale, or transfer of the animal as a pet shall:

- (1) Have had the animal examined by a veterinarian in the past 30 days; and
- (2) Furnish the purchaser a certificate in the following format and containing specific information identified in the parentheses, which certificate shall be signed by the seller:

The (description of animal) sold by (name of seller) to (name of buyer) on (date of sale) (is) (is not) a primate and has been examined on (date of examination) by (name of veterinarian), a licensed veterinarian who certified that the animal was found free of disease or parasites. (signature of seller)

Subsection (a) of this section does not apply to the sale of the following animals: any domestic animal; psittacine birds; canaries; finches; hamsters; guinea pigs; rats; mice and gerbils.

- (b) A person commits an offense if he knowingly sells an animal which has a disease or internal parasites for use, retention, resale or transfer as a pet.
- (d) A person commits an offense if he knowingly makes a false statement in a certificate required under this section.
- (e) No person shall conduct the commercial business of selling, grooming, breeding, showing, exhibiting or boarding of animals without a valid permit from animal services.
- (f) Every person holding a permit hereunder shall maintain accurate records of all transactions involving animals, which records shall show the date, type of animal, animal registration number, and parties to such transaction. Such records shall be kept for a period of one year and must be available for inspection upon request by animal services.
- (g) Application for permits shall be services made to animal services on forms furnished by animal services. The application will not be approved until certification has been received from appropriate town officials that the zoning, construction and facility comply with existing ordinances for establishments housing such business. If the permit application is approved by the supervisor of animal services, he shall issue the permit upon payment of the appropriate fee. Animal services shall make any inspections necessary to assure compliance under this chapter. Animals shall be kept under sanitary conditions so as not to endanger the public or animal health, or create a nuisance.
- (h) All permits issued under this section shall be valid for the following 12 months and shall be renewed annually thereafter by proper written application and payment of fee. No permit issued under this section shall be renewed without the approval of the supervisor of animal services. No permit shall be transferable.
- (i) All businesses described in this section must display the required permits in public view at such business.
- (j) Licensed veterinarians and veterinary clinics are exempt from this section.
- (k) The supervisor of animal services may revoke any permit for failure to comply with regulations contained in this section. Revocation may be appealed within ten days to an administration appeals board comprised of the city manager or his representative, the police chief or his representative, and the city attorney or his representative.
- (l) The fee for the permit as provided in this section is referenced in the adopted Master Fee Schedule.

(Code 1982, § 4-11)

Cross reference(s)—Businesses, ch. 22.

---

## **Sec. 10-6. Sanitary conditions for keeping animals.**

The owner or person in possession of animals shall keep yards, pens and enclosures in which such animals are confined in such a manner so as not to give off odors offensive to persons of ordinary sensibilities residing in the vicinity, or to breed or attract flies, mosquitoes, or other noxious insects, or in any manner to endanger the public health or safety, or create a public nuisance. All persons keeping such animals shall comply with the following sanitary regulations:

- (1) Manure and droppings shall be removed from pens, yards, cages and other enclosures at least twice daily, and handled or disposed of in such manner as to keep the premises free of any nuisance.
- (2) Any pen or enclosure shall be maintained in such a manner as not to be less than five feet from any adjoining residentially zoned property.

(Code 1982, § 4-12)

## **Sec. 10-7. Pet and animal care guidelines.**

The following are established as guidelines for the proper animal care of your owned pet:

- (1) No person shall fail to provide any animal in his or her charge or custody with adequate food, clean water source and protection from the elements, or cause any of these acts to be done
- (2) The owner and any person having care, custody or control over any animal shall always keep the same confined within a building or adequate fencing
- (3) When a dog is kept outdoors, the owner or keeper shall provide both a confinement area and an adequate dog shelter within the confinement area
- (4) A dog shelter must:
  - a. Be weatherproof top, bottom and sides
  - b. Have level and dry floors
  - c. Provide adequate shade during daylight hours to prevent overheating or discomfort to the dog
  - d. Be of adequate size to allow the dog to stand erect with the dog's head up, to turn around easily and to sit and lie down in a comfortable and normal position
  - e. Be kept in sanitary condition clean of feces, urine and parasites

(Code 1982, § 4-13)

State law reference(s)—Cruelty to animals, V.T.C.A., Penal Code § 42.09 ; dog fighting, V.T.C.A., Penal Code § 42.10

## **Sec. 10-8. Harassing, harming or killing of animals or fowl prohibited.**

A person commits an offense if the person intentionally harasses, terrorizes, wounds, harms, maims, cripples or kills or causes to be harassed, terrorized, wounded, harmed, maimed, crippled or killed, any animal or fowl in the town with the exception of those of the class Reptilia or rats and other rodents not protected by state law.

(Code 1982, § 4-16; Ord. No. 009-008, § 1.A.1, 4-28-09)

State law reference(s)—Cruelty to animals, V.T.C.A., Penal Code § 42.09 .



---

### **Sec. 10-9. Requirements on keeping livestock and fowl.**

- (a) It shall be unlawful for any owner to keep or harbor any livestock or three or more fowl within the corporate limits of the town in any pen, stable, shed, coop or enclosure, if any part of such enclosure or structure is within 150 feet of any residence, business or commercial establishment or office (other than the owner's residence, business or commercial establishment or office), grocery store, restaurant, school, hospital or nursing home.
- (b) It shall be unlawful for any owner to keep or harbor any livestock within the corporate limits of the town where there is less than 5,000 square feet for each animal. It shall be unlawful for any owner to keep or harbor three or more fowl within the corporate limits of the town where there is less than 100 square feet for each fowl.

(Code 1982, § 4-17)

### **Sec. 10-10. Leaving animals unattended in vehicle.**

A person having charge or custody of an animal shall not place or confine such animal or allow such animal to be placed or confined in a motor vehicle or trailer under such conditions or for such a period of time as may endanger the health of the animal due to heat, lack of food or water, or such other circumstances as may cause injury or death of the animal. The animal services officer finding an animal being held in violation of this provision may cite the owner for violating this section, obtain a search warrant pursuant to state or federal law, and/or use reasonable force to remove an animal from a vehicle whenever it appears the animal's health or safety is, or soon will be endangered, and said neglected or endangered animal shall be impounded and held pending a hearing. It shall be the responsibility of the animal's owner to repair any damage caused by the removal of the animal from the dangerous situation by the animal services officer or police officer.

(Ord. No. 009-008, § 1.A.2, 4-28-09)

### **Sec. 10-11. Feeding of waterfowl.**

- (a) The large number of waterfowl attracted by feeding in and around small ponds and lakes within the town increases the presence of fecal matter from such waterfowl and corresponding harmful bacteria, which create a potential health hazard and a nuisance. The purpose of this section is to control the regular or habitual feeding of waterfowl in order to protect the public health and public property and the water quality of such ponds and lakes, by reducing the amount of fecal matter deposited by waterfowl in such waters and on the adjacent shoreline and public property.
- (b) For purposes of this section, "waterfowl" means those species of birds commonly known as ducks, swans, and geese, and any other waterfowl, whether or not migratory.
- (c) No person shall engage in the regular, routine, or habitual practice of feeding any waterfowl within any pond or lake within the town or within any public property adjacent thereto, or on any private property. No person shall regularly, routinely, or habitually create or foster any condition or allow any condition to exist or continue which results in a congregation or congestion of waterfowl. For purposes of this section, the behavior is presumed to be regular, routine or habitual when three written warnings have been issued to the same individual within a 60-day period. Once three written warnings have been issued within a 60-day period, it shall not be necessary to again establish regular, routine or habitual behavior by the issuance of written warnings for that individual. Regular, routine or habitual practice may also be established by other evidence.

(Ord. No. 009-008, § 1.A.3, 4-28-09; Ord. No. 015-015, § 1, 8-11-15 ; Ord. No. 015-029, § 1, 11-10-15 )

---

## **Secs. 10-12. Cruelty to Animals.**

It shall be unlawful for any person to intentionally, knowingly or recklessly abuse, neglect or otherwise mistreat an animal. Violations under this section will be investigated as violations of Texas Penal Code statutes 42.09, 42.092, 42.10, 42.105 and 21.09

1. It shall be unlawful for any person or persons to willfully or maliciously kill, abuse, kick, maim or disfigure, overwork, overload, torture, beat with a stick, chain, club or other object, mutilate, burn, or scald with any substance or otherwise cruelly set upon any animal except that reasonable force may be employed to drive off vicious or trespassing animals.
2. It shall be unlawful for any person to fail to unreasonably provide necessary food, care, exercise or shelter for any animal in his custody.
3. It shall be unlawful for any person or persons to place or confine or allow such animal to be confined in such a manner that it must remain in a motor vehicle or trailer under such conditions or for such periods of time as may endanger the health or well-being of the animal due to heat, lack of food and/or water, or any circumstances which might cause suffering, disability or death.
4. It shall be unlawful to cause, instigate or permit one animal to fight with another animal or human being.
5. No person shall tie or fasten any animal to any lamppost, light pole, utility pole, awning post, tree, fence, hydrant or shrubbery belonging to another without the consent of the owner.
6. It shall be unlawful for any person or persons to abandon or dump any animal within the city. All animals which are abandoned shall be considered surrendered to the animal warden for impoundment or disposal under the provisions of this chapter.
7. Any person who, as the operator of a motor vehicle, strikes a domestic animal or pet shall immediately report such injury or death to the animal's owner; in the event the owner cannot be ascertained and located, such operator shall at once report the accident to the animal warden or an appropriate law enforcement agency.
8. It shall be unlawful for any person to expose any poisoned meat or other known poisonous substance, whether mixed with food or not, so the same shall be liable to be eaten by a domestic animal, pet or person. This section is not intended to prohibit the prudent use of herbicides, insecticides or rodent-type traps.
9. Any person or persons violating this section shall bear the full cost and expenses incurred by the city in the transportation, care, medical treatment, impoundment cost and disposal of said animal(s), including such animal(s) removal from a vehicle.
10. It shall be unlawful to color, dye, stain or otherwise change the natural color of any chickens, ducklings, other fowl or rabbits, or to possess, for the purpose of sale or to be given away, any of the above-mentioned animals which have been so colored.

## **Sec 10-13 Trapping of animals**

- (a) Humane traps are for the Town of Addison residents or businesses only and must stay on the property of the person and address provided on the humane trap agreement
- (b) Humane traps are primarily to be used for wildlife that are classified as a high risk of transmitting the rabies virus
  - a. Wildlife considered high risk for the rabies virus include coyotes, foxes, bats, racoons and skunks

- 
- b. Humane traps may also be utilized for the purposes of trapping, altering and release of feral cats
  - (c) A deposit and rental fee is required for the protection and return of the humane trap and is referenced in the adopted Master Fee Schedule.
  - (d) Humane Traps must be closed from Friday 2:00 PM through Sunday 6:00 PM as well as during town holidays.
  - (e) Humane traps are not to be set during inclement weather, below 40° or above 95° Fahrenheit
  - (f) Humane traps are only loaned out for a duration of two weeks
  - (g) Once an animal has been trapped, Addison Animal Services is to be notified as soon as possible
  - (h) Town of Addison residents and businesses are responsible for humane trap and liable if lost, stolen or returned damaged

### **Sec 10-14 Unlawful restraint of a dog**

(a) An owner may not leave a dog outside and unattended by use of a restraint unless the owner provides the dog access to:

- (1) adequate shelter;
- (2) an area that allows the dog to avoid standing water and exposure to excessive animal waste;
- (3) shade from direct sunlight; and
- (4) potable water.

(b) An owner may not restrain a dog outside and unattended by use of a restraint that:

- (1) is a chain;
- (2) has weights attached;
- (3) is shorter in length than the greater of:
  - (A) five times the length of the dog, as measured from the tip of the dog's nose to the base of the dog's tail; or
  - (B) 10 feet; or
- (4) is attached to a collar or harness not properly fitted.

**State Law Reference** – Unlawful Restraint of Dog; Offense, Health & Safety Code 821.102

### **Sec 10-15 Deadly force**

Deadly force may be used against any animal presenting an imminent risk of death or serious bodily injury to other persons or animals.

### **10.16 —10-30. Reserved.**

## ***ARTICLE II. ADMINISTRATION AND ENFORCEMENT<sup>2</sup>***

### ***DIVISION 1. GENERALLY***

#### **Sec. 10-31. Enforcement.**

The Animal Services officer shall have the authority to issue citations for any violation of this chapter:

- (a) It shall be unlawful for any person upon being issued a citation to fail to provide the Animal Services officer any personal identification information other than his true name and address
- (b) It shall be unlawful for any person to fail to appear in accordance with the terms of a citation issued by the Animal Services officer
- (c) If the person being cited is not present, the Animal Services officer may send the citation to the alleged offender by certified or registered mail, return receipt requested, where upon service shall be deemed complete
- (d) It shall be unlawful for any person to interfere with the Animal Services officer in the performance of his duties
- (e) the Animal Services officer shall have the right of ingress and egress on private property for the purpose of apprehending animals at large
- (f) It shall be unlawful for any person to fail to comply with any lawful order of the LRCA, Animal Services officers, animal services supervisor or peace officers of the town of Addison.
- (g) It shall be unlawful for any person to engage in aggressive dog training on Town property, as set forth in [Sec. 54-5](#) of this code, as enforced by the Town of Addison Police Department.

(Code 1982, § 4-2)

#### **Secs. 10-32—10-50. Reserved.**

### ***DIVISION 2. IMPOUNDMENT<sup>3</sup>***

#### **Sec. 10-51. Designation of place.**

The city manager shall select and establish a place for impoundment of all animals impounded under any provision of this chapter.

---

<sup>2</sup>Cross reference(s)—Administration, ch. 2.

<sup>3</sup>State law reference(s)—Restraint, impoundment, and disposition of dogs and cats, V.T.C.A., Health and Safety Code § 826.033(a) .

---

(Code 1982, § 4-5(g))

**Sec. 10-52. Authority to impound; procedures.**

- (a) The animal services officer shall take into custody any domestic animal found at large in the town and impound said animal in the designated facility.
- (b) The following animals may be impounded:
  - (1) Cats and dogs not exhibiting evidence of being vaccinated or registered as described in article III of this chapter.
  - (2) Any animal infected or kept under conditions which could endanger the public or animal health.
  - (3) Any animal that creates a nuisance.
  - (4) Any animal running at large, as stipulated in this chapter.
  - (5) Any animal treated in a manner determined by the supervisor of animal services to be cruel or inhumane.
  - (6) Any animal that has bitten a human being or needs to be placed under observation for rabies determination, as determined by an animal services officer.
  - (7) Any dangerous dog.
  - (8) Any animal that is abandoned, voluntarily or involuntarily by its owner.
  - (9) Any vicious animal.
  - (10) Any wild animal.
  - (11) Any animal whose owner has been arrested or hospitalized, is missing or has died and there is no person present 16 years of age or older who will assume the duties of providing food, water and shelter for such animal.
  - (12) Any animal violating any provisions of this chapter.
- (c) Impounded animals shall be held for a period of three (3) days if no microchip is found and six (6) days if microchip is found implanted. At the end of said time, if the animal has not been reclaimed, and the proper fee as described herein has not been paid, the animal may be adopted or disposed in a humane and proper method.

(Code 1982, §§ 4-4(b), 4-5(a); Ord. No. 009-008, § 1.A.4, 4-28-09)

**Sec. 10-53. Right of property owner to confine; notification of animal services.**

If any of the animals named in this division are found upon the premises of any person, the owner or occupant of the premises shall have the right to confine such animal in a humane manner until he can notify an animal services officer to come and impound such animal. When so notified, it shall be the duty of an animal services officer to have such animal impounded as provided in this division.

(Code 1982, § 4-5(b))

---

### **Sec. 10-54. Notification.**

Every reasonable effort by the animal services officer, to include but not limited to, contacting the animal owner by telephone, e-mail or any other available means of contact will be made in an effort to contact the owner of an impounded animal.

(Code 1982, § 4-5(c))

### **Sec. 10-55. Reclaiming impounded animals.**

- (a) The owner can resume possession of any impounded animal upon payment of impoundment fees, handling fees and any veterinarian bills incurred by animal services for the welfare of the animal, and upon compliance with vaccination and microchip implant provisions of this chapter, except where prohibited in this section.
- (b) Disposition of animals impounded on the grounds of cruel or inhumane treatment shall be determined by the court of jurisdiction.
- (c) If any animal is being held under quarantine or observation for rabies, the owner shall not be entitled to possession until it has been released from quarantine.
- (d) If the animal is not already identifiable by microchip, a microchip is required to be implanted in the animal, at the Owner's or Keeper's expense, prior to release of any impounded animal.

(Code 1982, § 4-5(d)—(f))

### **Sec. 10-56. Disposition of animals.**

- (a) Any animal, except vicious or wild animals, not reclaimed by the owner, may be humanely euthanized after being impounded for 72 hours, except that any animal wearing a current registration tag shall be impounded for six days.
- (b) Any impounded vicious or wild animal, unless there is reason to believe that it has an owner, may be immediately disposed of as may be deemed appropriate by the supervisor of animal services.
- (c) Any impounded animal, except vicious or wild animals, with no microchip may be given up for adoption after 72 hours, except for those under quarantine. Any impounded animal that has a microchip implant may be given up for adoption on the seventh day of confinement.
- (d) An owner who no longer wishes responsibility for an animal or believes the animal to be in an ill or injured condition may sign a written waiver, supplied by animal services, allowing the animal to be immediately euthanized in a humane manner; provided that no warm-blooded animal that has bitten a human being shall be euthanized before expiration of the ten-day quarantine period.
- (e) Any impounded animal that appears to be suffering from extreme injury or illness may be euthanized or given to a nonprofit humane organization.



---

(Code 1982, § 4-5(h)—(l))

**Sec. 10-57. Adoption; conditions.**

- (a) An individual may adopt a dog or cats from the town animal shelter under the following conditions:
  - (1) The animal has been classified as adoptable by the supervisor of animal services;
  - (2) The prospective adopter has proper facilities to care for the animal;
  - (3) The prospective adopter obtains all necessary vaccinations and microchip registrations; and
  - (4) The fee for adoption shall be as referenced in the adopted Master Fee Schedule.
- (b) The supervisor of animal services may refuse to allow a person to adopt a cat or dog whom the supervisor has reason to believe:
  - (1) Would not have proper facilities to contain or care for the animal as required by this chapter;
  - (2) Wants the dog or cat for the purpose of resale or for purposes other than pet ownership; and
  - (3) Would not be a suitable owner within the sole discretion of the supervision of animal services.
- (c) Notwithstanding any of the provisions of this section, the supervisor of animal services shall have the authority to waive any and all impoundment, handling, quarantine, or adoption fees whenever it is appropriate in the supervisor's opinion to do so.

(Code 1982, § 4-6(d); Ord. No. 009-008, § 1.A.5, 4-28-09)

State law reference(s)—Sterilization of certain released dogs and cats, V.T.C.A., Health and Safety Code ch. 828 .

**Sec. 10-58. Impoundment fees.**

- (a) *Impoundment fees generally.* Impoundment fees shall be (for impoundments in a 12-month period) in accordance with the Town's adopted Master Fee Schedule.
- (b) Daily handling fees for animals in town. A daily handling fee shall be charged every day, or fraction thereof, that an animal is in the town's custody.
  - (1) All animals brought in may be released on the same day free of charge during regular business hours
  - (2) All fees associated with the impoundment of animals are referenced in the adopted Master Fee Schedule.

(Code 1982, § 4-6(a)—(c); Ord. No. 009-008, § 1.A.6, 4-28-09)

State law reference(s)—Impound fees authorized, V.T.C.A., Health and Safety Code § 826.033(c) .

**Secs. 10-59—10-75. Reserved.**

### ***DIVISION 3. QUARANTINE<sup>4</sup>***

#### **Sec. 10-76. Local Rabies Control Authority Designated.**

The supervisor of animal services shall have the authority, as the local rabies control authority (LRCA), to order the quarantine of animals responsible for bite incidents or suspected of having any zoonotic disease considered to be a hazard to the human population or other animals.

- (a) The duties of the local rabies control authority shall include but are not limited to:
  - (1) Enforcement of all ordinances and or rules of the town pertaining to rabies and animal control;
  - (2) Enforcement of the provisions of state law and administrative rules of the Texas Department of State Health Services pertaining to rabies and animal control.
- (b) The town may employ such Animal Services officers or inspectors as are necessary and feasible to carry out the purposes of this section.

(Code 1982, § 4-7(a))

#### **Sec. 10-77. Animals subject to quarantine; conduct of quarantine.**

- (a) Every animal that bites a human or attacks another animal in an unnatural manner, or has rabies or any other zoonotic disease, or is under suspicion of having rabies or any other zoonotic disease shall be immediately confined by the owner, who shall promptly notify animal services or an animal services officer of the place where such animal is confined and the reason therefor. The owner shall not permit such animal to come in contact with any other person or animal. The owner shall surrender possession of such animal to animal services on demand for supervised quarantine. Supervised quarantine shall be at the animal shelter or a veterinary hospital, or by any other method of adequate confinement approved by the supervisor of animal services. The quarantine shall be for not less than ten days and shall be under the supervision of the supervisor of animal services. Written reports must be prepared on the first, fifth and tenth days of quarantine immediately following the date of such bite incident. A release from quarantine may be issued if no signs of rabies or other diseases have been observed during the quarantine period.
- (b) Any animal quarantined other than in the animal shelter shall be observed by a veterinarian in the same manner as outlined in subsection (a) of this section, and the owner shall immediately notify animal services as to the veterinarian supervising the quarantine.
- (c) If the supervisor of animal services orders quarantine other than in the animal shelter or veterinary hospital, the owner shall be responsible for confining the animal. The owner shall also be required to obtain the same veterinary supervision of the animal and release from quarantine as would be required in a veterinary hospital or at the animal shelter.

(Code 1982, § 4-7(b))

---

<sup>4</sup>State law reference(s)—Quarantines, V.T.C.A., Health and Safety Code § 826.041 et seq.

---

**Sec. 10-78. Violation of quarantine; cause for seizure and impoundment.**

The violation of quarantine by any person shall be just cause for seizure and impoundment of the quarantined animal by animal services. It shall be unlawful for any person to interrupt the observation period.

(Code 1982, § 4-7(c))

**Sec. 10-79. Investigation of animal bite report; killing of biting animal prohibited.**

All animal bite reports shall be investigated by animal services. Without permission of the supervisor of animal services, it shall be unlawful for any person to kill or remove from the town limits any animal that has bitten a person or other animal, or that has been placed under quarantine, except when it is necessary to kill such animal to protect the life of any person or animal.

(Code 1982, § 4-7(d))

**Sec. 10-80. Authority to direct disposition of suspected rabid animals.**

The supervisor of animal services shall direct the disposition of any animal suspected of being rabid or having any other zoonotic disease considered to be a hazard to any other animal or human being.

(Code 1982, § 4-7(e))

**Sec. 10-81. Surrender of carcasses of dead animals suspected of rabies.**

The dead carcass of any dead animal exposed to rabies or suspected of having been rabid shall, upon demand, be surrendered to animal services.

(Code 1982, § 4-7(f))

**Sec. 10-82. Manner of disposing of animals exposed to rabies.**

Every animal that has been bitten by another animal shall be immediately confined by the owner, who shall promptly notify animal services of the place where such animal is confined and the reason therefor. The owner shall not permit such animal to come in contact with any person or animal. Any animal exposed to rabies shall be handled in one of the following manners:

- (1) Humane destruction, with notification to, or under supervision of, animal services;
- (2) If not currently vaccinated, the animal must be given an immediate vaccination with appropriate boosters thereafter at the appropriate intervals and be placed in quarantine at a veterinary hospital for at least 90 days immediately following the date of the exposure; or
- (3) If currently vaccinated, immediate booster vaccination and quarantine for at least 45 days immediately following the date of the exposure.

(Code 1982, § 4-7(g); Ord. No. 009-008, § 1.A.7, 4-28-09)

---

**Sec. 10-83. Refusal to surrender animal.**

No person shall fail or refuse to surrender an animal for supervised quarantine or humane destruction, as required in this division for rabies control, when demand for such animal is made by the supervisor of animal services. In the event that an owner should fail or refuse to surrender an animal for supervised quarantine or humane destruction, the supervisor of animal services shall be authorized to obtain a search and seizure warrant in order to retrieve the animal for quarantine or destruction.

(Code 1982, § 4-7(h))

**Sec. 10-84. Notification to animal services upon escape, sickness or death of quarantined animal.**

Any person having possession of, or responsibility for, any quarantined animal shall immediately notify animal services if such animal escapes, or becomes or appears to become sick, or dies, and in case of death of the animal while under quarantine, shall immediately surrender the dead animal to animal services for diagnostic purposes.

(Code 1982, § 4-7(i))

**Sec. 10-85 Making a false report.**

It shall be a violation of this chapter and unlawful for any person to knowingly make a false report to animal services officer and/or any designated enforcement agent.

**Secs. 10-86 —10-110. Reserved.*****ARTICLE III. DOGS, CATS AND OTHER ANIMALS******DIVISION 1. GENERALLY*****Sec. 10-111. Numbers of animals allowed.**

No residence within the town shall harbor or keep more than four adult dogs, and/or five of any other type of animal, bird or reptile over the age of 16 weeks. No residence within the town shall harbor or keep more than one litter of puppies and/or one litter of kittens.

(Code 1982, § 4-18; Ord. No. 009-008, § 1.A.9, 4-28-09)

**Sec. 10-112. Running at large prohibited; authority to impound.**

(a) Offense. A person commits an offense if the person is an Owner or Keeper of an animal and the person permits, or by insufficient control allows the animal to be running at large as defined by this chapter.

(b) Defense. It is a defense to prosecution that the animal was at large due to forces of nature, fire, or the criminal act of a third party who was not residing at the animal Owner's or Keeper's residence.

---

(Code 1982, § 4-4(a))

State law reference(s)—Authority to prohibit dogs at large, V.T.C.A., Health and Safety Code § 826.033(a)(1) .

### **Sec. 10-113. Guard dog.**

All dogs and cats over four months of age must be vaccinated annually for rabies with an anti-rabies vaccine administered by a duly authorized veterinarian. A metal certificate of vaccination with the year of vaccination, a certificate number and the name, address and phone number of the vaccinating veterinarian must be securely attached to a collar or harness that must be worn by the dog or cat at all times. In addition to the metal certificate, a paper certificate must be issued stating the name of the owner, the address of the owner, a description of the dog or cat, the date of the vaccination, the number of the metal certificate and the kind of vaccine used.

(Code 1982, § 4-14(d); Ord. No. 009-008, § 1.A.10, 4-28-09)

### **Sec. 10-114. Vaccination of dogs and cats required; metal and paper certificates.**

All dogs and cats over four months of age must be vaccinated annually for rabies with an anti-rabies vaccine administered by a duly authorized veterinarian. A metal certificate of vaccination with the year of vaccination, a certificate number and the name, address and phone number of the vaccinating veterinarian must be securely attached to a collar or harness that must be worn by the dog or cat at all times. In addition to the metal certificate, a paper certificate must be issued stating the name of the owner, the address of the owner, a description of the dog or cat, the date of the vaccination, the number of the metal certificate and the kind of vaccine used.

(Code 1982, § 4-14(a); Ord. No. 009-008, § 1.A.10, 4-28-09)

State law reference(s)—Rabies control, V.T.C.A. Health and Safety Code ch. 826 ; local rabies control programs, V.T.C.A., Health and Safety Code § 826.015.

### **Secs. 10-115—10-130. Reserved.**

## ***DIVISION 2. REGISTRATION<sup>5</sup>***

### **Sec. 10-131. Required.**

No owner shall have within the town any dog or cat four months of age or older unless such a dog or cat is currently registered with animal control services by providing proof of microchipping. An owner may submit proof of microchipping by providing a copy of the microchip certificate, or by having the animal microchipped by a private veterinarian and providing a copy of the microchip certificate. Microchip services may be offered by the animal services division on an as needed basis. The cost of this service is referenced in the adopted Master Fee Schedule.

(Code 1982, § 4-14(b))

---

<sup>5</sup>State law reference(s)—Authority to register dogs and cats, V.T.C.A., Health and Safety Code § 826.031.

---

**Sec. 10-132. Change of ownership.**

- (a) If there is a change in ownership of a registered dog or cat, the new owner shall have the microchip registration transferred to his name. For animals microchipped through the animal services division. application for such transfer shall be made to animal services in writing or in person.

(Code 1982, § 4-14(b))

**Sec. 10-133. Exempt from registrations.**

- (a) The following animals are exempt from the registration requirement:
- (1) Police or sheriff's department dog; and
  - (2) Dogs trained to assist the auditorily or visually impaired person, or any other dog officially registered as a "service animal" or "emotional support animal", as defined in this code.
- (b) Eligibility for fee-exempt registration does not relieve the owner of his responsibility under the other provisions of this chapter.

(Code 1982, § 4-14(b))

**Secs. 10-134—10-155. Reserved.***DIVISION 3. DANGEROUS DOGS<sup>6</sup>***Sec. 10-156. Vicious or dangerous dogs prohibited.**

It shall be unlawful for any person to keep or harbor any dangerous dog within the town limits, except for dangerous dogs which were registered pursuant to division 2 of this article with the town.

(Code 1982, § 4-10; Ord. No. 009-008, 1.A.11, 4-28-09)

**Sec. 10-157. Registration required.**

All persons keeping or harboring dangerous dogs within the town shall register such dog with the animal services authority and provide the authority with the following:

- (1) The name, address and telephone number of persons keeping or harboring a dangerous dog.
- (2) A registration fee for each dangerous dog being kept within the town limits is required and is referenced in the adopted Master Fee Schedule.
- (3) Proof that each dangerous dog is four months of age or over, has been vaccinated against rabies by a licensed veterinarian and supply name, address and phone number of veterinarian.

---

<sup>6</sup>State law reference(s)—Dangerous dogs, V.T.C.A., Health and Safety Code ch. 822 ; local regulation of dangerous dogs, V.T.C.A., Health and Safety Code § 822.047 .

- 
- (4) Two identification photographs, color photos at least three inches by five inches, of each dog with one photograph showing the frontal view and the other showing a side view of each dog.
  - (5) Proof of a current public liability insurance policy in the amount of at least \$250,000.00 for personal injury or death and \$50,000.00 for property damage to cover injury or damage caused by a dangerous dog, which policy shall name the town as a co-insured.

(Code 1982, § 4-10.1; Ord. No. 009-008, § 1.A.12, 4-28-09)

#### **Sec. 10-158. Leash and muzzle requirements.**

- (a) It shall be unlawful for an owner to permit a dangerous dog to go outdoors or outside its kennel or place of enclosure unless such dog is securely leashed with a leash no longer than four feet in length and unless such dog is muzzled by a muzzling device sufficient to prevent such dog from biting persons or other animals.
- (b) An owner shall be in physical control of a leashed dangerous dog at all times, and it shall be unlawful for a person to leash a dog on a chain, rope or other type leash outside of its kennel or place of enclosure to an inanimate object such as a tree, post, building, car or truck.

(Code 1982, § 4-10.2)

#### **Sec. 10-159. Outdoor confinement.**

- (a) All dangerous dogs shall be securely confined either indoors or in a securely enclosed and locked kennel, pen or structure outdoors, except when leashed and muzzled as provided for in section 10-158. Such kennel, pen or structure outdoors must have secure sides, a secure top attached to the sides and either a secure bottom or floor attached to the sides, or the sides must be embedded no less than 12 inches wide and will extend into the soil at least to a depth of 24 inches.
- (b) At no place within the kennel, pen or structure shall a dangerous dog be able to put his mouth outside of the enclosure.
- (c) All kennels, pens or structures used to confine dangerous dogs must be locked with a key or combination lock when such animals are within the enclosures.
- (d) All kennels, pens or structures erected to confine dangerous dogs must comply with all zoning and construction regulations of the town.
- (e) All kennels, pens or structures must be adequately lighted, ventilated and must be maintained in a clean and sanitary condition.
- (f) All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.
- (g) For dangerous dogs confined in kennels, pens or structures outdoors, the kennels, pens or structures must comply with this section no later than 60 days from the day the dangerous dog is brought into the town's limits.

(Code 1982, § 4-10.3; Ord. No. 009-008, § 1.A.13, 4-28-09)



---

**Sec. 10-160. Indoor confinement.**

It shall be unlawful for any owner to keep or harbor a dangerous dog on a porch, patio or in any part of a house or building that would allow the dog to exit such structure on its own volition. It shall be unlawful for any owner to keep a dangerous dog in a house or building when the windows are open or when screened windows or screened doors are the only obstacle preventing the dog from exiting the structure and running at large.

(Code 1982, § 4-10.4)

**Sec. 10-161. Banishment from the town.**

Any person convicted in municipal court for a violation of division shall immediately remove all dangerous dogs this person is keeping or harboring to a location outside of the town limits and such dogs shall never be brought into the town again.

(Code 1982, § 4-10.5)

**Sec. 10-162. Signs required.**

Any person keeping or harboring a dangerous dog within the town shall display in a prominent place on the premises a sign easily readable from the public street stating, "BEWARE OF DOG." A similar sign shall be posted on the kennel, pen or structure where a dangerous dog is kept.

(Code 1982, § 4-10.6; Ord. No. 009-008, § 1.A.14, 4-28-09)

**Sec. 10-163. Reporting requirements.**

Any person keeping or harboring a dangerous dog within the town shall, within ten days of the following incidents, make a written report of the incidents to the animal services authority.

- (1) Report the death or removal from the town of any dangerous dog in a person's care.
- (2) Report the birth of offspring of any dangerous dog in a person's care.
- (3) Report the move and specific addresses involved when a person keeping or harboring a dangerous dog moves from one location within the town to another location.

(Code 1982, § 4-10.7)

**Sec. 10-164. Sale or transfer of ownership.**

It shall be unlawful for a person to sell, barter or in any other way dispose of a dangerous dog to any other person within the town, unless the recipient person resides permanently in the same household and on the same premises as the owner of such dog. A person may sell or dispose of dangerous dogs or the offspring of such dogs to persons who reside outside the town.

(Code 1982, § 4-10.8)

---

### **Sec. 10-165. Disposal of offspring.**

All offspring born of dangerous dogs must be removed from the town within three months of the birth of such animals.

(Code 1982, § 4-10.9)

### **Sec. 10-166. Declaration of dangerous dog.**

- (a) If the animal services officer has cause to believe that a dog is a dangerous or vicious dog, he may find and declare such dog a dangerous dog.
- (b) Within three days of declaring a dog dangerous, the animal services officer of the town will notify the person owning or possessing the dog of its designation as a dangerous dog and provide him with a copy of this division. The animal services officer shall also notify necessary Town departments of the dangerous designation. The notification will describe the dog and specify any requirements or conditions placed upon the person owning or possessing the dog.
- (c) The notice shall inform the owner or custodian of the dog that he or she may request, in writing, a hearing within fifteen working days of the mailing of the dangerous dog declaration, to contest the finding and designation.
- (d) Upon request of the owner or custodian of the dog for a hearing, a hearing before the city manager or his designee shall be held within ten days of the request for a hearing, a notice of which hearing shall be mailed to the owner or custodian of the dog requesting the hearing.

(Code 1982, § 4-10.10)

### **Sec. 10-167. Authority to immediately impound.**

In the event that the supervisor of animal services shall determine that a dog is dangerous and presents an immediate and imminent threat and danger to the health and safety of the public or of other animals, the supervisor is hereby authorized to immediately impound such animal and keep such animal impounded through the pendency and resolution of the hearing provided for in subsection 10-166(c) and section 10-168. The owner of such dangerous dog shall be responsible to pay all impoundment fees which accrue pursuant to section 10-58.

(Code 1982, § 4-10.11; Ord. No. 009-008, § 1.A.15, 4-28-09)

### **Sec. 10-168. Hearing on dangerous dog declaration.**

- (a) Failure of the person owning or possessing the dog to request a hearing pursuant to section 10-166 shall result in the dog's being finally declared a dangerous dog and subject the dog and the person owning or possessing the dog to the provisions of this chapter.
- (b) In making a determination as to the dangerous nature of a dog, evidence of the following shall be considered:
  - (1) Any previous history of the dog attacking, biting or causing injury to a human being or other animal.
  - (2) The nature and extent of injuries inflicted and the number of victims involved.
  - (3) The place where the bite, attack or injury occurred.
  - (4) The presence or absence of any provocation for the bite, attack or injury.

- 
- (5) The extent to which property has been damaged or destroyed.
  - (6) Whether the dog exhibits any characteristics of being trained for fighting or attack or other evidence to show such training or fighting. This includes statements made by the owner or custodian of the dog.
  - (7) Whether the dog exhibits characteristics of aggressive or unpredictable temperament or behavior in the presence of human beings or dogs or other animals.
  - (8) Whether the dog can be effectively trained or re-trained to change its temperament or behavior.
  - (9) Any relevant evidence concerning the maintenance of the dog.
  - (10) Any other relevant evidence regarding the ability of the owner or custodian, or the town, to protect the public safety in the future if the dog is permitted to remain in the town.
- (c) A finding at the hearing that the dog does fall within the definition of a dangerous dog set forth at section 10-1 shall result in that dog's being declared a dangerous dog and subject the dog and the person owning or possessing the dog to the provisions of this chapter.

(Code 1982, § 4-10.12)

### **Sec. 10-169. Burden of proof regarding identification of dangerous dog.**

It is a rebuttable presumption that identification by the town's animal services officer of a dog as a dangerous dog pursuant to the provisions of this division establishes that fact as a matter of law. The burden to rebut that presumption lies with the party keeping or harboring the dog.

(Code 1982, § 4-10.13)

### **Sec. 10-170. Vicious Animals.**

Any vicious animal found at large and endangering the safety of persons and property may be destroyed by any peace officer or animal services officer in the interest of public safety if such danger is imminent and a real or apparent necessity exists to destroy such vicious animals. The animal services supervisor may order any owner or person having care, custody or control of any vicious animal to take such animal permanently from the city. This order may be appealed in writing within ten days of receipt of the order, to the city manager. The city manager may make a decision to either uphold, reverse or modify the order and may stipulate restrictions on the animal as a condition to allow the animal to remain in the city. If the city manager upholds the order, the owner or person having care, control or custody shall not bring the animal back inside the city limits of the city. If the owner or person having care, custody or control of a vicious animal fails to remove such animal as provided for above, such animal may be impounded and/or humanely euthanized. The owner or person having care, custody or control of a vicious animal must report the disposition and relocation of such animal to the animal warden in writing, within ten days after the expiration date of the ordered removal of such animal from the city.

Each day thereafter such information is not provided shall constitute a separate offense. Those authorized to enforce this chapter shall be authorized to request search and seizure warrant(s) if there is cause to believe that an animal ordered removed from the city for being vicious has not been so removed, or in any other violation in which the Texas Code of Criminal Procedure authorizes the issuance of such warrant(s).

(Code 1982, § 4-10.14)

---

**Sec. 10-171. Failure to remove vicious dog; grounds for impoundment or destruction.**

If the owner or person having care, custody or control of a vicious dog fails to remove such dog as provided for in section 10-161, such dog may be impounded and/or destroyed.

(Code 1982, § 4-10.15)

**Sec. 10-172. Search and seizure warrants authorized.**

The supervisor of animal services shall be authorized to obtain a search and seizure warrant if there is reason to believe that an animal ordered removed from the town for being vicious has not been so removed.

(Code 1982, § 4-10.16)

## Chapter 10 ANIMALS<sup>1</sup>

### ARTICLE I. IN GENERAL

#### Sec. 10-1. Definitions.

The following words, terms and phrases when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Animal* means any live creature, domestic or wild, vertebrate or invertebrate, not of human species.

*Animal ~~control~~ services* means the animal ~~control~~ services division of the town.

*Animal ~~control~~ services officer* means any person designated by the supervisor of animal ~~control~~ services to enforce the provisions of this chapter.

*Cat* means every domestic mammal of the feline species regardless of age or sex, but does not include a lion, tiger, or other wild animals of this family.

*Dangerous dog or vicious dog* means:

- (1) Any dog that makes an unprovoked attack on a person that causes bodily injury or serious bodily injury or death to a human beings and would constitute a danger to human life or property.
- (2) Makes an unprovoked attack on a domesticated animal that causes bodily injury ~~or serious bodily injury or death to the animal~~ on two or more separate occasions, serious bodily injury, or death to the animal that occur in a place other than a private enclosure.
- (3) Any dog which has behaved in such a manner that the owner thereof knows or should reasonably know that the dog possesses tendencies to attack or to bite human beings.
- (4) Any dog certified by a doctor of veterinary medicine, after observation thereof, as posing a danger to human life or property upon the basis of reasonable medical probability.

*Dog* means every domestic mammal of the canine species regardless of age, or sex, but does not include a wolf, fox or other wild animal of this family.

*Emotional support animal: animals whose primary task is to provide comfort, companionship and support to individuals without any type of specialized training.*

*Exotic Animal* means any animal not normally considered domesticated including, but not limited to, non-venomous snakes, non-venomous lizards, or any other wild animal not capable of doing serious bodily harm to humans as determined by the town.

*Euthanized* shall mean to cause the death of an animal by a method which:

---

<sup>1</sup>Cross reference(s)—Environment, ch. 34; health and sanitation, ch. 46; application of traffic chapter to persons riding or driving animals, § 78-2.

State law reference(s)—General police power, V.T.C.A., Local Government Code § 54.004 ; animals generally, V.T.C.A., Health and Safety Code chs. 821—828 .

- 
- (a) Rapidly produces unconsciousness and death without visible evidence of pain or distress, or
  - (b) Utilizes anesthesia produced by and agent, given by qualified personnel, which causes painless loss of consciousness, and death following such loss of consciousness.

*Fowl* means any of various birds, including chickens, turkeys, geese, ducks, doves, guineas, swans, peafowls or any other free, uncaged bird or fowl, except parakeets, canaries, or other birds of similar size that are customarily kept within cages and birds which are allowed by state law to be destroyed.

*Impound* means to take into custody or to place in the animal services shelter of the city or other authorized confinement area.

*Livestock* means cattle, swine, sheep, horses, llama, donkeys, burros and goats.

*Local rabies control authority (LRCA)* means the officer or supervisor designated by the municipal or county governing body under Texas Health and Safety Code 826.017.

*Microchip or microchip implant* means a passive electronic device that is injected into an animal by means of a hypodermic-type syringe device. Each microchip shall contain a unique and original number that is read by an electronic scanning device for the purposes of animal identification and recovery by the animal's owners. The microchip implant shall be supplied with an exterior collar-type tag for the purposes of an external means of notifying others that the animal has been implanted with a microchip.

*Nuisance* means an action that endangers life or health, gives unreasonable offenses to the senses, or obstructs the reasonable and comfortable use of another's property.

*Owner* means any person, ~~firm or corporation having title to~~ who has care, custody and control of any animal, ~~or a person who has, harbors or keeps, or who causes~~ any animal in his possession, or permits ~~to be~~ harbored or kept, an animal in his care, or who permits an animal any animal to remain on or about his premises.

Possession is the actual care, custody, control or management of a certain animal

Private enclosure is classified as a fenced in area, building, structure, or dwelling unit on private property where a dog is being kept which is not open to the general public and is reasonably certain to prevent the dog from leaving the enclosure on its own.

Restraint is a tether, leash, cable or other device that attaches to a dog to a stationary object or trolley system.

*Running at large* means not completely confined by a building, wall or fence of sufficient strength or construction to restrain the animal, except when such animal is either on a leash, or held in the hands of the owner or keeper, or under direct supervision of the owner within the limits of the owner's private property.

Serious bodily injury: An injury characterized by bite wounds or ripping of muscle that would cause a reasonable prudent person to seek treatment from a medical professional and would require hospitalization without regard to whether the person actually sought medical treatment.

Service animals: animals that are highly trained to perform specific tasks for individuals with mental and/or physical disabilities.

Stray animal is an animal which is not on a leash or enclosed in a fenced yard.

*Supervisor of animal ~~control~~ services* means the person designated by the city manager to supervise all aspects of animal ~~control~~ services.

Unprovoked: Any action by an animal that is not:

(a) In response to being tormented, abused, or assaulted by any person;

(b) In response to pain or injury; or

---

(c) In protection of itself, its owner, its food, kennel, immediate territory, or nursing offspring.

Vaccination is an injection of any vaccine for rabies approved by the state veterinarian and administered or supervised by licensed veterinarian.

*Vicious animal* means any animal which is fierce, ferocious, or has displayed an extraordinary inclination to approach or growl at a person or animal in an angry, threatening or ill-tempered manner when such person or animal was not doing acts ordinarily calculated to cause well-tamed animals to respond in such a manner; or to bite, bite at, attack or snap at a person or animal; or has displayed habits indicating a lack of docility or a lack of complete taming.

*Wild animal* means an animal which retains its wild nature or is not normally considered domesticated including, but not limited to, the following:

- (1) Class Reptilia: Family Helodermatidea (the venomous lizards); family Viperidea (rattlesnakes, pit vipers and true vipers); family Elapidae (coral snakes, cobras and mambas); family Colubridae Dispholidus typus (boomsnake); Cyclagras gigas (water cobra) and Boiga dendrophila (mangrove snake) only; order Phidia (racers, boas, water snakes and pythons); order crocodilia (crocodiles, alligators, caimans and gavials);
- (2) Class Aves: Order Falconiforms (such as hawks, eagles and vultures) and subdivision Ratitae (such as ostriches, rheas, cassowaries and emus);
- (3) Class Mammalia: Order Carnivora, family Felidae (such as ocelots, margays, tigers, jaguars, leopards and cougars), except commonly accepted domesticated cats; the family Canidae (such as wolves, dingos, coyotes and jackals), except domesticated dogs; family Mustelidae (such as weasels, martins, mink, badgers); family Procyonidae (raccoon); family Ursidae (such as bears); order Marsupialia (such as kangaroos and common opossums); order Edentata (such as sloths, anteaters and armadillos); order Proboscidea (elephants); order Primata (such as monkeys, chimpanzees and gorillas); order Rodentia (such as porcupines); and order Ungulata (such as antelope, deer, bison, and camels).

(Code 1982, § 4-1)

Cross reference(s)—Definitions generally, § 1-2.

## **Sec. 10-2. Animal nuisance.**

- (a) *Enumerated.* The following shall be considered a public nuisance and a person commits an offense if the person knowingly allows:
- (1) The keeping of any animal in such a manner as to endanger the public health; annoy adjacent property owners by the accumulation of animal wastes which cause foul and offensive odors or are considered to be a hazard to any animal or human being; or by continued presence of any animal on the premises of another.
  - (2) All animal pens, stables or enclosures in which any animal may be kept or confined which, from the presence of animal excreta, have become offensive or nauseous to a person of ordinary sensibilities or injurious to public health.
  - (3) Persistent laxness in supervision of animals so that their running at large results in disturbance to persons of ordinary sensitivities.
  - (4) The keeping upon any property under the control of such person, any animal which howls, barks, yelps or crows or any other unreasonable noise for any period of more than five consecutive minutes to the discomfort of the people and quiet of the neighborhood, or which makes any unreasonably loud,

---

Created: 2024-02-26 15:40:17 [EST]

(Supp. No. 29, Update 3)



---

disturbing and unnecessary noise in the town which is offensive to the ordinary sensibilities of the inhabitants of the town which noise renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

- (b) *Misdemeanor.* Each and every person who violates any provision of this section and any person who shall harbor or keep on his premises, or in or about his premises, or on premises under his control an animal which violates any provision of this section shall be guilty of a misdemeanor and upon conviction shall be fined as hereinafter provided for a violation of this section, and each and every 24 hours that such dog, cat or other animal shall remain or be kept on any premises shall constitute a separate offense.
- (c) *Enforcement.* The police department and the animal control offices shall have concurrent and joint authority for enforcement of this section. Whenever any person shall complain to the police department or animal ~~control~~ services officer that an animal which habitually howls, barks, yelps or crows is being kept by any person in the town, the police department or animal ~~control~~ services officer shall notify the owner of the animal that a complaint has been received and that the person should take whatever steps necessary to alleviate the howling, barking, yelping or crowing. If the unlawful act continues after such notification and upon the filing in municipal court of a complaint charging the person with the violation, such complaint being supported by affidavits attesting to the facts and alleging the violation from at least two citizens not from the same family, then such person will be subject to criminal sanctions as set forth in this chapter. Nothing contained in this chapter shall restrict or prevent the issuance of a notice of violation by the police department, any peace officer, or the animal ~~control~~ services officer upon personal observance of or hearing of such animal in violation.

(Code 1982, § 4-8(a)—(c))

### **Sec. 10-3. Animals defecating and urinating in certain places prohibited; removal of excreta.**

- (a) *Prohibited.* It shall be unlawful for the person controlling to permit, either willfully or through failure to exercise due care or control, any dog or animal to urinate or defecate upon the sidewalk or parkway of any public street, or upon the floor of any common hall in any entranceway, stairway or wall immediately abutting on a public office building or other buildings used in common by the public or upon the floor, stairway, entranceway, office, lobby, foyer, or patio used in common by the public. For the purpose of this section, the term "parkway" shall mean the portion of a public street other than a roadway or a sidewalk.
- (b) *Removal of excreta.* It shall be unlawful and an offense for any person to fail to promptly remove and dispose of, in a sanitary manner, feces left by a dog or cat or other animal being handled or controlled by that person upon public walks, parks, recreation areas, sidewalks, parkways or public streets or any other public areas specified in subsection (a) of this section; or upon any private property other than the premises of the owner, handler or controller of such animal.

(Code 1982, § 4-8.1)

### **Sec. 10-4. Prohibited animals.**

- (a) It shall be unlawful and an offense to keep inside the corporate limits of the town or to release or allow to run at large inside the corporate limits of the town any of the following animals as defined in this chapter:
  - (1) Wild animals;
  - (2) Vicious animals.

- 
- (b) Upon the impoundment of any prohibited animal, the owner may reclaim such animal pursuant to the provisions contained in article II, division 2 of this chapter but shall not permit such animal to be kept or harbored upon such owner's premises in the town.

(Code 1982, § 4-9)

#### **Sec. 10-5. Commercial ~~Animal Related~~ Businesses.**

- (a) A person who sells in the town a warm-blooded animal, except as excluded in this section, to any person or entity for use, retention, resale, or transfer of the animal as a pet shall:
- (1) Have had the animal examined by a veterinarian in the past 30 days; and
  - (2) Furnish the purchaser a certificate in the following format and containing specific information identified in the parentheses, which certificate shall be signed by the seller:

The (description of animal) sold by (name of seller) to (name of buyer) on (date of sale) (is) (is not) a primate and has been examined on (date of examination) by (name of veterinarian), a licensed veterinarian who certified that the animal was found free of disease or parasites. (signature of seller)

Subsection (a) of this section does not apply to the sale of the following animals: any domestic animal; psittacine birds; canaries; finches; hamsters; guinea pigs; rats; mice and gerbils.

- (b) A person commits an offense if he knowingly sells an animal which has a disease or internal parasites for use, retention, resale or transfer as a pet.
- ~~(c) If an animal is a primate, the seller shall furnish a certificate from a licensed veterinarian certifying that the animal was tested for tuberculosis and is free of the disease.~~
- (d) A person commits an offense if he knowingly makes a false statement in a certificate required under this section.
- (e) No person shall conduct the commercial business of selling, grooming, breeding, showing, exhibiting or boarding of animals without a valid permit from animal ~~control~~ services.
- (f) Every person holding a permit hereunder shall maintain accurate records of all transactions involving animals, which records shall show the date, type of animal, animal registration number, and parties to such transaction. Such records shall be kept for a period of one year and must be available for inspection upon request by animal ~~control~~ services.
- (g) Application for permits shall be ~~control~~ services made to animal ~~control~~ services on forms furnished by animal ~~control~~ services. The application will not be approved until certification has been received from appropriate town officials that the zoning, construction and facility comply with existing ordinances for establishments housing such business. If the permit application is approved by the supervisor of animal ~~control~~ services, he shall issue the permit upon payment of the appropriate fee. Animal ~~control~~ services shall make any inspections necessary to assure compliance under this chapter. Animals shall be kept under sanitary conditions so as not to endanger the public or animal health, or create a nuisance.
- (h) All permits issued under this section shall be valid for the following 12 months and shall be renewed annually thereafter by proper written application and payment of fee. No permit issued under this section shall be renewed without the approval of the supervisor of animal ~~control~~ services. No permit shall be transferable.
- (i) All businesses described in this section must display the required permits in public view at such business.
- (j) Licensed veterinarians and veterinary clinics are exempt from this section.
- (k) The supervisor of animal ~~control~~ services may revoke any permit for failure to comply with regulations contained in this section. Revocation may be appealed within ten days to an administration appeals board

---

comprised of the city manager or his representative, the police chief or his representative, and the city attorney or his representative.

- (l) The fee for the permit as provided in this section is ~~\$50.00 per year~~ *referenced in the adopted Master Fee Schedule*.

(Code 1982, § 4-11)

Cross reference(s)—Businesses, ch. 22.

## **Sec. 10-6. Sanitary conditions for keeping animals.**

The owner or person in possession of animals shall keep yards, pens and enclosures in which such animals are confined in such a manner so as not to give off odors offensive to persons of ordinary sensibilities residing in the vicinity, or to breed or attract flies, mosquitoes, or other noxious insects, or in any manner to endanger the public health or safety, or create a public nuisance. All persons keeping such animals shall comply with the following sanitary regulations:

- (1) Manure and droppings shall be removed from pens, yards, cages and other enclosures at least twice daily, and handled or disposed of in such manner as to keep the premises free of any nuisance.
- (2) Any pen or enclosure shall be maintained in such a manner as not to be less than five feet from any adjoining residentially zoned property.

(Code 1982, § 4-12)

## **Sec. 10-7. Pet and animal care guidelines.**

The following are established as guidelines for ~~pet and animal care and are not intended to contravene the provisions for animal cruelty contained in state law~~ *the proper animal care of your owned pet*:

- ~~(1) *Provision of food, shelter and care generally.* No owner shall fail to provide his animals with sufficient good and wholesome food and water, proper shelter and protection from the weather, veterinary care when needed to prevent suffering and humane care and treatment.~~
- ~~(2) *Abuse of animal, fighting.* No person shall beat, cruelly ill treat, torment, overload, overwork or otherwise abuse an animal, or cause, instigate or permit any dogfight, or other combat between animals or between animals or humans.~~
- ~~(3) *Abandonment.* No owner of any animal shall abandon such animal.~~
- ~~(4) *Striking with a vehicle.* Any person who, as the operator of a motor vehicle, strikes a domestic animal shall stop at once and render such assistance as may be possible, and shall immediately report such injury or death to the animal's owner. In the event the owner cannot be ascertained and located, such operator shall at once report the accident to the appropriate law enforcement agency or to the local humane society.~~

- (1) No person shall fail to provide any animal in his or her charge or custody with adequate food, clean water source and protection from the elements, or cause any of these acts to be done*
- (2) The owner and any person having care, custody or control over any animal shall always keep the same confined within a building or adequate fencing*
- (3) When a dog is kept outdoors, the owner or keeper shall provide both a confinement area and an adequate dog shelter within the confinement area*
- (4) A dog shelter must:*

- 
- a. *Be weatherproof top, bottom and sides*
  - b. *Have level and dry floors*
  - c. *Prove adequate shade during daylight hours to prevent overheating or discomfort to the dog*
  - d. *Be of adequate size to allow the dog to stand erect with the dog's head up, to turn around easily and to sit and lie down in a comfortable and normal position*
  - e. *Be kept in a sanitary condition clean of feces, urine and parasites*

(Code 1982, § 4-13)

State law reference(s)—Cruelty to animals, V.T.C.A., Penal Code § 42.09 ; dog fighting, V.T.C.A., Penal Code § 42.10

### **Sec. 10-8. Harassing, harming or killing of animals or fowl prohibited.**

A person commits an offense if the person intentionally harasses, terrorizes, wounds, harms, maims, cripples or kills or causes to be harassed, terrorized, wounded, harmed, maimed, crippled or killed, any animal or fowl in the town with the exception of those of the class Reptilia or rats and other rodents not protected by state law.

(Code 1982, § 4-16; Ord. No. 009-008, § 1.A.1, 4-28-09)

State law reference(s)—Cruelty to animals, V.T.C.A., Penal Code § 42.09 .

### **Sec. 10-9. Requirements on keeping livestock and fowl.**

- (a) It shall be unlawful for any owner to keep or harbor any livestock or three or more fowl within the corporate limits of the town in any pen, stable, shed, coop or enclosure, if any part of such enclosure or structure is within 150 feet of any residence, business or commercial establishment or office (other than the owner's residence, business or commercial establishment or office), grocery store, restaurant, school, hospital or nursing home.
- (b) It shall be unlawful for any owner to keep or harbor any livestock within the corporate limits of the town where there is less than 5,000 square feet for each animal. It shall be unlawful for any owner to keep or harbor three or more fowl within the corporate limits of the town where there is less than 100 square feet for each fowl.

(Code 1982, § 4-17)

### **Sec. 10-10. Leaving animals unattended in vehicle.**

A person having charge or custody of an animal shall not place or confine such animal or allow such animal to be placed or confined in a motor vehicle or trailer under such conditions or for such a period of time as may endanger the health of the animal due to heat, lack of food or water, or such other circumstances as may cause injury or death of the animal. The animal ~~control~~ services officer finding an animal being held in violation of this provision may cite the owner for violating this section, obtain a search warrant pursuant to state or federal law, and/or use reasonable force to remove an animal from a vehicle whenever it appears the animal's health or safety is, or soon will be endangered, and said neglected or endangered animal shall be impounded and held pending a hearing. It shall be the responsibility of the animal's owner to repair any damage caused by the removal of the animal from the dangerous situation by the animal ~~control~~ services officer or police officer.

(Ord. No. 009-008, § 1.A.2, 4-28-09)

---

## Sec. 10-11. Feeding of waterfowl.

- (a) The large number of waterfowl attracted by feeding in and around small ponds and lakes within the town increases the presence of fecal matter from such waterfowl and corresponding harmful bacteria, which create a potential health hazard and a nuisance. The purpose of this section is to control the regular or habitual feeding of waterfowl in order to protect the public health and public property and the water quality of such ponds and lakes, by reducing the amount of fecal matter deposited by waterfowl in such waters and on the adjacent shoreline and public property.
- (b) For purposes of this section, "waterfowl" means those species of birds commonly known as ducks, swans, and geese, and any other waterfowl, whether or not migratory.
- (c) No person shall engage in the regular, routine, or habitual practice of feeding any waterfowl within any pond or lake within the town or within any public property adjacent thereto, or on any private property. No person shall regularly, routinely, or habitually create or foster any condition or allow any condition to exist or continue which results in a congregation or congestion of waterfowl. For purposes of this section, the behavior is presumed to be regular, routine or habitual when three written warnings have been issued to the same individual within a 60-day period. Once three written warnings have been issued within a 60-day period, it shall not be necessary to again establish regular, routine or habitual behavior by the issuance of written warnings for that individual. Regular, routine or habitual practice may also be established by other evidence.

(Ord. No. 009-008, § 1.A.3, 4-28-09; Ord. No. 015-015, § 1, 8-11-15 ; Ord. No. 015-029, § 1, 11-10-15 )

## **Secs. 10-12. Cruelty to Animals.**

It shall be unlawful for any person to intentionally, knowingly or recklessly abuse, neglect or otherwise mistreat an animal. Violations under this section will be investigated as violations of Texas Penal Code statutes 42.09, 42.092, 42.10, 42.105 and 21.09

1. It shall be unlawful for any person or persons to willfully or maliciously kill, abuse, kick, maim or disfigure, overwork, overload, torture, beat with a stick, chain, club or other object, mutilate, burn, or scald with any substance or otherwise cruelly set upon any animal except that reasonable force may be employed to drive off vicious or trespassing animals.
2. It shall be unlawful for any person to fail to unreasonably provide necessary food, care, exercise or shelter for any animal in his custody.
3. It shall be unlawful for any person or persons to place or confine or allow such animal to be confined in such a manner that it must remain in a motor vehicle or trailer under such conditions or for such periods of time as may endanger the health or well-being of the animal due to heat, lack of food and/or water, or any circumstances which might cause suffering, disability or death.
4. It shall be unlawful to cause, instigate or permit one animal to fight with another animal or human being.
5. No person shall tie or fasten any animal to any lamppost, light pole, utility pole, awning post, tree, fence, hydrant or shrubbery belonging to another without the consent of the owner.
6. It shall be unlawful for any person or persons to abandon or dump any animal within the city. All animals which are abandoned shall be considered surrendered to the animal warden for impoundment or disposal under the provisions of this chapter.
7. Any person who, as the operator of a motor vehicle, strikes a domestic animal or pet shall immediately report such injury or death to the animal's owner; in the event the owner cannot be ascertained and

---

located, such operator shall at once report the accident to the animal warden or an appropriate law enforcement agency.

8. It shall be unlawful for any person to expose any poisoned meat or other known poisonous substance, whether mixed with food or not, so the same shall be liable to be eaten by a domestic animal, pet or person. This section is not intended to prohibit the prudent use of herbicides, insecticides or rodent-type traps.
9. Any person or persons violating this section shall bear the full cost and expenses incurred by the city in the transportation, care, medical treatment, impoundment cost and disposal of said animal(s), including such animal(s) removal from a vehicle.
10. It shall be unlawful to color, dye, stain or otherwise change the natural color of any chickens, ducklings, other fowl or rabbits, or to possess, for the purpose of sale or to be given away, any of the above-mentioned animals which have been so colored.

#### Sec 10-13 Trapping of animals

- (a) Humane traps are for the Town of Addison residents or businesses only and must stay on the property of the person and address provided on the humane trap agreement
- (b) Humane traps are primarily to be used for wildlife that are classified as a high risk of transmitting the rabies virus
  - a. Wildlife considered high risk for the rabies virus include coyotes, foxes, bats, racoons and skunks
  - b. Humane traps may also be utilized for the purposes of trapping, altering and release of feral cats
- (c) A deposit and rental fee is required for the protection and return of the humane trap and is referenced in the adopted Master Fee Schedule.
- (d) Humane Traps must be closed from Friday 2:00 PM through Sunday 6:00 PM as well as during town holidays.
- (e) Humane traps are not to be set during inclement weather, below 40° or above 95° Fahrenheit
- (f) Humane traps are only loaned out for a duration of two weeks
- (g) Once an animal has been trapped, Addison Animal Services is to be notified as soon as possible
- (h) Town of Addison residents and businesses are responsible for humane trap and liable if lost, stolen or returned damaged

#### Sec 10-14 Unlawful restraint of a dog

(a) An owner may not leave a dog outside and unattended by use of a restraint unless the owner provides the dog access to:

- (1) adequate shelter;
- (2) an area that allows the dog to avoid standing water and exposure to excessive animal waste;
- (3) shade from direct sunlight; and
- (4) potable water.

(b) An owner may not restrain a dog outside and unattended by use of a restraint that:

- (1) is a chain;
- (2) has weights attached;

---

(3) is shorter in length than the greater of:

(A) five times the length of the dog, as measured from the tip of the dog's nose to the base of the dog's tail; or

(B) 10 feet; or

(4) is attached to a collar or harness not properly fitted.

**State Law Reference – Unlawful Restraint of Dog; Offense, Health & Safety Code 821.102**

**Sec 10-15 Deadly force**

Deadly force may be used against any animal presenting an imminent risk of death or serious bodily injury to other persons or animals.

**10.16 —10-30. Reserved.**

## **ARTICLE II. ADMINISTRATION AND ENFORCEMENT<sup>2</sup>**

### **DIVISION 1. GENERALLY**

**Sec. 10-31. Enforcement.**

- ~~(a) Enforcement of this chapter shall be the responsibility of the supervisor of animal control or any animal control officer.~~
- ~~(b) Any animal control officer shall have the authority to issue citations for any violation of this chapter. If the person being cited is not present, the animal control officer may send the citation to the alleged offender by registered or certified mail.~~
- ~~(c) It shall be unlawful for any person to interfere with any animal control officer in the performance of his duties.~~

**The Animal Services officer shall have the authority to issue citations for any violation of this chapter:**

- (a) It shall be unlawful for any person upon being issued a citation to fail to provide the Animal Services officer any personal identification information other than his true name and address
- (b) It shall be unlawful for any person to fail to appear in accordance with the terms of a citation issued by the Animal Services officer
- (c) If the person being cited is not present, the Animal Services officer may send the citation to the alleged offender by certified or registered mail, return receipt requested, where upon service shall be deemed complete
- (d) It shall be unlawful for any person to interfere with the Animal Services officer in the performance of his duties

---

<sup>2</sup>Cross reference(s)—Administration, ch. 2.



- 
- (e) the Animal Services officer shall have the right of ingress and egress on private property for the purpose of apprehending animals at large
  - (f) It shall be unlawful for any person to fail to comply with any lawful order of the LRCA, Animal Services officers, animal services supervisor or peace officers of the town of Addison.
  - (g) It shall be unlawful for any person to engage in aggressive dog training on Town property, as set forth in Sec. 54-5 of this code, as enforced by the Town of Addison Police Department.

(Code 1982, § 4-2)

**Secs. 10-32—10-50. Reserved.**

***DIVISION 2. IMPOUNDMENT<sup>3</sup>***

**Sec. 10-51. Designation of place.**

The city manager shall select and establish a place for impoundment of all animals impounded under any provision of this chapter.

(Code 1982, § 4-5(g))

**Sec. 10-52. Authority to impound; procedures.**

- (a) ~~The supervisor of animal control~~ services ~~is authorized to impound such animals running at large, other than a cat, and may impound a cat under conditions specified in this division and when the supervisor has received a complaint that the cat causes a nuisance or hazard to the health or welfare of human or animal population.~~ The animal services officer shall take into custody any domestic animal found at large in the town and impound said animal in the designated facility.
- (b) The following animals may be impounded:
  - (1) Cats and dogs not exhibiting evidence of being vaccinated or registered as described in article III of this chapter.
  - (2) Any animal infected or kept under conditions which could endanger the public or animal health.
  - (3) Any animal that creates a nuisance.
  - (4) Any animal running at large, as stipulated in this chapter.
  - (5) Any animal treated in a manner determined by the supervisor of animal ~~control~~ services to be cruel or inhumane.
  - (6) Any animal that has bitten a human being or needs to be placed under observation for rabies determination, as determined by an animal ~~control~~ services officer.
  - (7) Any dangerous dog.
  - (8) Any animal that is abandoned, voluntarily or involuntarily by its owner.

---

<sup>3</sup>State law reference(s)—Restraint, impoundment, and disposition of dogs and cats, V.T.C.A., Health and Safety Code § 826.033(a) .

- 
- (9) Any vicious animal.
  - (10) Any wild animal.
  - (11) Any animal whose owner has been arrested or hospitalized, is missing or has died and there is no person present 16 years of age or older who will assume the duties of providing food, water and shelter for such animal.
  - (12) Any animal violating any provisions of this chapter.

(c) Impounded animals shall be held for a period of three (3) days if no microchip is found and six (6) days if microchip is found implanted. At the end of said time, if the animal has not been reclaimed, and the proper fee as described herein has not been paid, the animal may be adopted or disposed in a humane and proper method.

(Code 1982, §§ 4-4(b), 4-5(a); Ord. No. 009-008, § 1.A.4, 4-28-09)

### **Sec. 10-53. Right of property owner to confine; notification of animal control services.**

If any of the animals named in this division are found upon the premises of any person, the owner or occupant of the premises shall have the right to confine such animal in a humane manner until he can notify an animal control services officer to come and impound such animal. When so notified, it shall be the duty of an animal control services officer to have such animal impounded as provided in this division.

(Code 1982, § 4-5(b))

### **Sec. 10-54. Notification.**

~~Reasonable effort shall be made by an animal control officer to contact the owner of any animal impounded which is wearing a current registration tag; however, final responsibility for location of an impounded animal is that of the owner.~~ Every reasonable effort by the animal services officer, to include but not limited to, contacting the animal owner by telephone, e-mail or any other available means of contact will be made in an effort to contact the owner of an impounded animal.

(Code 1982, § 4-5(c))

### **Sec. 10-55. Reclaiming impounded animals.**

- (a) The owner can resume possession of any impounded animal upon payment of impoundment fees, handling fees and any veterinarian bills incurred by animal control services for the welfare of the animal, and upon compliance with vaccination and registration microchip implant provisions of this chapter, except where prohibited in this section.
- (b) Disposition of animals impounded on the grounds of cruel or inhumane treatment shall be determined by the court of jurisdiction.
- (c) If any animal is being held under quarantine or observation for rabies, the owner shall not be entitled to possession until it has been released from quarantine.
- (d) If the animal is not already identifiable by microchip, a microchip is required to be implanted in the animal, at the Owner's or Keeper's expense, prior to release of any impounded animal.

---

(Code 1982, § 4-5(d)—(f))

### Sec. 10-56. Disposition of animals.

- (a) Any animal, except vicious or wild animals, not reclaimed by the owner, may be humanely euthanized after being impounded for 72 hours, except that any animal wearing a current registration tag shall be impounded for six days.
- (b) Any impounded vicious or wild animal, unless there is reason to believe that it has an owner, may be immediately disposed of as may be deemed appropriate by the supervisor of animal ~~control~~ services.
- (c) Any impounded ~~cat or dog not wearing a registration certificate~~ animal, except vicious or wild animals, with no microchip may be given up for adoption after 72 hours, except for those under quarantine. Any impounded ~~cat or dog wearing a registration certificate~~ animal that has a microchip implant may be given up for adoption on the seventh day of confinement.
- (d) An owner who no longer wishes responsibility for an animal or believes the animal to be in an ill or injured condition may sign a written waiver, supplied by animal ~~control~~ services, allowing the animal to be immediately euthanized in a humane manner; provided that no warm-blooded animal that has bitten a human being shall be euthanized before expiration of the ten-day quarantine period.
- (e) Any impounded animal that appears to be suffering from extreme injury or illness may be euthanized or given to a nonprofit humane organization.

(Code 1982, § 4-5(h)—(l))

### Sec. 10-57. Adoption; conditions.

- (a) An individual may adopt a dog or cats from the town animal shelter under the following conditions:
  - (1) The animal has been classified as adoptable by the supervisor of animal ~~control~~ services;
  - (2) The prospective adopter has proper facilities to care for the animal;
  - (3) The prospective adopter obtains all necessary vaccinations and microchip registrations; and
  - (4) The fee for adoption shall be ~~\$10.00~~ as referenced in the adopted Master Fee Schedule. ~~The purchaser of any dog or cat must have it vaccinated, and must obtain a license within 30 days after purchase or animal control services shall have the right of immediate return of the animal to the animal shelter; provided, the supervisor of animal control services shall allow additional time in the case of dogs or cats less than six months of age.~~
- (b) The supervisor of animal control ~~control~~ services may refuse to allow a person to adopt a cat or dog whom the supervisor has reason to believe:
  - ~~(1) — Would not be able to obtain a registration certificate under restrictions of this chapter;~~
  - ~~(2)~~ (1) Would not have proper facilities to contain or care for the animal as required by this chapter;
  - ~~(3)~~ (2) Wants the dog or cat for the purpose of resale or for purposes other than pet ownership; and

---

~~(4)~~ **(3)** Would not be a suitable owner within the sole discretion of the supervision of animal control ~~control~~ services.

- (c) Notwithstanding any of the provisions of this section, the supervisor of animal ~~control~~ services shall have the authority to waive any and all impoundment, handling, quarantine, or adoption fees whenever it is appropriate in the supervisor's opinion to do so.

(Code 1982, § 4-6(d); Ord. No. 009-008, § 1.A.5, 4-28-09)

State law reference(s)—Sterilization of certain released dogs and cats, V.T.C.A., Health and Safety Code ch. 828 .

## **Sec. 10-58. Impoundment fees.**

- (a) *Impoundment fees generally.* Impoundment fees shall be (for impoundments in a 12-month period) as follows: in accordance with the Town's Adopted Master Fee Schedule.

	First	Second	Third	Fourth
<del>(1) Dogs and cats</del>	<del>\$10.00</del>	<del>\$20.00</del>	<del>\$30.00</del>	<del>\$40.00</del>
<del>(2) Other animals</del>	<del>20.00</del>	<del>30.00</del>	<del>40.00</del>	<del>50.00</del>

- ~~(b) *Daily handling fees for animals in town pound.* A daily handling fee shall be charged for every day, or fraction thereof, that an animal is in the town's custody. The daily handling fee shall be \$10.00 per day or reasonable fees commensurate with fees charged the town by outside contractor for quarantine or boarding.~~

- ~~(c) *Quarantine fee.* The owner of any animal held in quarantine for observation purposes shall be charged \$10.00 for every day or fraction of a day an animal is at the animal shelter. This fee is in addition to any impoundment fee.~~

(b) *Daily handling fees for animals in town. A daily handling fee shall be charged for every day, or fraction thereof, that an animal is in the town's custody*

(1) *All animals brought in may be released on the same day free of charge during regular business hours*

(2) *All fees associated with the impoundment of animals are referenced in the adopted Master Fee Schedule.*

(Code 1982, § 4-6(a)—(c); Ord. No. 009-008, § 1.A.6, 4-28-09)

State law reference(s)—Impound fees authorized, V.T.C.A., Health and Safety Code § 826.033(c) .

## **Secs. 10-59—10-75. Reserved.**

## ***DIVISION 3. QUARANTINE<sup>4</sup>***

---

<sup>4</sup>State law reference(s)—Quarantines, V.T.C.A., Health and Safety Code § 826.041 et seq.

---

**Sec. 10-76. Authority Local Rabies Control Authority Designated.**

The supervisor of animal ~~control~~ services shall have the authority, as the local rabies control authority (LRCA), to order the quarantine of animals responsible for bite incidents or suspected of having any zoonotic disease considered to be a hazard to the human population or other animals.

- (a) The duties of the local rabies control authority shall include but are not limited to:
  - (1) Enforcement of all ordinances and or rules of the town pertaining to rabies and animal control;
  - (2) Enforcement of the provisions of state law and administrative rules of the Texas Department of State Health Services pertaining to rabies and animal control.
- (b) The town may employ such Animal Services officers or inspectors as are necessary and feasible to carry out the purposes of this section.

(Code 1982, § 4-7(a))

**Sec. 10-77. Animals subject to quarantine; conduct of quarantine.**

- (a) Every animal that bites a human or attacks another animal in an unnatural manner, or has rabies or any other zoonotic disease, or is under suspicion of having rabies or any other zoonotic disease shall be immediately confined by the owner, who shall promptly notify animal ~~control~~ services or an animal ~~control~~ services officer of the place where such animal is confined and the reason therefor. The owner shall not permit such animal to come in contact with any other person or animal. The owner shall surrender possession of such animal to animal ~~control~~ services on demand for supervised quarantine. Supervised quarantine shall be at the animal shelter or a veterinary hospital, or by any other method of adequate confinement approved by the supervisor of animal ~~control~~ services. The quarantine shall be for not less than ten days and shall be under the supervision of the supervisor of animal ~~control~~ services. Written reports must be prepared on the first, fifth and tenth days of quarantine immediately following the date of such bite incident. A release from quarantine may be issued if no signs of rabies or other diseases have been observed during the quarantine period.
- (b) Any animal quarantined other than in the animal shelter shall be observed by a veterinarian in the same manner as outlined in subsection (a) of this section, and the owner shall immediately notify animal ~~control~~ services as to the veterinarian supervising the quarantine.
- (c) If the supervisor of animal ~~control~~ services orders quarantine other than in the animal shelter or veterinary hospital, the owner shall be responsible for confining the animal. The owner shall also be required to obtain the same veterinary supervision of the animal and release from quarantine as would be required in a veterinary hospital or at the animal shelter.

(Code 1982, § 4-7(b))

**Sec. 10-78. Violation of quarantine; cause for seizure and impoundment.**

The violation of quarantine by any person shall be just cause for seizure and impoundment of the quarantined animal by animal ~~control~~ services. It shall be unlawful for any person to interrupt the observation period.

(Code 1982, § 4-7(c))

---

## **Sec. 10-79. Investigation of animal bite report; killing of biting animal prohibited.**

All animal bite reports shall be investigated by animal ~~control~~ services. Without permission of the supervisor of animal ~~control~~ services, it shall be unlawful for any person to kill or remove from the town limits any animal that has bitten a person or other animal, or that has been placed under quarantine, except when it is necessary to kill such animal to protect the life of any person or animal.

(Code 1982, § 4-7(d))

## **Sec. 10-80. Authority to direct disposition of suspected rabid animals.**

The supervisor of animal ~~control~~ services shall direct the disposition of any animal suspected of being rabid or having any other zoonotic disease considered to be a hazard to any other animal or human being.

(Code 1982, § 4-7(e))

## **Sec. 10-81. Surrender of carcasses of dead animals suspected of rabies.**

The dead carcass of any dead animal exposed to rabies or suspected of having been rabid shall, upon demand, be surrendered to animal ~~control~~ services.

(Code 1982, § 4-7(f))

## **Sec. 10-82. Manner of disposing of animals exposed to rabies.**

Every animal that has been bitten by another animal shall be immediately confined by the owner, who shall promptly notify animal ~~control~~ services of the place where such animal is confined and the reason therefor. The owner shall not permit such animal to come in contact with any person or animal. Any animal exposed to rabies shall be handled in one of the following manners:

- (1) Humane destruction, with notification to, or under supervision of, animal ~~control~~ services;
- (2) If not currently vaccinated, the animal must be given an immediate vaccination with appropriate boosters thereafter at the appropriate intervals and be placed in quarantine at a veterinary hospital for at least 90 days immediately following the date of the exposure; or
- (3) If currently vaccinated, immediate booster vaccination and quarantine for at least 45 days immediately following the date of the exposure.

(Code 1982, § 4-7(g); Ord. No. 009-008, § 1.A.7, 4-28-09)

## **Sec. 10-83. Refusal to surrender animal.**

No person shall fail or refuse to surrender an animal for supervised quarantine or humane destruction, as required in this division for rabies control, when demand for such animal is made by the supervisor of animal ~~control~~ services. In the event that an owner should fail or refuse to surrender an animal for supervised quarantine or humane destruction, the supervisor of animal services shall be authorized to obtain a search and seizure warrant in order to retrieve the animal for quarantine or destruction.

(Code 1982, § 4-7(h))

---

**Sec. 10-84. Notification to animal control services upon escape, sickness or death of quarantined animal.**

Any person having possession of, or responsibility for, any quarantined animal shall immediately notify animal control services if such animal escapes, or becomes or appears to become sick, or dies, and in case of death of the animal while under quarantine, shall immediately surrender the dead animal to animal control services for diagnostic purposes.

(Code 1982, § 4-7(i))

**Sec. 10-85 Making a false report.**

It shall be a violation of this chapter and unlawful for any person to knowingly make a false report to animal services officer and/or any designated enforcement agent.

**Secs. 10-86 —10-110. Reserved.**

**ARTICLE III. DOGS, CATS AND OTHER ANIMALS**

**DIVISION 1. GENERALLY**

**Sec. 10-111. Numbers of animals allowed.**

No residence within the town shall harbor or keep more than four adult dogs, and/or five of any other type of animal, bird or reptile over the age of 16 weeks. No residence within the town shall harbor or keep more than one litter of puppies and/or one litter of kittens.

(Code 1982, § 4-18; Ord. No. 009-008, § 1.A.9, 4-28-09)

**Sec. 10-112. Running at large prohibited; authority to impound.**

~~It shall be unlawful for any dog or any other animal possessed, kept or harbored, other than a cat, to run at large.~~

(a) Offense. A person commits an offense if the person is an Owner or Keeper of an animal and the person permits, or by insufficient control allows the animal to be running at large as defined by this chapter.

(b) Defense. It is a defense to prosecution that the animal was at large due to forces of nature, fire, or the criminal act of a third party who was not residing at the animal Owner's or Keeper's residence.

(Code 1982, § 4-4(a))

State law reference(s)—Authority to prohibit dogs at large, V.T.C.A., Health and Safety Code § 826.033(a)(1) .

**Sec. 10-113. Guard dog.**

All dogs and cats over four months of age must be vaccinated annually for rabies with an antirabies vaccine administered by a duly authorized veterinarian. A metal certificate of vaccination with the year of vaccination, a



---

certificate number and the name, address and phone number of the vaccinating veterinarian must be securely attached to a collar or harness that must be worn by the dog or cat at all times. In addition to the metal certificate, a paper certificate must be issued stating the name of the owner, the address of the owner, a description of the dog or cat, the date of the vaccination, the number of the metal certificate and the kind of vaccine used.

(Code 1982, § 4-14(d); Ord. No. 009-008, § 1.A.10, 4-28-09)

### **Sec. 10-114. Vaccination of dogs and cats required; metal and paper certificates.**

All dogs and cats over four months of age must be vaccinated annually for rabies with an antirabies vaccine administered by a duly authorized veterinarian. A metal certificate of vaccination with the year of vaccination, a certificate number and the name, address and phone number of the vaccinating veterinarian must be securely attached to a collar or harness that must be worn by the dog or cat at all times. In addition to the metal certificate, a paper certificate must be issued stating the name of the owner, the address of the owner, a description of the dog or cat, the date of the vaccination, the number of the metal certificate and the kind of vaccine used.

(Code 1982, § 4-14(a); Ord. No. 009-008, § 1.A.10, 4-28-09)

State law reference(s)—Rabies control, V.T.C.A. Health and Safety Code ch. 826 ; local rabies control programs, V.T.C.A., Health and Safety Code § 826.015.

### **Secs. 10-115—10-130. Reserved.**

## ***DIVISION 2. REGISTRATION<sup>5</sup>***

### **Sec. 10-131. Required.**

No owner shall have within the town any dog or cat four months of age or older unless such dog or cat is currently registered with animal control services by providing proof of microchipping. An owner may submit proof of microchipping by providing a copy of the microchip certificate, or by having the animal microchipped by a private veterinarian and providing a copy of the microchip certificate. Microchip services may be offered by the animal services division on an as needed basis. The cost of this service is referenced in the adopted Master Fee Schedule.

(Code 1982, § 4-14(b))

### **~~Sec. 10-132. Application; fees.~~**

~~An application for initial issuance or renewal of each registration must be made by the owner, in writing or in person, and be accompanied by a fee of \$5.00, unless the cat or dog being registered has been neutered or spayed and proof of such surgical sterilization can be shown to an animal control services officer or a veterinarian authorized to issue such registrations, in which case the fee will be \$3.00. If the original current registration certificate is lost or destroyed, the owner may obtain a duplicate registration from the supervisor of animal control services by paying a fee of \$1.00. Dogs and cats under the age of one year shall be registered at the sterilized (dog or cat registration) fee. Animals may be exempted from the sterilization provision upon written recommendation from a veterinarian that such alteration would be harmful or dangerous to the animal.~~

---

<sup>5</sup>State law reference(s)—Authority to register dogs and cats, V.T.C.A., Health and Safety Code § 826.031.

---

(Code 1982, § 4-14(b))

### **~~Sec. 10-133~~2. Renewal of registration certificate.**

Registration certificates shall be renewed annually. The registration period will be from January 1 to December 31. Certificates for the new period shall be available for sale at least 30 days in advance of and 60 days following January 1 and shall constitute a valid registration upon issuance.

(Code 1982, § 4-14(b))

### **Sec. 10-134**2. Valid for animal issued Change of Ownership.

(a) ~~A registration and/or vaccination certificate (and tag) shall be valid only for the animal for which it was originally issued.~~

(b) (a) If there is a change in ownership of a registered dog or cat, the new owner shall have the microchip registration transferred to his name. ~~There shall be no charge for such transfer.~~ For animals microchipped through the Animal Services Division, a Application for such transfer shall be made to animal control services in writing or in person.

(Code 1982, § 4-14(b))

### **Sec. 10-135**3. Fee-exempt Exempt from registrations.

(a) Fee-exempt registrations may be issued for the following: *The following animals are exempt from the registration requirement:*

- (1) Police or sheriff's department dog; and
- (2) Dogs trained to assist the auditorily or visually impaired person. , or any other dog officially registered as a "service animal" or "emotional support animal", as defined in this code.

(b) Eligibility for fee-exempt exemption from registration does not relieve the owner of his responsibility under the other provisions of this chapter.

(Code 1982, § 4-14(b))

### **~~Sec. 10-136~~. Denial.**

(a) ~~The supervisor of animal control services may refuse to register a cat or dog, or may revoke a permit issued to any person who has been convicted in any duly authorized court of jurisdiction in the state, or who resides with any person so convicted, of any of the following:~~

- (1) ~~Cruelty to animals as defined in the V.T.C.A., Penal Code § 42.092, inhumane treatment, or negligence to an animal; and~~
- (2) ~~Four or more separate and distinct violations of an animal control services ordinance of a municipality in the state within any 12-month period.~~

(b) ~~Any person denied such a registration may appeal the refusal to a committee made up of the chief of police or his appointed representative, the city manager or his appointed representative, and the city attorney or his appointed representative. This committee shall uphold or overturn the supervisor of animal control services refusal to issue a registration certificate.~~

---

(Code 1982, § 4-14(c))

**Secs. 10-137~~4~~—10-155. Reserved.**

### *DIVISION 3. DANGEROUS DOGS<sup>6</sup>*

#### **Sec. 10-156. Vicious or dangerous dogs prohibited.**

It shall be unlawful for any person to keep or harbor any dangerous dog within the town limits, except for dangerous dogs which were registered pursuant to division 2 of this article with the town.

(Code 1982, § 4-10; Ord. No. 009-008, 1.A.11, 4-28-09)

#### **Sec. 10-157. Registration required.**

All persons keeping or harboring dangerous dogs within the town shall register such dog with the animal control ~~control~~ services authority and provide the authority with the following:

- (1) The name, address and telephone number of persons keeping or harboring a dangerous dog.
- (2) A registration fee for each dangerous dog being kept within the town limits is required and is referenced in the adopted Master Fee Schedule.
- (3) Proof that each dangerous dog is four months of age or over, has been vaccinated against rabies by a licensed veterinarian and supply name, address and phone number of veterinarian.
- (4) Two identification photographs, color photos at least three inches by five inches, of each dog with one photograph showing the frontal view and the other showing a side view of each dog.
- (5) Proof of a current public liability insurance policy in the amount of at least \$250,000.00 for personal injury or death and \$50,000.00 for property damage to cover injury or damage caused by a dangerous dog, which policy shall name the town as a co-insured.

(Code 1982, § 4-10.1; Ord. No. 009-008, § 1.A.12, 4-28-09)

#### **Sec. 10-158. Leash and muzzle requirements.**

- (a) It shall be unlawful for an owner to permit a dangerous dog to go outdoors or outside its kennel or place of enclosure unless such dog is securely leashed with a leash no longer than four feet in length and unless such dog is muzzled by a muzzling device sufficient to prevent such dog from biting persons or other animals.
- (b) An owner shall be in physical control of a leashed dangerous dog at all times, and it shall be unlawful for a person to leash a dog on a chain, rope or other type leash outside of its kennel or place of enclosure to an inanimate object such as a tree, post, building, car or truck.

(Code 1982, § 4-10.2)

---

<sup>6</sup>State law reference(s)—Dangerous dogs, V.T.C.A., Health and Safety Code ch. 822 ; local regulation of dangerous dogs, V.T.C.A., Health and Safety Code § 822.047 .

---

### **Sec. 10-159. Outdoor confinement.**

- (a) All dangerous dogs shall be securely confined either indoors or in a securely enclosed and locked kennel, pen or structure outdoors, except when leashed and muzzled as provided for in section 10-158. Such kennel, pen or structure outdoors must have secure sides, a secure top attached to the sides and either a secure bottom or floor attached to the sides, or the sides must be embedded no less than 12 inches wide and will extend into the soil at least to a depth of 24 inches.
- (b) At no place within the kennel, pen or structure shall a dangerous dog be able to put his mouth outside of the enclosure.
- (c) All kennels, pens or structures used to confine dangerous dogs must be locked with a key or combination lock when such animals are within the enclosures.
- (d) All kennels, pens or structures erected to confine dangerous dogs must comply with all zoning and construction regulations of the town.
- (e) All kennels, pens or structures must be adequately lighted, ventilated and must be maintained in a clean and sanitary condition.
- (f) All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in actual use, except that the door of any dwelling which forms a part of the enclosure need not be so equipped.
- (g) For dangerous dogs confined in kennels, pens or structures outdoors, the kennels, pens or structures must comply with this section no later than 60 days from the day the dangerous dog is brought into the town's limits.

(Code 1982, § 4-10.3; Ord. No. 009-008, § 1.A.13, 4-28-09)

### **Sec. 10-160. Indoor confinement.**

It shall be unlawful for any owner to keep or harbor a dangerous dog on a porch, patio or in any part of a house or building that would allow the dog to exit such structure on its own volition. It shall be unlawful for any owner to keep a dangerous dog in a house or building when the windows are open or when screened windows or screened doors are the only obstacle preventing the dog from exiting the structure and running at large.

(Code 1982, § 4-10.4)

### **Sec. 10-161. Banishment from the town.**

Any person convicted in municipal court for a violation of division shall immediately remove all dangerous dogs this person is keeping or harboring to a location outside of the town limits and such dogs shall never be brought into the town again.

(Code 1982, § 4-10.5)

### **Sec. 10-162. Signs required.**

Any person keeping or harboring a dangerous dog within the town shall display in a prominent place on the premises a sign easily readable from the public street stating, "BEWARE OF DOG." A similar sign shall be posted on the kennel, pen or structure where a dangerous dog is kept.

---

(Code 1982, § 4-10.6; Ord. No. 009-008, § 1.A.14, 4-28-09)

### **Sec. 10-163. Reporting requirements.**

Any person keeping or harboring a dangerous dog within the town shall, within ten days of the following incidents, make a written report of the incidents to the animal ~~control~~ services authority.

- (1) Report the death or removal from the town of any dangerous dog in a person's care.
- (2) Report the birth of offspring of any dangerous dog in a person's care.
- (3) Report the move and specific addresses involved when a person keeping or harboring a dangerous dog moves from one location within the town to another location.

(Code 1982, § 4-10.7)

### **Sec. 10-164. Sale or transfer of ownership.**

It shall be unlawful for a person to sell, barter or in any other way dispose of a dangerous dog to any other person within the town, unless the recipient person resides permanently in the same household and on the same premises as the owner of such dog. A person may sell or dispose of dangerous dogs or the offspring of such dogs to persons who reside outside the town.

(Code 1982, § 4-10.8)

### **Sec. 10-165. Disposal of offspring.**

All offspring born of dangerous dogs must be removed from the town within three months of the birth of such animals.

(Code 1982, § 4-10.9)

### **Sec. 10-166. Declaration of dangerous dog.**

- (a) If the animal ~~control~~ services officer has cause to believe that a dog is a dangerous or vicious dog, he may find and declare such dog a dangerous dog.
- (b) Within three days of declaring a dog ~~vicious~~ dangerous, the animal ~~control~~ services officer of the town will notify the person owning or possessing the dog of its designation as a ~~vicious~~ dangerous dog and provide him with a copy of this division. The animal ~~control~~ services officer shall also notify the ~~city manager, fire department and the police department~~ necessary Town departments of the dangerous designation. ~~of any dog as a vicious dog.~~ The notification will describe the dog and specify any particular requirements or conditions placed upon the person owning or possessing the dog.
- (c) The notice shall inform the owner or custodian of the dog that he or she may request, in writing, a hearing within ~~five~~ 15 working days of the mailing of the ~~vicious~~ dangerous dog declaration, to contest the finding and designation.
- (d) Upon request of the owner or custodian of the dog for a hearing, a hearing before the city manager or his designee shall be held within ten days of the request for a hearing, a notice of which hearing shall be mailed to the owner or custodian of the dog requesting the hearing.

(Code 1982, § 4-10.10)

---

### **Sec. 10-167. Authority to immediately impound.**

In the event that the supervisor of animal ~~control~~ services shall determine that a dog is dangerous and presents an immediate and imminent threat and danger to the health and safety of the public or of other animals, the supervisor is hereby authorized to immediately impound such animal and keep such animal impounded through the pendency and resolution of the hearing provided for in subsection 10-166(c) and section 10-168. The owner of such dangerous dog shall be responsible to pay all impoundment fees which accrue pursuant to section 10-58.

(Code 1982, § 4-10.11; Ord. No. 009-008, § 1.A.15, 4-28-09)

### **Sec. 10-168. Hearing on ~~vicious~~ dangerous dog declaration.**

- (a) Failure of the person owning or possessing the dog to request a hearing pursuant to section 10-166 shall result in the dog's being finally declared a ~~vicious~~ dangerous dog and subject the dog and the person owning or possessing the dog to the provisions of this chapter.
- (b) In making a determination as to the dangerous nature of a dog, evidence of the following shall be considered:
  - (1) Any previous history of the dog attacking, biting or causing injury to a human being or other animal.
  - (2) The nature and extent of injuries inflicted and the number of victims involved.
  - (3) The place where the bite, attack or injury occurred.
  - (4) The presence or absence of any provocation for the bite, attack or injury.
  - (5) The extent to which property has been damaged or destroyed.
  - (6) Whether the dog exhibits any characteristics of being trained for fighting or attack or other evidence to show such training or fighting.
  - (7) Whether the dog exhibits characteristics of aggressive or unpredictable temperament or behavior in the presence of human beings or dogs or other animals.
  - (8) Whether the dog can be effectively trained or re-trained to change its temperament or behavior.
  - (9) Any relevant evidence concerning the maintenance of the dog.
  - (10) Any other relevant evidence regarding the ability of the owner or custodian, or the town, to protect the public safety in the future if the dog is permitted to remain in the town.
- (c) A finding at the hearing that the dog does fall within the definition of a dangerous dog set forth at section 10-1 shall result in that dog's being declared a ~~vicious~~ dangerous dog and subject the dog and the person owning or possessing the dog to the provisions of this chapter.

(Code 1982, § 4-10.12)

### **Sec. 10-169. Burden of proof regarding identification of dangerous dog.**

It is a rebuttable presumption that identification by the town's animal ~~control~~ services officer of a dog as a dangerous dog pursuant to the provisions of this division establishes that fact as a matter of law. The burden to rebut that presumption lies with the party keeping or harboring the dog.

(Code 1982, § 4-10.13)

---

**Sec. 10-170. Authority to destroy vicious animal found running at large Vicious Animals.**

~~Any vicious animal found running at large may be impounded or destroyed by any peace officer or animal control officer in the interest of public safety.~~

Any vicious animal found at large and endangering the safety of persons and property may be destroyed by any peace officer or animal services officer in the interest of public safety if such danger is imminent and a real or apparent necessity exists to destroy such vicious animals. The animal services supervisor may order any owner or person having care, custody or control of any vicious animal to take such animal permanently from the city. This order may be appealed in writing within ten days of receipt of the order, to the city manager. Who may make a decision to either uphold, reverse or modify the order and may stipulate restrictions on the animal as a condition to allow the animal to remain in the city. If the city manager upholds the order, the owner or person having care, control or custody shall not bring the animal back inside the city limits of the city. If the owner or person having care, custody or control of a vicious animal fails to remove such animal as provided for above, such animal may be impounded and/or humanely euthanized. The owner or person having care, custody or control of a vicious animal must report the disposition and relocation of such animal to the animal warden in writing, within ten days after the expiration date of the ordered removal of such animal from the city.

Each day thereafter such information is not provided shall constitute a separate offense. Those authorized to enforce this chapter shall be authorized to request search and seizure warrant(s) if there is cause to believe that an animal ordered removed from the city for being vicious has not been so removed, or in any other violation in which the Texas Code of Criminal Procedure authorizes the issuance of such warrant(s).

(Code 1982, § 4-10.14)

**Sec. 10-171. Failure to remove vicious dog; grounds for impoundment or destruction.**

If the owner or person having care, custody or control of a vicious dog fails to remove such dog as provided for in section 10-161, such dog may be impounded and/or destroyed.

(Code 1982, § 4-10.15)

**Sec. 10-172. Search and seizure warrants authorized.**

The supervisor of animal ~~control~~ services shall be authorized to obtain a search and seizure warrant if there is reason to believe that an animal ordered removed from the town for being vicious has not been so removed.

(Code 1982, § 4-10.16)

## 2025 City Council Regular Meeting

5. a.

**Meeting Date:** 09/09/2025

**Department:** Finance

**Pillars:** Gold Standard in Financial Health

**Milestones:** Continue development and implementation of the Long-Term Financial Plan

---

### AGENDA CAPTION:

Hold a public hearing, present, discuss, and consider action on an Ordinance approving and adopting the Annual Budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 and making appropriations for each office, department, agency and project of the Town, providing that expenditures for said Fiscal Year shall be made in accordance with the adopted budget, unless otherwise authorized by an Ordinance adopted by the City Council, and providing for emergency expenditures and expenditures as otherwise allowed by law.

### BACKGROUND:

This is the second public hearing regarding the Town of Addison's Annual Budget for Fiscal Year (FY) 2026. The proposed FY 2026 budget requests an appropriation of \$118,203,632 consisting of \$110,915,986 for operating expenditures, \$3,328,106 for capital improvements, \$1,366,831 for transfers, \$912,959 for economic incentives, and \$1,679,750 for one-time decision packages. Listed below is a breakdown of funds:

Fund	Expenditure Amount
General	\$52,347,290
Hotel	8,615,990
Debt Service Combined	12,737,304
Economic Development	2,174,496
Infrastructure Investment	-
Airport	8,811,294
Utility	19,654,415
Stormwater	3,675,156
Combined Replacement	4,880,000
Combined Grants	20,000
Combined Special Revenues	5,287,687
Total	\$118,203,632



### **Significant items in the proposed operating budget include:**

- Revenues for all funds totaling \$108,473,532 — an increase of \$0.56 million compared to the FY 2025 Budget. Primary revenue sources are property tax (\$39.03 million), sales tax (\$17.10 million), hotel occupancy tax (\$5.68 million), interest and other income (\$4.06 million), rental income (\$6.21 million), and service fees (\$29.79 million).
- Staffing level of 325.6 full-time equivalent (FTE) positions. This is an increase of 1.0 FTE's over FY 2025.
- An employee compensation pool of 4% is included in the proposed budget as well as an increase of 7% for health insurance.

### **Significant decision packages include:**

- Public safety step plan / market full implementation — \$475,343
- Physical wellness exams for police officers — \$38,000
- Fire field training officer certification pay increase — \$18,000
- Cotton Belt Trail maintenance — \$26,250
- World Cup series event — \$100,000
- The Addison Performing Arts Centre facility improvements — \$685,000
- Major theatre projects funding — \$30,000
- Economic Development Coordinator position — \$93,576
- Economic Development marketing budget increase — \$85,000
- Team Texas membership — \$43,000
- Chlorine analyzers, pH and residual monitor upgrades — \$60,000
- Surveyor Water Tower control valve — \$40,000
- Celestial Pump Station electrical assessment - \$225,000
- Multi-sensor inspection condition assessment (North Dallas Water Supply Corporation) - \$376,750
- Airport GIS contractual services — \$150,000
- Neighborhood Vitality Grant funding — \$100,000
- Fire technical rescue gear — \$75,600
- Phase 2 Town facility security improvements — \$150,000
- Addison Circle Park pavilion exterior paint — \$50,000
- Parks asset management and site infrastructure — \$427,200
- Parks landscape improvements — \$158,743
- Addison Circle Park capital campaign (design and materials) — \$196,373
- Addison Circle Park drainage improvements — \$150,000
- Addison Athletic Club asset management needs — \$105,500
- Addison Circle District paver replacement — \$200,000
- Addison Circle District tree well refurbishment — \$200,000
- Addison Circle District paver rehabilitation and beautification assessment — \$300,000
- Residential street rehabilitation program — \$150,000

The proposed five-year capital improvement plan included project totals of \$35.32 million for FY 2026. Significant projects include:

- Vitruvian West Streetscape and Bella Lane Extension  
\$896,741
- Quorum Drive Reconstruction  
\$6,542,202
- Pedestrian Connectivity – Cotton Belt Trail Enhancements  
\$195,000
- Keller Springs Road Reconstruction  
\$7,800,000
- Montfort Drive Reconstruction  
\$4,987,164
- Vitruvian Park Phase 6, Blocks 301,302, and 303  
\$750,000
- North Texas Emergency Communications Facility  
\$1,000,000
- AAC Outdoor Pool Restrooms/Perimeter Fence Renovations  
\$220,000
- Arapaho/Surveyor and Systemwide Traffic Signal Improvements  
\$2,140,950
- Pedestrian Improvements – Pedestrian Toolbox Implementation  
\$150,000
- Wayfinding Signage  
\$789,060
- Bosque Park Improvements  
\$441,000
- Celestial Park Entrance and Lighting Improvements  
\$268,255
- Arapaho/Addison Road and Addison Road/Lindbergh  
\$110,200
- AMI Water Meter Modernization  
\$3,150,00
- Addison Circle Tower Driveway  
\$225,000
- Airport Fuel Storage Improvements  
\$95,000
- Jimmy Doolittle Drive Reconstruction  
\$653,516
- Airport Regulated Garbage Utility Building  
\$250,000
- Taxilane Uniform Storm Drainage Improvements  
\$245,455
- Taxiway Bravo Extension – Phase II  
\$609,100

- Reconstruction of Eddie Rickenbacker Drive  
\$220,000

Texas Local Government Code (LGC) Sec. 102.006 requires the governing body of a municipality to hold a public hearing on the proposed budget and provide for public notice of the date, time, and location of the hearing. This notice was published in the Dallas Morning News on Monday, August 25, 2025.

The Fiscal Year 2026 budget can be found at the following link on the Town's website: <https://www.addisontx.gov/Government/Budget>

**RECOMMENDATION:**

Administration recommends approval.

---

**Attachments**

Presentation - FY26 Budget

Ordinance - FY26 Budget

Notice of Public Hearing Advertisement Affidavit

Notice of Public Hearing Advertisement

---



An aerial rendering of a park area with green grass, trees, and a paved path. In the foreground, there is a compass rose logo with eight points, alternating between blue and red. The center of the compass rose is a blue circle with a white border, containing the word "ADDISON" in white capital letters. The background shows a mix of greenery, a few buildings, and a road with some cars.

# NAVIGATING *the* FUTURE

September 9, 2025

---

2<sup>nd</sup> Budget  
Public Hearing

Steven Glickman, CFO

## CHANGES FROM

# Proposed Budget and Resource Maximization

---

- Changes from Proposed Budget
  - General Fund
    - Reduced the property tax rate from \$0.609822/100 to \$0.608100/100 and decreased the Police Department contribution to the IT Replacement Fund by \$100,000
  - Hotel Fund:
    - Increased Taste Addison revenue by \$165,000
    - Included all Addison Theatre improvements in the FY 2026 budget rather than a three-year phased approach
  - Capital Improvement Plan
    - Removed the Westgrove & Quorum Bicycle Lanes project
- Resource Maximization
  - FY25 Budget included \$470k in recurring operating savings and efficiencies
  - FY26 Budget includes \$430k in recurring operating savings and efficiencies
  - Total operating savings realized over the past two fiscal years is approximately \$900k



# DECISION PACKAGES

## General Fund - Proposed

Department	Program Title	FTEs	Recurring Costs	One-Time Costs	Revenue/ Cost Offset	Net Total Cost
Police	Physical Wellness Exams for Police Officers	-	\$ 38,000	\$ -	\$ -	<b>38,000</b>
Police	Step Plan/Market Full Implementation	-	\$ 255,906	\$ -	\$ -	<b>255,906</b>
Fire	Step Plan/Market Full Implementation	-	\$ 219,437	\$ -	\$ -	<b>219,437</b>
Fire	Field Training Officer (FTO) Certification Pay Increase	-	\$ 18,000	\$ -	\$ -	<b>18,000</b>
Parks	Cotton Belt Trail Maintenance	-	\$ 26,250	\$ -	\$ -	<b>26,250</b>
City Manager's Department	Additional Property Tax for Economic Development	-	\$ -	\$ -	(82,801)	<b>82,801</b>
<b>TOTAL</b>		-	<b>\$ 557,593</b>	<b>\$ -</b>	<b>(82,801)</b>	<b>\$ 640,394</b>

# GENERAL FUND

## Revenue



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

### 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
<b>TOTAL OPERATIONAL REVENUE</b>	<b>\$ 52,338,099</b>	<b>\$ 50,273,325</b>	<b>\$ 52,004,018</b>	<b>\$ 52,347,435</b>

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

<b>TOTAL REVENUES</b>	<b>\$ 52,720,445</b>	<b>\$ 50,273,325</b>	<b>\$ 52,004,018</b>	<b>\$ 52,347,435</b>
-----------------------	----------------------	----------------------	----------------------	----------------------

<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$ 73,403,404</b>	<b>\$ 71,073,080</b>	<b>\$ 72,860,454</b>	<b>\$ 73,366,383</b>
----------------------------------	----------------------	----------------------	----------------------	----------------------

Expenditures by Department



	Actual	Budget	Estimated	Budget
	2023-24	2024-25	2024-25	2025-26
<b>EXPENDITURES:</b>				
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



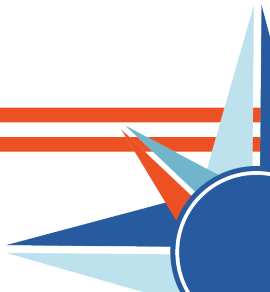
	Actual 2023-24	Budget 2024-25	Estimated 2024-25	Budget 2025-26
<b>EXPENDITURES:</b>				
Public Safety:				
Police	\$ 12,741,880	\$ 13,124,832	\$ 13,119,463	\$ 14,022,596
Emergency Communications	1,917,253	1,909,006	1,909,006	2,020,155
Fire	10,702,819	11,105,525	10,957,241	11,139,082
	<u>\$ 25,361,952</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>
<b>TOTAL OPERATIONAL EXPENDITURES</b>	<b>\$ 47,660,588</b>	<b>\$ 50,269,389</b>	<b>\$ 50,241,506</b>	<b>\$ 52,347,290</b>

GENERAL FUND

Expenditures by Department

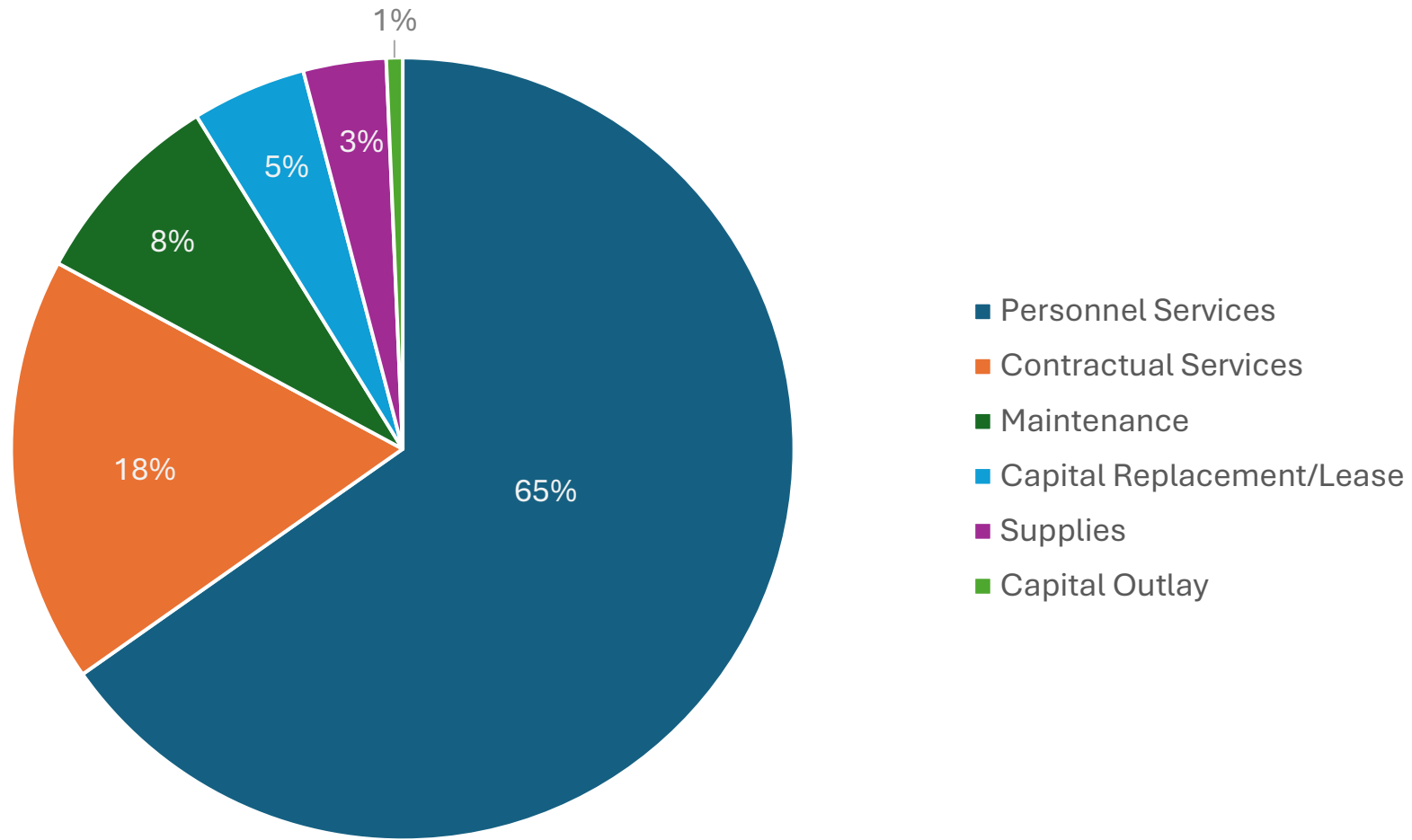


	Actual 2023-24	Budget 2024-25	Estimated 2024-25	Budget 2025-26
Transfers to other funds	4,500,000	-	1,600,000	-
Subscriptions and Leases	386,380	-	-	-
TOTAL EXPENDITURES	\$ 52,546,968	\$ 50,269,389	\$ 51,841,506	\$ 52,347,290
NET INCREASE/(DECREASE)	\$ 173,477	\$ 3,936	\$ 162,512	\$ 145
ENDING FUND BALANCES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



# GENERAL FUND EXPENDITURES

## By Type



# DECISION PACKAGES

## Special Revenue Funds- Proposed

Department	Program Title	FTEs	Recurring Costs	One-Time Costs	Revenue/ Cost Offset	Net Total Cost
Economic Development Fund	Team Texas Membership	-	\$ -	\$ 43,000	-	\$ 43,000
Economic Development Fund	Economic Development Coordinator	1.00	\$ 93,576	\$ -	-	\$ 93,576
Economic Development Fund	Marketing Budget Increase		\$ 85,000	\$ -	-	\$ 85,000
Hotel Fund - Special Events	World Cup Series	-	\$ -	\$ 100,000	-	\$ 100,000
Hotel Fund - Theatre Centre	The Addison Performing Arts Centre Improvements	-	\$ -	\$ 685,000	-	\$ 685,000
Hotel Fund - Theatre Centre	Major Theatre Projects Funding	-	\$ 30,000	\$ -	-	\$ 30,000
TOTAL		1.00	\$ 208,576	\$ 828,000	-	\$ 1,036,576

# FUND SUMMARY

## Hotel Fund by Department

	Actual 2023-2024	Budget 2024-25	Estimated 2024-25	Budget 2025-26
<b>BEGINNING FUND BALANCE</b>	\$ 5,330,209	\$ 5,294,485	\$ 5,954,770	\$ 5,765,693
<b>REVENUES:</b>				
Non-Property Taxes	\$ 5,374,881	\$ 5,355,000	\$ 5,355,000	\$ 5,676,000
Service Fees	1,392,560	1,616,000	1,338,530	1,641,000
Rental Income	169,371	160,000	160,000	120,000
Interest and Other Income	456,895	275,000	250,000	300,000
Total Operational Revenue	\$ 7,393,707	\$ 7,406,000	\$ 7,103,530	\$ 7,737,000
<b>TOTAL REVENUES</b>	<b>\$ 7,393,707</b>	<b>\$ 7,406,000</b>	<b>\$ 7,103,530</b>	<b>\$ 7,737,000</b>
<b>EXPENDITURES:</b>				
Marketing and Tourism	\$ 1,567,739	\$ 1,989,451	\$ 1,850,963	\$ 1,999,487
The Addison	747,618	885,874	862,480	967,190
Major Special Events	2,759,705	2,535,572	2,456,034	2,494,177
Special Event Operations	1,142,699	1,320,478	1,314,831	1,417,964
Vitruvian Events	185,000	185,000	185,000	185,000
General Hotel Operations	366,385	600,221	593,299	532,172
Total Operational Expenditures	\$ 6,769,146	\$ 7,516,596	\$ 7,262,607	\$ 7,595,990
One-Time Decision Packages	-	30,000	30,000	785,000
Cash Funded Project: Wayfinding Signage & 911 Trail Location Markers	-	-	-	235,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 6,769,146</b>	<b>\$ 7,546,596</b>	<b>\$ 7,292,607</b>	<b>\$ 8,615,990</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 5,954,770</b>	<b>\$ 5,153,889</b>	<b>\$ 5,765,693</b>	<b>\$ 4,886,703</b>
<b>Fund Balance Percentage</b>	<b>88.0%</b>	<b>68.6%</b>	<b>79.4%</b>	<b>64.3%</b>

# DECISION PACKAGES

## Enterprise Funds- Proposed

Department	Program Title	FTEs	Recurring Costs	One-Time Costs	Revenue/ Cost Offset	Net Total Cost
Airport Fund	GIS Manager (Contractor)	-	\$	- \$	150,000 \$	- \$ 150,000
Utility Fund	Chlorine Analyzers, pH and Residual Monitor Upgrades	-	\$	- \$	60,000 \$	- \$ 60,000
Utility Fund	Surveyor Water Tower Control Valve	-	\$	- \$	40,000 \$	- \$ 40,000
Utility Fund	Celestial Pump Station Electrical Assessment	-	\$	- \$	225,000 \$	- \$ 225,000
Utility Fund	Multi-Sensor Inspection Condition Assessment - North Dallas Water Supply Corporation	-	\$	- \$	376,750 \$	- \$ 376,750
TOTAL		-	\$	- \$	851,750 \$	- \$ 851,750

# FUND SUMMARY

## Airport Fund

	Actual 2023-2024	Budget 2024-25	Estimated 2024-25	Budget 2025-26
<b>BEGINNING WORKING CAPITAL</b>	<b>\$8,197,215</b>	<b>\$8,173,656</b>	<b>\$9,827,947</b>	<b>\$8,072,261</b>
REVENUES:				
Intergovernmental	\$186,133	\$2,671,260	\$1,927,000	\$100,000
Service Fees	1,350,156	1,485,140	1,485,140	1,562,000
Rental Income	5,750,708	5,733,487	5,765,496	6,004,947
Interest and Other Income	1,030,262	220,700	359,156	334,200
Total Operational Revenue	\$8,317,259	\$10,110,587	\$9,536,792	\$8,001,147
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$16,514,474</b>	<b>\$18,284,243</b>	<b>\$19,364,739</b>	<b>\$16,073,408</b>
EXPENSES:				
Personnel Services	\$2,533,938	\$2,964,581	\$2,921,661	\$3,766,304
Supplies	39,496	55,873	78,573	60,063
Maintenance	857,874	693,126	603,114	707,995
Contractual Services	1,347,997	1,507,327	1,705,653	1,596,664
Capital Replacement / Lease	160,491	242,928	242,928	250,720
Debt Service	875,747	874,709	874,709	873,809
Capital Outlay	177,200	-	15,000	-
Total Operational Expenses	\$5,992,743	\$6,338,544	\$6,441,638	\$7,255,555
Transfer to Debt Service	469,344	528,527	528,527	534,374
One-Time Decision Packages	-	147,000	147,000	150,000

# FUND SUMMARY

## Airport Fund

	Actual 2023-2024	Budget 2024-25	Estimated 2024-25	Budget 2025-26
Capital Projects (Cash Funded)				
Airport Regulated Garbage Utility Building	\$-	\$275,000	\$25,000	\$250,000
West Perimeter Fencing Improvements	11,550	-	53,450	-
Wiley Post Building Improvements	95,990	-	-	-
Taxiway Bravo Extension – Phase II	-	-	-	60,910
Taxilane Uniform Storm Drainage	-	-	-	245,455
Eddie Rickenbacker Drive Reconstruction	-	-	-	220,000
Developer Participation Agreement – Sky Squared	-	-	314,985	-
Developer Participation Agreement – Sky Harbour	-	-	250,000	-
Developer Participation Agreement – Tango Whiskey	-	250,000	120,620	-
Developer Participation Agreement – Million Air	-	250,000	1,174,563	-
Developer Participation Agreement – Westgrove Air Plaza	-	250,000	166,033	-
Airport Fuel Storage Improvements	109,340	2,000,000	-	95,000
Runway 15/33 Redesignation and Taxiway Alpha Rejuvenation	-	-	85,250	-
Jimmy Doolittle Drive Reconstruction	7,560	-	8,412	-
Eastside Airport Service Road Reconstruction	-	1,033,000	1,827,000	-
4533 Glenn Curtiss (U2) Roof Replacement	-	150,000	150,000	-
<b>TOTAL EXPENSES</b>	<b>\$6,686,527</b>	<b>\$11,222,071</b>	<b>\$11,292,478</b>	<b>\$8,811,294</b>
<b>ENDING WORKING CAPITAL</b>	<b>\$9,827,947</b>	<b>\$7,062,172</b>	<b>\$8,072,261</b>	<b>\$7,262,114</b>
<b>Working Capital Percentage</b>	<b>164.0%</b>	<b>111.4%</b>	<b>125.3%</b>	<b>100.1%</b>



# FUND SUMMARY

## Utility Fund

	Actual 2023-2024	Budget 2024-25	Estimated 2024-25	Budget 2025-26
<b>BEGINNING WORKING CAPITAL</b>	\$8,430,078	\$8,906,359	\$9,670,691	\$9,592,456
REVENUES:				
Water Sales	\$9,249,861	\$9,440,658	\$9,440,658	\$9,723,878
Sewer Charges	7,057,591	7,505,903	7,505,903	7,618,867
Tap Fees & Other	60,843	50,000	50,000	50,000
Penalties	108,354	105,000	105,000	105,000
Interest and Other Income	671,932	232,422	291,127	282,422
<b>Total Operational Revenue</b>	<b>\$17,148,580</b>	<b>\$17,333,983</b>	<b>\$17,392,688</b>	<b>\$17,780,167</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$25,578,658</b>	<b>\$26,240,342</b>	<b>\$27,063,379</b>	<b>\$27,372,623</b>
EXPENSES:				
Personnel Services	\$2,878,324	\$3,202,074	\$3,132,480	\$3,195,365
Supplies	233,110	227,105	229,511	234,367
Maintenance	1,057,450	1,167,009	1,167,009	1,279,758
Contractual Services				
Water Purchases	4,582,871	4,976,098	4,976,098	5,096,222
Wastewater Treatment	3,827,770	4,310,865	4,310,865	4,648,042
Other Services	1,378,267	1,529,332	1,520,906	1,382,318
Capital Replacement	206,584	166,584	166,584	187,248
Debt Service	1,743,592	1,747,470	1,747,470	1,754,345
<b>Total Operational Expenses</b>	<b>\$15,907,967</b>	<b>\$17,326,537</b>	<b>\$17,250,923</b>	<b>\$17,777,665</b>

# FUND SUMMARY

## Utility Fund

	Actual 2023-2024	Budget 2024-25	Estimated 2024-25	Budget 2025-26
One-Time Decision Packages	-	175,000	175,000	701,750
Capital Project (Cash Funded)				
AMI Water Meter Modernization	-	950,000	-	950,000
Celestial Pump Station Bathroom Addition	-	45,000	45,000	-
Addison Circle Tower Driveway	-	225,000	-	225,000
<b>TOTAL EXPENSES</b>	<b>\$15,907,967</b>	<b>\$18,721,537</b>	<b>\$17,470,923</b>	<b>\$19,654,415</b>
<b>ENDING WORKING CAPITAL</b>	<b>\$9,670,691</b>	<b>\$7,518,805</b>	<b>\$9,592,456</b>	<b>\$7,718,208</b>
<b>Working Capital Percentage</b>	<b>60.8%</b>	<b>43.4%</b>	<b>55.6%</b>	<b>43.4%</b>

# FUND SUMMARY

## Stormwater Fund

	Actual 2023-2024	Budget 2024-25	Estimated 2024-25	Budget 2025-26
<b>BEGINNING WORKING CAPITAL</b>	\$8,657,555	\$7,808,368	\$8,899,503	\$8,544,102
<b>REVENUES:</b>				
Licenses and Permits	\$2,075	\$-	\$1,000	\$1,000
Drainage Fees	2,609,536	2,600,000	2,625,000	2,625,000
Interest and Other Income	686,908	200,000	275,000	225,000
<b>Total Operational Revenue</b>	<b>\$3,298,519</b>	<b>\$2,800,000</b>	<b>\$2,901,000</b>	<b>\$2,851,000</b>
<b>TOTAL AVAILABLE RESOURCES</b>	<b>\$11,956,074</b>	<b>\$10,608,368</b>	<b>\$11,800,503</b>	<b>\$11,395,102</b>
<b>EXPENSES:</b>				
Personnel Services	\$758,272	\$942,468	\$919,806	\$934,142
Supplies	34,053	30,400	30,400	24,250
Maintenance	717,834	620,549	620,549	624,592
Contractual Services	352,718	257,200	257,200	329,260
Capital Replacement	25,000	50,000	50,000	56,140
Debt Service	488,948	896,453	867,515	874,315
Capital Outlay	273,550	-	-	-
<b>Total Operational Expenses</b>	<b>\$2,650,375</b>	<b>\$2,797,070</b>	<b>\$2,745,470</b>	<b>\$2,842,699</b>
Transfer to Debt Service Fund	406,196	444,431	444,431	832,457
One-Time Decision Packages	-	66,500	66,500	-
<b>TOTAL EXPENSES</b>	<b>\$3,056,571</b>	<b>\$3,308,001</b>	<b>\$3,256,401</b>	<b>\$3,675,156</b>
<b>ENDING WORKING CAPITAL</b>	<b>\$8,899,503</b>	<b>\$7,300,367</b>	<b>\$8,544,102</b>	<b>\$7,719,946</b>
<b>WORKING CAPITAL PERCENTAGE</b>	<b>335.8%</b>	<b>261.0%</b>	<b>311.2%</b>	<b>271.6%</b>

# STAFFING Summary



	2024	2025	2026
General Fund	243.0	241.0	237.3
Hotel Fund	11.5	14.8	14.8
Economic Dev. Fund	3.0	3.5	4.5
Airport Fund*	20.6	22.1	26.7
Utility Fund	29.7	29.7	28.9
Stormwater Fund	8.5	9.5	9.5
Capital Proj. Fund	4.0	4.0	4.0
<b>TOTAL</b>	<b>320.3</b>	<b>324.6</b>	<b>325.6</b>

\*Airport Fund increases are due to allocating personnel to better align with job duties

# DECISION PACKAGES

## Self-Funded Special Projects Fund- Proposed

Department	Program Title	FTEs	Recurring Costs	One-Time Costs	Revenue/ Cost Offset	Net Total Cost
Development Services	Neighborhood Vitality Grant Funding	-	\$	- \$	100,000 \$	- \$ 100,000
Fire	Fire Technical Rescue Gear	-	\$	- \$	75,600 \$	- \$ 75,600
General Services	Phase 2 Facility Security	-	\$	- \$	150,000 \$	- \$ 150,000
General Services	Pavillion Exterior Repairs/Painting	-	\$	- \$	50,000 \$	- \$ 50,000
Parks	Asset Management - Site Infrastructure	-	\$	- \$	427,200 \$	- \$ 427,200
Parks	Landscape Improvements	-	\$	- \$	158,743 \$	- \$ 158,743
Parks	Addison Circle Park Capital Campaign - Design and Materials	-	\$	- \$	196,373 \$	- \$ 196,373
Parks	Addison Circle Parks Drainage Improvements	-	\$	- \$	150,000 \$	- \$ 150,000
Recreation	AAC Asset Management Needs	-	\$	- \$	105,500 \$	- \$ 105,500
TOTAL		-	\$	- \$	1,413,416 \$	- \$ 1,413,416

## DECISION PACKAGES

### Streets Self-Funded Projects Fund - Proposed

Department	Program Title	FTEs	Recurring Costs	One-Time Costs	Revenue/ Cost Offset	Net Total Cost
Streets	Addison Circle District Paver Replacement	-	\$	- \$ 200,000	\$ -	\$ 200,000
Streets	Addison Circle District Tree Well Refurbishment	-	\$	- \$ 200,000	\$ -	\$ 200,000
Streets	Addison Circle District Paver Rehabilitation and Beautification Assessment	-	\$	- \$ 300,000	\$ -	\$ 300,000
Streets	Residential Street Rehabilitation Program -		\$	- \$ 150,000	\$ -	\$ 150,000
TOTAL		-	\$	- \$ 850,000	\$ -	\$ 850,000

# DECISION PACKAGES

## Capital Initiatives - Proposed

		FY 2026	FY 2027	FY 2028	FY 2029	Total Cost	Funding Source
Parks	Wayfinding Signage Master Plan Implementation	\$ 789,060	\$ 804,060	\$ -	\$ -	\$ 1,593,120	Self-Funded Special Projects and Hotel Fund
Parks	Cotton Belt Trail Amenity Enhancements	\$ 195,000	\$ -	\$ -	\$ -	\$ 195,000	Self-Funded Special Projects Fund
Parks	Bosque Park Improvements	\$ 441,000	\$ -	\$ -	\$ -	\$ 441,000	Self-Funded Special Projects Fund
Parks	Celestial Park Entrance and Lighting Improvements	\$ 268,255	\$ -	\$ -	\$ -	\$ 268,255	Self-Funded Special Projects Fund
Streets	Pedestrian Improvements - Pedestrian Toolbox Implementation	\$ 150,000	\$ 175,000	\$ 200,000	\$ 225,000	\$ 750,000	Streets Self-Funded Special Projects Fund
Airport	Taxilane Uniform Storm Drainage Improvements	\$ 245,455	\$ 3,174,545	\$ -	\$ -	\$ 3,420,000	Cash reserves and grant funding
Airport	Taxiway Bravo Extension - Phase II	\$ 609,100	\$10,147,100	\$ -	\$ -	\$ 10,756,200	Cash reserves and grant funding
Airport	Airport Fuel Storage Improvements	\$ 95,000	\$ 1,614,000	\$ -	\$ -	\$ 1,709,000	Cash reserves and Certificates of Obligation
Airport	Reconstruction of Airport Streets - Eddie Rickenbacker Dr	\$ 220,000	\$ 1,485,000	\$ -	\$ -	\$ 1,705,000	Cash reserves and Certificates of Obligation
<b>TOTAL CAPITAL INITIATIVES</b>		<b>\$ 3,012,870</b>	<b>\$17,399,705</b>	<b>\$ 200,000</b>	<b>\$ 225,000</b>	<b>\$ 20,837,575</b>	

# CAPITAL IMPROVEMENT PLAN PROJECTS



TOWN OF ADDISON  
CAPITAL IMPROVEMENTS PROGRAM ALL FUNDS SUMMARY  
FY2025-26

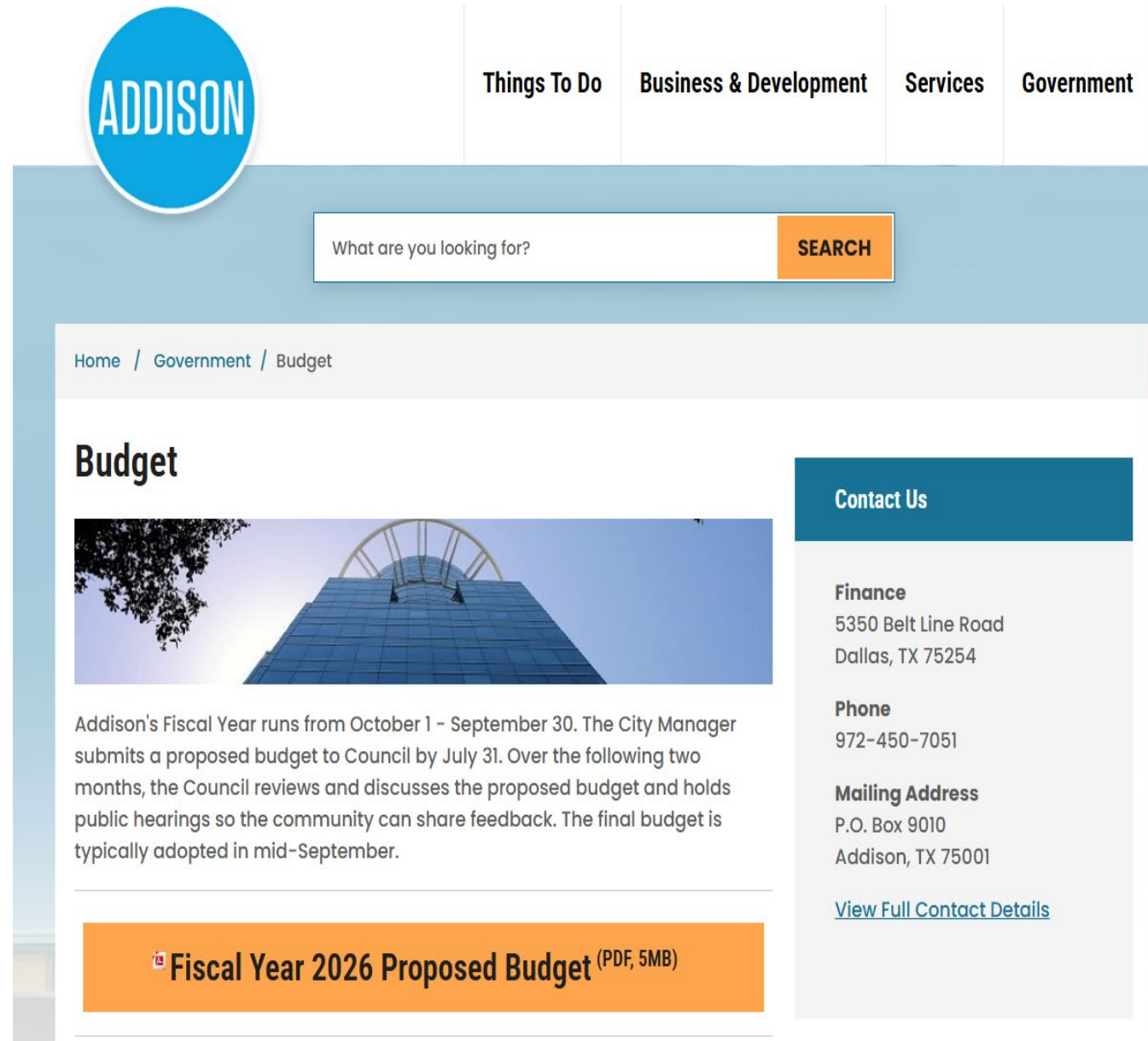
	Estimated 2024-25	Budget 2025-26	Budget 2026-27	Budget 2027-28	Budget 2028-29	Project Total
FUNDS						
General Obligation & Cert. of Obligation	\$18,831,870	\$ 4,677,457	\$ 5,488,312	\$12,679,151	\$ 2,275,000	\$ 43,951,790
State Infrastructure Bank Loans	2,212,836	15,987,164	19,000,000	7,400,000	-	44,600,000
Self-Funded Special Projects Fund	687,580	1,815,760	646,060	-	-	3,149,400
Streets Self-Funded Fund	1,906,613	1,046,741	4,829,075	200,000	225,000	8,207,429
General Grant Funds	-	1,963,450	725,007	-	-	2,688,457
Infrastructure Investment Fund	3,337,922	-	-	-	-	3,337,922
Utility Certificates of Obligation	1,513,309	2,200,000	591,700	400,000	2,987,800	7,692,809
Utility Fund Cash Reserves	45,000	1,175,000	76,000	-	166,000	1,462,000
Stormwater Certificates of Obligation	54,259	2,645,741	2,800,000	-	-	5,500,000
Airport Fund Certificates of Obligation	1,782,335	2,153,516	3,099,000	4,752,000	2,500,000	14,286,851
Airport Fund Grant Funds	11,082,752	548,190	9,132,390	108,000	1,008,000	21,879,332
Airport Fund Cash Reserves	2,149,112	871,365	4,893,255	262,000	112,000	8,287,732
Hotel Fund Cash Reserves	-	235,000	200,000	-	-	435,000
TOTAL	\$ 43,603,588	\$ 35,319,384	\$ 51,480,799	\$ 25,801,151	\$ 9,273,800	\$ 165,478,722



# TOWN OF ADDISON

## FY 2025-26 Budget

- For more information visit the Town of Addison Budget webpage.
  - <https://www.addisontx.gov/Government/Budget>

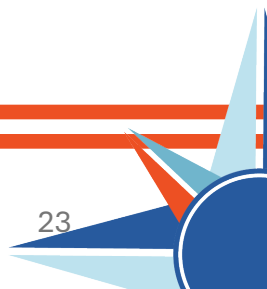


# QUESTIONS

---



(this ordinance must be approved  
by a roll call vote)



**ORDINANCE NO. 025-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS APPROVING AND ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND MAKING APPROPRIATIONS FOR EACH OFFICE, DEPARTMENT, AGENCY, AND PROJECT OF THE TOWN, PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE ADOPTED BUDGET, UNLESS OTHERWISE AUTHORIZED BY AN ORDINANCE ADOPTED BY THE CITY COUNCIL; PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; PROVIDING FOR A REPEAL CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with the Charter and State law, the City Manager of the Town of Addison, Texas (“City”) has heretofore filed with the City Secretary a proposed budget for the City covering the fiscal year beginning October 1, 2025 and ending September 30, 2026; and

**WHEREAS**, the City, in accordance with applicable law, posted the proposed budget on its internet website and made the same available for inspection by any person, and held two public hearings regarding the proposed budget and provided notice of such public hearings, and during the public hearings on the budget, all interested persons were given the opportunity to be heard for or against any item contained in said budget, and all said persons were heard, after which the public hearings were closed; and

**WHEREAS**, the City Council, upon full consideration of the matter, is of the opinion that the budget hereinafter set forth is proper and should be approved and adopted.

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

**SECTION 1.** The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

**SECTION 2.** That the budget for the Town of Addison, Texas for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026, a true and correct copy of which is attached to this Ordinance as **Exhibit A**, is hereby adopted and approved. As set forth in the said budget, the sum of \$118,203,632 is hereby appropriated for budget expenditures, and such expenditures during the fiscal year shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City.

**SECTION 3.** The budget as adopted hereby shall be deemed the official budget for the Town of Addison, Texas for the said fiscal year and a copy of the same attached hereto and marked as “**Exhibit A**” shall be filed and kept on file with the City Secretary, shall be posted on the City’s internet website, shall be filed with the Dallas County Clerk and the State Comptroller of Public Accounts at Austin in accordance with the Town Charter and state law, and shall be open to inspection by any interested persons. In addition, the record vote of each member of the City

Council by name voting on the adoption of the budget shall be posted on the City's internet website until the first anniversary of the date the budget is adopted.

**SECTION 4.** Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity, emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget. Pursuant to the City's Charter and state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

**SECTION 5.** Funds for the capital improvements listed for FY2026 are hereby appropriated and the entire Capital Improvements Plan for fiscal year ending 2026 is hereby adopted. As set forth in the said budget, the sum of \$35,319,384 is hereby appropriated for capital improvements and expenditures during the fiscal year shall be made in accordance with the budget approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City.

**SECTION 6.** The cover page for the budget attached to this Ordinance, that includes the property tax rates for the current fiscal year, including (a) the property tax rate, (b), the no-new revenue tax rate, (c) the no-new revenue maintenance and operations tax rate, (d) the voter-approval tax rate, and (e) the debt service rate, shall be and is hereby filed with the City Secretary and shall be posted on the City's internet website.

**SECTION 7.** All ordinances of the City in conflict with the provisions of this Ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 8.** The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid, void, unlawful or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, voidness, unlawfulness or unconstitutionality, which remaining portions shall remain in full force and effect.

**SECTION 9.** This Ordinance shall become effective from and after its passage and approval.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the 9<sup>th</sup> day of SEPTEMBER 2025.

**TOWN OF ADDISON, TEXAS**

---

Bruce Arfsten, Mayor

**ATTEST:**

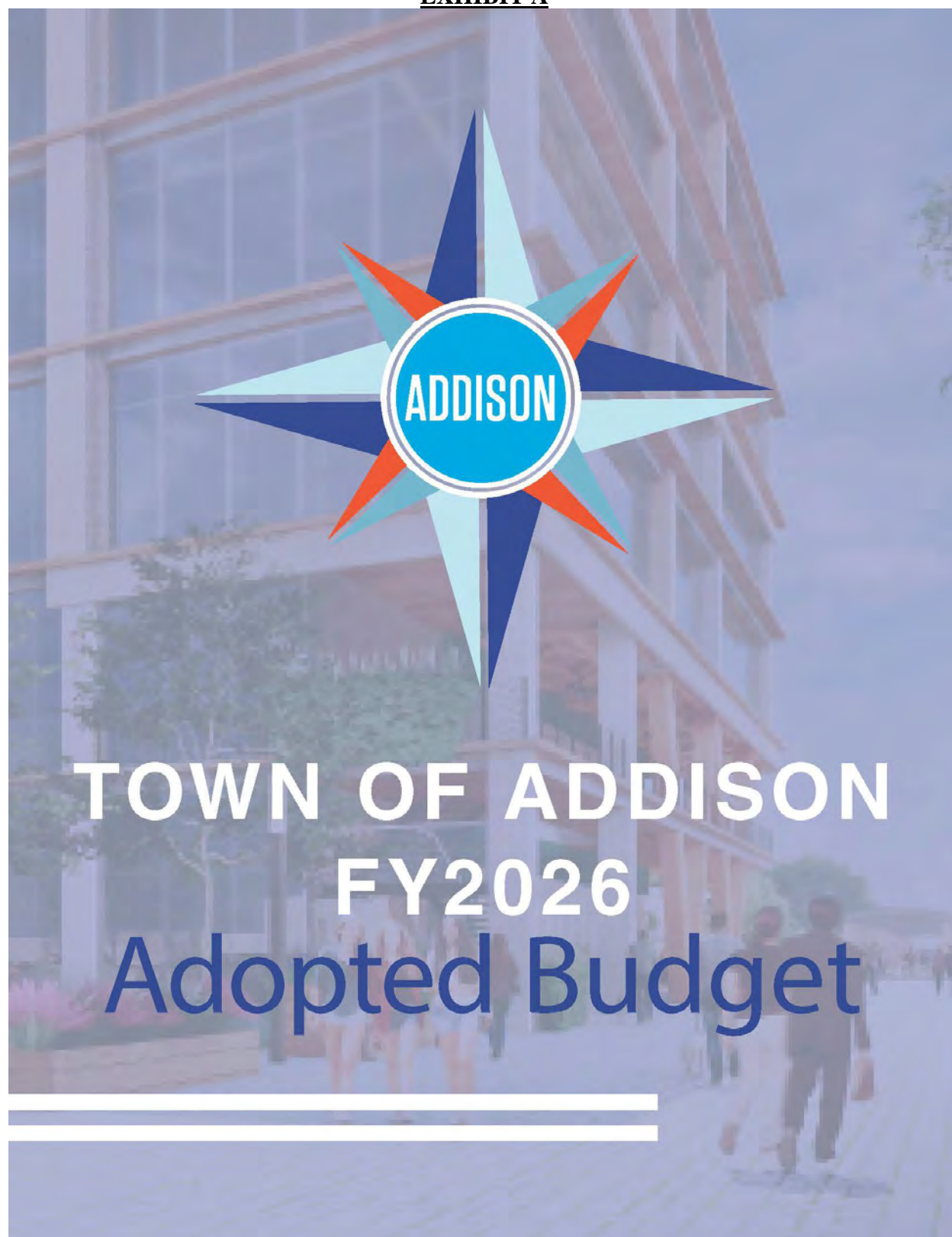
**APPROVED AS TO FORM:**

---

Valencia Garcia, City Secretary

---

Whitt Wyatt, City Attorney



**EXHIBIT A**

# **TOWN OF ADDISON**

## **Budget Cover Page**

---

**This budget will raise more revenue from property taxes than last year's budget by an amount of \$1,106,301, which is a 2.9 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$497,965.**

The members of the governing body voted on the budget as follows:

**FOR**

---

**AGAINST**

---

**PRESENT AND NOT VOTING**

---

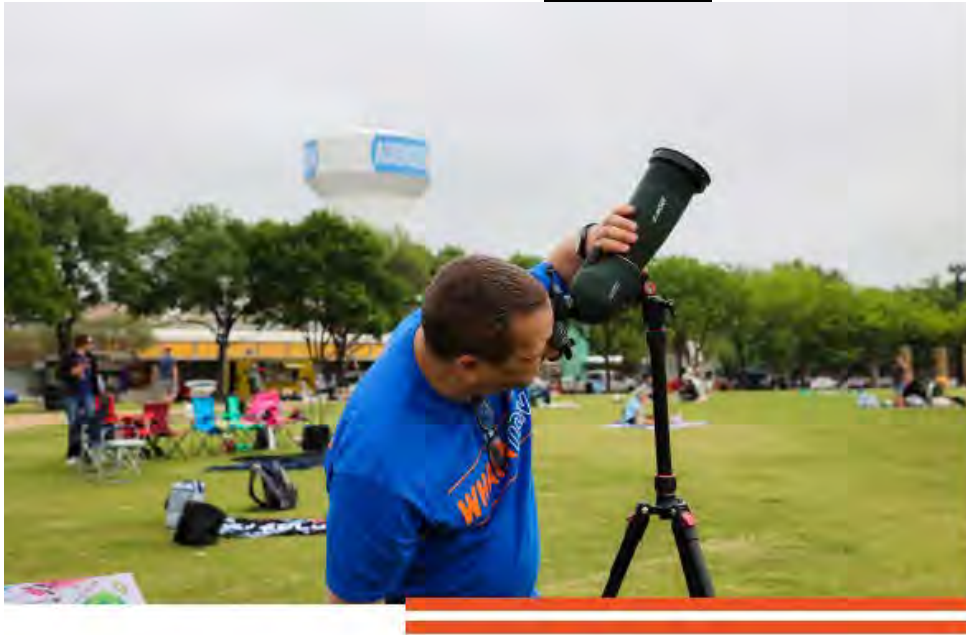
**ABSENT**

---





## EXHIBIT A



PROPERTY TAX RATE COMPARISON	2025-2026	2024-2025
Property Tax Rate	\$0.608100/100	\$0.609822/100
No New Revenue Tax Rate	\$0.606094/100	\$0.589261/100
No New Revenue Maintenance & Operations Tax Rate	\$0.439964/100	\$0.436087/100
Voter Approval Tax Rate	\$0.653647/100	\$0.633851/100
Debt Rate	\$0.175000/100	\$0.170000/100
Total debt obligation for Town of Addison secured by property taxes		<b>\$145,305,000</b>

The information below is in accordance with Section 140.0045 of the Local Government Code as amended by HB 1495 of the 86th Texas Legislature:

	ACTUAL 2023-2024	ESTIMATED ACTUAL 2024-2025	ADOPTED BUDGET 2025-2026
Legislative Lobbying <sup>(1)</sup>	\$0	\$72,600	\$0
Required Legal Notice Publications	\$27,684	\$28,500	\$19,000



(1) Advocacy services are included in the Town's city membership with Texas Municipal League (TML) in which they coordinate and advocate for a legislative program set by their member cities at the state and federal level.



## **EXHIBIT A**

# **TABLE of Contents**

---

City Manager Transmittal Letter _____	1
Budget Summary _____	11
All Funds Summary _____	15
Personnel Summary _____	19
General Fund Summary by Category _____	30
General Fund Revenue Summary _____	31
General Fund Summary by Department _____	32
Hotel Special Revenue Fund Summary by Category _____	33
Hotel Special Revenue Fund Summary by Department _____	34
Economic Development Fund Summary _____	37
General Obligation Debt Service Fund Summary _____	38
Utility Fund Summary _____	39
Stormwater Fund Summary _____	40
Airport Fund Summary _____	41
Self-Funded Project Fund Summary _____	42
Other Special Revenue Fund Summaries _____	45
Infrastructure Investment Fund Summary _____	53
Streets Self-Funded Project Fund Summary _____	54
Grant Funds Summary _____	55
Information Technology Replacement Fund Summary _____	56
Capital Replacement Fund Summary _____	57
Facility Maintenance Fund Summary _____	59
Decision Packages _____	61
Capital Improvements Program Budget _____	64
Summary of Total Outstanding Debt _____	127



## EXHIBIT A

# LETTER TO Mayor & Council



### **HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL,**

I am pleased to present the fiscal year 2026 adopted budget for the Town of Addison. It has been prepared in conformance with the requirements of the Town Charter, Town financial policies, and State law. This budget represents the expected revenues and planned expenditures for the Town's fiscal year from October 1, 2025, to September 30, 2026.

This budget allocates resources in alignment with the City Council's Key Focus Areas and Strategic Objectives for fiscal year 2025-2026. The budget reflects responsible stewardship by adding only one strategically essential position and focusing on supporting and developing our current employees, particularly through a more competitive public safety compensation model. It also prioritizes capital projects that maintain and enhance Addison's existing assets, ensuring long-term reliability and community value. Further, it emphasizes doing more with less through resource-maximization efforts. These initiatives generated more than \$425,000 in operating savings this year while maintaining our high level of service. Combined with the efficiencies achieved last year, these measures have generated just under \$900,000 in operating savings the past two years.

The adopted budget continues our practice of equipping Town employees with the tools they need to deliver the excellent municipal services expected by Addison residents and businesses, all while sustaining the conservative fiscal approach that underpins our sound financial position and stellar bond ratings (AAA from Standard & Poor's and Aaa from Moody's). The Town of Addison remains well-positioned for future prosperity.

This budget sets a clear vision for Addison's future, follows through on our commitments to the community, and supports our outstanding employees as they live the Addison Way and uphold our core values of Accountability, Responsiveness, Innovation, Dedication to Service, and Integrity.

#### **PUBLIC SAFETY**

This adopted budget includes funding in a total amount of \$475,343 to fully implement a performance-based step plan for sworn Police and Fire personnel to be competitive in recruiting and retaining public safety personnel. This is a significant investment, continuing to support the high level of public safety services provided and valued by the community.

The budget also includes the addition of resources, including \$38,000 in funding for annual Physical Wellness Exams for Police Officers and \$18,000 in funding for increases to Fire Field Training Officer Certification Pay to be competitive with other cities.





## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

#### **ECONOMIC DEVELOPMENT**

Based on Council direction, in fiscal year 2026, the Town plans to implement strategic changes to increase funding for economic development based on a two-pronged approach. One part of the approach is to increase the property tax rate dedicated to the Economic Development Fund from \$0.023716 to \$0.025000, an increase of \$0.001284, with an equivalent decrease in the General Fund tax rate. This provides a dedicated and recurring increase in funding for economic development with an increase of \$82,801 occurring in fiscal year 2026.

The second part of the approach is to utilize the year-end budget amendment to transfer 25% of excess revenue and expenditure savings from the General Fund to the Economic Development Fund each year. Year-end estimates for fiscal year 2025 include a \$400,000 transfer resulting from this change in strategy. This method allows the Economic Development Fund to essentially reap the rewards of higher than anticipated sales tax revenue, which has historically been the primary driver of operating surpluses the General Fund. While the fiscal year 2026 budget does not include a scheduled transfer due to the Town's responsible budgeting practices, it is anticipated that this will be a significant boost to funding available for economic development over time.

- The budget also includes the addition of an Economic Development Coordinator position, which is the only new position request included in the entire budget.

#### **INFRASTRUCTURE PLANNING & MAINTENANCE**

The fiscal year 2026 budget continues the progress the Town has made in using the comprehensive Asset Management Plan to make informed decisions about how to invest our resources to address our infrastructure needs now and in the future. In fiscal year 2020, Council adopted an Asset Management Policy for the Town, which established the scope and framework for the Asset Management Plan. Using this policy as a guide, the Town continues to provide funding to support critical maintenance and infrastructure needs.

To remain proactive in addressing these needs, the Town continues to improve upon the Capital Improvement Program (CIP) Budget, which includes \$35.3M in infrastructure and improvement projects for fiscal year 2026. The fiscal year 2026 budget includes several bond-funded projects that were approved by voters as part of the November 2019 Bond Election.

#### **RESOURCE MAXIMIZATION**

City Council adopted a strategic objective in the fiscal year 2025 approved Strategic Plan to maintain the Town's credit rating and a fiscally resilient budget process. An internal Resource Maximization Committee was developed to identify cost savings and efficiencies. The committee has continued with the initiative into the FY 2026 Budget process to solicit ideas for cost savings and/or efficiencies from all employees and meet throughout the budget process to discuss ideas and employee submissions.

The following cost savings and efficiencies have been incorporated into the fiscal year 2026 budget through the dedicated work of staff and the internal Resource Maximization Committee:



## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

- Reduced Printer Maintenance (savings of \$6,000)
- Reduced Phone Services (savings of \$34,500)
- Reduced Mobile Device Service Costs (savings of \$23,500)
- Reduced Budget Production/Printing Costs (savings of \$8,000)
- Operating Savings from Facility Consolidation (savings of \$66,000 by eliminating operating costs at the previous Finance building)
- Elimination of Cintas Contract for First Aid Replenishment (savings of \$14,000 by replacing in-house through Fire Department)
- Eliminated Coffee Service (savings of \$9,000)
- Changed Auction Vendors (savings of 8% of sales proceeds)
- Changed Prosecutor Schedule (savings of \$4,000)
- Utilize myAPD for Online Parking Exemptions (savings of \$2,245)
- Transitioned to In-house Pool and Spa Inspections (savings of \$30,000)
- Purchased Site Furnishings to Activate ACP Groves Area and Eliminate Rentals (savings of \$2,000)
- Produce and Distribute the Visitor's Guide In-House (savings of \$110,000)
- On-site Sterilization of US Customs Regulated Garbage (savings of \$25,000)
- Digitize Economic Development Printed Materials (savings of \$4,000)
- Utilize Digital Business Cards (savings of \$7,500)
- Reduced Special Events Overtime (savings of \$80,000)

#### **COMPENSATION AND BENEFITS**

High quality services are a community hallmark of Addison. To provide those services to our residents in the most efficient manner, it is essential we maintain a compensation and benefits package which attracts and maintains talented staff and follows the Town's compensation strategy.

This budget also includes the following compensation and benefit highlights:

- Funding for a Town-wide compensation pool of 4.0%.
- An anticipated 7.0% increase in the Town's group medical insurance premiums over prior year actuals.

#### **PROPERTY VALUES**

On an annual basis, the Dallas Central Appraisal District provides the Town with a certified tax roll of all properties inside Addison's city limits. The certified taxable value for fiscal year 2026 is \$6,682,574,079 which equates to an increase of approximately \$207 million, or 3.2% from the previous year. Included in the certified taxable values are \$84,858,660 in new properties added to the tax roll between January 1, 2024 and December 31, 2024.





## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

The average taxable value for a single-family home in Addison is \$501,878, an increase of approximately \$27,404 or 5.8% from the previous year.

#### **TAX RATE**

The fiscal year 2026 budget has no increase to the Town's tax rate of \$0.608100. The calculated voter-approval tax rate is \$0.654287, with a no-new revenue tax rate of \$0.606094. The tax rate exceeds the no-new revenue rate by only \$0.002006, or 0.3%, primarily as a result of lower taxable value increases of existing properties than in recent years.

Of the total tax rate, \$0.433100 is dedicated to maintenance and operations, which is a decrease of \$0.006722 from fiscal year 2025 for maintenance and operations, and \$0.175000 is dedicated to debt service payments. The debt service portion of the tax rate is increasing as a result of debt service added from the 2019 bond program approved by voters.

The tax rate allows the Town to continue to provide the excellent services that residents and businesses expect.

At a property tax rate of \$0.608100, the municipal tax paid on the average single-family home will be approximately \$3,051.92 on an annual basis, an increase of \$158.47 over the previous year.

#### **GENERAL FUND**

The General Fund accounts for all expenditures for traditional government services (Public Safety, Parks & Recreation, Administration, etc.). General Fund revenue is generated from ad valorem property taxes, a one-cent portion of the sales tax, and a variety of fees for services.

General Fund revenues total approximately \$52.3 million for fiscal year 2026, an increase of 4.1% from the previous year's original budget. Property tax revenues of approximately \$25.8 million are projected, an increase of approximately 1.3% over the previous year's original budgeted amount, and sales and mixed beverage tax revenues are projected at \$18.4 million, 5.4% more than the fiscal year 2025 original budget.

General Fund operating expenditures are estimated at \$52.3 million, reflecting a 4.1% increase from the original fiscal year 2025 budget. The available ending fund balance for the General Fund is projected to be approximately \$21.0 million, leaving 40.2% of operating reserves, which exceeds both the Town's policy of 25% and the City Council's goal of 30%.

This budget proposes no additional personnel in the General Fund and includes an overall reduction of 3.75 Full Time Equivalent positions which are reallocated to the Airport Fund to better align with duties.

It is important to note that General Fund expected revenues exceed planned expenditures by \$145. The property tax revenue in the General Fund equates to a \$39,056 decrease on existing properties over the prior fiscal year.



## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

#### **SIGNIFICANT CHANGES**

- FY 2026 Decision Packages:
  - Physical Wellness Exams for Police Officers - \$38,000
  - Fire Field Training Officer Certification Pay Increase - \$18,000
  - Cotton Belt Trail Maintenance - \$26,250
- Mid-Year Changes:
  - Development Relations Project Manager - \$60,000 (this position is split evenly with the Economic Development Fund)

#### **HOTEL FUND**

The Hotel Fund collects funds from a 7% tax on hotel rooms rented in the Town of Addison. These funds are used to support projects that enhance and promote tourism, the arts, and the convention/hotel industry in Addison.

Fund revenues for fiscal year 2026 are expected to total \$7.7 million, an increase of \$331 thousand, or 4.5% due to a projected increase in hotel tax revenue generated by a newly created Tourism Public Improvement District (TPID). Budgeted operational expenditures of approximately \$7.6 million are an increase of \$79 thousand, or 2.5% over the prior year budget. The available ending fund balance for the Hotel Fund is projected to be \$4.9 million, leaving 64.3% of operating reserves, which exceeds the Town's policy of 25%.

This budget funds the following in the Hotel Fund:

- \$100,000 for a World Cup Series Event
- \$685,000 for the Addison Performing Arts Centre Facility Improvements
- \$30,000 for Major Theatre Projects Funding

#### **UTILITY FUND**

The Utility Fund is supported by fees charged to water and sewer customers that pay for the services they receive from the Town. As a business-type fund, the revenues charged should at a minimum cover the fund's operating expenses and debt service, as well as any other policy-related goals defined by the City Council (i.e., funding for capital projects, capital replacement, conservation efforts, etc.).

In January 2018, the City Council approved a Utility Rate Policy to adopt utility rates that fully fund a short-term staffing plan and provide a mix of cash and bond funding for capital improvement projects. The Council gave direction at the June 14, 2022 Council meeting to continue the policy and adopt utility rates according to an updated utility rate model to provide a mix of cash and bond funding for capital improvement projects and maintain a minimum fund balance of 25% of operating expenses by



## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

utilizing cost of service adjustments. The fiscal year 2026 utility rates, effective October 1, 2025, include no increase to water rates and a 1.0% increase to sewer rates, which equates to \$0.41 per month for an average residential user of 5,000 gallons of water.

The utility rate model, which took effect beginning in fiscal year 2024 included the following proposed increases to water and sewer rates:

- Fiscal Year 2024: 5.5% (actual adopted rate was 4.5% increases)
- Fiscal Year 2025: 5.5% (actual adopted rates were 5.5% increases)
- Fiscal Year 2026: 5.5% (0.0% water rate and 1.0% wastewater rate increases)
- Fiscal Year 2027: 4.0%
- Fiscal Year 2028: 3.5%

Staff continues to review the utility rate model on an annual basis to ensure the rate adjustments are in line with the needs identified in the utility rate model adopted by the City Council. This budget recommends only a 1.0% increase in wastewater rates despite a 13.5% increase in wholesale wastewater treatment costs from Trinity River Authority. The total Utility Fund revenues for fiscal year 2026 are expected to be approximately \$17.8 million, with budgeted operational expenses of \$17.8 million. The available ending working capital for the Utility Fund is projected to be \$7.7 million. The projected end-of-year working capital will maintain 43.4% of operating reserves, which exceeds the Town's policy of 25%.

This budget proposes to fund the following in the Utility Fund:

- Chlorine Analyzers, pH and Residual Monitor Upgrades - \$60,000
- Surveyor Water Tower Control Valve - \$40,000
- Celestial Pump Station Electrical Assessment - \$225,000
- Multi-Sensor Inspection Condition Assessment - North Dallas Water Supply Corporation - \$376,750

A total of \$3.4 million in capital projects are budgeted in the Utility Fund for fiscal year 2026. These projects are funded through a combination of authorized bond funds (\$2.2 million) and cash (\$1.2 million) from the Utility Fund. A list of projects can be found in the Capital Improvements Program budget included in this document and submitted for City Council consideration.

### **STORMWATER FUND**

The Stormwater Fund is supported by drainage fees added to utility bills. The projected revenues for fiscal year 2026 are \$2.9 million, with budgeted operating expenses totaling \$2.8 million. Additionally, the Stormwater Fund is scheduled to transfer \$832,457 to the debt service fund to fund the stormwater improvements of roadway reconstruction projects funded by general obligation debt. The available





## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

ending working capital for the Stormwater Fund is projected to be \$7.7 million, leaving 271.6% of operating expenses, which exceeds the Town's policy of 25%.

Fees for the Stormwater Fund are not increasing this year for any customer rate class. Staff estimates that current revenue is sufficient to operate the fund without need to increase rates until at least fiscal year 2029.

Only one capital project totaling \$2.8 million is budgeted in the Stormwater Fund for fiscal year 2026. The project is the stormwater portion of the Keller Springs Road Reconstruction project and is funded by authorized bonds funds. The focus of the Stormwater Fund is shifting to maintenance of existing stormwater infrastructure to ensure that the stormwater system operates at the highest efficiency and reduces our need to perform major capital projects.

#### **ECONOMIC DEVELOPMENT FUND**

The Economic Development Fund is supported by a combination of the following revenue sources:

- An allocation of a portion of the property tax rate equal to \$0.025 (\$1.6 million)
- Interest and other income (\$75,000)

Total operating expenditures for fiscal year 2026 are estimated at \$1.2 million with an additional \$0.9 million planned for economic incentives. The available ending fund balance for the Economic Development Fund is projected to be \$2.9 million, leaving 237.1% of operating reserves, which exceeds the Town's policy of 25%

This budget proposes to fund the following in the Economic Development Fund:

- Economic Development Coordinator position - \$93,576
- Marketing budget increase - \$85,000
- Team Texas Membership - \$43,000

#### **AIRPORT FUND**

The Airport Fund mainly receives revenues from rental income on Town-owned property and service fees to airport customers. Total projected revenues of approximately \$8.0 million in fiscal year 2026 will allow for budgeted expenses of approximately \$8.8 million which include \$0.9 million in capital projects. The available ending working capital for the Airport Fund is projected to be \$7.3 million, leaving 100.1% of operating expenses, which exceeds the Town's policy of 25%.

This budget proposes to fund the following in the Airport Fund:





## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

- \$150,000 for Airport GIS Contractual Services

A total of \$3.6 million in capital projects are budgeted in the Airport Fund for fiscal year 2026. These projects are funded through a combination of authorized bond funds, grant funding, and cash from the Airport Fund. A list of projects can be found in the Capital Improvements Program budget included in this document and submitted for City Council consideration.

#### **INFRASTRUCTURE INVESTMENT FUND (IIF)**

The Infrastructure Investment Fund (IIF) was created in fiscal year 2015 through a \$4 million transfer from General Fund reserves. The intent of this fund is to cash finance infrastructure projects. Annually, a portion of the property tax rate equal to \$0.006201 is deposited into this fund. In fiscal year 2026, \$393,883 is scheduled to be generated by the IIF portion of the tax rate. There are no projects budgeted to be funded by the IIF in fiscal year 2026.

#### **CAPITAL IMPROVEMENT BUDGET**

The Capital Improvement Program (CIP) budget for fiscal year 2026 is approximately \$35.3 million. Projects are funded by a combination of authorized bond funds, grant funding, and cash contributions. The CIP budget provides an all-funds view of the Town's planned capital improvement expenditures on public infrastructure and facilities over the next five years. For more information related to these capital projects, please reference the fiscal year 2026 CIP budget also submitted to the City Council for consideration.

#### **SELF-FUNDED SPECIAL PROJECT FUND**

The purpose of the Self-Funded Special Project Fund is to cash fund important one-time projects. The dollars for these one-time projects come from positive budget variances in the General Fund transferred at year-end. The anticipated beginning fund balance for fiscal year 2026 is approximately \$7.5M and budgeted expenditures total \$3,277,176. Major expenditures in this fund in fiscal year 2026 include:

- \$554,060 to implement the Wayfinding Signage Master Plan
- \$195,000 for Cotton Belt Trail Amenity Enhancements
- \$441,000 for Bosque Park Improvements
- \$118,000 for Celestial Park Entrance and Lighting Improvements
- \$100,000 for Neighborhood Vitality Grant Funding



## **EXHIBIT A**

### **LETTER TO MAYOR AND COUNCIL**

---

- \$75,600 for Fire Technical Rescue Gear
- \$150,000 for Phase 2 Town Facility Security Improvements
- \$50,000 for Addison Circle Park Pavilion Exterior Paint
- \$427,200 for Parks Asset Management and Site Infrastructure
- \$158,743 for Park Landscape Improvements
- \$196,373 for Addison Circle Park Capital Campaign (Design and Materials)
- \$150,000 for Addison Circle Park Drainage Improvements
- \$105,500 for Addison Athletic Club Asset Management Needs
- \$177,500 for HSIP Arapaho Road/Surveyor Blvd and Systemwide Improvements
- \$220,000 for AAC Outdoor Pool Restroom/Perimeter Fence Renovation
- \$110,200 for Arapaho/Addison Rd and Addison Rd/Lindbergh Dr. Signal Improvements

#### **MID-YEAR CHANGES**

Significant mid-year changes that occurred in the Self-Funded Special Projects Fund include the following:

- \$120,000 for the Rockin' Around the Circle Event
- \$32,400 for the Theatre Operations Study
- \$120,430 for two Fire Administration Vehicles
- \$60,000 for Neighborhood Services Startup Funding
- \$51,449 for the Unified Development Code
- \$30,000 for the DART Engineering Review
- \$20,000 for the Comprehensive Plan
- \$18,500 for HSIP Grant Application Professional Services
- \$14,500 for the Pavement Condition Assessment
- \$60,000 for HSIP Belt Line Road and Business Avenue Improvements
- \$50,000 for Athletic Club Outdoor Fence Construction
- \$12,000 for Beltway Drive Trail Construction Documents
- \$75,000 for rebuilding the pond pump at Finance
- \$46,000 for Arapaho and Surveyor Traffic Signal Design
- \$29,226 for Spruill Dog Park Drainage Improvements
- \$60,000 for the Addison Circle Park Vision Plan
- \$75,000 for the "Hero Among Us" sculpture
- \$35,000 Athletic Center Facility Improvements



## EXHIBIT A

### LETTER TO MAYOR AND COUNCIL

---

#### CONCLUSION

This completes the highlights of the fiscal year 2026 budget. I believe this budget balances the desire to continue to deliver high-quality services with the need to address issues that are important to the future of Addison.

I would like to thank the department directors who have put much time and expertise into the development of the budget. The creation of this budget would not have been possible without the hard work of Chief Financial Officer Steven Glickman, Assistant Finance Director Amanda Turner, and the rest of our Finance Department. In addition, I would like to give a special thanks to all the Town employees who continue to work hard to provide quality services to our residents and businesses in the Addison Way.

Respectfully submitted,



David Gaines

City Manager



**EXHIBIT A**

# FY 2026 ADOPTED Budget Summary

The following is a summary of the Fiscal Year (FY) 2025 – 2026 adopted annual budget of the Town of Addison.

- The total budget appropriates approximately \$110.9 million for operations. This proposed budget provides sufficient funding to tailor services to meet the needs and expectations of the community.



**BUDGET OVERVIEW**

	%
■ Personnel Services	40.4%
■ Contractual Services	25.1%
■ Debt Service	14.7%
■ Maintenance	11.1%
■ Capital Outlay	3.7%
■ Capital Replacement/Lease	2.9%
■ Supplies	2.1%

- Additionally, this budget appropriates approximately \$35.3 million for capital project expenditures.
- The adopted property tax rate is \$0.608100. The adopted property tax rate is \$0.608100/\$100, which is below the FY2026 voter-approval rate of \$0.654287/\$100. The adopted rate is above the no-new revenue rate of \$0.606094/\$100. (Numbers on chart have been rounded to nearest penny.)

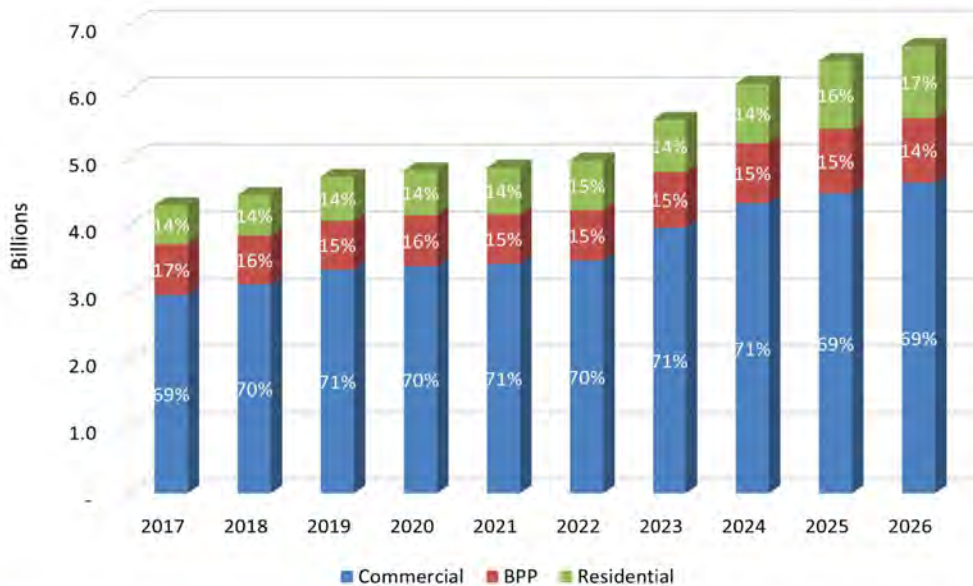




## EXHIBIT A

### CITY MANAGER PROPOSED FY2026 BUDGET SUMMARY

- The certified taxable property value increased by 3.2 percent. The certified taxable value for all property is approximately \$6.7 billion. The proposed rate generates a total property tax levy of \$40,636,733.



- Revenues excluding transfers total \$107.1 million, a decrease of \$507 thousand compared to the fiscal year 2025 budget. Significant variations in revenue sources include:
  - Property tax revenue is projected to increase \$1.1 million primarily due to the issuance of voter approved debt, \$84.9 million in new properties added to the tax roll, and a 1.9% increase in existing property values.
  - Non-property tax revenue is projected to increase \$1.3 million due to an estimated increase in sales tax and hotel occupancy taxes.
  - Utility revenue is increasing \$446 thousand based on updated water usage estimates and a 1.0% rate increase for sewer services.
  - Airport Fund revenue is projected to decrease \$2.1 million due to removing federal grant funding from the Bipartisan Infrastructure Law funding budgeted in FY2025 of \$2.6 million.
  - Streets Self-Funded Projects Fund revenue decreased \$2.0 million due to removing FY2025 budgeted cost sharing agreements with Dallas County for reconstruction of Midway Road.

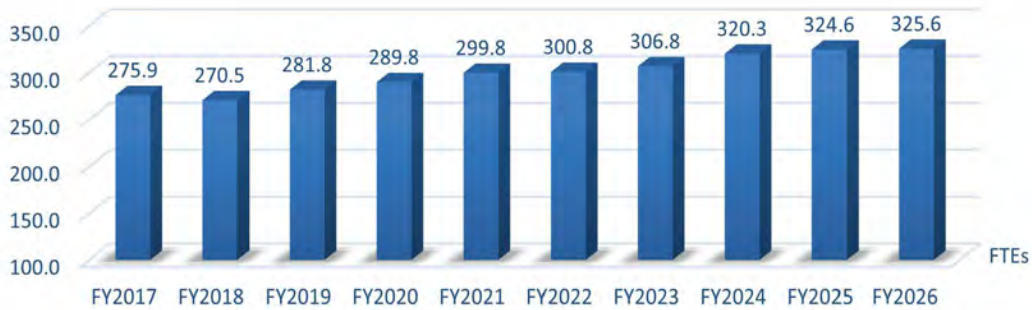


## EXHIBIT A

### CITY MANAGER PROPOSED FY2026 BUDGET SUMMARY

- The total staffing (all funds) is 325.6 FTEs (full-time equivalent), which is an increase of 1.0 FTEs over last year. The following positions are being added in FY2026:
  - 1.00 FTE Economic Development Coordinator

#### Full Time Equivalent History



## EXHIBIT A

### CITY MANAGER PROPOSED FY2026 BUDGET SUMMARY

- The budget includes \$35.3 million for capital improvement projects. Significant items include:

#### GENERAL CAPITAL PROJECTS:

■ Vitruvian West Streetscape and Bella Lane Extension	\$896,741
■ Quorum Drive Reconstruction	\$6,542,202
■ Pedestrian Connectivity – Cotton Belt Trail Enhancements	\$195,000
■ Keller Springs Road Reconstruction	\$5,000,000
■ Montfort Drive Reconstruction	\$4,987,164
■ Vitruvian Park Phase 6, Blocks 301,302, and 303	\$750,000
■ North Texas Emergency Communications Facility	\$1,000,000
■ AAC Outdoor Pool Restrooms/Perimeter Fence Renovations	\$220,000
■ Arapaho/Surveyor and Systemwide Traffic Signal Improvements	\$2,140,950
■ Pedestrian Improvement – Pedestrian Toolbox Implementation	\$150,000
■ Wayfinding Signage	\$789,060
■ Bosque Park Improvements	\$441,000
■ Celestial Park Entrance and Lighting Improvements	\$268,255
■ Arapaho/Addison Rd & Addison Rd/Lindbergh Dr Signal Impr.	\$110,200

#### UTILITY CAPITAL PROJECTS:

■ AMI Water Meter Modernization	\$3,150,000
■ Addison Circle Tower Driveway	\$225,000

#### STORMWATER CAPITAL PROJECTS:

■ Keller Springs Reconstruction	\$2,800,000
---------------------------------	-------------

#### AIRPORT CAPITAL PROJECTS:

■ Airport Fuel Storage Expansion	\$95,000
■ Jimmy Doolittle Drive Reconstruction	\$653,516
■ Airport Regulated Garbage Utility Building	\$250,000
■ Taxilane Uniform Storm Drainage Improvements	\$245,455
■ Taxiway Bravo Extension – Phase II	\$609,100
■ Reconstruction of Eddie Rickenbacker Drive	\$220,000



## EXHIBIT A

# ALL FUNDS Summary

## COMBINED SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BY CATEGORY

All Funds Subject to Appropriation  
City Council FY2026 Proposed Annual Budget  
With Comparisons to FY2025 Estimates and FY2024 Actual

	Special Revenue Funds					Debt Service	Capital
FY2025-26	GENERAL FUND	HOTEL	ECONOMIC DEVELOPMENT	COMBINED GRANTS	COMBINED OTHER	COMBINED DEBT SERVICE	INFRASTRUCTURE INVESTMENT
Beginning Balances	\$21,018,948	\$5,765,693	\$3,384,254	\$80,528	\$13,941,853	\$563,549	\$3,482,296
<b>Revenues</b>							
Ad Valorem Tax	\$25,792,196	\$-	\$1,604,171	\$-	\$-	\$11,235,197	\$393,883
Non-Property Taxes	18,400,000	5,676,000	-	-	-	-	-
Franchise Fees	2,035,000	-	-	-	20,000	-	-
Licenses & Permits	1,225,700	-	-	-	-	-	-
Intergovernmental	-	-	-	8,750	-	-	-
Service Fees	3,357,939	1,641,000	-	-	-	-	-
Fines & Penalties	390,000	-	-	-	50,030	-	-
Rental Income	89,100	120,000	-	-	-	-	-
Interest & Other Income	1,057,500	300,000	75,000	1,500	1,285,500	50,000	175,000
Total Revenues	\$52,347,435	\$7,737,000	\$1,679,171	\$10,250	\$1,355,530	\$11,285,197	\$568,883
Transfers from other funds	-	-	-	-	-	1,366,831	-
Sales of Government Assets	-	-	-	-	-	-	-
Other Financing Sources - Leases	-	-	-	-	-	-	-
Total Available Resources	\$73,366,383	\$13,502,693	\$5,063,425	\$90,778	\$15,297,383	\$13,215,577	\$4,051,179





## EXHIBIT A

### ALL FUNDS SUMMARY

#### COMBINED SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BY CATEGORY

All Funds Subject to Appropriation  
City Council FY2026 Proposed Annual Budget  
With Comparisons to FY2025 Estimates and FY2024 Actual

	Proprietary Funds			Internal	Total All Funds		
FY2025-26	AIRPORT	UTILITY	STORMWATER	COMBINED REPLACEMENT	BUDGET 2025-2026	ESTIMATED 2024-2025	ACTUAL 2023-2024
Beginning Balances	\$8,072,261	\$9,592,456	\$8,544,102	\$7,747,708	\$82,193,648	\$89,876,451	\$82,601,023
Revenues							
Ad Valorem Tax	\$-	\$-	\$-	\$-	\$39,025,447	\$37,929,146	\$35,679,220
Non-Property Taxes	-	-	-	-	24,076,000	23,855,000	23,970,642
Franchise Fees	-	-	-	-	2,055,000	2,101,001	2,059,519
Licenses & Permits	-	-	1,000	-	1,226,700	1,211,700	1,641,950
Intergovernmental	100,000	-	-	-	108,750	2,017,385	237,868
Service Fees	1,562,000	17,392,745	2,625,000	3,215,171	29,793,855	28,952,613	26,982,754
Fines & Penalties	-	105,000	-	-	545,030	493,400	516,825
Rental Income	6,004,947	-	-	-	6,214,047	5,934,096	5,928,719
Interest & Other Income	334,200	282,422	225,000	275,750	4,061,872	9,365,678	9,013,518
Total Revenues	\$8,001,147	\$17,780,167	\$2,851,000	\$3,490,921	\$107,106,701	\$111,860,019	\$106,031,016
Transfers from other funds	-	-	-	-	1,366,831	2,572,958	5,375,540
Sales of Government Assets	-	-	-	-	-	-	966
Other Financing Sources - Leases	-	-	-	-	-	-	381,380
Total Available Resources	\$16,073,408	\$27,372,623	\$11,395,102	\$11,238,629	\$190,667,180	\$204,309,428	\$194,389,925



## EXHIBIT A

### ALL FUNDS SUMMARY

#### COMBINED SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BY CATEGORY

All Funds Subject to Appropriation  
City Council FY2026 Proposed Annual Budget  
With Comparisons to FY2025 Estimates and FY2024 Actual

	Special Revenue Funds					Debt Service	Capital
FY2025-26	GENERAL FUND	HOTEL	ECONOMIC DEVELOPMENT	COMBINED GRANTS	COMBINED OTHER	COMBINED DEBT SERVICE	INFRASTRUCTURE INVESTMENT
<b>Expenditures</b>							
Personnel Services	\$34,149,515	\$2,072,446	\$698,354	\$-	\$26,270	\$-	\$-
Supplies	1,790,274	56,240	13,910	-	107,025	-	-
Maintenance	4,350,867	465,324	33,040	-	1,059,743	-	-
Contractual Services	9,229,333	4,730,482	461,706	20,000	376,373	8,000	-
Capital Replacement/Lease	2,475,038	241,498	11,527	-	-	-	-
Debt Service	-	-	-	-	-	12,729,304	-
Capital Outlay	352,263	30,000	-	-	2,671,535	-	-
Total Operational Expenditures	\$52,347,290	\$7,595,990	\$1,218,537	\$20,000	\$4,240,946	\$12,737,304	\$-
Transfers to other funds	-	-	-	-	-	-	-
One-Time Decision Package	-	785,000	43,000	-	-	-	-
Capital Improvements	-	235,000	-	-	1,046,741	-	-
Subscriptions and Leases	-	-	-	-	-	-	-
Economic Incentives	-	-	912,959	-	-	-	-
Total Expenditures	\$52,347,290	\$8,615,990	\$2,174,496	\$20,000	\$5,287,687	\$12,737,304	\$-
<b>Ending Fund Balances</b>							
Ending Fund Balances	\$21,019,093	\$4,886,703	\$2,888,929	\$70,778	\$10,009,696	\$478,273	\$4,051,179
Fund Balance Percentage	40.2%	64.3%	237.1%	353.9%	236.0%	3.8%	0.0%
Fund Balance Policy Requirement <sup>(1)</sup>	25.0%*	25.0%	25.0%	N/A	N/A	N/A	N/A

(1) It is a goal of the City Council to maintain a General Fund ending fund balance of 30% per financial policy.





## EXHIBIT A

### ALL FUNDS SUMMARY

#### COMBINED SUMMARY OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BY CATEGORY

All Funds Subject to Appropriation  
City Council FY2026 Proposed Annual Budget  
With Comparisons to FY2025 Estimates and FY2024 Actual

	Proprietary Funds			Internal	Total All Funds		
FY2025-26	AIRPORT	UTILITY	STORMWATER	COMBINED REPLACEMENT	BUDGET 2024-2025	ESTIMATED 2024-2025	ACTUAL 2023-2024
<b>Expenditures</b>							
Personnel Services	\$3,766,304	\$3,195,365	\$934,142	\$-	\$44,842,396	\$42,178,090	\$39,163,364
Supplies	60,063	234,367	24,250	-	2,286,129	2,183,796	2,253,945
Maintenance	707,995	1,279,758	624,592	3,810,000	12,331,319	9,325,983	8,642,149
Contractual Services	1,596,664	11,126,582	329,260	-	27,878,400	31,310,993	26,505,815
Capital Replacement/ Lease	250,720	187,248	56,140	-	3,222,171	3,266,963	2,653,726
Debt Service	873,809	1,754,345	874,315	-	16,231,773	15,276,457	13,640,948
Capital Outlay	-	-	-	1,070,000	4,123,798	5,617,192	4,651,283
Total Operational Expenditures	\$7,255,555	\$17,777,665	\$2,842,699	\$4,880,000	\$110,915,986	\$109,159,474	\$97,511,230
Transfers to other funds	534,374	-	832,457	-	1,366,831	2,572,958	5,375,540
One-Time Decision Package	150,000	701,750	-	-	1,679,750	418,500	-
Capital Improvements	871,365	1,175,000	-	-	3,328,106	9,464,848	912,234
Subscriptions and Leases	-	-	-	-	-	-	386,380
Economic Incentives	-	-	-	-	912,959	500,000	328,090
Total Expenditures	\$8,811,294	\$19,654,415	\$3,675,156	\$4,880,000	\$118,203,632	\$122,115,780	\$104,513,474
Ending Fund Balances	\$7,262,114	\$7,718,208	\$7,719,946	\$6,358,629	\$72,463,548	\$82,193,648	\$89,876,451
Fund Balance Percentage	100.1%	43.4%	271.6%	130.3%	65.3%	75.3%	92.2%
Fund Balance Policy Requirement <sup>(1)</sup>	25.0%	25.0%	25.0%	N/A	N/A	N/A	N/A

(1) It is a goal of the City Council to maintain a General Fund ending fund balance of 30% per financial policy.



## EXHIBIT A

# PERSONNEL Summary

### FY2025-2026

GENERAL FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>City Secretary</b>					
City Secretary	1.00	1.00	1.00	1.00	-
	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	-
<b>City Manager's Office</b>					
City Manager	1.00	0.75	0.75	0.75	-
Deputy City Manager	1.00	1.00	1.00	1.00	-
Chief of Staff	0.70	0.70	0.70	0.70	-
Assistant to City Manager	1.00	-	-	-	-
Executive Assistant	1.00	1.00	1.00	1.00	-
Volunteer Coordinator	0.70	0.70	0.70	0.70	-
	<b>5.40</b>	<b>4.15</b>	<b>4.15</b>	<b>4.15</b>	-
<b>Finance Department</b>					
Chief Financial Officer	1.00	0.75	0.75	0.75	-
Assistant Director of Finance	0.25	0.25	0.25	-	(0.25)
Controller	0.75	0.75	0.75	0.75	-
Accounting Manager	0.50	0.50	0.50	0.50	-
Purchasing Manager	1.00	1.00	1.00	1.00	-
Budget Manager	1.00	1.00	1.00	1.00	-
Risk Management and Payroll Manager	1.00	1.00	-	-	-
Senior Accountant	-	-	1.00	1.00	-
Senior Budget Analyst	1.00	0.75	0.75	0.75	-
Treasury Supervisor	-	-	1.00	0.50	(0.50)
Senior Treasury Analyst	1.00	1.00	-	-	-
Accountant	0.50	0.50	0.50	0.50	-
Management Analyst	1.00	1.00	1.00	1.00	-
Senior Accounting Specialist	1.00	0.75	0.75	0.75	-
Accounting Specialist	1.00	0.75	0.75	0.75	-
	<b>11.00</b>	<b>10.00</b>	<b>10.00</b>	<b>9.25</b>	<b>(0.75)</b>



## EXHIBIT A

### PERSONNEL SUMMARY

GENERAL FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>General Services</b>					
Director of General Services	1.00	1.00	1.00	1.00	-
Asset Management and Fleet Manager	1.00	1.00	1.00	1.00	-
Asset Management and Fleet Manager	1.00	1.00	1.00	1.00	-
Management Assistant	1.00	1.00	1.00	1.00	-
Facilities Specialist	3.00	3.00	3.00	3.00	-
Facilities Assistant	0.50	0.50	0.50	0.50	-
	7.50	7.50	7.50	7.50	-
<b>Municipal Court</b>					
Municipal Court Administrator	1.00	1.00	1.00	1.00	-
Lead Deputy Court Clerk	1.00	1.00	1.00	1.00	-
Deputy Court Clerk	2.00	2.00	2.00	2.00	-
Municipal Judge	1.00	1.00	1.00	1.00	-
	5.00	5.00	5.00	5.00	-
<b>Human Resources</b>					
Director of Human Resources	1.00	1.00	1.00	1.00	-
Senior HR Business Partner	1.00	1.00	1.00	1.00	-
HR Learning & Development Coordinator	1.00	1.00	1.00	1.00	-
	3.00	3.00	3.00	3.00	-
<b>Information Technology</b>					
Ex. Director of Internal Services	1.00	1.00	1.00	1.00	-
Assistant Director of Information Technology	1.00	1.00	1.00	1.00	-
Network Specialist	4.00	4.00	4.00	4.00	-
Senior ERP Specialist	1.00	1.00	1.00	1.00	-
Management Analyst	-	-	0.50	0.50	-
	7.00	7.00	7.50	7.50	-





# EXHIBIT A

## PERSONNEL SUMMARY



GENERAL FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>Police</b>					
Police Chief	1.00	1.00	1.00	1.00	-
Assistant Police Chief	1.00	1.00	2.00	2.00	-
Captain	1.00	1.00	-	-	-
Lieutenant	5.00	5.00	5.00	5.00	-
Sergeant	8.00	8.00	8.00	8.00	-
Police Records Supervisor	1.00	1.00	1.00	1.00	-
Animal Services Supervisor	1.00	1.00	-	-	-
Police Officer	47.00	47.00	47.00	47.00	-
Animal Services Officer	2.00	2.00	-	-	-
Management Analyst	1.00	1.00	1.00	1.00	-
Department Assistant	2.00	2.00	2.00	2.00	-
Police Records Clerk	3.00	3.00	3.00	3.00	-
Crime Analyst	1.00	1.00	1.00	1.00	-
Property & Evidence Technician	1.00	1.00	1.00	1.00	-
	<b>75.00</b>	<b>75.00</b>	<b>72.00</b>	<b>72.00</b>	<b>-</b>
<b>Fire</b>					
Fire Chief	1.00	1.00	1.00	1.00	-
Assistant Fire Chief	2.00	2.00	2.00	2.00	-
Battalion Chief	3.00	3.00	3.00	3.00	-
Battalion Chief - Administration	1.00	1.00	1.00	1.00	-
Fire Captain	9.00	9.00	9.00	9.00	-
Fire Lieutenant	-	-	-	-	-
Driver/Engineer	9.00	9.00	9.00	6.00	(3.00)
Emergency Management Coordinator	1.00	0.75	0.75	0.75	-
Firefighter/Paramedic	29.00	29.00	29.00	29.00	-
Paramedic	2.00	2.00	2.00	2.00	-
Fire Administrative Manager	1.00	1.00	1.00	1.00	-
Fire Prevention Technician	1.00	1.00	1.00	1.00	-
Department Assistant	1.00	1.00	1.00	1.00	-
	<b>60.00</b>	<b>59.75</b>	<b>59.75</b>	<b>56.75</b>	<b>(3.00)</b>



## EXHIBIT A

### PERSONNEL SUMMARY

GENERAL FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>Development Services</b>					
Director of Development Services	1.00	1.00	1.00	1.00	-
Assistant Director of Development Services	1.00	1.00	1.00	1.00	-
Assistant Director of Neighborhood Services	1.00	1.00	1.00	1.00	-
Building Official	1.00	1.00	1.00	1.00	-
Comprehensive Planning Manager	1.00	1.00	1.00	1.00	-
Development Relations Project Manager	-	-	0.50	0.50	-
Code Compliance Manager	1.00	1.00	1.00	1.00	-
Environmental Health Manager	1.00	1.00	1.00	1.00	-
Animal Services Supervisor	-	-	1.00	1.00	-
Senior Building Inspector	2.00	2.00	2.00	2.00	-
Senior Plans Examiner	1.00	1.00	1.00	1.00	-
Senior Environmental Health Specialist	1.00	1.00	1.00	1.00	-
Environmental Health Specialist	1.00	1.00	1.00	1.00	-
Senior Code Compliance Officer	1.00	1.00	1.00	1.00	-
Code Compliance Officer	2.00	2.00	2.00	2.00	-
Management Analyst	1.00	1.00	1.00	1.00	-
Animal Services Officer	-	-	2.00	2.00	-
Executive Assistant	1.00	1.00	1.00	1.00	-
Senior Permit Technician	1.00	1.00	1.00	1.00	-
Records Clerk	1.00	1.00	1.00	1.00	-
	19.00	19.00	22.50	22.50	-
<b>Streets</b>					
Streets & Traffic Operations Manager	0.40	0.40	0.40	0.40	-
Traffic Signal Supervisor	1.00	1.00	1.00	1.00	-
Street Operations Supervisor	0.50	0.50	0.50	0.50	-
Signs & Signals Technician	2.00	2.00	2.00	2.00	-
Street Maintenance Worker	1.50	1.50	1.50	1.50	-
	5.40	5.40	5.40	5.40	-





## EXHIBIT A

### PERSONNEL SUMMARY

GENERAL FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>Parks</b>					
Director of Parks and Recreation	1.00	1.00	1.00	1.00	-
Park Project Manager	-	-	1.00	1.00	-
Assistant Director of Parks	1.00	1.00	-	-	-
Parks Superintendent	1.00	1.00	1.00	1.00	-
Parks Manager	2.00	2.00	2.00	2.00	-
Landscape Architect	1.00	1.00	1.00	1.00	-
Parks Crew Leader	-	-	1.00	1.00	-
Parks Supervisor	4.00	4.00	3.00	3.00	-
Parks Supervisor Trainee	1.00	1.00	1.00	1.00	-
Management Analyst	1.00	1.00	0.50	0.50	-
Electrician	1.00	1.00	1.00	1.00	-
Electrician Apprentice	1.00	1.00	1.00	1.00	-
Licensed Irrigator - II	1.00	1.00	1.00	1.00	-
Licensed Irrigator - I	1.00	1.00	1.00	1.00	-
Groundskeeper - II	4.00	4.00	4.00	4.00	-
Groundskeeper - I	8.00	8.00	8.00	8.00	-
	28.00	28.00	27.50	27.50	-



## EXHIBIT A

### PERSONNEL SUMMARY



#### Recreation

Assistant Director of Recreation	1.00	1.00	1.00	1.00	-
Recreation Program Manager	1.00	1.00	1.00	1.00	-
Recreation Supervisor	1.00	1.00	1.00	1.00	-
Recreation Member Services Supervisor	1.00	1.00	1.00	1.00	-
Recreation Program Supervisor	-	-	1.00	1.00	-
Fitness Supervisor	1.00	1.00	-	-	-
Recreation Coordinator	1.00	1.00	1.00	1.00	-
Pool Supervisor	0.20	0.20	0.20	0.20	-
Head Lifeguard	0.20	0.20	0.20	0.20	-
Recreation Assistant	3.50	3.50	3.50	3.50	-
Children's Recreation Lead	-	-	1.00	1.00	-
Childcare Assistant	1.00	1.00	-	-	-
Camp Counselor	0.80	0.80	0.80	0.80	-
Recreation Light Maintenance/Janitorial	1.00	1.00	1.00	1.00	-
Lifeguard	2.00	2.00	2.00	2.00	-
Facility Attendant	1.00	1.00	1.00	1.00	-
	<b>15.70</b>	<b>15.70</b>	<b>15.70</b>	<b>15.70</b>	<b>-</b>
<b>General Fund Total</b>	<b>243.00</b>	<b>240.50</b>	<b>241.00</b>	<b>237.25</b>	<b>(3.75)</b>



## EXHIBIT A

### PERSONNEL SUMMARY

HOTEL FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>Communications &amp; Marketing</b>					
Director of Public Communications	1.00	1.00	1.00	1.00	-
Senior Communications Specialist	-	1.00	1.00	1.00	-
Marketing and Communications Specialist	1.00	1.00	1.00	1.00	-
	2.00	3.00	3.00	3.00	-
<b>Tourism</b>					
Tourism Manager	1.00	1.00	1.00	1.00	-
Tourism Coordinator	-	1.00	1.00	1.00	-
	1.00	2.00	2.00	2.00	-
<b>Special Events</b>					
Director of Special Events	1.00	1.00	1.00	1.00	-
Special Events Manager	-	-	1.00	1.00	-
Special Events Supervisor	1.00	1.00	-	-	-
Special Events Coordinator	2.00	2.00	2.00	2.00	-
Sponsorship & Marketing Specialist	1.00	1.00	1.00	1.00	-
Special Events Specialist	1.00	1.00	1.00	1.00	-
Volunteer Coordinator	-	0.30	0.30	0.30	-
	6.00	6.30	6.30	6.30	-
<b>Addison Theatre Centre</b>					
Theatre Manager	-	1.00	1.00	1.00	-
Theatre Centre Supervisor	1.00	1.00	1.00	1.00	-
Facilities Assistant	0.50	0.50	0.50	0.50	-
	1.50	2.50	2.50	2.50	-
<b>General Hotel Operations</b>					
Senior Accountant	1.00	1.00	1.00	1.00	-
	1.00	1.00	1.00	1.00	-
<b>Hotel Fund Total</b>	<b>11.50</b>	<b>14.80</b>	<b>14.80</b>	<b>14.80</b>	<b>-</b>





## EXHIBIT A

### PERSONNEL SUMMARY



	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2024-25
<b>ECONOMIC DEVELOPMENT FUND</b>					
<b>Economic Development</b>					
Director of Economic Development	1.00	1.00	1.00	1.00	-
Economic Development Manager	1.00	1.00	1.00	1.00	-
Economic Development Analyst	1.00	1.00	1.00	1.00	-
Economic Development Coordinator	-	-	-	1.00	1.00
Development Relations Project Manager	-	-	0.50	0.50	-
	3.00	3.00	3.50	4.50	1.00
<b>Economic Development Fund Total</b>					
	3.00	3.00	3.50	4.50	1.00



## EXHIBIT A

### PERSONNEL SUMMARY

AIRPORT FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
City Manager	-	0.25	0.25	0.25	-
Deputy City Manager	0.50	0.50	0.50	0.50	-
Chief Financial Officer	-	0.25	0.25	0.25	-
Airport Director	1.00	1.00	1.00	1.00	-
Assistant Director of Finance	0.25	0.25	0.25	0.50	0.25
Treasury Supervisor	-	-	-	0.50	0.50
Airport Assistant Director	2.00	2.00	2.00	2.00	-
GIS Manager	0.40	0.40	0.40	0.40	-
Controller	0.25	0.25	0.25	0.25	-
Driver/Engineer	-	-	-	3.00	3.00
Emergency Management Coordinator	-	0.25	0.25	0.25	-
Asset Manager	1.00	1.00	1.00	1.00	-
Airport Maintenance Manager	1.00	1.00	1.00	1.00	-
Accounting Manager	0.50	0.50	0.50	0.50	-
Police Officer	3.00	3.00	3.00	3.00	-
Senior Budget Analyst	-	0.25	0.25	0.25	-
Leasing Manager	1.00	1.00	1.00	1.00	-
HR Business Partner	0.50	0.50	0.50	0.50	-
Accountant	1.00	1.00	1.00	1.00	-
Management Assistant	1.00	1.00	1.00	1.00	-
Senior Accounting Specialist	-	0.25	0.25	0.25	-
Utility Billing Supervisor	-	-	-	0.40	0.40
Accounting Specialist - UB	-	-	-	0.40	0.40
Airport Operations Specialist	1.00	1.00	1.00	1.00	-
Accounting Specialist	-	0.25	0.25	0.25	-
Airport Maintenance Crew Leader	-	-	1.00	1.00	-
Airport Maintenance Technician III	1.00	1.00	-	-	-
Airport Maintenance Technician II	3.00	3.00	3.00	3.00	-
Airport Operations Management Analyst	-	-	1.00	1.00	-
Department Assistant	1.00	1.00	-	-	-
Janitorial and Light Maintenance Worker	1.00	1.00	1.00	1.00	-
Airport Summer Management Intern	0.20	0.20	0.20	0.20	-
<b>Airport Fund Total</b>	<b>20.60</b>	<b>22.10</b>	<b>22.10</b>	<b>26.65</b>	<b>4.55</b>



## EXHIBIT A

### PERSONNEL SUMMARY

UTILITY FUND	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>Utility Administration</b>					
Deputy City Manager	0.50	0.50	0.50	0.50	-
Director of Public Works and Engineering	1.00	1.00	1.00	1.00	-
Assistant Director of Public Works & Engr.	1.00	1.00	1.00	1.00	-
GIS Manager	0.30	0.30	0.30	0.30	-
Capital Improvement Project Manager	1.00	1.00	1.00	1.00	-
Streets and Traffic Operations Manager	0.30	0.30	0.30	0.30	-
Public Works & Engineering Records Clerk	1.00	1.00	1.00	1.00	-
Water Quality Manager	1.00	1.00	1.00	1.00	-
Line Maintenance Manager	1.00	1.00	1.00	1.00	-
Right of Way Construction Manager	1.00	1.00	1.00	1.00	-
HR Business Partner	0.50	0.50	0.50	0.50	-
Utility Supervisor-Water Quality	1.00	1.00	1.00	1.00	-
Construction Inspector	2.00	2.00	2.00	2.00	-
Utility Supervisor-Line Maintenance	1.00	1.00	1.00	1.00	-
Water Quality Specialist	2.00	2.00	2.00	2.00	-
Utility Operator - III	4.00	4.00	4.00	4.00	-
GIS Analyst	0.50	0.50	0.50	0.50	-
Department Assistant	1.00	1.00	1.00	1.00	-
Utility Operator - II	2.00	2.00	2.00	2.00	-
Utility Operator - I	5.00	5.00	5.00	5.00	-
	27.10	27.10	27.10	27.10	-
<b>Utility Billing</b>					
Assistant Director of Finance	0.50	0.50	0.50	0.50	-
Accountant	0.50	0.50	0.50	0.50	-
Utility Billing Supervisor	0.80	0.80	0.80	0.40	(0.40)
Accounting Specialist - UB	0.80	0.80	0.80	0.40	(0.40)
	2.60	2.60	2.60	1.80	(0.80)
<b>Utility Fund Total</b>	<b>29.70</b>	<b>29.70</b>	<b>29.70</b>	<b>28.90</b>	<b>(0.80)</b>





## EXHIBIT A

### PERSONNEL SUMMARY



	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26	DIFFERENCE 2025-26
<b>STORMWATER FUND</b>					
Assistant Director of Public Works	1.00	1.00	1.00	1.00	-
GIS Manager	0.30	0.30	0.30	0.30	-
Stormwater and Operations Manager	1.00	1.00	1.00	1.00	-
Streets and Traffic Operations Manager	0.30	0.30	0.30	0.30	-
GIS Analyst	0.50	0.50	0.50	0.50	-
Utility Billing Supervisor	0.20	0.20	0.20	0.20	-
Stormwater Operator	2.00	2.00	2.00	2.00	-
Street Operations Supervisor	0.50	0.50	0.50	0.50	-
Accounting Specialist - UB	0.20	0.20	0.20	0.20	-
Street Maintenance Worker	2.50	2.50	2.50	2.50	-
Construction Inspector	-	1.00	1.00	1.00	-
<b>Stormwater Fund Total</b>	<b>8.50</b>	<b>9.50</b>	<b>9.50</b>	<b>9.50</b>	<b>-</b>
<b>CAPITAL IMPROVEMENTS PROGRAM</b>					
Bond Infrastructure Project Manager	2.00	2.00	2.00	2.00	-
Bond Contract Administrator	1.00	1.00	1.00	1.00	-
Major Capital Projects Construction Inspector	1.00	1.00	1.00	1.00	-
<b>Capital Improvements Program Total</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>4.00</b>	<b>-</b>
<b>All Funds Total</b>	<b>320.30</b>	<b>323.60</b>	<b>324.60</b>	<b>325.60</b>	<b>1.00</b>





**EXHIBIT A**

# GENERAL FUND

## By Category

FY2025-26	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 Operating Revenue	\$52,338,099	\$50,273,325	\$52,004,018	\$52,347,435
Transfers from Other Funds	966	-	-	-
Leases (as Lessee)	381,380	-	-	-
Total Available Resources	\$73,403,404	\$71,073,080	\$72,860,454	\$73,366,383
Expenditures				
Personnel Services	\$30,900,387	\$33,016,516	\$32,741,374	\$34,149,515
Supplies	1,759,838	1,728,719	1,710,612	1,790,274
Maintenance	3,659,391	4,047,164	4,012,759	4,350,867
Contractual Services	8,601,269	8,660,210	8,959,981	9,229,333
Capital Replacement/Lease	2,117,711	2,513,511	2,513,511	2,475,038
Capital Outlay	445,569	303,269	303,269	352,263
Debt Service	176,424	-	-	-
Total Operating Expenditures	\$47,660,588	\$50,269,389	\$50,241,506	\$52,347,290
Transfer to Self-Funded Projects Fund	4,500,000	-	1,200,000	-
Transfer to Economic Development Fund	-	-	400,000	-
Subscriptions and Leases	386,380	-	-	-
Total Expenditures	\$52,546,968	\$50,269,389	\$51,841,506	\$52,347,290
Ending Fund Balances	\$20,856,436	\$20,803,691	\$21,018,948	\$21,019,093
Fund Balance Percentage	43.8%	41.4%	41.8%	40.2%



**EXHIBIT A**

# GENERAL FUND

## Revenue Summary by Source

FY2025-26	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
<b>Revenues</b>				
<b>Ad Valorem Taxes</b>				
Current Taxes	\$25,000,925	\$25,615,206	\$25,615,206	\$25,917,196
Delinquent Taxes	(471,087)	(200,000)	(200,000)	(200,000)
Penalty & Interest	71,829	50,000	50,000	75,000
<b>Non-Property Taxes</b>				
Sales Taxes	17,298,041	16,165,000	17,200,000	17,100,000
Alcoholic Beverage Tax	1,297,720	1,300,000	1,300,000	1,300,000
<b>Franchise/Right-of-Way Use Fees</b>				
Electric Franchise	1,491,544	1,525,000	1,525,000	1,525,000
Gas Franchise	297,695	275,000	316,001	275,000
Telecommunication Access Fees	152,514	160,000	150,000	150,000
Cable Franchise	91,828	95,000	85,000	85,000
<b>Licenses and Permits</b>				
Business Licenses & Permits	219,243	225,700	225,700	240,700
Building & Construction Permits	1,420,632	985,000	985,000	985,000
<b>Service Fees</b>				
Public Safety	1,300,804	1,094,000	1,194,000	1,159,000
Urban Development	3,862	87,200	477,200	517,200
Streets & Sanitation	509,198	508,500	508,500	508,500
Recreation	137,387	96,000	126,100	152,550
Interfund	646,294	940,619	940,619	1,020,689
Court Fines	350,930	335,000	335,000	390,000
Interest Earnings	2,060,831	650,000	800,000	700,000
Rental Income	8,640	8,600	8,600	89,100
Other	449,269	357,500	362,092	357,500
Total Operating Revenues	\$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
Total Available Resources	\$73,403,404	\$71,073,080	\$72,860,454	\$73,366,383





## EXHIBIT A

# GENERAL FUND By Department

FY2025-26	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
Total Operating Revenue	\$52,338,099	\$50,273,325	\$52,004,018	\$52,347,435
Total Available Resources	\$73,021,058	\$71,073,080	\$72,860,454	\$73,366,383

### 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

#### 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

#### Development Services

Streets	2,322,115	3,255,290	3,158,021	3,463,364
---------	-----------	-----------	-----------	-----------

#### 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

#### Debt Service

	176,424	-	-	-
--	---------	---	---	---

Total Operating Expenditures	\$47,660,588	\$50,269,389	\$50,241,506	\$52,347,290
------------------------------	--------------	--------------	--------------	--------------

Transfer 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
--------------------	--------------	--------------	--------------	--------------

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%
-------------------------	-------	-------	-------	-------



**EXHIBIT A**

# HOTEL SPECIAL REVENUE

## Fund by Category

FY2025-26	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$5,330,209	\$5,294,485	\$5,954,770	\$5,765,693
<b>Revenues</b>				
Hotel/Motel Occupancy Taxes	\$5,374,881	\$5,355,000	\$5,355,000	\$5,676,000
Proceeds from Special Events	1,392,560	1,616,000	1,338,530	1,641,000
Rental Income	169,371	160,000	160,000	120,000
Interest Earnings and Other	456,895	275,000	250,000	300,000
Total Revenues	\$7,393,707	\$7,406,000	\$7,103,530	\$7,737,000
Total Available Resources	\$12,723,916	\$12,700,485	\$13,058,300	\$13,502,693
<b>Expenditures</b>				
Personnel Services	\$1,631,453	\$2,118,673	\$1,935,476	\$2,072,446
Supplies	54,500	61,392	61,392	56,240
Maintenance	307,324	451,824	451,824	465,324
Contractual Services	4,590,145	4,600,482	4,529,690	4,730,482
Capital Replacement / Lease	134,225	284,225	284,225	241,498
Capital Outlay	51,499	-	-	30,000
Total Operating Expenditures	\$6,769,146	\$7,516,596	\$7,262,607	\$7,595,990
One-Time Decision Packages	-	30,000	30,000	785,000
<b>Capital Projects (Cash Funded)</b>				
Wayfinding Signage & 911 Trail Location Markers	-	-	-	235,000
Total Expenditures	\$6,769,146	\$7,546,596	\$7,292,607	\$8,615,990
Ending Fund Balances	\$5,954,770	\$5,153,889	\$5,765,693	\$4,886,703
Fund Balance Percentage	88.0%	68.6%	79.4%	64.3%



## EXHIBIT A

# HOTEL SPECIAL REVENUE

## Fund by Department

FY2025-26	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$5,330,209	\$5,294,485	\$5,954,770	\$5,765,693
<b>Revenues</b>				
Hotel/Motel Occupancy Taxes	\$5,374,881	\$5,355,000	\$5,355,000	\$5,676,000
Proceeds from Special Events	1,392,560	1,616,000	1,338,530	1,641,000
Rental Income	169,371	160,000	160,000	120,000
Interest Earnings and Other	456,895	275,000	250,000	300,000
Total Revenues	\$7,393,707	\$7,406,000	\$7,103,530	\$7,737,000
Total Available Resources	\$12,723,916	\$12,700,485	\$13,058,300	\$13,502,693
<b>Expenditures</b>				
Marketing & Tourism	\$1,567,739	\$1,989,451	\$1,850,963	\$1,999,487
The Addison	747,618	885,874	862,480	967,190
Major Special Events	2,759,705	2,535,572	2,456,034	2,494,177
Special Events Operations	1,142,699	1,320,478	1,314,831	1,417,964
Vitruvian Events	185,000	185,000	185,000	185,000
General Hotel Operations	366,385	600,221	593,299	532,172
Total Operating Expenditures	\$6,769,146	\$7,516,596	\$7,262,607	\$7,595,990
One-Time Decision Packages	-	30,000	30,000	785,000
<b>Capital Projects (Cash Funded)</b>				
Wayfinding Signage & 911 Trail Location Markers	-	-	-	235,000
Total Expenditures	\$6,769,146	\$7,546,596	\$7,292,607	\$8,615,990
Ending Fund Balances	\$5,954,770	\$5,153,889	\$5,765,693	\$4,886,703
Fund Balance Percentage	88.0%	68.6%	79.4%	64.3%





## EXHIBIT A

# HOTEL Fund



### THE ADDISON PERFORMING ARTS CENTRE

FY2025-26	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
<b>Revenues</b>				
Rental Income	\$119,339	\$120,000	\$120,000	\$120,000
<b>Total Revenues</b>	<b>\$119,339</b>	<b>\$120,000</b>	<b>\$120,000</b>	<b>\$120,000</b>
<b>Expenditures</b>				
Personnel Services	\$144,963	\$289,468	\$266,074	\$280,864
Supplies	26,976	29,250	29,250	25,750
Maintenance	46,299	69,869	69,869	98,203
Contractual Services	516,002	483,909	483,909	525,457
Capital Replacement / Lease	13,378	13,378	13,378	6,916
Capital Outlay	-	-	-	30,000
<b>Total Expenditures</b>	<b>\$747,618</b>	<b>\$885,874</b>	<b>\$862,480</b>	<b>\$967,190</b>
<b>Total Investment</b>	<b>\$(628,279)</b>	<b>\$(765,874)</b>	<b>\$(742,480)</b>	<b>\$(847,190)</b>
<b>Maximum Investment*</b>	<b>\$806,232</b>	<b>\$803,250</b>	<b>\$803,250</b>	<b>\$851,400</b>

\*Maximum investment is 15% of hotel/motel occupancy taxes

### TASTE ADDISON

FY2025-26	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
<b>Revenues</b>				
Gross Receipt Fees	\$262,331	\$465,000	\$262,119	\$440,000
Special Vendor Fees	28,450	35,000	28,800	35,000
Sponsorships	134,000	150,000	101,611	150,000
<b>Total Revenues</b>	<b>\$424,781</b>	<b>\$650,000</b>	<b>\$392,530</b>	<b>\$625,000</b>
<b>Expenditures</b>				
Personnel Services	\$134,690	\$106,400	\$97,259	\$91,400
Contractual Services	1,109,588	1,069,000	998,603	999,000
<b>Total Operational Expenditures</b>	<b>\$1,244,278</b>	<b>\$1,175,400</b>	<b>\$1,095,862</b>	<b>\$1,090,400</b>
<b>Total Investment</b>	<b>\$(819,497)</b>	<b>\$(525,400)</b>	<b>\$(703,332)</b>	<b>\$(465,400)</b>



## EXHIBIT A

### HOTEL FUND

#### KABOOMBOWN!

FY2025-26	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
<b>Revenues</b>				
Gross Receipt Fees	\$145,419	\$146,000	\$146,000	\$201,000
Special Vendor Fees	6,500	-	-	-
Sponsorships	22,500	100,000	100,000	100,000
<b>Total Revenues</b>	<b>\$174,419</b>	<b>\$246,000</b>	<b>\$246,000</b>	<b>\$301,000</b>
<b>Expenditures</b>				
Personnel Services	\$57,470	\$65,857	\$65,857	\$58,296
Contractual Services	410,417	371,500	371,500	446,500
<b>Total Expenditures</b>	<b>\$467,887</b>	<b>\$437,357</b>	<b>\$437,357</b>	<b>\$504,796</b>
<b>Total Investment</b>	<b>\$(293,468)</b>	<b>\$(191,357)</b>	<b>\$(191,357)</b>	<b>\$(203,796)</b>



#### OKTOBERFEST



FY2025-26	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
<b>Revenues</b>				
Gross Receipt Fees	\$492,693	\$555,000	\$555,000	\$555,000
Special Vendor Fees	28,400	20,000	20,000	35,000
Sponsorships	81,000	125,000	125,000	125,000
<b>Total Revenues</b>	<b>\$602,093</b>	<b>\$700,000</b>	<b>\$700,000</b>	<b>\$715,000</b>
<b>Expenditures</b>				
Personnel Services	\$169,865	\$158,815	\$158,815	\$134,981
Contractual Services	945,738	764,000	764,000	764,000
<b>Total Expenditures</b>	<b>\$1,115,603</b>	<b>\$922,815</b>	<b>\$922,815</b>	<b>\$898,981</b>
<b>Total Investment</b>	<b>\$(513,510)</b>	<b>\$(222,815)</b>	<b>\$(222,815)</b>	<b>\$(183,981)</b>





**EXHIBIT A**

# ECONOMIC Development Fund

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$2,592,507	\$2,486,348	\$2,873,300	\$3,384,254
Revenues				
Ad Valorem Taxes	\$1,387,809	\$1,474,028	\$1,474,028	\$1,604,171
Service Fees	18,700	-	-	-
Interest and Other Income	232,318	75,000	100,000	75,000
Total Operational Revenue	\$1,638,827	\$1,549,028	\$1,574,028	\$1,679,171
Transfers from other funds	-	-	400,000	-
Total Revenues	\$1,638,827	\$1,549,028	\$1,974,028	\$1,679,171
Total Available Resources	\$4,231,334	\$4,035,376	\$4,847,328	\$5,063,425
Expenditures				
Personnel Services	\$432,330	\$504,152	\$501,023	\$698,354
Supplies	7,986	14,308	32,308	13,910
Maintenance	1,116	44,728	44,728	33,040
Contractual Services	578,797	366,400	375,300	461,706
Capital Replacement / Lease	9,715	9,715	9,715	11,527
Total Operational Expenditures	\$1,029,944	\$939,303	\$963,074	\$1,218,537
Economic Incentives	328,090	537,960	500,000	912,959
One-Time Decision Packages	-	-	-	43,000
Total Expenditures	\$1,358,034	\$1,477,263	\$1,463,074	\$2,174,496
Ending Fund Balances	\$2,873,300	\$2,558,113	\$3,384,254	\$2,888,929
Fund Balance Percentage	279.0%	272.3%	351.4%	237.1%



**EXHIBIT A**

# GENERAL OBLIGATION Debt Service Fund

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$747,328	\$789,270	\$726,946	\$563,549
Revenues				
Ad Valorem Taxes	\$9,326,875	\$10,608,408	\$10,608,408	\$11,235,197
Interest and Other Income	133,440	50,000	50,000	50,000
Total Operational Revenue	\$9,460,315	\$10,658,408	\$10,658,408	\$11,285,197
Transfers from other funds	875,540	972,958	972,958	1,366,831
Total Revenues	\$10,335,855	\$11,631,366	\$11,631,366	\$12,652,028
Total Available Resources	\$11,083,183	\$12,420,636	\$12,358,312	\$13,215,577
Expenditures				
Contractual Services	\$-	\$8,000	\$8,000	\$8,000
Debt Service	10,356,237	11,810,279	11,786,763	12,729,304
Total Expenditures	\$10,356,237	\$11,818,279	\$11,794,763	\$12,737,304
Ending Fund Balances	\$726,946	\$602,357	\$563,549	\$478,273
Fund Balance Percentage	7.0%	5.1%	4.8%	3.8%



## EXHIBIT A

# UTILITY Fund

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$8,430,078	\$8,906,359	\$9,670,691	\$9,592,456
<b>Revenues</b>				
<b>Service Fees</b>				
Water Sales	\$9,249,861	\$9,440,658	\$9,440,658	\$9,723,878
Sewer Charges	7,057,591	7,505,903	7,505,903	7,618,867
Tap Fees & Other	60,843	50,000	50,000	50,000
<b>Fines &amp; Penalties</b>	108,354	105,000	105,000	105,000
<b>Interest and Other Income</b>	671,932	232,422	291,127	282,422
<b>Total Revenues</b>	<b>\$17,148,580</b>	<b>\$17,333,983</b>	<b>\$17,392,688</b>	<b>\$17,780,167</b>
<b>Total Available Resources</b>	<b>\$25,578,658</b>	<b>\$26,240,342</b>	<b>\$27,063,379</b>	<b>\$27,372,623</b>
<b>Expenditures</b>				
<b>Personnel Services</b>	\$2,878,324	\$3,202,074	\$3,132,480	\$3,195,365
<b>Supplies</b>	233,110	227,105	229,511	234,367
<b>Maintenance</b>	1,057,450	1,167,009	1,167,009	1,279,758
<b>Contractual Services</b>				
Water Purchases	4,582,871	4,976,098	4,976,098	5,096,222
Wastewater Treatment	3,827,770	4,310,865	4,310,865	4,648,042
Other Services	1,378,267	1,529,332	1,520,906	1,382,318
<b>Capital Replacement / Lease</b>	206,584	166,584	166,584	187,248
<b>Debt Service</b>	1,743,592	1,747,470	1,747,470	1,754,345
<b>Capital Outlay</b>	-	-	-	-
<b>Total Operating Expenditures</b>	<b>\$15,907,967</b>	<b>\$17,326,537</b>	<b>\$17,250,923</b>	<b>\$17,777,665</b>
<b>One-Time Decision Packages</b>	-	175,000	175,000	701,750
<b>Capital Projects (Cash Funded)</b>	-	1,220,000	45,000	1,175,000
<b>Total Expenditures</b>	<b>\$15,907,967</b>	<b>\$18,721,537</b>	<b>\$17,470,923</b>	<b>\$19,654,415</b>
<b>Ending Working Capital</b>	<b>\$9,670,691</b>	<b>\$7,518,805</b>	<b>\$9,592,456</b>	<b>\$7,718,208</b>
<b>Working Capital Percentage</b>	<b>60.8%</b>	<b>43.4%</b>	<b>55.6%</b>	<b>43.4%</b>





## EXHIBIT A

# STORMWATER Fund

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Working Capital	\$8,657,555	\$7,808,368	\$8,899,503	\$8,544,102
<b>Revenues</b>				
Licenses and Permits	\$2,075	\$-	\$1,000	\$1,000
Drainage Fees	2,609,536	2,600,000	2,625,000	2,625,000
Interest and Other Income	686,908	200,000	275,000	225,000
Total Revenues	\$3,298,519	\$2,800,000	\$2,901,000	\$2,851,000
Total Available Resources	\$11,956,074	\$10,608,368	\$11,800,503	\$11,395,102
<b>Expenditures</b>				
Personnel Services	\$758,272	\$942,468	\$919,806	\$934,142
Supplies	34,053	30,400	30,400	24,250
Maintenance	717,834	620,549	620,549	624,592
Contractual Services	352,718	257,200	257,200	329,260
Capital Replacement / Lease	25,000	50,000	50,000	56,140
Debt Service	488,948	896,453	867,515	874,315
Capital Outlay	273,550	-	-	-
Total Operating Expenditures	\$2,650,375	\$2,797,070	\$2,745,470	\$2,842,699
One-Time Decision Packages	-	66,500	66,500	-
Transfers to Debt Service Fund	406,196	444,431	444,431	832,457
Total Expenditures	\$3,056,571	\$3,308,001	\$3,256,401	\$3,675,156
Ending Working Capital	\$8,899,503	\$7,300,367	\$8,544,102	\$7,719,946
Working Capital Percentage	335.8%	261.0%	311.2%	271.6%



## EXHIBIT A

# AIRPORT Fund

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$8,197,215	\$8,173,656	\$9,827,947	\$8,072,261
<b>Revenues</b>				
Intergovernmental	\$186,133	\$2,671,260	\$1,927,000	\$100,000
Service Fees	1,350,156	1,485,140	1,485,140	1,562,000
Rental Income	5,750,708	5,733,487	5,765,496	6,004,947
Interest and Other Income	1,030,262	220,700	359,156	334,200
Total Revenues	\$8,317,259	\$10,110,587	\$9,536,792	\$8,001,147
Total Available Resources	\$16,514,474	\$18,284,243	\$19,364,739	\$16,073,408
<b>Expenditures</b>				
Personnel Services	\$2,533,938	\$2,964,581	\$2,921,661	\$3,766,304
Supplies	39,496	55,873	78,573	60,063
Maintenance	857,874	693,126	603,114	707,995
Contractual Services	1,347,997	1,507,327	1,705,653	1,596,664
Capital Replacement / Lease	160,491	242,928	242,928	250,720
Debt Service	875,747	874,709	874,709	873,809
Capital Outlay	177,200	-	15,000	-
Total Operational Expenditures	\$5,992,743	\$6,338,544	\$6,441,638	\$7,255,555
Transfer to Debt Service Fund	469,344	528,527	528,527	534,374
One-Time Decision Packages	-	147,000	147,000	150,000
Capital Projects (Cash Funded)	224,440	4,208,000	4,175,313	871,365
Total Expenditures	\$6,686,527	\$11,222,071	\$11,292,478	\$8,811,294
Ending Working Capital	\$9,827,947	\$7,062,172	\$8,072,261	\$7,262,114
Working Capital Percentage	164.0%	111.4%	125.3%	100.1%



## EXHIBIT A

# SELF-FUNDED Special Project Fund

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$6,637,119	\$5,162,681	\$8,637,149	\$7,530,499
Revenues				
Interest and Other Income	\$775,852	\$125,000	\$230,000	\$175,000
Total Revenues	\$775,852	\$125,000	\$230,000	\$175,000
Transfers from other funds	4,500,000	-	1,200,000	-
Total Available Resources	\$11,912,971	\$5,287,681	\$10,067,149	\$7,705,499
Expenditures				
Supplies	\$48,394	\$3,000	\$3,000	\$70,525
Maintenance	898,414	196,000	421,000	208,743
Contractual Services	1,190,160	549,900	980,300	341,373
Capital Outlay	1,138,854	\$07,200	1,132,350	2,656,535
Total Expenditures	\$3,275,822	\$1,256,100	\$2,536,650	\$3,277,176
Ending Fund Balance	\$8,637,149	\$4,031,581	\$7,530,499	\$4,428,323
Fund Balance Percentage	263.7%	321.0%	296.9%	135.1%





## EXHIBIT A

### SELF-FUNDED PROJECTS FUND

PROJECTS LIST	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Wayfinding Signage Master Plan Implementation	\$-	\$-	\$-	\$554,060
Cotton Belt Trail Amenity Enhancements		-	-	195,000
TASSPP Consulting Fees	6,500	-	-	-
Tree Mitigation Plantings	132,319	-	100,000	-
Smoke Detector Battery Repl. Program	-	3,000	3,000	3,000
EMS Training	6,328	15,000	15,000	15,000
Unified Development Code	55,008	-	50,000	-
DART Engineering Review	8,742	-	30,000	-
Cotton Belt Railway Quiet Zone	1,140	-	-	-
Comprehensive Plan	411,739	-	20,000	-
Bosque Park Improvements	-	-	-	441,000
Local Assistance Program	1,171	-	-	-
Fire Technical Rescue Gear	-	-	-	75,600
Phase 2 Facility Security	-	-	-	150,000
Celestial Park Entrance and Lighting	-	-	-	118,000
Addison Circle Park Drainage Improvements	-	-	-	150,000
Addison Circle Park Pavillion Exterior Repairs/ Painting	-	-	-	50,000
Neighborhood Services Startup Funding	-	-	60,000	-
Beltway Trail and Greenspace Construction Documents	136,719	-	-	-
Beckert Park Light Bollard Replacement and Electrical	34,070	-	-	-
North Addison Park Irrigation Improvements	-	-	43,600	-
Park Land Dedication and Development Fee Study	107,873	-	10,000	-
Holiday Tree Lighting	-	-	120,000	-
TOD Cost of Service Study	4,200	-	-	-
Addison Circle Park Capital Campaign	-	-	-	196,373
AAC Asset Management Needs	-	-	-	105,500
Compensation - Market Update Study	9,375	-	-	-
AAC Fitness Wing Wall Treatments	184,414	-	-	-
Vitruvian Park Fitness Court	12,500	-	-	-
HSIP Grant Application Professional Services	-	-	18,500	-
Pavement Condition Assessment	68,000	-	14,500	-
HSIP Belt Line Road and Business Avenue	128,868	-	60,000	-

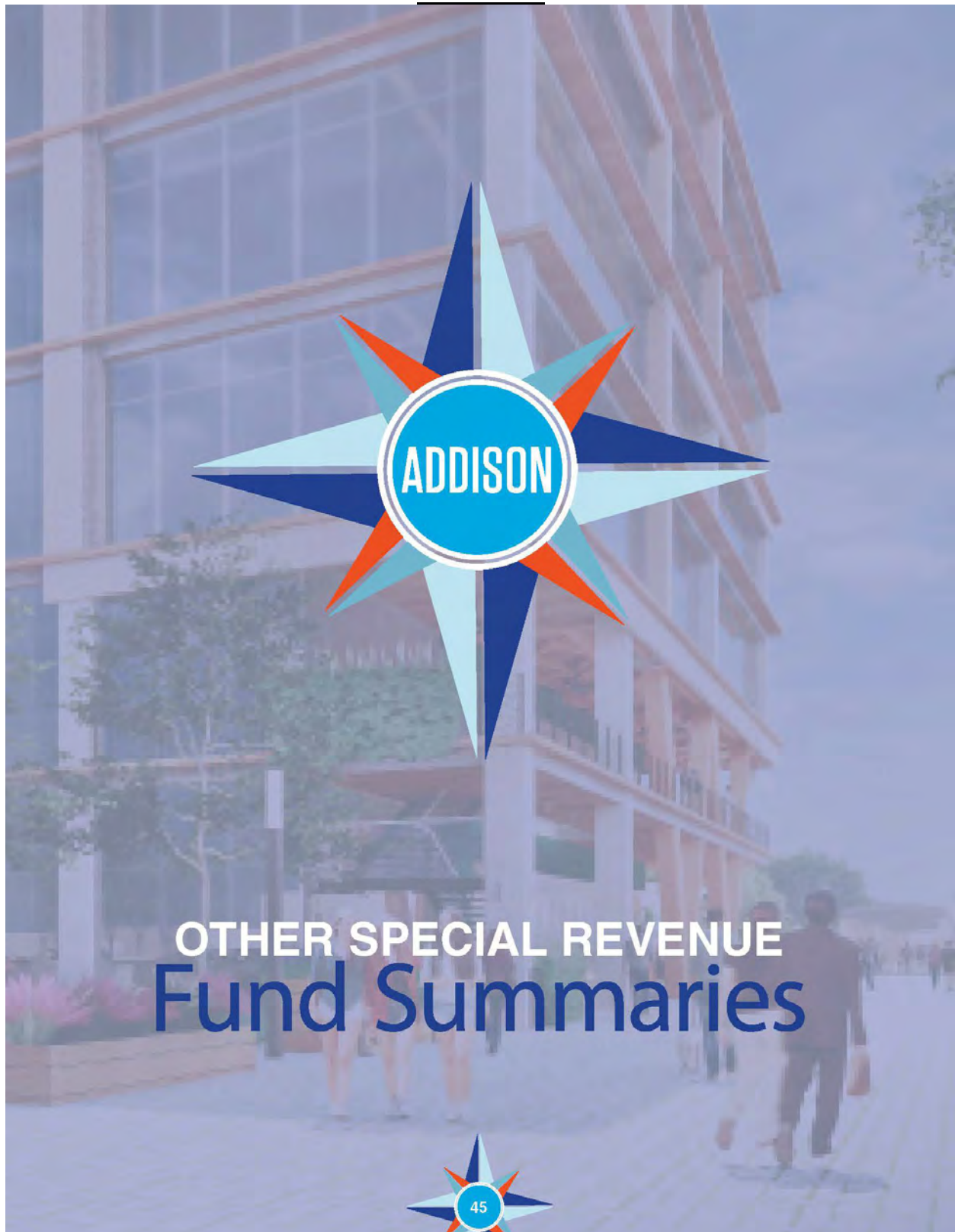


## EXHIBIT A

### SELF-FUNDED PROJECTS FUND

PROJECTS LIST	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
HSIP Arapaho Road/Surveyor Blvd and Systemwide Impr.	\$78,880	\$222,200	\$286,320	\$177,500
Storm Tree and Debris Cleanup	164,028	-	-	-
Public Safety Staffing Study	113,341	-	-	-
Theatre Operations Study	58,784	-	32,400	-
Council Worksession Audio/Video Equipment	28,716	-	-	-
Arapaho/Addison Rd and Addison Rd/Lindbergh Dr. Signal Impr.	-	-	-	110,200
AED 123 Purchase and Monthly Inspections	78,510	-	-	-
Two (2) Fire Administration Vehicles	-	-	120,430	-
Recreation Van	-	-	66,000	-
Assistant Director of Development Services	1,184	-	-	-
Code Enforcement Manager	12,295	-	49,000	-
Code Enforcement Officer	33,691	-	-	-
Landscape Improvements	-	-	-	158,743
Parks Planned Asset Replacement	188,713	196,000	221,000	427,200
Addison Circle Park Vision Plan	125,204	-	70,000	-
Pickleball Court Shade Structure	214,428	-	-	-
Spruill Dog Drainage Improvements	74,704	-	4,000	-
Pool Filter and Pump Replacement	-	-	50,000	-
Landscape Architect	33,691	-	-	-
Public Art Installation	97,500	-	-	-
NTTA Pedestrian Crossing, Gateway, and Landscape Plan	167,130	-	15,000	-
Finance Building Fire Restoration	74,900	-	20,000	-
Finance Building Pump Rebuild	-	-	96,000	-
Addison Athletic Club (AAC) Building Improvements	61,684	-	25,000	-
Addison Athletic Club Outdoor Pool Renovation	330,885	-	-	-
Service Center Lobby Renovations	-	225,000	250,000	-
Light Pole and Bollard Replacements	-	-	42,000	-
Mental Health Screening for Fire Department	28,588	30,000	30,000	30,000
Neighborhood Vitality Grant Funding	-	100,000	100,000	100,000
Local Trail Connection Feasibility Study	-	156,000	156,000	-
Wayfinding Signage Master Plan	-	248,900	248,900	-
AAC Outdoor Pool Restroom/Perimeter Fence Renovation	-	60,000	110,000	220,000
	\$3,275,822	\$1,256,100	\$2,536,650	\$3,277,176







## EXHIBIT A

# ADDISON GROVE Escrow Fund

Fund Description: The Addison Grove Escrow Fund receives transfers from other funds for future economic development incentive payments for the construction of the Addison Grove development.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$3,249,012	\$99,011	\$3,365,151	\$151
<b>Revenues</b>				
Interest and Other Income	\$116,139	\$-	\$85,000	\$-
Total Revenues	\$116,139	\$-	\$85,000	\$-
Total Available Resources	\$3,365,151	\$99,011	\$3,450,151	\$151
<b>Expenditures</b>				
Contractual Services	\$-	\$-	\$3,450,000	\$-
Total Expenditures	\$-	\$-	\$3,450,000	\$-
Ending Fund Balances	\$3,365,151	\$99,011	\$151	\$151
Fund Balance Percentage	0.0%	0.0%	0.0%	0.0%



## EXHIBIT A

# PUBLIC SAFETY Forfeiture Fund

Fund Description: The Police forfeiture funds are awarded of monies or property by the courts related to cases that involve the Addison Police Department.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$16,024	\$14,574	\$19,728	\$21,573
<b>Revenues</b>				
Intergovernmental	\$9,146	\$-	\$11,245	\$-
Interest and Other Income	615	500	600	500
Total Revenues	\$9,761	\$500	\$11,845	\$500
Total Available Resources	\$25,785	\$15,074	\$31,573	\$22,073
<b>Expenditures</b>				
Supplies	\$-	\$10,000	\$5,000	\$10,000
Contractual Services	6,057	-	5,000	-
Total Expenditures	\$6,057	\$10,000	\$10,000	\$10,000
Ending Fund Balances	\$19,728	\$5,074	\$21,573	\$12,073
Fund Balance Percentage	325.7%	50.7%	215.7%	120.7%



## EXHIBIT A

# PEG FEES Fund

Fund Description: Public, Educational and Governmental (PEG) fees are a cable franchise fee. The funding is used to be used for any combination of television production equipment, training, and government access airtime on a local cable system.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$70,320	\$10,070	\$11,735	\$7,235
Revenues				
Franchise Fees	\$25,938	\$25,000	\$25,000	\$20,000
Interest and Other Income	2,151	500	500	500
Total Revenues	\$28,089	\$25,500	\$25,500	\$20,500
Total Available Resources	\$98,409	\$35,570	\$37,235	\$27,735
Expenditures				
Supplies	\$1,239	\$-	\$6,000	\$-
Capital Outlay	85,435	30,000	24,000	15,000
Total Expenditures	\$86,674	\$30,000	\$30,000	\$15,000
Ending Fund Balances	\$11,735	\$5,570	\$7,235	\$12,735
Fund Balance Percentage	13.5%	18.6%	24.1%	84.9%





## EXHIBIT A

# COURT Technology Fund

Fund Description: The court technology fees in this fund are generated from court costs paid by offenders. By law, these revenue amounts can only be spent on specified security or technology improvements for Addison's municipal court.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$53,670	\$56,169	\$67,193	\$54,693
Revenues				
Fines and Penalties	\$10,012	\$10,500	\$10,500	\$10,500
Interest and Other Income	4,794	1,000	2,000	1,500
Total Revenues	\$14,806	\$11,500	\$12,500	\$12,000
Total Available Resources	\$68,476	\$67,669	\$79,693	\$66,693
Expenditures				
Supplies	\$-	\$-	\$-	\$5,000
Contractual Services	1,283	25,000	25,000	20,000
Total Expenditures	\$1,283	\$25,000	\$25,000	\$25,000
Ending Fund Balances	\$67,193	\$42,669	\$54,693	\$41,693
Fund Balance Percentage	5237.2%	170.7%	218.8%	166.8%



## EXHIBIT A

# BUILDING Security Fund

Fund Description: The building security fees in this fund are generated from court costs paid by offenders. By law, these revenue amounts can only be spent on specified security or technology improvements for Addison's municipal court.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$51,544	\$32,873	\$41,400	\$26,130
Revenues				
Fines and Penalties	\$12,200	\$9,000	\$10,000	\$9,000
Interest and Other Income	3,693	1000	1,000	1,000
Total Revenues	\$15,893	\$10,000	\$11,000	\$10,000
Total Available Resources	\$67,437	\$42,873	\$52,400	\$36,130
Expenditures				
Personnel Services	\$26,037	\$26,270	\$26,270	\$26,270
Total Expenditures	\$26,037	\$26,270	\$26,270	\$26,270
Ending Fund Balances	\$41,400	\$16,603	\$26,130	\$9,860
Fund Balance Percentage	159.0%	63.2%	99.5%	37.5%



## EXHIBIT A

# CHILD Safety Fund

Fund Description: This is a special court cost under Art. 102.014 Code of Criminal Procedure for convictions of moving traffic violations in school crossing zones and passing a school bus. For cities under 850,000 population, it shall be used first to fund school crossing guards, with any excess expended for programs designed to enhance public safety and security.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$166,298	\$185,797	\$201,649	\$213,649
Revenues				
Fines and Penalties	\$22,313	\$11,000	\$22,000	\$21,000
Interest and Other Income	14,416	3,000	5,000	4,000
Total Revenues	\$36,729	\$14,000	\$27,000	\$25,000
Total Available Resources	\$203,027	\$199,797	\$228,649	\$238,649
Expenditures				
Supplies	\$437	\$-	\$15,000	\$17,500
Contractual Services	\$941	\$2,500	\$-	\$15,000
Total Expenditures	\$1,378	\$2,500	\$15,000	\$32,500
Ending Fund Balances	\$201,649	\$197,297	\$213,649	\$206,149
Fund Balance Percentage	14633.5%	7891.9%	1424.3%	634.3%



## EXHIBIT A

# JUSTICE Administration Fund

Fund Description: This fee is a \$2.50 portion of the Time Payment Fee in Section 133.103 of the Local Government Code which shall be used for the purpose of improving the efficiency of the court.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$60,243	\$67,844	\$81,972	\$91,372
<b>Revenues</b>				
Fines and Penalties	\$13,016	\$9,530	\$10,900	\$9,530
Interest and Other Income	8,713	2,000	3,500	3,000
Total Revenues	\$21,729	\$11,530	\$14,400	\$12,530
Total Available Resources	\$81,972	\$79,374	\$96,372	\$103,902
<b>Expenditures</b>				
Supplies	\$-	\$4,000	\$4,000	\$4,000
Maintenance	-	1,000	1,000	1,000
Total Expenditures	\$-	\$5,000	\$5,000	\$5,000
Ending Fund Balances	\$81,972	\$74,374	\$91,372	\$98,902
Fund Balance Percentage	0.0%	1487.5%	1827.4%	1978.0%





## EXHIBIT A

# INFRASTRUCTURE Investment Fund

Fund Description: The Infrastructure Investment Fund (IIF) accumulates resources to support pay-as-you-go capital projects or significant non-routine capital expenditures of not less than \$500,000, building a reserve to reduce Addison's reliance on debt for capital projects.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$6,051,105	\$4,789,057	\$6,263,714	\$3,482,296
Revenues				
Ad Valorem Taxes	\$362,869	\$381,504	\$381,504	\$393,883
Interest and Other Income	537,534	150,000	175,000	175,000
Total Revenues	\$900,403	\$531,504	\$556,504	\$568,883
Total Available Resources	\$6,951,508	\$5,320,561	\$6,820,218	\$4,051,179
Expenditures				
Capital Projects (Cash Funded)				
Traffic Signal and ADA Improvements	\$687,794	\$-	\$703,269	\$-
Redding Trail Extension/Dog Park	-	-	634,653	-
Conference Centre Renovations	-	1,500,000	2,000,000	-
Total Expenditures	\$687,794	\$1,500,000	\$3,337,922	\$-
Ending Fund Balances	\$6,263,714	\$3,820,561	\$3,482,296	\$4,051,179
Fund Balance Percentage	910.7%	254.7%	104.3%	0.0%



## EXHIBIT A

# STREETS Self-Funded Projects Fund

Fund Description: The Streets Self-Funded Projects Fund accumulates resources to support pay-as-you-go streets capital projects or significant non-routine streets capital and maintenance expenditures, building a reserve to reduce Addison's reliance on debt for streets capital projects. The dollars for these one-time projects are intended to come from interest income generated, one-time reimbursements, and contributions from the General Fund.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$2,046,337	\$2,636,610	\$2,691,290	\$5,996,551
<b>Revenues</b>				
Interest and Other Income	\$947,887	\$3,075,000	\$5,906,874	\$1,100,000
Total Operational Revenue	\$947,887	\$3,075,000	\$5,906,874	\$1,100,000
Total Available Resources	\$2,994,224	\$5,711,610	\$8,598,164	\$7,096,551
<b>Expenditures</b>				
Maintenance	\$278,094	\$500,000	\$500,000	\$850,000
Contractual Services	-	195,000	195,000	-
Capital Outlay	24,840	-	-	-
Total Operational Expenditures	\$302,934	\$695,000	\$695,000	\$850,000
<b>Capital Projects (Cash Funded)</b>				
Vitruvian West Streetscape and Bella Lane Extension	-	604,200	-	896,741
Vitruvian Park Phase 6, Blocks 301, 302 and 303	-	654,075	-	-
Beltway Drive Trail	-	1,697,500	1,906,613	-
Pedestrian Improvements - Pedestrian Toolbox Implementation	-	-	-	150,000
Total Expenditures	\$302,934	\$3,650,775	\$2,601,613	\$1,896,741
Ending Fund Balances	\$2,691,290	\$2,060,835	\$5,996,551	\$5,199,810
Fund Balance Percentage	888.4%	56.4%	230.5%	274.1%





## EXHIBIT A

# GRANT Funds

**Fund Description:** Two special revenue funds account for monies received from private and governmental agencies. Expenditures of these grant monies are also recorded in the grant funds. The Advanced Funding Grant Fund is utilized for grant monies that are received prior to the related expenditure. This fund may carry a balance from year to year if Addison does not expend the monies within the fiscal year. The Reimbursement Grant Fund will track expenditures for which the Town expects to be reimbursed. Addison will record a receivable for any reimbursements not received prior to the fiscal year end.

STATEMENT OF REVENUES AND EXPENDITURES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Balances	\$76,175	\$51,118	\$69,388	\$80,528
<b>Revenues</b>				
Intergovernmental	\$42,589	\$8,750	\$79,140	\$8,750
Interest and Other Income	2,686	1,200	2,000	1,500
Total Revenues	\$45,275	\$9,950	\$81,140	\$10,250
Total Available Resources	\$121,450	\$61,068	\$150,528	\$90,778
<b>Expenditures</b>				
Personnel Services	\$2,624	\$-	\$-	\$-
Supplies	1,899	-	8,000	-
Contractual Services	47,539	20,000	12,000	20,000
Capital Outlay	-	-	50,000	-
Total Expenditures	\$52,062	\$20,000	\$70,000	\$20,000
Ending Fund Balances	\$69,388	\$41,068	\$80,528	\$70,778
Fund Balance Percentage	133.3%	205.3%	115.0%	353.9%



## EXHIBIT A

# INFORMATION TECHNOLOGY Replacement Fund

STATEMENT OF REVENUES AND EXPENSES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Working Capital	\$3,662,440	\$3,824,524	\$4,329,473	\$4,393,436
<b>Revenues</b>				
Service Fees	\$805,963	\$805,963	\$805,963	\$830,171
Interest and Other Income	308,783	76,500	132,000	98,750
Total Revenues	\$1,114,746	\$882,463	\$937,963	\$928,921
Total Available Resources	\$4,777,186	\$4,706,987	\$5,267,436	\$5,322,357
<b>Expenses</b>				
Supplies	\$72,993	\$-	\$-	\$-
Maintenance	116,182	189,000	189,000	3,360,000
Capital Outlay	258,538	685,000	685,000	580,000
Total Expenses	\$447,713	\$874,000	\$874,000	\$3,940,000
Ending Working Capital	\$4,329,473	\$3,832,987	\$4,393,436	\$1,382,357
Working Capital Percentage	967.0%	438.6%	502.7%	35.1%
<b>EQUIPMENT LIST</b>	<b>ACTUAL 2023-24</b>	<b>BUDGET 2024-25</b>	<b>ESTIMATED 2024-25</b>	<b>BUDGET 2025-26</b>
Police Replace In-Car Video/Body Cams	\$ -	\$110,000	\$110,000	\$110,000
Replace Mobile Device Computers	-	285,000	285,000	-
Fire Vehicle and Helmet Mounted Cameras	-	25,000	25,000	-
AAC Public Address and Music System	-	80,000	80,000	-
EnerGov System Upgrade	-	150,000	150,000	100,000
Police CAD Interface	15,000	-	-	-
Fire RMS	7,728	-	-	-
Airport Lease Management Software	17,944	-	-	-
PaymentWorks Subscription	34,300	-	-	-
PCs, iPads, and Laptops Upgrade	114,935	-	-	260,000
NeoGov Onboard	30,211	14,000	14,000	-
License Plate Reader Cameras/License	128,993	60,000	60,000	-
Building Security Enhancements	-	150,000	150,000	150,000
ACTC Hallway Signage	20,362	-	-	-
Town Website Upgrade	78,240	-	-	-
Local Area Network Upgrade	-	-	-	2,000,000
Taser Replacements	-	-	-	260,000
License Plate Reader Network Replacement	-	-	-	1,000,000
License Plate Reader Pilot	-	-	-	60,000
	\$447,713	\$874,000	\$874,000	\$3,940,000



## EXHIBIT A

# CAPITAL EQUIPMENT Replacement Fund



STATEMENT OF REVENUES AND EXPENSES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
<b>Working Capital</b>	<b>\$4,397,984</b>	<b>\$1,839,545</b>	<b>\$4,107,605</b>	<b>\$2,859,861</b>
<b>Revenues</b>				
Service Fees	\$1,415,000	\$1,705,000	\$1,705,000	\$1,535,000
Interest and Other Income	459,085	132,400	294,829	148,000
<b>Total Revenues</b>	<b>\$1,874,085</b>	<b>\$1,837,400</b>	<b>\$1,999,829</b>	<b>\$1,683,000</b>
<b>Total Available Resources</b>	<b>\$6,272,069</b>	<b>\$3,676,945</b>	<b>\$6,107,434</b>	<b>\$4,542,861</b>
<b>Expenses</b>				
Capital Outlay	\$2,164,464	\$1,321,600	\$3,247,573	\$490,000
<b>Total Expenses</b>	<b>\$2,164,464</b>	<b>\$1,321,600</b>	<b>\$3,247,573</b>	<b>\$490,000</b>
<b>Ending Working Capital</b>	<b>\$4,107,605</b>	<b>\$2,355,345</b>	<b>\$2,859,861</b>	<b>\$4,052,861</b>
<b>Working Capital Percentage</b>	<b>189.8%</b>	<b>178.2%</b>	<b>88.1%</b>	<b>827.1%</b>





## EXHIBIT A

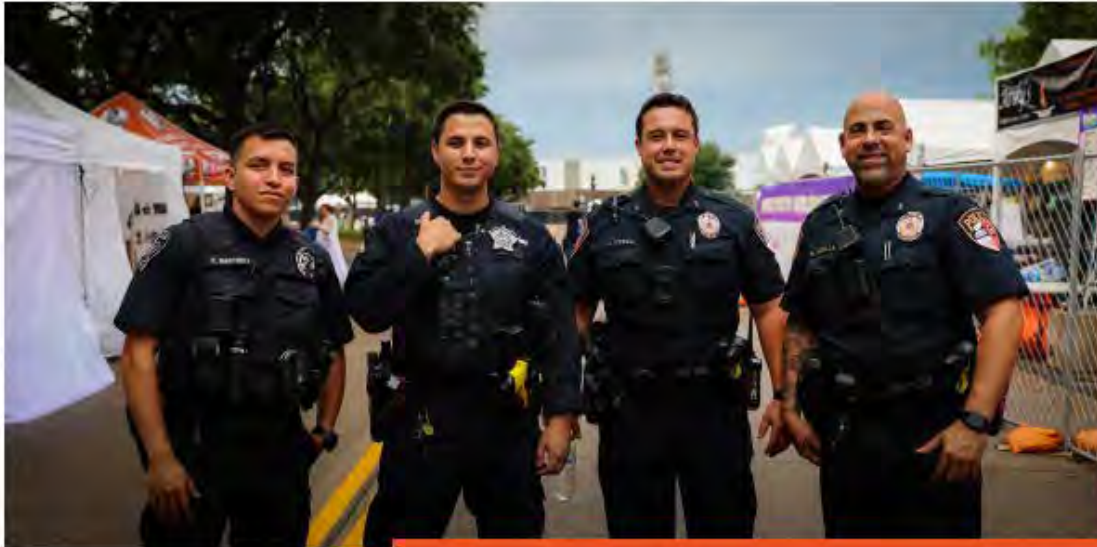
### CAPITAL EQUIPMENT REPLACEMENT FUND

EQUIPMENT LIST	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Emergency Generator Replacement	\$417,146	\$-	\$32,088	\$-
General Services F150 Crew Cab	61,210	-	61,210	-
General Services F250	79,093	-	-	-
Police Durangos (20)	937,855	-	495,987	-
Police K9 Chevy Tahoe	75,271	-	-	-
Police Ford Crime Scene Van	54,302	-	22,535	-
Fire Ambulance (2)	-	942,300	942,300	-
Fire Ambulance	70,000	-	393,804	-
Fire Rescue Tools	-	89,500	89,500	-
Fire Chief F150	-	-	54,246	-
Fire Thermal Imaging Cameras (3)	-	20,500	20,500	-
Development Services F150 Supercab	48,987	46,000	46,000	-
Development Services F150 (2)	-	-	94,011	-
Streets Sand Spreader	-	25,000	25,000	-
Streets Arrow Board (2)	-	-	-	16,000
Streets (2) Ford F350 Extended Cab	119,281	-	-	-
Streets Ford F350 Supercab (2)	-	-	132,940	-
Streets Ford F750 Aerial Body	-	-	120,276	-
Parks Genie Lift	-	37,000	37,000	-
Parks (4) Ford F250 Super Cab	231,621	-	57,905	-
Parks Ford F350 Super Cab	69,698	-	166,604	-
Parks (3) F250 Crew Cab	-	-	216,208	-
Parks Arrow Board	-	5,300	5,300	-
Parks Spyker Sprayer	-	25,000	25,000	-
Parks Track Loader	-	43,000	43,000	-
Airport Ford F250 Extended Cab Service Body	-	-	-	80,000
Airport Compact Track Loader	-	-	-	94,000
Utilities Ford F250 (2)	-	88,000	166,159	-
Utilities Valve Maintenance Truck	-	-	-	300,000
	<b>\$2,164,464</b>	<b>\$1,321,600</b>	<b>\$3,247,573</b>	<b>\$490,000</b>



## EXHIBIT A

# FACILITY Maintenance Fund



STATEMENT OF REVENUES AND EXPENSES	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Beginning Working Capital	\$1,424,901	\$1,404,100	\$1,179,411	\$494,411
Revenues				
Service Fees	\$425,000	\$750,000	\$750,000	\$850,000
Interest and Other Income	109,315	29,000	40,000	29,000
Total Revenues	\$534,315	\$779,000	\$790,000	\$879,000
Total Available Resources	\$1,969,216	\$2,183,100	\$1,969,411	\$1,373,411
Expenses				
Maintenance	\$748,471	\$1,085,000	\$1,315,000	\$450,000
Capital Outlay	31,334	-	160,000	-
Total Expenses	\$779,805	\$1,085,000	\$1,475,000	\$450,000
Ending Working Capital	\$1,179,411	\$1,098,100	\$494,411	\$923,411
Working Capital Percentage	151.2%	101.2%	33.5%	205.2%



## EXHIBIT A

### FACILITY MAINTENANCE FUND

PROJECTS LIST	ACTUAL 2023-24	BUDGET 2024-25	ESTIMATED 2024-25	BUDGET 2025-26
Emergency Maintenance	\$512,929	\$375,000	\$663,186	\$450,000
Fire Station #1 Interior Remodel	-	-	89,633	-
Service Center Millwork and Breakroom Improvements	41,342	-	-	-
Fire Station #1 Restroom Remodel	-	-	53,427	-
Atrium Skylight	17,646	-	-	-
Police Skylight	8,546	-	-	-
Fire Station 1 Cast Stone - Phase 3	18,601	-	-	-
Resurface Exterior Balcony Area	9,120	-	-	-
Water Heater at Vitruvian	5,800	-	-	-
Water Heater at Fire	16,950	-	-	-
Police ADA Door Modifications	8,584	-	3,511	-
Duct Cleaning	18,640	-	-	-
Parking Lot Painting/Restriping	6,208	-	-	-
Gym Floor Resurfacing	30,620	-	19,018	-
Town Hall Exterior Paint and Carpentry	-	95,000	151,225	-
Police Department Post Remediation Reconstruction	84,819	200,000	-	-
Interior Paint and Flooring at Town Hall and Fire Station 1	-	160,000	160,000	-
Theatre Center Remove Vines and Repaint Facility	-	165,000	165,000	-
Flooring and Interior Paint at the Service Center	-	90,000	90,000	-
Repairs to Addison Performing Arts Center	-	-	80,000	-
	\$779,805	\$1,085,000	\$1,475,000	\$450,000





## EXHIBIT A

# ALL FUNDS Decision Packages

GENERAL FUND	FTES	RECURRING COSTS	ONE-TIME COSTS	TOTAL EXPENSE AMOUNT	2025-26 REVENUE/ COST OFFSET	TOTAL NET COST
<b>Police</b>						
Physical Wellness Exams for Police Officers	-	\$38,000	\$-	\$38,000	\$-	\$38,000
Step Plan/Market Full Implementation	-	\$255,906	\$-	\$255,906	\$-	\$255,906
<b>Fire</b>						
Step Plan/Market Full Implementation	-	\$219,437	\$-	\$219,437	\$-	\$219,437
Field Training Officer (FTO) Certification Pay Increase	-	\$18,000	\$-	\$18,000	\$-	\$18,000
<b>Parks</b>						
Cotton Belt Trail Maintenance	-	\$26,250	\$-	\$26,250	\$-	\$26,250
<b>City Manager's Department</b>						
Additional Property Tax for Economic Development	-	\$-	\$-	\$	\$(82,801)	\$82,801
<b>TOTAL GENERAL FUND</b>	-	<b>\$557,593</b>	<b>\$-</b>	<b>\$557,593</b>	<b>\$(82,801)</b>	<b>\$640,394</b>
<b>SPECIAL REVENUE FUNDS</b>						
<b>Economic Development Fund</b>						
Team Texas Membership	-	\$-	\$43,000	\$43,000	\$-	\$43,000
Economic Development Coordinator	1.00	\$93,576	\$-	\$93,576	\$-	\$93,576
Marketing Budget Increase	-	\$85,000	\$-	\$85,000	\$-	\$85,000
<b>Hotel Fund</b>						
World Cup Series	-	\$-	\$100,000	\$100,000	\$-	\$100,000
The Addison Performing Arts Centre Improvements	-	\$-	\$228,000	\$228,000	\$-	\$228,000
Major Theatre Projects Funding	-	\$30,000	\$-	\$30,000	\$-	\$30,000
<b>TOTAL SPECIAL REVENUE FUNDS</b>	1.00	<b>\$208,576</b>	<b>\$371,000</b>	<b>\$579,576</b>	<b>\$-</b>	<b>\$579,576</b>
<b>SELF-FUNDED SPECIAL PROJECTS FUND</b>						
<b>Development Services</b>						
Neighborhood Vitality Grant Funding	-	\$-	\$100,000	\$100,000	\$-	\$100,000
<b>Fire</b>						
Fire Technical Rescue Gear	-	\$-	\$75,600	\$75,600	\$-	\$75,600
<b>General Services</b>						
Phase 2 Facility Security	-	\$-	\$150,000	\$150,000	\$-	\$150,000
Pavilion Exterior Repairs/Painting	-	\$-	\$50,000	\$50,000	\$-	\$50,000
<b>Parks</b>						
Asset Management - Site Infrastructure	-	\$-	\$427,200	\$427,200	\$-	\$427,200
Landscape Improvements	-	\$-	\$158,743	\$158,743	\$-	\$158,743
Addison Circle Park Capital Campaign - Design and Materials	-	\$-	\$196,373	\$196,373	\$-	\$196,373
Addison Circle Parks Drainage Improvements	-	\$-	\$150,000	\$150,000	\$-	\$150,000
<b>Recreation</b>						
AAC Asset Management Needs	-	\$-	\$105,500	\$105,500	\$-	\$105,500
<b>TOTAL SELF-FUNDED PROJECTS</b>	-	<b>\$-</b>	<b>\$1,413,416</b>	<b>\$1,413,416</b>	<b>\$-</b>	<b>\$1,413,416</b>



## EXHIBIT A

### ALL FUNDS DECISION PACKAGES

STREETS SELF-FUNDED PROJECTS FUND	FTEs	RECURRING COSTS	ONE-TIME COSTS	REQUESTED EXPENSE AMOUNT	2025-26 REVENUE/COST OFFSET	NET COST
<b>Streets</b>						
Addison Circle District Paver Replacement	-	\$-	\$200,000	\$200,000	\$-	\$200,000
Addison Circle District Tree Well Refurbishment	-	\$-	\$200,000	\$200,000	\$-	\$200,000
Addison Circle District Paver Rehabilitation and Beautification Assessment	-	\$-	\$300,000	\$300,000	\$-	\$300,000
Residential Street Rehabilitation Program	-	\$-	\$150,000	\$150,000	\$-	\$150,000
<b>TOTAL STREETS SELF-FUNDED PROJECTS FUND</b>	-	\$-	<b>\$850,000</b>	<b>\$850,000</b>	<b>\$-</b>	<b>\$850,000</b>
<b>ENTERPRISE FUNDS</b>						
<b>Airport Fund</b>						
Airport GIS Contractor	-	\$-	\$150,000	\$150,000	\$-	\$150,000
<b>Utility Fund</b>						
Chlorine Analyzers, pH and Residual Monitor Upgrades	-	\$-	\$60,000	\$60,000	\$-	\$60,000
Surveyor Water Tower Control Valve	-	\$-	\$40,000	\$40,000	\$-	\$40,000
Celestial Pump Station Electrical Assessment	-	\$-	\$225,000	\$225,000	\$-	\$225,000
Multi-Sensor Inspection Condition Assessment - North Dallas Water Supply Corporation	-	\$-	\$376,750	\$376,750	\$-	\$376,750
<b>TOTAL ENTERPRISE FUNDS</b>	-	<b>\$</b>	<b>\$851,750</b>	<b>\$851,750</b>	<b>\$-</b>	<b>\$851,750</b>
<b>TOTAL DECISION PACKAGE INITIATIVES</b>	-	<b>\$766,169</b>	<b>\$3,486,166</b>	<b>\$4,252,335</b>	<b>\$(82,801)</b>	<b>\$4,335,136</b>



## EXHIBIT A

# ALL FUNDS Capital Initiatives

CAPITAL INITIATIVES	FY2026	FY2027	FY2028	FY2029	TOTAL COST	FUNDING SOURCE
<b>Parks</b>						
Wayfinding Signage Master Plan Implementation	\$789,060	\$804,060	\$-	\$-	\$1,593,120	Self-Fund Special Projects and Hotel Fund
Cotton Belt Trail Amenity Enhancements	\$195,000	\$-	\$-	\$-	\$195,000	Self-Funded Special Projects Fund
Bosque Park Improvements	\$441,000	\$-	\$-	\$-	\$441,000	Self-Funded Special Projects Fund
Celestial Park Entrance and Lighting Improvements	\$268,255	\$-	\$-	\$-	\$268,255	Self-Funded Special Projects Fund
<b>Streets</b>						
Pedestrians Improvements - Pedestrian Toolbox Implementation	\$150,000	\$175,000	\$200,000	\$225,000	\$750,000	Streets Self-Funded Special Projects Fund
<b>Airport</b>						
Taxilane Uniform Storm Drainage Improvements	\$245,455	\$3,174,545	\$-	\$-	\$3,420,000	Cash reserves and grant funding
Taxiway Bravo Extension - Phase II	\$609,100	\$10,147,100	\$-	\$-	\$10,756,200	Cash reserves and grant funding
Airport Fuel Storage Improvements	\$95,000	\$1,614,000	\$-	\$-	\$1,709,000	Cash reserves and Certificates of Obligation
Reconstruction of Airport Streets - Eddie Rickenbacker Dr	\$220,000	\$1,485,000	\$-	\$-	\$1,705,000	Cash reserves and Certificates of Obligation
<b>TOTAL CAPITAL INITIATIVES</b>	<b>\$3,012,870</b>	<b>\$17,399,705</b>	<b>\$200,000</b>	<b>\$225,000</b>	<b>\$20,837,575</b>	





## EXHIBIT A

# CAPITAL IMPROVEMENTS Program All Funds Summary



FUNDS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29	PROJECT TOTAL
General Obligation & Cert. of Obligation	\$18,881,870	\$4,677,457	\$5,488,312	\$12,679,151	\$2,275,000	\$43,951,790
State Infrastructure Bank Loans	2,212,836	15,987,164	19,000,000	7,400,000	-	44,600,000
Self-Funded Special Projects Fund	687,580	1,815,760	646,060	-	-	3,149,400
Streets Self-Funded Fund	1,906,613	1,046,741	4,829,075	200,000	225,000	8,207,429
General Grant Funds	-	1,963,450	725,007	-	-	2,688,457
Infrastructure Investment Fund	3,337,922	-	-	-	-	3,337,922
Utility Certificates of Obligation	1,513,309	2,200,000	591,700	400,000	2,987,800	7,692,809
Utility Fund Cash Reserves	45,000	1,175,000	76,000	-	166,000	1,462,000
Stormwater Certificates of Obligation	54,259	2,645,741	2,800,000	-	-	5,500,000
Airport Fund Certificates of Obligation	1,782,335	2,153,516	3,099,000	4,752,000	2,500,000	14,286,851
Airport Fund Grant Funds	11,082,752	548,190	9,132,390	108,000	1,008,000	21,879,332
Airport Fund Cash Reserves	2,149,112	871,365	4,893,255	262,000	112,000	8,287,732
Hotel Fund Cash Reserves	-	235,000	200,000	-	-	435,000
<b>TOTAL</b>	<b>\$43,603,588</b>	<b>\$35,319,384</b>	<b>\$51,480,799</b>	<b>\$25,801,151</b>	<b>\$9,273,800</b>	<b>\$165,478,722</b>



## EXHIBIT A

# GENERAL GOVERNMENT Capital Improvements Program

FY2025-26	ACTUAL PRIOR YEARS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29
FUNDING SOURCES						
General Obligation Bonds Series 2012	\$5,642,595	\$-	\$-	\$-	\$-	\$-
General Obligation Bonds Series 2013	206,176	-	-	-	-	-
General Obligation Bonds Series 2014	1,742,797	-	-	-	-	-
Streets Self-Funded Fund	-	1,906,613	1,046,741	4,829,075	200,000	225,000
Self-Funded Special Projects Fund	385,773	687,580	1,815,760	646,060	-	-
Certificates of Obligation Series 2019	18,104,717	264,650	-	-	-	-
General Obligation Bonds Series 2020	4,168,844	2,399,005	-	3,400,000	4,837,151	-
General Obligation Bonds Series 2021	15,980,231	54,535	-	-	-	-
General Obligation Bonds Series 2022	5,865,238	5,122,384	150,255	-	-	-
Certificates of Obligation Series 2022	5,808,181	3,802,125	-	-	-	-
General Obligation Bonds Series 2023	1,616,799	2,877,757	542,202	-	-	-
Certificates of Obligation Series 2023	-	-	750,000	1,250,000	-	-
Certificates of Obligation Series 2024	130,710	4,311,414	1,000,000	-	-	-
State Infrastructure Bank Loans	-	2,212,836	15,987,164	19,000,000	7,400,000	-
Future Bond Issuance	-	-	2,000,000	638,312	7,842,000	2,275,000
General Grant Funds	-	-	1,963,450	725,007	-	-
Hotel Fund Cash Reserves	-	-	235,000	200,000	-	-
Total Available Resources	\$59,652,061	\$23,638,899	\$25,490,572	\$30,688,454	\$20,279,151	\$2,500,000





## EXHIBIT A

### CAPITAL IMPROVEMENTS PROGRAM

FY2025-26	ACTUAL PRIOR YEARS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29	PROJECT TOTAL
<b>PROJECTS</b>							
Vitruvian West Streetscape and Bella Lane Extension	\$4,273,519	\$39,799	\$896,741	\$-	\$-	\$-	\$5,210,059
Quorum Drive Reconstruction	1,161,108	2,500,000	6,542,202	12,000,000	4,900,000	-	27,103,310
Pedestrian Connectivity - Cotton Belt Trail Amenity Enhancements	367,471	-	195,000	-	-	-	562,471
Midway Road Reconstruction	37452,199	4,723,887	-	-	-	-	42,176,086
Keller Springs Reconstruction	2,665,243	4,234,757	5,000,000	5,000,000	-	-	16,900,000
Airport Parkway Reconstruction	1,012,849	150,000	-	3,400,000	4,837,151	-	9,400,000
Athletic Club Improvements	5,319,173	30,458	-	-	-	-	5,349,631
Improvements to Existing Buildings	3,584,109	1,634,392	-	-	-	-	5,218,501
Redding Trail Extension/Dog Park	-	54,535	-	-	-	-	54,535
Montfort Drive Reconstruction	522,243	590,593	4,987,164	6,000,000	2,500,000	-	14,600,000
Les Lacs Pond Improvements	1,132,187	2,777,477	-	-	-	-	3,909,664
Vitruvian Park Phase 9, Block 701	1,686,533	13,604	-	-	-	-	1,700,137
Vitruvian Park Phase 6, Blocks 301, 302 and 303	-	-	750,000	1,904,075	-	-	2,654,075
Vitruvian Park Phase 7, Blocks 204, 210, 402 and 403	-	-	-	638,312	2,617,000	1,000,000	4,255,312
Vitruvian Park Phase 8, Remaining Blocks	-	-	-	-	225,000	1,275,000	1,500,000
Beltway Drive Trail	265,837	1,931,663	-	-	-	-	2,197,500
North Texas Emergency Communications (NTECC) Facility	130,710	2,269,290	1,000,000	-	-	-	3,400,000
AAC Outdoor Pool Restrooms / Perimeter Fence Renovations	-	110,000	220,000	-	-	-	330,000
Service Center Lobby Renovations	-	250,000	-	-	-	-	250,000
Arapaho/Surveyor and Systemwide Traffic Signal Improvements	78,880	286,320	2,140,950	-	-	-	2,506,150
Pedestrian Improvements – Pedestrian Toolbox Implementation	-	-	150,000	175,000	200,000	225,000	750,000
Wayfinding Signage	-	-	789,060	804,060	-	-	1,593,120
Bosque Park Improvements	-	-	441,000	-	-	-	441,000
Celestial Park Entrance and Lighting Improvements	-	-	268,255	-	-	-	268,255
Arapaho/Addison Road and Addison Road/Lindbergh Drive Signal Improvements	-	-	110,200	767,007	-	-	877,207
<b>Total</b>	<b>\$59,652,061</b>	<b>\$23,638,899</b>	<b>\$25,490,572</b>	<b>\$30,688,454</b>	<b>\$20,279,151</b>	<b>\$2,500,000</b>	<b>\$162,249,137</b>





## EXHIBIT A

# GENERAL GOVERNMENT Capital Improvements Projects

## VITRUVIAN WEST STREETSCAPE AND BELLA LANE EXTENSION

### DESCRIPTION

This project is to continue build out of the planned development at Vitruvian and the associated public infrastructure. In FY 2021, public infrastructure construction was the streetscape associated with Vitruvian West 2. The Town was also responsible for the design and construction of a well pad for a well into Trinity Aquifer in FY 2021. Phase IV, which includes the extension of Bella Lane to Alpha Road, began in FY2022 and was completed in FY2024. Vitruvian West 3 streetscape improvements along Westgate Lane and Marsh Lane were completed in early 2023. Bella Lane North Connector is anticipated to be completed in FY2026 dependent upon developer scheduling.

### JUSTIFICATION

The Vitruvian development was approved in several phases. The Town is responsible for the construction of the public infrastructure associated with the development.

### PHASE

Well pad construction, Vitruvian West 2 & 3 streetscape, and the Bella Lane extension projects are complete. The Bella Lane North Connector is anticipated to be bid and constructed in 2026.

### STATUS

Well pad construction, Vitruvian West 2 & 3 streetscape, and the Bella Lane extension projects are complete with completion of the Bella Lane North Connector anticipated for 2026.

VITRUVIAN WEST STREETSCAPE AND BELLA LANE EXTENSION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$4,273,519	\$39,799	\$-	\$-	\$-	\$-	\$4,313,318
Cash Reserves	-	-	896,741	-	-	-	896,741
<b>Total</b>	<b>\$4,273,519</b>	<b>\$39,799</b>	<b>\$896,741</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$5,210,059</b>
<b>Expenditures</b>							
Design	\$662,195	\$-	\$376,476	\$-	\$-	\$-	\$1,038,671
Construction	3,611,128	39,799	520,265	-	-	-	4,171,192
Right of Way	196	-	-	-	-	-	196
<b>Total</b>	<b>\$4,273,519</b>	<b>\$39,799</b>	<b>\$896,741</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$5,210,059</b>



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### QUORUM DRIVE RECONSTRUCTION

##### DESCRIPTION

This project is for reconstruction of Quorum Drive from the Dallas North Tollway to the DART Rail Right-of-Way. Quorum Drive was originally built in the early to mid-1980s. The scope will include, but not be limited to, utility upsizing to handle continued growth in Addison, incorporation of the Master Transportation and Trails Master Plans, ADA improvements, and the replacement of traffic signals at three intersections.

##### JUSTIFICATION

Proposition B - North/South Roads was approved by the voters as part of the November 2019 bond election with an estimated cost of \$26,302,000. The Asset Management Risk score based on the Town's Asset Management Plan was evaluated as critical and the Pavement Condition Index was rated as fair. The Town is utilizing \$22,900,000 million in State Infrastructure Bank loans in lieu of the bond authorization to fund this project at a lower interest rate.

##### PHASE

The project is currently in the design phase.

##### STATUS

A design contract was awarded on June 13, 2023, with an anticipated design completion of eighteen months. After design, construction is anticipated in fiscal years 2026 to 2028.

QUORUM DRIVE RECONSTRUCTION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$1,161,108	\$2,500,000	\$542,202	\$-	\$-	\$-	\$4,203,310
State Infrastructure Bank Loans		-	6,000,000	12,000,000	4,900,000	-	\$22,900,000
<b>Total</b>	<b>\$1,161,108</b>	<b>\$2,500,000</b>	<b>\$6,542,202</b>	<b>\$12,000,000</b>	<b>\$4,900,000</b>	<b>\$-</b>	<b>\$27,103,310</b>
<b>Expenditures</b>							
Design	\$1,106,581	\$2,500,000	\$858,376	\$-	\$-	\$-	\$4,464,957
Construction	54,527	-	5,683,826	12,000,000	4,900,000	-	22,638,353
<b>Total</b>	<b>\$1,161,108</b>	<b>\$2,500,000</b>	<b>\$6,542,202</b>	<b>\$12,000,000</b>	<b>\$4,900,000</b>	<b>\$-</b>	<b>\$27,103,310</b>



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### PEDESTRIAN CONNECTIVITY - COTTON BELT TRAIL AMENITY ENHANCEMENTS

##### DESCRIPTION

Implement Cotton Belt Trail amenity enhancements—lighting, benches, trash receptacles, signage, trees, and irrigation—to elevate the user experience beyond basic federally funded elements.

##### JUSTIFICATION

Supports the City-Wide Trails Master Plan and Council priorities for Mobility & Connectivity and a Vibrant, Active Community. These locally funded enhancements create a safe, comfortable, and uniquely Addison trail experience.

##### PHASE

The project is currently in the design phase.

##### STATUS

The North Texas Council of Governments is designing and constructing this project with the Town to pay its share in a lump sum which was made in FY 2024. Enhancements to the trail are being planned by the Town.

#### PEDESTRIAN CONNECTIVITY - COTTON BELT TRAIL AMENITY ENHANCEMENTS

	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$367,471	\$-	\$-	\$-	\$-	\$-	\$367,471
Cash Reserves	-	-	195,000	-	-	-	195,000
Total	\$367,471	\$-	\$195,000	\$-	\$-	\$-	\$562,471
<b>Expenditures</b>							
Design	\$-	\$-	\$125,000	\$-	\$-	\$-	\$125,000
Construction	307,469	-	70,000	-	-	-	377,469
Right of Way	60,002	-	-	-	-	-	60,002
Total	\$367,471	\$-	\$195,000	\$-	\$-	\$-	\$562,471





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### MIDWAY ROAD RECONSTRUCTION

##### DESCRIPTION

This project is for reconstruction of Midway Road to include replacement of wet utilities, compliance with Americans with Disabilities Act (ADA) requirements, traffic signal upgrades, and sidewalk, median, and lighting improvements along with inclusion of the new Master Transportation Plan standards.

##### JUSTIFICATION

The roadway has failed due to heavy traffic use and water saturation to the sub-base. ADA compliance is required for pedestrian ramps and pathways.

##### PHASE

This project is under construction.

##### STATUS

On December 8, 2020, a construction contract was approved. This project is anticipated to be completed in the summer of FY2025.

MIDWAY ROAD RECONSTRUCTION	Project to Date	Est 2025	2026	2027	2028	2029	Project Total
<b>Funding</b>							
Bond Funds	\$37,452,199	\$4,723,887	\$-	\$-	\$-	\$-	\$42,176,086
Total	\$37,452,199	\$4,723,887	\$-	\$-	\$-	\$-	\$42,176,086
<b>Expenditures</b>							
Design	\$3,423,769	\$952,545	\$-	\$-	\$-	\$-	\$4,376,314
Construction	28,874,277	3,771,342	-	-	-	-	32,645,619
Right of Way	5,154,153	-	-	-	-	-	5,154,153
Total	\$37,452,199	\$4,723,887	\$-	\$-	\$-	\$-	\$42,176,086



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### KELLER SPRINGS RECONSTRUCTION

##### DESCRIPTION

This project consists of reconstruction of Keller Springs Road from Dallas North Tollway to Addison Road including replacing asphalt roadway with concrete, upsizing existing facilities, installing Master Transportation Plan elements, acquiring right-of-way for medians, sidewalks, and landscaping, and replacing traffic signals.

##### JUSTIFICATION

Proposition A - East/West Roads was approved by the voters as part of the November 2019 bond election with an estimated bond funded cost of \$12,900,000. The Town has also secured \$4,000,000 in funding from Dallas County. The Town is utilizing \$8,000,000 in State Infrastructure Bank loan funding in lieu of the bond authorization to fund this project at a lower interest rate. The Asset Management Risk score, based on the Town's Asset Management Plan, was evaluated as failed or in critical condition. Additionally, the current pavement condition index which rates the condition of the surface of a road was measured as poor.

##### PHASE

The project is under construction.

##### STATUS

A contract for professional engineering services was approved on December 10, 2019. A construction contract was awarded on September 12, 2023. Construction is anticipated to be completed in FY 2027. \$2.8M of this project is funded by Stormwater Bonds.

KELLER SPRINGS RECONSTRUCTION	Project to Date	Est 2025	2026	2027	2028	2029	Project Total
<b>Funding</b>							
Stormwater Bonds	\$-	\$-	\$2,800,000	\$-	\$-	\$-	\$2,800,000
Bond Funds	2,665,243	2,234,757	-	-	-	-	4,900,000
State Infrastructure Bank Loans	-	2,000,000	5,000,000	1,000,000	-	-	8,000,000
Cash Reserves	-	-	-	4,000,000	-	-	4,000,000
<b>Total</b>	<b>\$2,665,243</b>	<b>\$4,234,757</b>	<b>\$7,800,000</b>	<b>\$5,000,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$19,700,000</b>
<b>Expenditures</b>							
Design	\$1,183,437	\$235,994	\$-	\$-	\$-	\$-	\$1,419,431
Construction	245,570	3,984,999	7,800,000	5,000,000	-	-	17,030,569
Right of Way	1,236,236	13,764	-	-	-	-	1,250,000
<b>Total</b>	<b>\$2,665,243</b>	<b>\$4,234,757</b>	<b>\$7,800,000</b>	<b>\$5,000,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$19,700,000</b>



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### AIRPORT PARKWAY RECONSTRUCTION

##### DESCRIPTION

This project consists of reconstruction of Airport Parkway from Dallas North Tollway to Addison Road including replacement of asphalt roadway with concrete roadway, upsizing of existing facilities, installation of Master Transportation Plan elements, acquisition of right-of-way for medians, sidewalks, and landscaping, and replacement of traffic signals.

##### JUSTIFICATION

Proposition A - East/West Roads was approved by the voters as part of the November 2019 bond election with an estimated cost of \$9,400,000. The Asset Management Risk score, based on the Town's Asset Management Plan, was evaluated as failed or in critical condition. Additionally, the current pavement condition index which rates the condition of the surface of a road was measured as very poor.

##### PHASE

The project is currently in the engineering design phase.

##### STATUS

A contract for professional engineering services was approved on December 10, 2019. Bidding is anticipated to begin in FY26 and construction is anticipated to begin in FY2027 and be completed in FY2028.

<b>AIRPORT PARKWAY RECONSTRUCTION</b>	<b>Project to Date</b>	<b>Est 2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Project Total</b>
<b>Funding</b>							
<b>Bond Funds</b>	\$1,012,849	\$150,000	\$-	\$3,400,000	\$4,837,151	\$-	\$9,400,000
<b>Total</b>	\$1,012,849	\$150,000	\$-	\$3,400,000	\$4,837,151	\$-	\$9,400,000
<b>Expenditures</b>							
<b>Design</b>	\$630,324	\$100,000	\$-	\$-	\$-	\$-	\$730,324
<b>Construction</b>	110,806	-	-	3,400,000	4,837,151	-	8,347,957
<b>Right of Way</b>	271,719	50,000	-	-	-	-	321,719
<b>Total</b>	\$1,012,849	\$150,000	\$-	\$3,400,000	\$4,837,151	\$-	\$9,400,000





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### MONTFORT DRIVE RECONSTRUCTION

##### DESCRIPTION

This project consists of reconstruction of Montfort Drive from Belt Line Road to the Addison city limits by rebuilding concrete roadway and upsizing existing utilities. Additionally, the project includes installing Master Transportation Plan elements including widening the median where applicable and improving sidewalk connectivity throughout the extents. The project also includes the acquisition of right-of-way for medians, sidewalks, fiber installation, traffic signal installation, enhanced intersection design and landscaping improvements. Project evaluating the location of electrical components including the conversion from overhead to underground.

##### JUSTIFICATION

Proposition B - North/South Roads was approved by the voters as part of the November 2019 bond election with an estimated cost of \$7,300,000. The Asset Management Risk score, based on the Town's Asset Management Plan, was evaluated as critical. The Pavement Condition Index was rated as very poor. The Town issued \$900,000 from the 2019 authorization for design and acquired \$13.7 million in State Infrastructure Bank for the expanded scope and construction, in lieu of issuing the remaining \$6.4 million bond authorization.

##### PHASE

The project is currently in the engineering design phase.

##### STATUS

This project is anticipated to complete design in FY2026 and be constructed in FY2026 and FY2028.

MONTFORT DRIVE RECONSTRUCTION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$522,243	\$377,757	\$-	\$-	\$-	\$-	\$900,000
State Infrastructure Bank Loans	-	212,836	4,987,164	6,000,000	2,500,000	-	13,700,000
Total	\$522,243	\$590,593	\$4,987,164	\$6,000,000	\$2,500,000	\$-	\$14,600,000
<b>Expenditures</b>							
Design	\$506,707	\$590,593	\$-	\$-	\$-	\$-	\$1,097,300
Construction	15,536	-	4,987,164	6,000,000	2,500,000	-	13,502,700
Total	\$522,243	\$590,593	\$4,987,164	\$6,000,000	\$2,500,000	\$-	\$14,600,000



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### LES LACS POND IMPROVEMENTS

##### DESCRIPTION

The project consists of Les Lacs pond improvements and include the replacement of concrete edge and pond liner, ADA improvements, enhancements to the lake edge that is a combination of natural, concrete and stone edges, landscape beds and rain garden, retaining walls, fountain lights, and tree up-lights.

##### JUSTIFICATION

Proposition C - Park, Open Space, and Recreation Facilities was approved by the voters as part of the November 2019 bond election with an estimated cost of \$3,282,108.

##### PHASE

The project is currently in the construction phase.

##### STATUS

Design for this project was completed in FY2024 and be construction began in FY2024 and is anticipated to be completed in FY2025. \$2.5M of this project is funded by Stormwater Bonds.

LES LACS POND IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Stormwater Bonds	\$54,259	\$2,645,741	\$-	\$-	\$-	\$-	\$2,700,000
Bond Funds	1,132,187	2,777,477	-	-	-	-	3,909,664
<b>Total</b>	<b>\$1,186,446</b>	<b>\$5,423,218</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$6,609,664</b>
<b>Expenditures</b>							
Design	\$727,818	\$108,602	\$-	\$-	\$-	\$-	\$836,420
Construction	458,628	5,314,616	-	-	-	-	5,773,244
<b>Total</b>	<b>\$1,186,446</b>	<b>\$5,423,218</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$6,609,664</b>



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### VITRUVIAN PARK PHASE 9, BLOCK 701

##### DESCRIPTION

This project is for demolition and paving improvements, water and sewer improvements, street lighting, and landscape improvements for Vitruvian Park Phase 9, Block 701 (Townhomes).

##### JUSTIFICATION

The Vitruvian development was approved in several phases. The Town is responsible for the construction of the public infrastructure associated with the development.

##### PHASE

The project is complete.

##### STATUS

This project was completed in FY2025.

VITRUVIAN PARK PHASE 9, BLOCK 701	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$1,686,533	\$13,604	\$-	\$-	\$-	\$-	\$1,700,137
Total	\$1,686,533	\$13,604	\$-	\$-	\$-	\$-	\$1,700,137
<b>Expenditures</b>							
Design	\$101,879	\$2,101	\$-	\$-	\$-	\$-	\$103,980
Construction	1,584,654	11,503	-	-	-	-	1,596,157
Total	\$1,686,533	\$13,604	\$-	\$-	\$-	\$-	\$1,700,137





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### ATHLETIC CLUB IMPROVEMENTS

##### DESCRIPTION

This project consists of gymnasium and track improvements to replace lighting with energy-efficient LED lighting, replacement of safety railing and basketball goals, and to resurface the track at the Addison Athletic Club. The project also includes pool modernization improvements to add ultra-violet filtration system for the inside and outside pools, a replacement of the indoor pool hot tub to address leaks and ADA access, addition of a shade structure to the outdoor pool area, and replacement of the children's water play elements. Locker room improvements including renovation and reconfiguration of existing locker rooms, firewall improvements, and addition of family changing rooms. Additionally, the project includes replacement of the roof, partial replacement of HVAC, and core building updates.

##### JUSTIFICATION

Proposition C - Park, Open Space, and Recreation Facilities was approved by the voters as part of the November 2019 bond election with an estimated cost of \$3,028,167. The Asset Management Risk score, based on the Town's Asset Management Plan, was evaluated as good or fair. Proposition D - Buildings was approved by the voters as part of the November 2019 bond election with an estimated cost of \$2,049,464. The Asset Management Risk score, based on the Town's Asset Management Plan, was evaluated as poor or fair.

##### PHASE

The project is complete.

##### STATUS

A contract for professional engineering services was approved on June 9, 2020, and the construction contract was approved on October 12, 2021. The project is complete.

ATHLETIC CLUB IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$5,278,117	\$14,248	\$-	\$-	\$-	\$-	\$5,292,365
Cash Reserves	41,056	16,210	-	-	-	-	57,266
Total	\$5,319,173	\$30,458	\$-	\$-	\$-	\$-	\$5,349,631
<b>Expenditures</b>							
Design	\$482,772	\$14,248	\$-	\$-	\$-	\$-	\$497,020
Construction	4,787,365	16,210	-	-	-	-	4,803,575
Equipment	49,036	-	-	-	-	-	49,036
Total	\$5,319,173	\$30,458	\$-	\$-	\$-	\$-	\$5,349,631



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### IMPROVEMENTS TO EXISTING FACILITIES

##### DESCRIPTION

This project consists of replacements of the heating, ventilation, air conditioning (HVAC) system to existing municipal buildings. The locations include Addison Circle Park Pavilion, Central Fire, Finance, Fire Station #2, Police and Courts, Police Substations, Pump Stations, Town Hall, Service Center, Stone Cottage, and Vitruvian Restrooms. A replacement of the 15 to 30-year-old roofs that have deferred maintenance issues on existing municipal buildings will take place. All related roof elements including decking, flashing, joints, and coping will be replaced. The locations include Addison Circle Park, Central Fire Station, Fire Station #2, Police building, Service Center, Surveyor Pump Station, and Theatre Centre lobby and main space. Improvements are needed to address Americans with Disabilities Act compliance. Parking lot modifications are needed at Town Hall, Central Fire, Fire Station #2, Service Center, and Finance. Locker rooms are in need of improvements at Central Fire, Fire Station #2, Service Center, and Police buildings. Additionally, a Pavilion ramp was identified for improvements at the Conference Centre and concrete at the Stone Cottage. Improvements to the air filtration system at the Police Gun Range was proposed to separate the systems and install a HEPA filtration system that would filter out contaminants. The current HVAC system is shared with the adjacent exercise area.

##### JUSTIFICATION

Proposition D - Buildings was approved by the voters as part of the November 2019 bond election with an estimated cost of \$5,295,536. The Asset Management Risk score based, on the Town's Asset Management Plan, was evaluated as poor or fair.

##### PHASE

Phase 1 of this project substantially complete. Phase 2 of this project is under construction.

##### STATUS

A contract for professional engineering services was approved on April 13, 2021, for phase one projects. The phase one projects are substantially complete. Phase two projects are currently under construction.

IMPROVEMENTS TO EXISTING FACILITIES	Project to Date	Est 2025	2026	2027	2028	2029	Project Total
<b>Funding</b>							
Bond Funds	\$3,584,109	\$1,634,392	\$-	\$-	\$-	\$-	\$5,218,501
Cash Reserves	-	-	-	-	-	-	-
Total	\$3,584,109	\$1,634,392	\$-	\$-	\$-	\$-	\$5,218,501
<b>Expenditures</b>							
Design	\$253,694	\$164,086	\$-	\$-	\$-	\$-	\$417,780
Construction	2,701,611	1,470,306	-	-	-	-	4,171,917
Equipment	628,804	-	-	-	-	-	628,804
Total	\$3,584,109	\$1,634,392	\$-	\$-	\$-	\$-	\$5,218,501





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### VITRUVIAN PARK PHASE 6, BLOCKS 301, 302 AND 303

##### DESCRIPTION

This project consists of demolition and paving improvements, water and sewer improvements, street lighting, and landscape improvements for Vitruvian Park Phase 6, Blocks 301, 302 and 303.

##### JUSTIFICATION

The Vitruvian development was approved in several phases. The Town is responsible for the construction of the public infrastructure associated with the development.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be designed in FY2026. Construction is anticipated to begin in FY2026 with project completion estimated for 2027.

VITRUVIAN PARK PHASE 6, BLOCKS 301, 302 AND 303	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$750,000	\$1,250,000	\$-	\$-	\$2,000,000
Cash Reserves	-	-	-	654,075	-	-	654,075
Total	\$-	\$-	\$750,000	\$1,904,075	\$-	\$-	\$2,654,075
<b>Expenditures</b>							
Design	\$-	\$-	\$398,111	\$285,611	\$-	\$-	\$683,722
Construction	-	-	351,889	1,618,454	-	-	1,970,343
Equipment	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Total	\$-	\$-	\$750,000	\$1,904,065	\$-	\$-	\$2,654,065



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### VITRUVIAN PARK PHASE 7, BLOCKS 204, 210, 402 AND 403

##### DESCRIPTION

This project consists of demolition and paving improvements, water and sewer improvements, street lighting, and landscape improvements for Vitruvian Park Phase 7, Blocks 204, 210, 402, and 403.

##### JUSTIFICATION

The Vitruvian development was approved in several phases. The Town is responsible for the construction of the public infrastructure associated with the development.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be designed in FY2027. Construction is anticipated to begin in FY2028 with project completion estimated for FY2029.

VITRUVIAN PARK PHASE 7, BLOCKS 204, 210, 402 AND 403	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$638,312	\$2,617,000	\$1,000,000	\$4,255,312
Total	\$-	\$-	\$-	\$638,312	\$2,617,000	\$1,000,000	\$4,255,412
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$638,312	\$-	\$-	\$638,312
Construction	-	-	-	-	2,617,000	1,000,000	3,617,000
Equipment	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Total	\$-	\$-	\$-	\$638,312	\$2,617,000	\$1,000,000	\$4,255,312



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### VITRUVIAN PARK PHASE 8, REMAINING BLOCKS

##### DESCRIPTION

This project consists of demolition and paving improvements, water and sewer improvements, street lighting, and landscape improvements for the remaining blocks of Vitruvian Park Phase 8.

##### JUSTIFICATION

The Vitruvian development was approved in several phases. The Town is responsible for the construction of the public infrastructure associated with the development.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be designed in FY2028 and be constructed in FY2029.

VITRUVIAN PARK PHASE 8, REMAINING BLOCKS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$225,000	\$1,275,000	\$1,500,000
Total	\$-	\$-	\$-	\$-	\$225,000	\$1,275,000	\$1,500,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$225,000	\$-	\$225,000
Construction	-	-	-	-	-	1,275,000	1,275,000
Equipment	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Total	\$-	\$-	\$-	\$-	\$225,000	\$1,275,000	\$1,500,000



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### BELTWAY DRIVE TRAIL

##### DESCRIPTION

The Beltway Drive Trail is a combination of trail types from Marsh Lane eastward to Belt Line Road. The project includes a buffered, on-road two-way cycle track from Marsh Lane to Le Grande Drive, an off-road portion from Le Grande Drive to Midway Road, and a Bicycle Boulevard from Midway Road to Belt Line Road. The project is currently in construction document development. Project expenditures will be reimbursed by DART.

##### JUSTIFICATION

This project was the Phase 1 top recommendation from the City-Wide Trail System Master Plan.

##### PHASE

The project is currently in the construction phase.

##### STATUS

This project is anticipated to be completed in FY2025.

BELTWAY DRIVE TRAIL	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$265,837	1,931,663	\$-	\$-	\$-	\$-	\$2,197,500
Total	\$265,837	\$1,931,663	\$-	\$-	\$-	\$-	\$2,197,500
<b>Expenditures</b>							
Design	\$265,837	\$25,050	\$-	\$-	\$-	\$-	\$290,887
Construction	-	1,906,613	-	-	-	-	1,906,613
Total	\$265,837	\$1,931,663	\$-	\$-	\$-	\$-	\$2,197,500





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### NORTH TEXAS EMERGENCY COMMUNICATIONS (NTECC) FACILITY

##### DESCRIPTION

This project consists of construction of a new 23,000 square foot public safety communications facility for the joint dispatch center created and owned by the Cities of Coppell, Farmers Branch, and Carrollton along with the Town.

##### JUSTIFICATION

NTECC currently leases 11,800 square feet of space with lease rates that are anticipated to increase dramatically in 2029.

##### PHASE

The project is currently in design phase.

##### STATUS

This project is anticipated to be completed as early as FY2027.

#### NORTH TEXAS EMERGENCY COMMUNICATIONS (NTECC) FACILITY

	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$130,710	\$2,269,290	\$1,000,000	\$-	\$-	\$-	\$3,400,000
Total	130,710	\$2,269,290	\$1,000,000	\$-	\$-	\$-	\$3,400,000
<b>Expenditures</b>							
Design	\$130,710	\$69,290	\$-	\$-	\$-	\$-	\$200,000
Construction	-	1,681,060	1,000,000	-	-	-	2,681,060
Land	-	518,940	-	-	-	-	518,940
Total	130,710	\$2,269,290	\$1,000,000	\$-	\$-	\$-	\$3,400,000





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### AAC OUTDOOR POOL RESTROOMS / PERIMETER FENCE RENOVATIONS

##### DESCRIPTION

This project will serve to engage in professional services and construction agreements to develop construction documents for and to renovate the Addison Athletic Club Outdoor Pool Restrooms and Perimeter Fence.

##### JUSTIFICATION

Both the Men's and Women's restrooms adjacent to the outdoor pool were not originally designed to be family friendly and are unpleasant to use due to a great degree of degradation. The outdoor pool restrooms have not undergone major renovations or upgrades since the outdoor pool opened in 2003. The proposed outdoor pool restroom renovation will serve to relieve congestion in the newly renovated indoor restrooms and to be comfortable for use by parents and their children. Additionally, safety concerns for unauthorized nighttime entry are increasing due to the age and original construction materials of the steel picket perimeter fence. The perimeter wall can also allow for unwanted intrusion in areas where there are adjacent steps on the exterior side of the wall. A new reinforced steel picket security fence and additions of short fencing material added to the top of the perimeter wall will alleviate concerns for outside intrusion. This project supports Council's Key Focus Areas of Infrastructure Development and Maintenance and Vibrant Active Community.

##### PHASE

The project is currently in construction phase.

##### STATUS

This project is anticipated to be completed in FY2026.

AAC OUTDOOR POOL RESTROOMS / PERIMETER FENCE RENOVATIONS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$110,000	\$220,000	\$-	\$-	\$-	\$330,000
<b>Total</b>	<b>\$-</b>	<b>\$110,000</b>	<b>\$220,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$330,000</b>
<b>Expenditures</b>							
Design	\$-	\$60,000	\$-	\$-	\$-	\$-	\$60,000
Construction	-	50,000	220,000	-	-	-	270,000
<b>Total</b>	<b>\$-</b>	<b>\$110,000</b>	<b>\$220,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$330,000</b>



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### SERVICE CENTER LOBBY RENOVATIONS

##### DESCRIPTION

This project will add a customer service area with incorporated access controls for the lobby at the Service Center.

##### JUSTIFICATION

The benefits are improved customer service, added security, and the chance to refresh the lobby with the Addison brand.

##### PHASE

The project is currently in under construction.

##### STATUS

This project is anticipated to be completed in FY2025.

SERVICE CENTER LOBBY RENOVATIONS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$250,000	\$-	\$-	\$-	\$-	\$250,000
Total	\$-	\$250,000	\$-	\$-	\$-	\$-	\$250,000
<b>Expenditures</b>							
Design	\$-	\$25,000	\$-	\$-	\$-	\$-	\$25,000
Construction	-	225,000	-	-	-	-	225,000
Total	\$-	\$250,000	\$-	\$-	\$-	\$-	\$250,000



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### ARAPAHO/SURVEYOR AND SYSTEMWIDE TRAFFIC SIGNAL IMPROVEMENTS

##### DESCRIPTION

This project will rebuild the traffic signal at Arapaho Road/Surveyor Boulevard and install advanced warning signs, flashing yellow arrows, pedestrian hybrid beacons, and rectangular rapid flashing beacons in other locations throughout Town.

##### JUSTIFICATION

In November 2023, the Town staff collaborated with Kimley-Horn and Associates to pursue Highway Safety Improvement Program (HSIP) grant funding from TxDOT for traffic signal upgrades at the intersection of Arapaho Road and Surveyor Boulevard and systemwide traffic signal improvements.

##### PHASE

The project is currently in engineering phase.

##### STATUS

This project is anticipated to be completed in FY2026.

#### ARAPAHO/SURVEYOR AND SYSTEMWIDE TRAFFIC SIGNAL IMPROVEMENTS

	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$78,880	\$286,320	\$177,500	\$-	\$-	\$-	\$542,700
Grant Funding	-	-	1,963,450	-	-	-	\$1,963,450
Total	\$78,880	\$286,320	\$2,140,950	\$-	\$-	\$-	\$2,506,150
<b>Expenditures</b>							
Design	\$78,880	\$130,120	\$-	\$-	\$-	\$-	\$209,000
Construction	-	156,200	2,140,950	-	-	-	2,297,150
Total	\$78,880	\$286,320	\$2,140,950	\$-	\$-	\$-	\$2,506,150



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### PEDESTRIAN IMPROVEMENTS - PEDESTRIAN TOOLBOX IMPLEMENTATION

##### DESCRIPTION

Perform preventative maintenance using the Asset Management system recommendations, field verifications, and implementation of the Master Transportation Plan Pedestrian Toolbox, incorporating the ADA Transition Plan improvements. This work will include installation and improvement of existing pedestrian hybrid beacons, rapid rectangular flashing beacons, signage, striping, lighting, and pedestrian refuge areas as necessary within the public right-of-way.

##### JUSTIFICATION

The Asset Management system, Pedestrian Toolbox from the Master Transportation Plan and ADA Transition Plan outlines our sidewalk and pedestrian network, which is in a range of conditions based on the need, remaining useful life, and maintenance records along with engineering judgement for areas needing improvement based on safety concerns.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2030.

#### PEDESTRIAN IMPROVEMENTS- PEDESTRIAN TOOLBOX IMPLEMENTATION

	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$150,000	\$175,000	\$200,000	\$225,000	\$750,000
Total	\$-	\$-	\$150,000	\$175,000	\$200,000	\$225,000	\$750,000
<b>Expenditures</b>							
Construction	\$-	\$-	\$150,000	\$175,000	\$200,000	\$225,000	\$750,000
Total	\$-	\$-	\$150,000	\$175,000	\$200,000	\$225,000	\$750,000





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### WAYFINDING SIGNAGE

##### DESCRIPTION

This project is for the implementation of the Wayfinding Signage Master Plan and installation of the 911 Trail Location Markers to improve wayfinding, circulation, connectivity, and safety in multiple phases.

##### JUSTIFICATION

A Wayfinding Master plan is being developed for wayfinding signage in Addison to provide easy access by visitors and to increase Public Safety.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2027.

WAYFINDING SIGNAGE	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$554,060	\$604,060	\$-	\$-	\$1,158,120
Hotel Fund Cash Reserves	-	-	235,000	200,000	-	-	\$435,000
Total	\$-	\$-	\$789,060	\$804,060	\$-	\$-	\$1,593,120
<b>Expenditures</b>							
Design	\$-	\$-	\$32,500	\$32,500	\$-	\$-	\$65,000
Construction	-	-	756,560	771,560	-	-	1,528,120
Total	\$-	\$-	\$789,060	\$804,060	\$-	\$-	\$1,593,120





## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### BOSQUE PARK IMPROVEMENTS

##### DESCRIPTION

Restore the urban forest by addressing canopy loss and understory damage. Replace and maintain aging park features like lighting, fountains, benches, and granite paths.

##### JUSTIFICATION

Bosque Park is a vital green space that supports community use and local ecology. Tree loss and wear over time have degraded vegetation and infrastructure. Restoration is essential to preserve the park's character and environmental value.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2026.

BOSQUE PARK IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$441,000	\$-	\$-	\$-	\$441,000
Total	\$-	\$-	\$441,000	\$-	\$-	\$-	\$441,000
<b>Expenditures</b>							
Design	\$-	\$-	\$15,000	\$-	\$-	\$-	\$15,000
Construction	-	-	426,000	-	-	-	426,000
Total	\$-	\$-	\$441,000	\$-	\$-	\$-	\$441,000



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### CELESTIAL PARK ENTRANCE AND LIGHTING IMPROVEMENTS

##### DESCRIPTION

This project will address erosion at the southeast entrance, improve safety through lighting improvements, and provide ADA access. Design for the entrance was completed in 2020 and will be modified to integrate natural materials with the steps. A lighting design will need to be completed to install light improvements. Community outreach and feedback will be solicited.

##### JUSTIFICATION

Decomposed granite at the park entrance is on a steep slope which causes erosion. Lighting improvements will illuminate the lawn walking path to improve safety for park users.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2026.

CELESTIAL PARK ENTRANCE AND LIGHTING IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$118,000	\$-	\$-	\$-	\$118,000
Bond Funds	-	-	\$150,255	-	-	-	150,255
Total	\$-	\$-	\$268,255	\$-	\$-	\$-	\$268,255
<b>Expenditures</b>							
Design	\$-	\$-	\$20,000	\$-	\$-	\$-	\$20,000
Construction	-	-	248,255	-	-	-	248,255
Total	\$-	\$-	\$268,255	\$-	\$-	\$-	\$268,255



## EXHIBIT A

### GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROJECTS

#### ARAPAHO/ADDISON ROAD AND ADDISON ROAD/LINDBERGH DRIVE SIGNAL IMPROVEMENTS

##### DESCRIPTION

This project will include traffic signal improvements, installation of flashing yellow arrows, improved vehicle detection, and installation of signal interconnectivity to the two signalized intersections that are directly adjacent to the newly installed DART Silver Line. Interconnecting the two traffic signals to run on one traffic signal cabinet will make the coordination, timing, and preemption more efficient and reliable.

##### JUSTIFICATION

In November 2023, the Town staff collaborated with Kimley-Horn and Associates to pursue Highway Safety Improvement Program (HSIP) grant funding from TxDOT for traffic signal upgrades at the intersection of Arapaho Road and Surveyor Boulevard and systemwide traffic signal improvements.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to begin design in FY2026 and be constructed in FY2027.

#### ARAPAHO/ADDISON ROAD AND ADDISON ROAD/LINDBERGH DRIVE SIGNAL IMPROVEMENTS

	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$110,200	\$42,000	\$-	\$-	\$152,200
Bond Funds	-	-	-	725,007	-	-	725,007
<b>Total</b>	<b>\$-</b>	<b>\$-</b>	<b>\$110,200</b>	<b>\$767,007</b>	<b>\$-</b>	<b>\$-</b>	<b>\$877,207</b>
<b>Expenditures</b>							
Design	\$-	\$-	\$110,200	\$-	\$-	\$-	\$110,200
Construction	-	-	-	767,007	-	-	767,007
<b>Total</b>	<b>\$-</b>	<b>\$-</b>	<b>\$110,200</b>	<b>\$767,007</b>	<b>\$-</b>	<b>\$-</b>	<b>\$877,207</b>





## EXHIBIT A

# INFRASTRUCTURE Investment Fund



FY2025-26	ACTUAL PRIOR YEARS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29	PROJECT TOTAL
<b>Projects and Transfers</b>							
Traffic Signal and ADA Improvements	\$796,731	\$703,269	\$-	\$-	\$-	\$-	\$1,500,000
Redding Trail Extension / Dog Park	-	634,653	-	-	-	-	634,653
Conference Centre Renovations	-	2,000,000	-	-	-	-	2,000,000
<b>Total</b>	<b>\$796,731</b>	<b>\$3,337,922</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$4,134,653</b>



## EXHIBIT A

# INFRASTRUCTURE INVESTMENT FUND

## Capital Improvement Projects

### TRAFFIC SIGNAL AND ADA IMPROVEMENTS

#### DESCRIPTION

This project includes improvements for the intersections of Belt Line Road and Addison Road, Belt Line Road and Beltway Road, and Addison Road and Sojourn Drive traffic signal and ADA pedestrian ramp. This includes a complete replacement and redesign of the traffic signals and ramps at the intersections. These improvements were identified in the asset management plan and the ADA transition plan.

#### JUSTIFICATION

The three intersections were designed in FY2020 and are awaiting construction. Due to the Sojourn Mill and Overlay Project that was completed in FY2020, Addison Road and Sojourn Drive pedestrian crossings/ramps are required to be completed.

#### PHASE

The project is currently under construction.

#### STATUS

A construction contract was awarded on August 9, 2022. This project is anticipated to be completed in FY2025.

TRAFFIC SIGNAL AND ADA IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$796,731	\$703,269	\$-	\$-	\$-	\$-	\$1,500,000
<b>Total</b>	<b>\$796,731</b>	<b>\$703,269</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,500,000</b>
<b>Expenditures</b>							
Design	\$79,720	\$15,280	\$-	\$-	\$-	\$-	\$95,000
Construction	716,039	687,989	-	-	-	-	1,404,028
Right of Way	972	-	-	-	-	-	972
<b>Total</b>	<b>\$796,731</b>	<b>\$703,269</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,500,000</b>





## EXHIBIT A

### INFRASTRUCTURE INVESTMENT FUND CAPITAL IMPROVEMENT PROJECTS

#### REDDING TRAIL EXTENSION/DOG PARK

##### DESCRIPTION

The Redding Trail Extension will provide a 10' wide multi-use trail from the west side of the Redding Trail Dog Park east to Midway Road. The proposed trail extension is approximately 750 linear feet long. It will connect the newly constructed trail on Midway Road to the Redding Trail and to Surveyor Road on the north end, and George Herbert Walker Bush Elementary School to the south.

##### JUSTIFICATION

This project was a Phase 1 recommendation from the City-Wide Trail System Master Plan.

##### PHASE

This project is anticipated to be completed in FY2025.

##### STATUS

This project is anticipated to be completed in FY2025.

REDDING TRAIL EXTENSION/ DOG PARK	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$54,535	\$-	\$-	\$-	\$-	\$54,535
Cash Reserves	-	634,653	-	-	-	-	634,653
Total	\$-	\$689,188	\$-	\$-	\$-	\$-	\$689,188
<b>Expenditures</b>							
Construction	\$-	\$689,188	\$-	\$-	\$-	\$-	\$689,188
Total	\$-	\$689,188	\$-	\$-	\$-	\$-	\$689,188



## EXHIBIT A

### INFRASTRUCTURE INVESTMENT FUND CAPITAL IMPROVEMENT PROJECTS

#### CONFERENCE CENTRE RENOVATIONS

##### DESCRIPTION

This project will add additional office space to the Conference Centre to accommodate the relocation of all existing staff at the current Town Hall to the Conference Centre. This would create seven office and 20 additional workstations with additional security access features and meeting space while consolidating staff for a more cohesive work environment.

##### JUSTIFICATION

Renovating and repurposing the Conference Centre to accommodate current Town Hall staff creates operating efficiencies and creates a safer work environment from the current Town Hall.

##### PHASE

This project is anticipated to be completed in FY2025.

##### STATUS

This project is anticipated to be completed in FY2025.

CONFERENCE CENTRE RENOVATIONS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$2,000,000	\$-	\$-	\$-	\$-	\$2,000,000
Total	\$-	\$2,000,000	\$-	\$-	\$-	\$-	\$2,000,000
<b>Expenditures</b>							
Design	\$-	\$250,000	\$-	\$-	\$-	\$-	\$250,000
Construction	-	1,750,000	-	-	-	-	1,750,000
Total	\$-	\$2,000,000	\$-	\$-	\$-	\$-	\$2,000,000



**EXHIBIT A**

# UTILITY CAPITAL Improvements Program

FY2025-26	ACTUAL PRIOR YEARS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29	PROJECT TOTAL
<b>FUNDING SOURCES</b>							
Certificates of Obligation	\$2,377,407	\$1,513,309	\$2,200,000	\$591,700	\$400,000	\$2,987,800	
Cash Reserves	-	45,000	1,175,000	76,000	-	166,000	
<b>Total Available Resources</b>	<b>\$2,377,407</b>	<b>\$1,558,309</b>	<b>\$3,375,000</b>	<b>\$667,700</b>	<b>\$400,000</b>	<b>\$3,153,800</b>	
<b>PROJECTS</b>							
Marsh Lane/Spring Valley Road Water Main Replacement	\$-	\$-	\$-	\$-	\$-	\$567,000	\$567,000
Lake Forest Drive Utility Improvements	1,561,154	19,562	-	-	-	-	1,580,716
Addison Road/Westgrove Drive Water Main Replacement	-	-	-	-	-	1,033,300	1,033,300
Excel Parkway/Addison Road Water Main Upsizing	-	-	-	-	-	268,500	268,500
New Water Main Loop - Excel Parkway / Addison Road	-	-	-	-	-	495,000	495,000
Sydney Drive/Marsh Lane Water Main Upsizing	-	-	-	667,700	400,000	-	1,067,700
Excel Parkway/Addison Road Sewer Improvements	-	-	-	-	-	390,000	390,000
Addison Road/Belt Line Road and Addison Road/Edwin Lewis Drive Sewer Improvements	-	-	-	-	-	400,000	400,000
Celestial Pumpstation Pump #3 Replacement	-	450,000	-	-	-	-	450,000
Celestial Pumpstation Pump #1 Replacement	-	450,000	-	-	-	-	450,000
Surveyor Pump Station Electrical Upgrades	708,513	271,487	-	-	-	-	980,000
SCADA and Kellway Electrical Control Panel Upgrades	107,740	322,260	-	-	-	-	430,000
AMI Water Meter Modernization	-	-	3,150,000	-	-	-	3,150,000
Celestial Pump Station Bathroom Addition	-	45,000	-	-	-	-	45,000
Addison Circle Tower Driveway	-	-	225,000	-	-	-	225,000
<b>Total</b>	<b>\$2,377,407</b>	<b>\$1,558,309</b>	<b>\$3,375,000</b>	<b>\$667,700</b>	<b>\$400,000</b>	<b>\$3,153,800</b>	<b>\$11,532,216</b>



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### MARSH LANE/SPRING VALLEY ROAD WATER MAIN REPLACEMENT

##### DESCRIPTION

This project consists of replacing an 8-inch cast iron (CI) water main installed in 1970 with an 8-inch polyvinyl chloride (PVC) pipe along the intersection of Marsh Lane and Spring Valley Road. Due to its age, the Town experiences significant leakage, water pressure issues, and maintenance requests on this water line.

##### JUSTIFICATION

In 2017, the Town completed a comprehensive Water Distribution System Assessment that included a Capital Improvements Program (CIP) that made recommendations for the replacement of and improvements to water lines, as well as other water quality improvements.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

MARSH LANE/SPRING VALLEY ROAD WATER MAIN REPLACEMENT	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$-	\$567,000	\$567,000
Total	\$-	\$-	\$-	\$-	\$-	\$567,000	\$567,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$-	\$142,000	\$142,000
Construction	-	-	-	-	-	425,000	425,000
Total	\$-	\$-	\$-	\$-	\$-	\$567,000	\$567,000





## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### LAKE FOREST DRIVE UTILITY IMPROVEMENTS

##### DESCRIPTION

This project consists of replacing 1,300 feet of 6-inch cast iron (CI) water main and 1,047 feet of clay wastewater main with 8-inch polyvinyl chloride (PVC) pipes along Lake Forest Drive. The water line exceeds the maximum allowable velocity at 1,000 gallons per minute and the wastewater main is nearing the end of its lifecycle.

##### JUSTIFICATION

In 2017, the Town completed a comprehensive Water Distribution System Assessment that included a Capital Improvements Program (CIP) that made recommendations for the replacement of and improvements to water lines, as well as other water quality improvements.

##### PHASE

The project is complete.

##### STATUS

On August 24, 2021, the City Council approved an agreement with Dannenbaum Engineering Company for the design of the Lake Forest Drive Utility Improvements Project. On June 27, 2023, a construction contract was awarded to Rey-Mar Construction. This project is complete.

LAKE FOREST DRIVE UTILITY IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$1,561,154	\$19,562	\$-	\$-	\$-	\$-	\$1,580,716
Total	\$1,561,154	\$19,562	\$-	\$-	\$-	\$-	\$1,580,716
<b>Expenditures</b>							
Design	\$154,003	\$16,386	\$-	\$-	\$-	\$-	\$170,389
Construction	1,407,151	3,176	-	-	-	-	1,410,327
Total	\$1,561,154	\$19,562	\$-	\$-	\$-	\$-	\$1,580,716





## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### ADDISON ROAD/WESTGROVE DRIVE WATER MAIN REPLACEMENT

##### DESCRIPTION

This project consists of replacing a 6-inch water main with an 8-inch polyvinyl chloride (PVC) pipe at the northeast intersection of Addison Road and Westgrove Drive. This water line exceeds the maximum allowable velocity at 1,000 gallons per minute.

##### JUSTIFICATION

In 2017, the Town completed a comprehensive Water Distribution System Assessment that included a Capital Improvements Program (CIP) that made recommendations for the replacement of and improvements to water lines, as well as other water quality improvements.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

ADDISON ROAD/WESTGROVE DRIVE WATER MAIN REPLACEMENT	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$-	\$964,300	\$964,300
Cash Reserves	-	-	-	-	-	69,000	69,000
Total	\$-	\$-	\$-	\$-	\$-	\$1,033,300	\$1,033,300
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$-	\$144,645	\$144,645
Construction	-	-	-	-	-	819,655	819,655
Right of Way	-	-	-	-	-	69,000	69,000
Total	\$-	\$-	\$-	\$-	\$-	\$1,033,300	\$1,033,300



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### EXCEL PARKWAY/ADDISON ROAD WATER MAIN UPSIZING

##### DESCRIPTION

This project consists of upsizing an 8-inch polyvinyl chloride (PVC) pipe with 12-inch PVC pipe from Excel Telecommunications Service Center to Addison Road. This water line exceeds the maximum allowable velocity at 1,000 gallons per minute.

##### JUSTIFICATION

In 2017, the Town completed a comprehensive Water Distribution System Assessment that included a Capital Improvements Program (CIP) that made recommendations for the replacement of and improvements to water lines, as well as other water quality improvements.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

EXCEL PARKWAY/ADDISON ROAD WATER MAIN UPSIZING	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$-	\$254,500	\$254,500
Cash Reserves	-	-	-	-	-	14,000	14,000
Total	\$-	\$-	\$-	\$-	\$-	\$268,500	\$268,500
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$-	\$38,175	\$38,175
Construction	-	-	-	-	-	216,325	216,325
Right of Way	-	-	-	-	-	14,000	14,000
Total	\$-	\$-	\$-	\$-	\$-	\$268,500	\$268,500



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### NEW WATER MAIN LOOP - EXCEL PARKWAY / ADDISON ROAD

##### DESCRIPTION

This project consists of new 8-inch polyvinyl chloride (PVC) water main loop from Excel Telecommunications Service Center to Addison Road. This would eliminate water in the area exceeding the maximum allowable age.

##### JUSTIFICATION

In 2017, the Town completed a comprehensive Water Distribution System Assessment that included a Capital Improvements Program (CIP) that made recommendations for the replacement of and improvements to water lines, as well as other water quality improvements.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

NEW WATER MAIN LOOP - EXCEL PARKWAY / ADDISON ROAD	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$-	\$463,000	\$463,000
Cash Reserves	-	-	-	-	-	32,000	32,000
Total	\$-	\$-	\$-	\$-	\$-	\$495,000	\$495,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$-	\$69,450	\$69,450
Construction	-	-	-	-	-	393,550	393,550
Right of Way	-	-	-	-	-	32,000	32,000
Total	\$-	\$-	\$-	\$-	\$-	\$495,000	\$495,000



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### SYDNEY DRIVE/MARSH LANE WATER MAIN UPSIZING

##### DESCRIPTION

This project includes upsizing a 6-inch polyvinyl chloride (PVC) pipe installed in 1976 with an 8-inch PVC pipe at the intersection of Sydney Drive and Marsh Lane. This water line exceeds the maximum allowable velocity at 1,000 gallons per minute.

##### JUSTIFICATION

In 2017, the Town completed a comprehensive Water Distribution System Assessment that included a Capital Improvements Program (CIP) that made recommendations for the replacement of and improvements to water lines, as well as other water quality improvements.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2028.

SYDNEY DRIVE/MARSH LANE WATER MAIN UPSIZING	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$591,700	\$400,000	\$-	\$991,700
Cash Reserves	-	-	-	76,000	-	-	76,000
Total	\$-	\$-	\$-	\$667,700	\$400,000	\$-	\$1,067,700
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$148,755	\$-	\$-	\$148,755
Construction	-	-	-	442,945	400,000	-	842,945
Right of Way	-	-	-	76,000	-	-	76,000
Total	\$-	\$-	\$-	\$667,700	\$400,000	\$-	\$1,067,700





## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### EXCEL PARKWAY/ADDISON ROAD SEWER IMPROVEMENTS

##### DESCRIPTION

This project is to replace 479 linear feet of 8-inch pipe; clean repair, seal and grout one 48-inch manhole; and repair ring, cover, and chimney of one 48-inch manhole.

##### JUSTIFICATION

The 2017 Sanitary Sewer System Evaluation identified sewer infrastructure that is in need of replacement or rehabilitation. Projects were prioritized using a comprehensive sewer model and based on the consequence of failure, and the risk of failure.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

EXCEL PARKWAY/ADDISON ROAD SEWER IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$-	\$367,000	\$367,000
Cash Reserves	-	-	-	-	-	23,000	23,000
Total	\$-	\$-	\$-	\$-	\$-	\$390,000	\$390,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$-	\$55,050	\$55,050
Construction	-	-	-	-	-	311,950	311,950
Right of Way	-	-	-	-	-	23,000	23,000
Total	\$-	\$-	\$-	\$-	\$-	\$390,000	\$390,000





## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### ADDISON ROAD/BELT LINE ROAD AND ADDISON ROAD/EDWIN LEWIS DRIVE SEWER IMPROVEMENTS

##### DESCRIPTION

Replace 579 linear feet of 8-inch pipe; clean repair, seal and grout one 48-inch manhole; and clean, remove roots, repair, and coat two 48-inch manholes.

##### JUSTIFICATION

The 2017 Sanitary Sewer System Evaluation identified sewer infrastructure that is in need of replacement or rehabilitation. Projects were prioritized using a comprehensive sewer model and based on the consequence of failure, and the risk of failure.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

ADDISON ROAD/BELT LINE ROAD AND ADDISON ROAD/EDWIN LEWIS DRIVE SEWER IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$-	\$-	\$-	\$372,000	\$372,000
Cash Reserves	-	-	-	-	-	28,000	28,000
<b>Total</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$400,000</b>	<b>\$400,000</b>
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$-	\$55,800	\$55,800
Construction	-	-	-	-	-	316,200	316,200
Right of Way	-	-	-	-	-	28,000	28,000
<b>Total</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$400,000</b>	<b>\$400,000</b>



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### CELESTIAL PUMPSTATION PUMP #3 REPLACEMENT

##### DESCRIPTION

This project consists of the replacement of pump #3 at the Celestial Pumpstation.

##### JUSTIFICATION

Capital projects have been identified using information from assessments that were done in 2014. These improvements are needed to extend the life of the facilities, pumps, motors, and associated equipment to ensure an adequate supply of water.

##### PHASE

The project is under construction.

##### STATUS

This project is anticipated to be completed in FY2025.

CELESTIAL PUMPSTATION PUMP #3 REPLACEMENT	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$450,000	\$-	\$-	\$-	\$-	\$450,000
Total	\$-	\$450,000	\$-	\$-	\$-	\$-	\$450,000
<b>Expenditures</b>							
Design	\$-	\$45,000	\$-	\$-	\$-	\$-	\$45,000
Construction	-	\$405,000	-	-	-	-	405,000
Total	\$-	\$450,000	\$-	\$-	\$-	\$-	\$450,000



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### CELESTIAL PUMPSTATION PUMP #1 REPLACEMENT

##### DESCRIPTION

This project consists of the replacement of pump #1 at the Celestial Pumpstation.

##### JUSTIFICATION

Capital projects have been identified using information from assessments that were done in 2014. These improvements are needed to extend the life of the facilities, pumps, motors, and associated equipment to ensure an adequate supply of water.

##### PHASE

The project is under construction.

##### STATUS

This project is anticipated to be completed in FY2025.

CELESTIAL PUMPSTATION PUMP #1 REPLACEMENT	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
Funding							
Bond Funds	\$-	\$450,000	\$-	\$-	\$-	\$-	\$450,000
Total	\$-	\$450,000	\$-	\$-	\$-	\$-	\$450,000
Expenditures							
Design	\$-	\$41,000	\$-	\$-	\$-	\$-	\$41,000
Construction	-	\$409,000	-	-	-	-	409,000
Total	\$-	\$450,000	\$-	\$-	\$-	\$-	\$450,000



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### SURVEYOR PUMP STATION ELECTRICAL UPGRADES

##### DESCRIPTION

This project consists of overhaul of the electrical components that control Surveyor Pump Station.

##### JUSTIFICATION

The electrical system and Surveyor Pump Station is over forty years old. These electrical components are the highest risk of failure at the pump station. There are no longer parts available for some of the current components and would require significant upgrades if they were to fail.

##### PHASE

The project is complete.

##### STATUS

On January 11, 2022, a design contract was awarded to Kleinfelder, Inc. On March 28, 2023, a construction contract was awarded to Felix Construction Company. Construction completed in FY2025.

<b>SURVEYOR PUMP STATION ELECTRICAL UPGRADES</b>	<b>PROJECT TO DATE</b>	<b>EST 2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>PROJECT TOTAL</b>
<b>Funding</b>							
Bond Funds	\$708,513	\$271,487	\$-	\$-	\$-	\$-	\$980,000
Total	\$708,513	\$271,487	\$-	\$-	\$-	\$-	\$980,000
<b>Expenditures</b>							
Design	\$134,845	\$2,254	\$-	\$-	\$-	\$-	\$137,099
Construction	573,668	269,233	-	-	-	-	842,901
Total	\$708,513	\$271,487	\$-	\$-	\$-	\$-	\$980,000





## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### SCADA AND KELLWAY ELECTRICAL CONTROL PANEL UPGRADES

##### DESCRIPTION

The project consists of upgrading the SCADA system to new innovative technology for communication between Master Control Cabinets between all of the Utility facilities. Updating the control panel at Kellway Lift Station with Variable frequency drives that will extend the life expectancy of all three pumps and motors while reducing the electrical cost to operate the lift station.

##### JUSTIFICATION

Increased speed and reliability of SCADA Operations and increased life expectancy of pumps and motors at Kellway Lift Station.

##### PHASE

The project is under construction.

##### STATUS

This project is anticipated to be completed in FY2025.

SCADA AND KELLWAY ELECTRICAL CONTROL PANEL UPGRADES	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$107,740	\$322,260	\$-	\$-	\$-	\$-	\$430,000
Total	\$107,740	\$322,260	\$-	\$-	\$-	\$-	\$430,000
<b>Expenditures</b>							
Design	\$-	\$25,000	\$-	\$-	\$-	\$-	\$25,000
Construction	-	100,000	-	-	-	-	100,000
Equipment	107,740	197,260	-	-	-	-	305,000
Total	\$107,740	\$322,260	\$-	\$-	\$-	\$-	\$430,000





## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### AMI WATER METER MODERNIZATION

##### DESCRIPTION

Implement Advanced Metering Infrastructure (AMI) Water Meter Modernization program. AMI would provide our residents with real-time data usage. AMI meters can detect leaks in a system promptly and notify customers, minimizing water loss and higher utility bills. Users will be able to better track their usage by checking their customer portals. Implementing an AMI system requires a significant initial investment in meter infrastructure.

##### JUSTIFICATION

Will provide an overall better customer experience for utility customers.

##### PHASE

The project is in the planning phase with an issue of an RFP in FY25.

##### STATUS

An RFP for replacement services to be issued Fall 2025. This project is anticipated to be completed in FY2026.

AMI WATER METER MODERNIZATION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Bond Funds	\$-	\$-	\$2,200,000	\$-	\$-	\$-	\$2,200,000
Cash Reserves	-	-	950,000	-	-	-	950,000
Total	\$-	\$-	\$3,150,000	\$-	\$-	\$-	\$3,150,000
<b>Expenditures</b>							
Equipment	\$-	\$-	\$3,150,000	\$-	\$-	\$-	\$3,150,000
Total	\$-	\$-	\$3,150,000	\$-	\$-	\$-	\$3,150,000



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### CELESTIAL PUMP STATION BATHROOM ADDITION

##### DESCRIPTION

Add a restroom at Celestial Pump Station to accommodate employee needs.

##### JUSTIFICATION

Currently only one restroom for the six employees stationed at Celestial Pump Station. Other field employees also utilize these facilities often.

##### PHASE

The project is in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2025.

CELESTIAL PUMP STATION BATHROOM ADDITION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$45,000	\$-	\$-	\$-	\$-	\$45,000
Total	\$-	\$45,000	\$-	\$-	\$-	\$-	\$45,000
<b>Expenditures</b>							
Construction	\$-	\$45,000	\$-	\$-	\$-	\$-	\$45,000
Total	\$-	\$45,000	\$-	\$-	\$-	\$-	\$45,000



## EXHIBIT A

### UTILITY CAPITAL IMPROVEMENTS PROJECTS

#### ADDISON CIRCLE TOWER DRIVEWAY

##### DESCRIPTION

Repave the access road for Addison Circle Tower, replacing the pavers with concrete around the tower and adjacent to the conference centre and theatre.

##### JUSTIFICATION

Currently has a lot of dips, erosion around the edges of the pavement, and is holding water in areas leading to more paver failures. Currently not suited for the bigger types of vehicles that traverse through this area.

##### PHASE

The project is in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2026.

ADDISON CIRCLE TOWER DRIVEWAY	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$225,000	\$-	\$-	\$-	\$225,000
Total	\$-	\$-	\$225,000	\$-	\$-	\$-	\$225,000
<b>Expenditures</b>							
Construction	\$-	\$-	\$225,000	\$-	\$-	\$-	\$225,000
Total	\$-	\$-	\$225,000	\$-	\$-	\$-	\$225,000



## EXHIBIT A

# STORMWATER Capital Improvements Program



FY2025-26	ACTUAL PRIOR YEARS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29	PROJECT TOTAL
Funding Sources							
Certificates of Obligation Series 2024	\$54,259	\$2,645,741	\$2,800,000	\$-	\$-	\$-	
Total Available Resources	\$54,259	\$2,645,741	\$2,800,000	\$-	\$-	\$-	
Projects							
Keller Springs Reconstruction	\$-	\$-	\$2,800,000	\$-	\$-	\$-	\$2,800,000
Les Lacs Pond Improvements	\$4,259	2,645,741	-	-	-	-	2,700,000
Total	\$54,259	\$2,645,741	\$2,800,000	\$-	\$-	\$-	\$5,500,000





**EXHIBIT A**

# AIRPORT

## Capital Improvements Program

FY2025-26	ACTUAL PRIOR YEARS	ESTIMATED 2024-25	BUDGET 2025-26	BUDGET 2026-27	BUDGET 2027-28	BUDGET 2028-29	PROJECT TOTAL
<b>Funding Sources</b>							
Cash Reserves	\$1,491,492	\$2,149,112	\$871,365	\$4,893,255	\$262,000	\$112,000	
TXDOT Grant Funding	632,484	11,082,752	548,190	9,132,390	108,000	1,008,000	
Bond Funds	167,665	1,782,335	2,153,516	3,099,000	4,752,000	2,500,000	
<b>Total Available Resources</b>	<b>\$2,291,641</b>	<b>\$15,014,199</b>	<b>\$3,573,071</b>	<b>\$17,124,645</b>	<b>\$5,122,000</b>	<b>\$3,620,000</b>	
<b>Projects</b>							
Bravo/Golf Taxiway Improvements	\$1,770,288	\$9,607,752	\$-	\$-	\$-	\$-	\$11,378,040
Airport Access & Security Improvements	-	-	-	-	120,000	1,120,000	1,240,000
Runway 15/33 Redesignation & Taxiway Alpha Rejuvenation	14,750	1,560,250	-	-	-	-	1,575,000
Airport Fuel Storage Expansion	198,800	-	95,000	1,614,000	-	-	1,907,800
Jimmy Doolittle Drive Reconstruction	175,253	961,747	653,516	-	-	-	1,790,516
Eastside Airport Service Road Reconstruction	121,000	2,656,000	-	-	-	-	2,777,000
Airport Regulated Garbage Utility Building	-	25,000	250,000	-	-	-	275,000
West Perimeter Fencing Improvements	11,550	53,450	-	-	-	-	65,000
4533 Glenn Curtiss (U2) Roof Replacement	-	150,000	-	-	-	-	150,000
Taxilane Uniform Storm Drainage Improvements	-	-	245,455	3,174,545	-	-	3,420,000
Taxiway Bravo Extension - Phase II	-	-	609,100	10,147,100	-	-	10,756,200
Reconstruction of Eddie Rickenbacker Drive	-	-	220,000	1,485,000	-	-	1,705,000
Reconstruction of Claire Chennault Drive	-	-	-	704,000	4,752,000	-	5,456,000
Reconstruction of Glenn Curtiss Drive	-	-	-	-	250,000	2,500,000	2,750,000
<b>Total</b>	<b>\$2,291,641</b>	<b>\$15,014,199</b>	<b>\$3,573,071</b>	<b>\$17,124,645</b>	<b>\$5,122,000</b>	<b>\$3,620,000</b>	<b>\$46,745,556</b>





## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### BRAVO/GOLF TAXIWAY IMPROVEMENTS

##### DESCRIPTION

This project is to extend Taxiway B north from Taxiway F to Taxiway G; extend Taxiway G west from the Runway to Taxiway B; extend Taxiway B south to connect with south end of Runway; construct westside vehicle service road.

##### JUSTIFICATION

The modification will give access to more than four acres of developable land on the airport westside, improving traffic flow and safety.

##### PHASE

The project is substantially complete.

##### STATUS

The project is substantially complete.

BRAVO/GOLF TAXIWAY IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$1,137,804	\$-	\$-	\$-	\$-	\$-	\$1,137,804
Grants	632,484	9,607,752	-	-	-	-	10,240,236
Total	\$1,770,288	\$9,607,752	\$-	\$-	\$-	\$-	\$11,378,040
<b>Expenditures</b>							
Design	\$702,760	\$-	\$-	\$-	\$-	\$-	\$702,760
Construction	1,067,528	9,607,752	-	-	-	-	10,675,280
Total	\$1,770,288	\$9,607,752	\$-	\$-	\$-	\$-	\$11,378,040



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### AIRPORT ACCESS & SECURITY IMPROVEMENTS

##### DESCRIPTION

This project is phase two of three. This phase of the project will be to implement access and security design plan. The design is anticipated to take place in FY2028 with construction in FY2029.

##### JUSTIFICATION

To mitigate unauthorized encroachments and airport incursions per FAA standards.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

AIRPORT ACCESS & SECURITY IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$-	\$-	\$12,000	\$112,000	\$124,000
Grants	-	-	-	-	108,000	1,008,000	1,116,000
Total	\$-	\$-	\$-	\$-	\$120,000	\$1,120,000	\$1,240,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$120,000	\$-	\$120,000
Construction	-	-	-	-	-	1,120,000	1,120,000
Total	\$-	\$-	\$-	\$-	\$120,000	\$1,120,000	\$1,240,000



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### RUNWAY 15/33 REDESIGNATION AND TAXIWAY ALPHA REJUVENATION

##### DESCRIPTION

This project is to reassign the runway designations as required by FAA policy and Airport Master Plan, and repair and apply surface coating for extending taxiway useful life on Alpha Taxiway.

##### JUSTIFICATION

Due to shift in magnetic north, airport runway designations are required to be reassigned periodically pursuant to FAA policy (see FAA Order 8260, 19E), and to extend the useful life of the airport infrastructure.

##### PHASE

The project is complete.

##### STATUS

This project is complete.

RUNWAY 15/33 REDESIGNATION AND TAXIWAY ALPHA REJUVENATION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$14,750	\$85,250	\$-	\$-	\$-	\$-	\$100,000
Grants	-	1,475,000	-	-	-	-	1,475,000
Total	\$14,750	\$1,560,250	\$-	\$-	\$-	\$-	\$1,575,000
<b>Expenditures</b>							
Construction	\$14,750	\$1,560,250	\$-	\$-	\$-	\$-	\$1,575,000
Total	\$14,750	\$1,560,250	\$-	\$-	\$-	\$-	\$1,575,000



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### AIRPORT FUEL STORAGE IMPROVEMENTS

##### DESCRIPTION

This project will construct improvements to the existing Airport Bulk Fuel Storage Facility (Fuel Farm) . The project will include installation of automobile gasoline and diesel tanks, with fuel dispensing pumps, to serve the needs of the Town's fleet vehicles and to enable removal of the existing underground storage tanks currently serving that purpose.

##### JUSTIFICATION

To install above grade fuel storage tanks for MoGas and Diesel for use by the city for city vehicles and fire equipment. To also install a restroom, pre-fab building to protect the master control system, improve fire safety and upgrade monitoring system.

##### PHASE

The project is currently in the engineering design phase.

##### STATUS

Preliminary design was completed in 2024 with final design in FY2026 and construction is anticipated to be completed in FY2027.

AIRPORT FUEL STORAGE IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$198,800	\$-	\$95,000	\$-	\$-	\$-	\$293,800
Bonds	-	-	-	1,614,000	-	-	1,614,000
<b>Total</b>	<b>\$198,800</b>	<b>\$-</b>	<b>\$95,000</b>	<b>\$1,614,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,907,800</b>
<b>Expenditures</b>							
Design	\$198,800	\$-	\$95,000	\$-	\$-	\$-	\$293,800
Construction	-	-	-	1,614,000	-	-	1,614,000
<b>Total</b>	<b>\$198,800</b>	<b>\$-</b>	<b>\$95,000</b>	<b>\$1,614,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,907,800</b>





## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### JIMMY DOOLITTLE DRIVE RECONSTRUCTION

##### DESCRIPTION

Jimmy Doolittle Drive is an airport-owned access street that serves as the landside access route for the new U.S. Customs and Airport Administration building. The street is in failed condition. This project is to completely reconstruct the street, adding underground storm drainage, curbs, and a sidewalk while bringing the roadway up to city standards.

##### JUSTIFICATION

The airport, as authorized and directed by City Council, constructed the new U.S. Customs and Airport Administration building including the aircraft parking ramp and associated infrastructure. The landside access to the facility is in completely unacceptable condition. A preliminary design and cost estimates have been provided by Garver. This proposal does not include placing electrical utilities underground.

##### PHASE

The project is currently in the construction phase.

##### STATUS

This project is anticipated to be completed in FY2026.

JIMMY DOOLITTLE DRIVE RECONSTRUCTION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$128,588	\$8,412	\$-	\$-	\$-	\$-	\$137,000
Bonds	46,665	953,335	653,516	-	-	-	1,653,516
<b>Total</b>	<b>\$175,253</b>	<b>\$961,747</b>	<b>\$653,516</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,790,516</b>
<b>Expenditures</b>							
Design	\$156,288	\$20,912	\$-	\$-	\$-	\$-	\$177,200
Construction	18,965	940,835	653,516	-	-	-	1,613,316
<b>Total</b>	<b>\$175,253</b>	<b>\$961,747</b>	<b>\$653,516</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,790,516</b>





## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### EASTSIDE AIRPORT SERVICE ROAD RECONSTRUCTION

##### DESCRIPTION

The eastside airport vehicle service road serves fuel truck and other airside vehicle traffic. It was constructed in 2001 and designed for 3,000-gallon fuel trucks. For several years now, it has been used by 5,000-gallon fuel trucks, with failures resulting in multiple locations. Several areas will be reconstructed through Developer Participation Agreements (DPAs) in conjunction with tenant construction projects. This project will address the remaining road sections not covered by DPAs.

##### JUSTIFICATION

Deteriorated roads are producing FOD (foreign objects / debris) that is hazardous to aircraft. In addition, the failed sections are extremely hard on vehicles and not at all in keeping with Addison standards.

##### PHASE

The project is currently under construction.

##### STATUS

A construction contract was awarded in October 2024 and the project is anticipated to be completed in FY2025. The cash funded portion of this project will be reimbursed by proceeds from the Bipartisan Infrastructure Law.

EASTSIDE AIRPORT SERVICE ROAD RECONSTRUCTION	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$1,827,000	\$-	\$-	\$-	\$-	\$1,827,000
Bonds	121,000	829,000	-	-	-	-	950,000
<b>Total</b>	<b>\$121,000</b>	<b>\$2,656,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$2,777,000</b>
<b>Expenditures</b>							
Design	\$121,000	\$12,000	\$-	\$-	\$-	\$-	\$133,000
Construction	-	2,644,000	-	-	-	-	2,644,000
<b>Total</b>	<b>\$121,000</b>	<b>\$2,656,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$2,777,000</b>



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### AIRPORT REGULATED GARBAGE UTILITY BUILDING

##### DESCRIPTION

The Regulated Garbage (RG) utility building was part of the original scope of the U.S. Customs and Airport Administration building project. When bids came in higher than anticipated, the RG building was cut from the scope as a cost-saving measure, with the intent that it would be constructed at a later date. This proposed project is to construct the utility building that will handle RG processing and disposal, including housing the autoclave that the airport has acquired for that purpose (sterilization of RG). The proposed facility will also include a pet relief station for international arrivals, plus airside parking for airport vehicles.

##### JUSTIFICATION

Since Customs and Border Protection (CBP) started operating from the new facility, international operations have increased and the airport has assumed a greater role in the handling of Regulated Garbage (RG) from international flights. Construction of this utility building for RG handling will facilitate co-location of all RG handling and processing at the CBP facility. The autoclave has already reduced costs by eliminating the need to transport RG to DFW Airport for disposal; however, it is housed in the Airport Maintenance facility, which still requires transport of RG from the Customs facility. Having everything in one place will reduce risk of spills or mishaps involving RG.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2026.

AIRPORT REGULATED GARBAGE UTILITY BUILDING	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$25,000	\$250,000	\$-	\$-	\$-	\$275,000
Total	\$-	\$25,000	\$250,000	\$-	\$-	\$-	\$275,000
<b>Expenditures</b>							
Design	\$-	\$25,000	\$50,000	\$-	\$-	\$-	\$75,000
Construction	-	-	200,000	-	-	-	200,000
Total	\$-	\$25,000	\$250,000	\$-	\$-	\$-	\$275,000



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### WEST PERIMETER FENCING IMPROVEMENTS

##### DESCRIPTION

The project entails construction/reconstruction of airfield perimeter fencing in three areas on the west side of the airport: (1) by the Johnson Electric property, where the existing fence intrudes on airport property; (2) by the plastics plant, where the existing fence is substandard and also encroaches on airport property; and (3) at the north end of Dooley Road, to complete an area that was partially reconstructed last year.

##### JUSTIFICATION

Perimeter fencing is required to maintain safety of the airport operations area, including exclusion of potentially hazardous wildlife. The airport has replaced sections of perimeter fencing over the course of many years, as funding is available, as part of a long-term ongoing project to bring the perimeter fencing to acceptable standards. These areas are among the few sub-standard sections remaining to be replaced/upgraded.

##### PHASE

The project is currently under construction.

##### STATUS

This project is anticipated to be completed in FY2025.

WEST PERIMETER FENCING IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$11,550	\$53,450	\$-	\$-	\$-	\$-	\$65,000
Total	\$11,550	\$53,450	\$-	\$-	\$-	\$-	\$65,500
<b>Expenditures</b>							
Construction	\$11,550	\$53,450	\$-	\$-	\$-	\$-	\$65,000
Total	\$11,550	\$53,450	\$-	\$-	\$-	\$-	\$65,000



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### 4533 GLENN CURTISS (U2) ROOF REPLACEMENT

##### DESCRIPTION

Complete roof overlay with single-ply hail rated membrane system for 20,000 SF city-owned jet hangar/office building.

##### JUSTIFICATION

City acquired property in 2014, first constructed in 1976. Original roof is metal R-panels. Approximately \$10K spent at time of acquisition to extend the useful life of roof additional 10+/- years per PCA Report.

##### PHASE

This project is anticipated to be completed in FY2025.

##### STATUS

This project is anticipated to be completed in FY2025.

4533 GLENN CURTISS (U2) ROOF REPLACEMENT	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	150,000	\$-	\$-	\$-	\$-	\$150,000
Total	\$-	\$150,000	\$-	\$-	\$-	\$-	\$150,000
<b>Expenditures</b>							
Construction	\$-	150,000	\$-	\$-	\$-	\$-	\$150,000
Total	\$-	\$150,000	\$-	\$-	\$-	\$-	\$150,000





## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### TAXILANE UNIFORM STORM DRAINAGE IMPROVEMENTS

##### DESCRIPTION

Design and construct underground storm water utilities the length of Taxilane Uniform (approximately 1,900 feet).

##### JUSTIFICATION

Taxilane Uniform's open-ditch storm drainage creates operational hazards, erosion, and maintenance challenges. This project was recommended in the 2014 Airport Master Plan and subsequent capital plans. To support new development, including Sky Harbour Phase II.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2027.

TAXILANE UNIFORM STORM DRAINAGE IMPROVEMENTS	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$245,455	\$3,174,545	\$-	\$-	\$3,420,000
Total	\$-	\$-	\$245,455	\$3,174,545	\$-	\$-	\$3,420,000
<b>Expenditures</b>							
Design	\$-	\$-	\$245,455	\$-	\$-	\$-	\$245,455
Construction	-	-	-	3,174,545	-	-	3,174,545
Total	\$-	\$-	\$245,455	\$3,174,545	\$-	\$-	\$3,420,000





## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### TAXIWAY BRAVO EXTENSION - PHASE II

##### DESCRIPTION

This is the second phase of a three-phase plan to extend full length to Runway 34 and to reconstruct the existing sections.

##### JUSTIFICATION

Taxiway Bravo is the parallel taxiway serving the west side of the Airport and providing operational relief when Taxiway Alpha is congested or out of service. This extension will foster aeronautical expansion on the westside of the Airport, including 3+ acres of unimproved land fronting Midway Road.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2027.

TAXIWAY BRAVO EXTENSION - PHASE II	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$60,910	\$1,014,710	\$-	\$-	\$1,075,620
Grants	-	-	548,190	9,132,390	-	-	9,680,580
Total	\$-	\$-	\$609,100	10,147,100	\$-	\$-	\$10,756,200
<b>Expenditures</b>							
Design	\$-	\$-	\$609,100	\$-	\$-	\$-	\$609,100
Construction	-	-	-	10,147,100	-	-	10,147,100
Total	\$-	\$-	\$609,100	\$10,147,100	\$-	\$-	\$10,756,200



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### RECONSTRUCTION OF EDDIE RICKENBACKER DRIVE

##### DESCRIPTION

In cooperation with the Public Works and Engineering Department, design and reconstruct Eddie Rickenbacker Drive.

##### JUSTIFICATION

The roadway is at the end of its useful life and is in failing condition. With recent new construction and development at the Airport, the streets need to be widened and reconstructed, including sidewalks, curbs, town utilities, and any other infrastructure needed.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2027.

RECONSTRUCTION OF EDDIE RICKENBACKER DRIVE	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$220,000	\$-	\$-	\$-	\$220,000
Bonds	-	-	-	1,485,000	-	-	1,485,000
Total	\$-	\$-	\$220,000	\$1,485,000	\$-	\$-	\$1,705,000
<b>Expenditures</b>							
Design	\$-	\$-	\$220,000	\$-	\$-	\$-	\$220,000
Construction	-	-	-	1,485,000	-	-	1,485,000
Total	\$-	\$-	\$220,000	\$1,485,000	\$-	\$-	\$1,705,000



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### RECONSTRUCTION OF CLAIRE CHENNAULT DRIVE

##### DESCRIPTION

In cooperation with the Public Works and Engineering Department, design and reconstruct Claire Chennault Drive.

##### JUSTIFICATION

The roadway is at the end of its useful life and is in failing condition. With recent new construction and development at the Airport, the streets need to be widened and reconstructed, including sidewalks, curbs, town utilities, and any other infrastructure needed.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2028.

RECONSTRUCTION OF CLAIRE CHENNAULT DRIVE	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$-	\$704,000	\$-	\$-	\$704,000
Bonds	-	-	-	-	4,752,000	-	4,752,000
Total	\$-	\$-	\$-	\$704,000	\$4,752,000	\$-	\$5,456,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$704,000	\$-	\$-	\$704,000
Construction	-	-	-	-	4,752,000	-	4,752,000
Total	\$-	\$-	\$-	\$704,000	\$4,752,000	\$-	\$5,456,000



## EXHIBIT A

### AIRPORT CAPITAL IMPROVEMENTS PROJECTS

#### RECONSTRUCTION OF GLENN CURTISS DRIVE

##### DESCRIPTION

In cooperation with the Public Works and Engineering Department, design and reconstruct Glenn Curtiss Drive.

##### JUSTIFICATION

The roadway is at the end of its useful life and is in failing condition. With recent new construction and development at the Airport, the streets need to be widened and reconstructed, including sidewalks, curbs, town utilities, and any other infrastructure needed.

##### PHASE

The project is currently in the planning phase.

##### STATUS

This project is anticipated to be completed in FY2029.

RECONSTRUCTION OF GLEN CURTISS DRIVE	PROJECT TO DATE	EST 2025	2026	2027	2028	2029	PROJECT TOTAL
<b>Funding</b>							
Cash Reserves	\$-	\$-	\$-	\$-	\$250,000	\$-	\$250,000
Bonds	-	-	-	-	-	2,500,000	2,500,000
Total	\$-	\$-	\$-	\$-	\$250,000	2,500,000	\$2,750,000
<b>Expenditures</b>							
Design	\$-	\$-	\$-	\$-	\$250,000	\$-	\$250,000
Construction	-	-	-	-	-	2,500,000	2,500,000
Total	\$-	\$-	\$-	\$-	\$250,000	2,500,000	\$2,750,000





## EXHIBIT A

# AGGREGATE Debt Service



### GENERAL OBLIGATION DEBT OUTSTANDING AS OF SEPTEMBER 30, 2025

PERIOD ENDING	PRINCIPAL	INTEREST	DEBT SERVICE
09/30/2026	\$11,040,000	\$5,185,521	\$16,225,521
09/30/2027	12,065,000	5,178,707	17,243,707
09/30/2028	12,020,000	4,769,226	16,789,226
09/30/2029	12,010,000	4,346,989	16,356,989
09/30/2030	12,440,000	3,920,821	16,360,821
09/30/2031	12,825,000	3,491,306	16,316,306
09/30/2032	13,220,000	3,058,615	16,278,615
09/30/2033	12,345,000	2,625,633	14,970,633
09/30/2034	9,720,000	2,248,039	11,968,039
09/30/2035	8,410,000	1,960,341	10,370,341
09/30/2036	8,650,000	1,708,581	10,358,581
09/30/2037	8,915,000	1,451,230	10,366,230
09/30/2038	8,620,000	1,192,155	9,812,155
09/30/2039	8,890,000	930,795	9,820,795
09/30/2040	7,050,000	696,241	7,746,241
09/30/2041	6,370,000	498,655	6,868,655
09/30/2042	5,625,000	312,669	5,937,669
09/30/2043	4,140,000	161,158	4,301,158
09/30/2044	3,570,000	49,758	3,619,758
<b>TOTAL</b>	<b>\$177,925,000</b>	<b>\$43,786,440</b>	<b>\$221,711,440</b>

Provided by Hilltop Securities, Public Finance Department





## EXHIBIT A

### AGGREGATE DEBT SERVICE

#### ALL OUTSTANDING GENERAL OBLIGATION DEBT AS OF SEPTEMBER 30, 2025 (000'S)

\$44,600,000 State Infrastructure Bank Loan			\$10,015,000 Combination Tax & Revenue Certificates of Obligation Series 2024	
YEAR ENDING SEPTEMBER 30	PRINCIPAL	COUPON	PRINCIPAL	COUPON
2026	1,200	2.510%	375	5.000%
2027	1,900	2.510%	380	5.000%
2028	1,950	2.510%	405	5.000%
2029	2,000	2.510%	425	5.000%
2030	2,050	2.510%	450	5.000%
2031	2,100	2.510%	475	5.000%
2032	2,155	2.510%	500	5.000%
2033	2,210	2.510%	530	5.000%
2034	2,265	2.510%	550	5.000%
2035	2,325	2.510%	440	5.000%
2036	2,380	2.510%	460	5.000%
2037	2,440	2.510%	495	5.000%
2038	2,505	2.510%	515	5.000%
2039	2,570	2.510%	540	5.000%
2040	2,635	2.510%	565	4.000%
2041	2,700	2.510%	585	4.000%
2042	2,770	2.510%	615	4.000%
2043	2,840	2.510%	630	4.000%
2044	2,905	2.510%	665	4.000%
<b>TOTALS</b>	<b>43,900</b>		<b>9,600</b>	

<b>Next Call</b>	Any Business Day @ Par		02/15/2034 @ Par	
<b>Dated Date</b>	10/15/2024		9/1/2024	
<b>Coupon Dates</b>	February 15	August 15	February 15	August 15
<b>Maturity Dates</b>	February 15		February 15	
<b>Insurer</b>	N/A		N/A	
<b>Arbitrage Yield</b>	Taxable		3.3574%	
<b>Paying Agent</b>	N/A		BOKF	
<b>Purpose</b>	New Money		New Money	

— Non-Callable — Callable

Provided by Hilltop Securities, Public Finance Department



## EXHIBIT A

### AGGREGATE DEBT SERVICE

#### ALL OUTSTANDING GENERAL OBLIGATION DEBT AS OF SEPTEMBER 30, 2025 (000'S)

	\$4,865,000 General Obligation Bonds Series 2023		\$4,355,000 Combination Tax & Revenue Certificates of Obligation Series 2023		\$10,140,000 General Obligation Bonds Series 2022	
YEAR ENDING SEPTEMBER 30	PRINCIPAL	COUPON	PRINCIPAL	COUPON	PRINCIPAL	COUPON
2026	165	5.000%	145	5.000%	370	3.000%
2027	175	5.000%	155	5.000%	380	3.000%
2028	180	5.000%	160	5.000%	400	5.000%
2029	190	5.000%	170	5.000%	420	5.000%
2030	200	5.000%	180	5.000%	440	5.000%
2031	210	5.000%	190	5.000%	465	5.000%
2032	220	5.000%	195	5.000%	485	5.000%
2033	235	5.000%	210	5.000%	510	5.000%
2034	245	5.000%	220	5.000%	540	5.000%
2035	255	4.000%	230	5.000%	560	3.125%
2036	270	4.000%	240	4.000%	580	3.250%
2037	280	4.000%	250	4.000%	595	3.250%
2038	290	4.000%	260	4.000%	615	3.500%
2039	300	4.000%	270	4.000%	640	3.500%
2040	315	4.000%	280	4.000%	665	3.625%
2041	325	4.000%	295	4.000%	685	3.750%
2042	340	4.000%	305	4.000%	715	3.750%
2043	355	4.000%	315	4.000%		
2044						
<b>TOTALS</b>	<b>4,550</b>		<b>4,070</b>		<b>9,065</b>	

Next Call	02/15/2033 @ Par		02/15/2033 @ Par		02/15/2032 @ Par	
Dated Date	8/1/2023		8/1/2023		8/1/2022	
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15
Maturity Dates	February 15		February 15		February 15	
Insurer	N/A		N/A		N/A	
Arbitrage Yield	3.6549%		3.6549%		3.2247%	
Paying Agent	BOKF		BOKF		BOKF	
Purpose	New Money		New Money		New Money	

— Non-Callable — Callable

Provided by Hilltop Securities, Public Finance Department



## EXHIBIT A

### AGGREGATE DEBT SERVICE

#### ALL OUTSTANDING GENERAL OBLIGATION DEBT AS OF SEPTEMBER 30, 2025 (000'S)

YEAR ENDING SEPTEMBER 30	\$12,495,000 Combination Tax & Revenue Certificates of Obligation Series 2022		\$8,670,000 General Obligation Refunding Bonds Series 2022		\$14,850,000 General Obligation Bonds Series 2021	
	PRINCIPAL	COUPON	PRINCIPAL	COUPON	PRINCIPAL	COUPON
2026	450	5.000%	815	2.000%	590	5.000%
2027	475	5.000%	845	4.000%	620	5.000%
2028	495	5.000%	400	4.000%	650	5.000%
2029	525	5.000%	420	4.000%	685	5.000%
2030	550	5.000%	440	4.000%	725	5.000%
2031	580	5.000%	455	3.000%	750	3.000%
2032	605	5.000%	465	3.000%	775	3.000%
2033	635	4.000%	480	3.000%	800	3.000%
2034	660	4.000%	495	3.000%	820	3.000%
2035	690	4.000%	515	3.000%	845	2.000%
2036	715	3.375%	525	3.000%	860	2.000%
2037	740	3.375%	545	3.000%	875	2.000%
2038	765	3.500%			895	2.000%
2039	790	3.500%			920	2.000%
2040	820	3.625%			935	2.125%
2041	850	3.625%			930	2.125%
2042	880	3.750%				
2043						
2044						
TOTALS	11,225		6,400		12,675	

Next Call	02/15/2032 @ Par		02/15/2031 @ Par		08/15/2030 @ Par	
Dated Date	8/1/2022		1/1/2022		8/1/2021	
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15
Maturity Dates	February 15		February 15		February 15	
Insurer	N/A		N/A		N/A	
Arbitrage Yield	3.2247%		1.3196%		1.6527%	
Paying Agent	BOKF		The Bank of New York		The Bank of New York	
Purpose	New Money		Refunding		New Money	

— Non-Callable — Callable

Provided by Hilltop Securities, Public Finance Department





## EXHIBIT A

### AGGREGATE DEBT SERVICE

#### ALL OUTSTANDING GENERAL OBLIGATION DEBT AS OF SEPTEMBER 30, 2025 (000'S)

	\$10,960,000 General Obligation Refunding Bonds Taxable Series 2021		\$13,635,000 General Obligation Bonds Series 2020		\$13,205,000 General Obligation Refunding Bonds Taxable Series 2020	
YEAR ENDING SEPTEMBER 30	PRINCIPAL	COUPON	PRINCIPAL	COUPON	PRINCIPAL	COUPON
2026	1,025	1.000%	600	4.000%	1,250	1.000%
2027	1,035	1.000%	620	4.000%	1,260	0.850%
2028	1,040	1.150%	655	5.000%	1,275	1.000%
2029	1,065	1.400%	685	5.000%	1,285	1.150%
2030	1,070	1.500%	720	4.000%	1,300	1.200%
2031	1,090	1.600%	690	4.000%	1,320	1.350%
2032	1,100	1.700%	715	2.000%	1,335	1.450%
2033	1,130	1.800%	725	2.000%		
2034			740	2.000%		
2035			760	2.000%		
2036			770	2.000%		
2037			785	2.000%		
2038			800	2.000%		
2039			820	2.000%		
2040			835	2.000%		
2041						
2042						
2043						
2044						
TOTALS	8,555		10,920		9,025	

Next Call	08/15/2030 @ Par		08/15/2029 @ Par		08/15/2029 @ Par	
Dated Date	8/1/2021		8/1/2020		8/1/2020	
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15
Maturity Dates	February 15		February 15		February 15	
Insurer	N/A		N/A		N/A	
Arbitrage Yield	Taxable		1.0974%		Taxable	
Paying Agent	The Bank of New York		The Bank of New York		The Bank of New York	
Purpose	Refunding		New Money		Refunding	

— Non-Callable — Callable



Provided by Hilltop Securities, Public Finance Department

## EXHIBIT A

### AGGREGATE DEBT SERVICE

#### ALL OUTSTANDING GENERAL OBLIGATION DEBT AS OF SEPTEMBER 30, 2025 (000'S)

	\$16,990,000 Combination Tax & Revenue Certificates of Obligation Series 2019		\$13,115,000 Combination Tax & Revenue Certificates of Obligation Series 2018		\$23,560,000 General Obligation Refunding Bonds Series 2016	
YEAR ENDING SEPTEMBER 30	PRINCIPAL	COUPON	PRINCIPAL	COUPON	PRINCIPAL	COUPON
2026	750	4.000%	560	4.000%	1,695	5.000%
2027	775	3.000%	580	4.000%	1,775	5.000%
2028	800	3.000%	610	5.000%	1,865	5.000%
2029	825	3.000%	645	5.000%	1,485	5.000%
2030	850	3.000%	670	4.000%	1,565	5.000%
2031	875	3.000%	700	4.000%	1,645	5.000%
2032	900	3.000%	725	4.000%	1,715	5.000%
2033	930	3.000%	755	4.000%	1,810	5.000%
2034	955	3.000%	785	3.250%		
2035	985	3.000%	805	3.250%		
2036	1,015	3.000%	835	3.375%		
2037	1,045	3.000%	865	3.375%		
2038	1,080	3.000%	895	3.500%		
2039	1,110	3.000%	930	3.625%		
2040						
2041						
2042						
2043						
2044						
TOTALS	12,895		10,360		13,555	

Next Call	02/15/2028 @ Par		02/15/2028 @ Par		2/15/2026 @ Par	
Dated Date	9/1/2019		12/1/2018		5/1/2016	
Coupon Dates	February 15	August 15	February 15	August 15	February 15	August 15
Maturity Dates	February 15		February 15		February 15	
Insurer	N/A		N/A		N/A	
Arbitrage Yield	1.9185%		3.1342%		1.8580%	
Paying Agent	The Bank of New York		The Bank of New York		The Bank of New York	
Purpose	New Money		New Money		Refunding	

— Non-Callable — Callable



Provided by Hilltop Securities, Public Finance Department



## EXHIBIT A

### AGGREGATE DEBT SERVICE

#### ALL OUTSTANDING GENERAL OBLIGATION DEBT AS OF SEPTEMBER 30, 2025 (000'S)

YEAR ENDING SEPTEMBER 30	\$7,565,000 Combination Tax & Revenue Certificates of Obligation Series 2014		\$12,000,000 General Obligation Bonds Tax Exempt Series 2014			
	PRINCIPAL	COUPON	PRINCIPAL	COUPON	PRINCIPAL	COUPON
2026	400	3.000%	650	3.000%		
2027	415	3.125%	675	3.000%		
2028	430	3.250%	705	3.250%		
2029	450	3.375%	735	3.375%		
2030	470	3.500%	760	3.375%		
2031	485	3.625%	795	3.500%		
2032	505	4.000%	825	3.625%		
2033	525	4.000%	860	3.750%		
2034	550	4.000%	895	3.750%		
2035						
2036						
2037						
2038						
2039						
2040						
2041						
2042						
2043						
2044						
TOTALS	4,230		6,900			

Next Call	Any Date @ Par		Any Date @ Par		
Dated Date	2/15/2014		2/15/2014		
Coupon Dates	February 15	August 15	February 15	August 15	
Maturity Dates	February 15		February 15		
Insurer	N/A		N/A		
Arbitrage Yield	3.1920%		3.1920%		
Paying Agent	The Bank of New York		The Bank of New York		
Purpose	New Money		New Money		

— Non-Callable — Callable



Provided by Hilltop Securities, Public Finance Department

# The Dallas Morning News

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: Ad# 16855

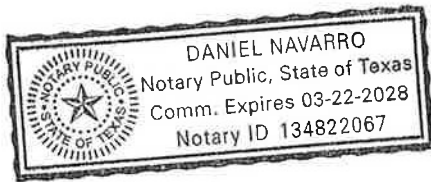
TOWN OF ADDISON PURCHASING

Appeared in *The Dallas Morning News* on 08/25/2025

  
Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: 08.25.2025



  
Notary Public, State of Texas



**Wistron**, a Taiwan electronics manufacturing company, selected 15200 Heritage Parkway (pictured) and 14601 Mobility Way for its new AI supercomputer facilities. Wistron's investment will be a combined \$761 million, creating more than 800 local jobs.



Hillwood

DATA CENTERS

# AllianceTexas chosen for supercomputer hubs

Taiwanese firm to build two facilities, expected to open by early 2026

By **RAMZI ABOUT GHALIOUM**  
Staff Writer  
ramzi.aboutghalioum@dallasnews.com

One of the world's largest electronics manufacturers will establish two AI supercomputing facilities in North Texas. On Thursday, Wistron, a Taiwanese electronics company, announced it officially selected two sites at AllianceTexas, a 27,000-acre industrial hub in Fort Worth, to set down local roots. The company will renovate a 767,000-square-foot building at 14601 Mobility Way, with more than \$181 million in investments, including land acquisition and property improvements. Its second site at 15200 Heritage Parkway in Denton County will involve renovations to a 325,000-square-foot building

with an investment of more than \$580 million. Wistron's total footprint will span 1.1 million square feet, and its investment in its two facilities will be a combined \$761 million, creating more than 800 local jobs. Both facilities are expected to be operational by early 2026, with manufacturing equipment installed by January 2027. Wistron is part of tech giant Nvidia's plans to onshore half a trillion dollars of artificial intelligence supercomputer manufacturing over the next four years. According to the Santa Clara, Calif. company's website, its supercomputers "are the engines of a new type of data center created for the sole purpose of processing artificial intelligence." "As Wistron continues to expand its AI-related product capabilities and align with our strategic roadmap, establishing manufacturing operations in

the United States is a critical step in meeting the needs of our customers and advancing our global vision," Jackie Lai, senior vice president for Wistron's global efforts said in a statement. "After a thorough evaluation of key factors such as talent availability, robust logistics infrastructure and a vibrant industrial ecosystem, Fort Worth, Texas, emerged as the optimal choice." In June, the Fort Worth City Council approved \$30 million in total tax abatements for the project, with the expectation that the initiative will position it as a key player in the advanced electronics manufacturing space. "The future of manufacturing is going to be built right here in Fort Worth," said Fort Worth Economic Development Partnership President and CEO Robert Allen in a statement. Other cities in contention for Wistron's manufacturing sites included El Paso, Nashville, Tenn., and Fremont, Calif.

GROCCERS

# H-E-B to add warehouse, storage space in Fort Worth

Managing director says move helps firm's expansion in N. Texas

By **BRIAN WOMACK**  
Staff Writer  
brian.womack@dallasnews.com

H-E-B is adding some Fort Worth support for its North Texas stores. The San Antonio-based company is adding warehousing and storage space to support expansion across North Texas, Mabrie Jackson, managing director of public affairs for H-E-B and Central Market, said in an

email. The site is set to be 139,000 square feet and is at 6900 AWG Way, according to a filing with the state of Texas. H-E-B, challenging established brands such as Walmart, Kroger and Tom Thumb, continues to ramp up aggressively in the region after opening its first store in Frisco in 2022. Its latest local opening came earlier this month, with its first site in Prosper, covering 130,000 square feet and employing over 550 people.

It's made other moves, including plans for another store in Denton. The company also bought land in Sherman and Flower Mound. Dallas-Fort Worth is one of the fastest-growing areas in the country. From 2020 to January 2024, North Texas gained over 560,000 residents, according to new population estimates by the Texas Demographic Center. The population explosion is most notable in Collin, Tarrant, Denton, Rockwall and Kaufman counties.



## NOTICE OF PUBLIC HEARINGS ON FISCAL YEAR 2026 BUDGET AND TAX RATE

The Town of Addison will hold two Public Hearings on the Town's annual budget and tax rate for the fiscal year beginning October 1, 2025 and ending September 30, 2026. The Public Hearings will be conducted at a Special Meeting of the City Council at 7:00 pm on Tuesday, September 2, 2025 and at a Regular Meeting of the City Council at 7:00 pm on Tuesday, September 9, 2025. Both meetings will be held at Addison Town Hall, 5300 Belt Line Road, Dallas, TX 75254. This budget will raise more total property taxes than last year's budget by \$1,217,329 or 3.2 percent, and of that amount \$499,375 is tax revenue to be raised from new property added to the tax roll this year.

The Town of Addison is accessible to persons with disabilities. Please call 972-450-7017 at least 48 hours in advance of the meeting if you need assistance. The budget document is on file with the City Secretary and is available for public inspection or may be accessed on the Town's website at <https://www.addisontx.gov/Government/Budget>

Publication Date: August 25, 2025  
/s/ Steven Glickman, CFO

DN-53672

CALL THIS NUMBER

214

320-8816

AND ONE OF THESE THREE GUYS

WILL COME SEE YOUR HOUSE...

FOR FREE

PAUL D'ANGELO   JOHN D'ANGELO   BRIAN MILLER

YOU'LL RECEIVE:

CONSIDERATE PROFESSIONAL SERVICE AND

A DEPENDABLE CASH OFFER FOR YOUR HOME

JohnD'Angelo

REAL ESTATE

Call DFW's Home Buyer: 214-320-8816

Trusted in DFW since 1985

www.johndangeloinc.com

DN-1674169-05

ADVERTISEMENT

Stop Living With Joint Pain and Get Back To The Things You Enjoy!

ReMed

REGENERATIVE MEDICINE

When Dealing With joint Pain You Have Options

ReMed has been treating joint pain since 1991. Our patients range from seniors to Legendary Professional athletes. We have numerous options to not only treat your pain but in certain situations can actually reverse the damage. Our most popular treatments are covered by most major health insurance!

Option 1: Cortisone Injection

Cortisone injections have been used for decades to treat inflammation with in and around a joint. It is extremely effective and in most cases offers virtually immediate pain relief. This treatment is covered by most insurance!

Option 2: Hyaluronic Acid (Gel) Injection

Hyaluronic Acid has been used to treat knee problems since the 1970's. It's primary use is to alleviate Osteoarthritis. It is incredibly effective and is covered by most major insurance companies and can be performed twice a year.

Option 3: Platelet Rich Plasma Homologous

Traditional PRP therapy involved drawing a small amount of your blood, which is medically processed to increase platelet density, then injected into a joint to speed up healing This type of PRP is different being that it utilizes umbilical cord tissue to provide a support matrix abundant in young growth factors supporting repair in the patient. In many cases, this form of PRP is more effective due to rich biological materials and growth factors. This is a level 3 Regenerative medicine. It is not covered by insurance. However, it is a perfect option for senior citizens.

Option 4: Wharton's Jelly (Stem Cells)

This tissue is approximately 10x more effective as PRP Wharton's Jelly is capable of rebuilding damaged, cartilage, meniscus, tendon, ligaments, muscle and other soft tissue. These day 1 strength cells have the potential to replicate into different cell types, and reverse years off damage. This is a level 4 Regenerative medicine. This treatment is not covered by any insurance.

Feel free to call 214-617-1258 for a phone consultation. We are happy to answer all of your questions, help you decide which option may be best for you, verify your insurance benefits and schedule you for an initial exam. Should you choose to do so. There is no pressure. We are here to help!

www.remedclinic.com/regen

DN-1675733-02



2025 City Council Regular Meeting

5. b.

Meeting Date: 09/09/2025  
Department: Finance  
Pillars: Gold Standard in Financial Health  
Milestones: Continue development and implementation of the Long-Term Financial Plan

AGENDA CAPTION:

Hold a public hearing, present, discuss, and consider action on an Ordinance to levy taxes for the Town of Addison, Texas, and to fix and adopt the tax rate of \$0.608100 for the Town on all taxable property for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026.

BACKGROUND:

This is the second public hearing regarding the proposed tax rate for the Town of Addison.

The proposed property tax rate for the Fiscal Year 2026 is \$0.608100 per \$100 of valuation. The proposed rate is made of the following components:

Tax Rate Component	Amount (per \$100 of valuation)
Maintenance & Operations: General Fund	\$0.401899
Maintenance & Operations: Economic Development	\$0.025000
Maintenance & Operations: Infrastructure Investment	\$0.006201
Interest & Sinking (Debt)	\$0.175000
Total Proposed Rate for the FY 2026	\$0.608100

The State's Truth-in-Taxation law also requires calculation and publication of each taxing entity's no-new revenue tax rate, voter-approval tax rate, and de minimus rate:

Tax Rate	Definition	Amount (per \$100 of valuation)
No-New Revenue Tax Rate	The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for Town of Addison from the same properties in both the 2024 tax year and the 2025 tax year.	\$0.606094
Voter-Approval Tax Rate	The voter-approval tax rate is the highest tax rate that Town of Addison may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for Town of Addison exceeds the voter-approval tax rate for Town of Addison.	\$0.653647
De Minimis Rate	The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for Town of Addison, the rate that will raise \$500,000, and the current debt rate for Town of Addison.	\$0.622446

Notice of this public hearing was published in the Dallas Morning News on August 25, 2025 and September 1, 2025. Included with this agenda item are copies of the publication notices.

The proposed budget recommends a property tax rate of \$0.608100 per \$100 valuation, which exceeds the no-new revenue tax rate. This proposed rate is a reduction from the rate that was adopted for fiscal year 2025.

The average taxable home value for the Town of Addison is \$501,878, which generates a tax bill of \$3,051.92. Last year, the average taxable home value was \$474,475 which generated a tax bill of \$2,893.45. The average single-family residential taxpayer would pay about \$158.47 more in property taxes than last year. Individual taxes may increase or decrease depending on the change in the taxable value of each property.

Of the total tax rate, \$0.433100 is dedicated to maintenance and operations, which is a decrease of \$0.006722 from the Fiscal Year 2025 tax rate for maintenance and operations, and \$0.175000 is dedicated to debt service payments. The debt service portion of the tax rate is increasing due to loans from the State Infrastructure Bank which replaced funding that was approved by voters in the 2019 Bond Election at a lower borrowing cost.

RECOMMENDATION:

Administration recommends approval.

Attachments

- Presentation - FY26 Tax Rate
- Ordinance - FY26 Tax Rate
- Notice of Public Hearing #2 Advertisement Affidavit
- Notice of Public Hearing #2 Advertisement
- Notice of Public Hearing #1 Advertisement Affidavit
- Notice of Public Hearing #1 Advertisement

# NAVIGATING *the* FUTURE

September 9, 2025



ADDISON

---

2<sup>nd</sup> Tax Rate  
Public Hearing

Steven Glickman, CFO



# PROPERTY TAX RATE AND BUDGET

## Approval Process

---

---



### Key Dates

### Council Action

Tuesday, September 2	1 <sup>st</sup> Public Hearing on Tax Rate and Budget
Tuesday, September 9	2 <sup>nd</sup> Public Hearing on Tax Rate and Budget
Tuesday, September 9	Budget and Tax Rate Adoption
Wednesday, October 1	Begin Fiscal Year



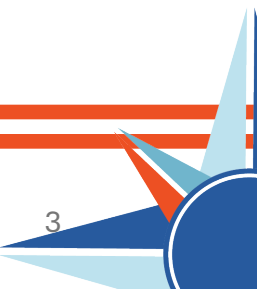
# TAX RATE

## Definitions

---

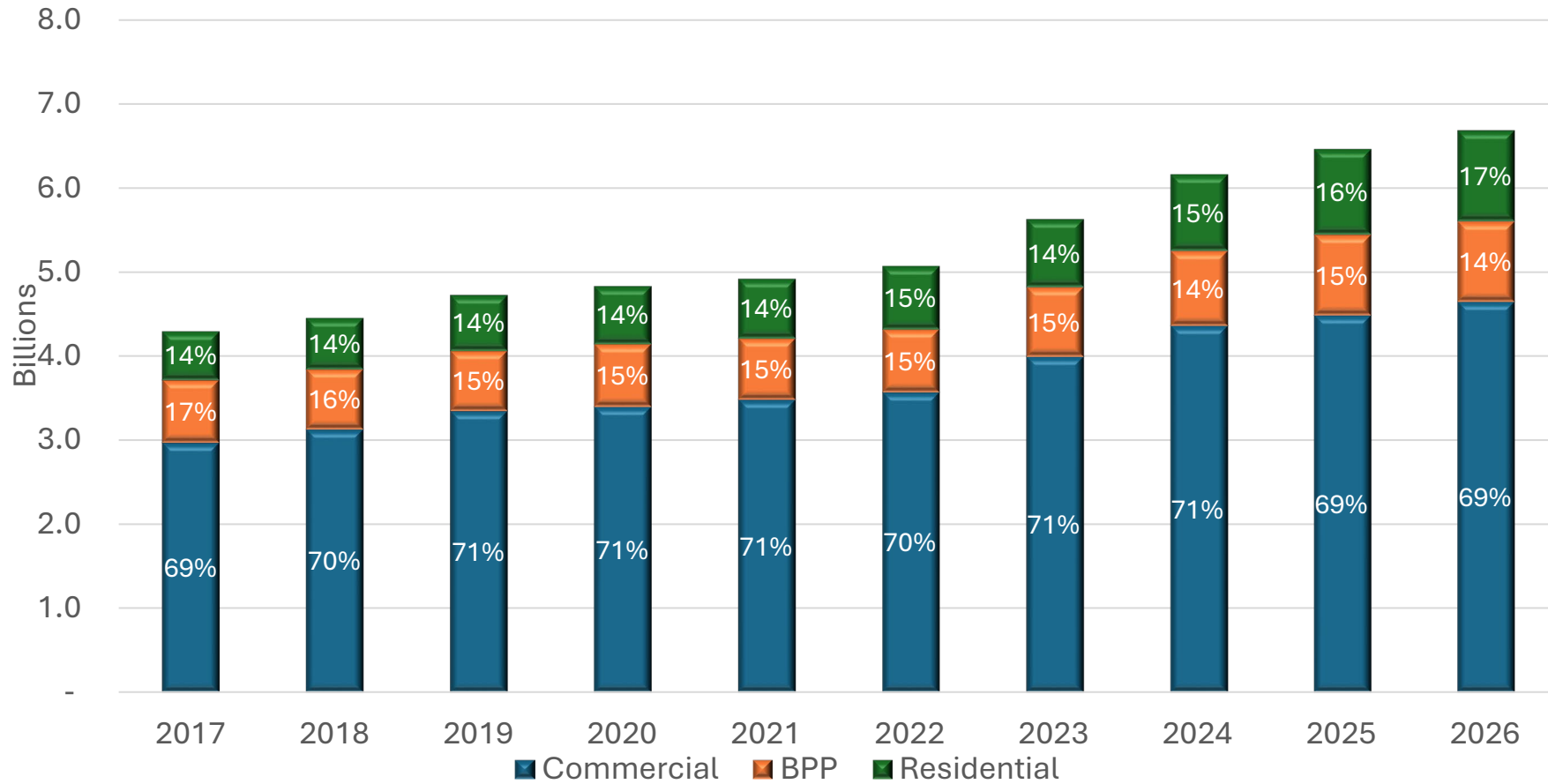


- Tax Rate
    - M&O Rate – Maintenance and Operations Rate, General Fund, Infrastructure Investment Fund, Economic Development Fund
    - I&S Rate – Interest and Sinking Rate, also referred to as debt rate, General Government debt service
  
  - No-New-Revenue: Calculated rate that would provide the City with about the same amount of revenue it received in the year before on properties taxed in both years. If property values rise, the NNR tax rate goes down and vice versa.
  
  - Voter Approval Rate: Calculated maximum rate allowed by law without voter approval.
- 



# TOTAL CERTIFIED VALUE

## History



# TAX RATE

## Information

---

---



	FY2025	FY2026
No-New-Revenue	\$0.589261/100	\$0.606094/100
Voter-Approval	\$0.633851/100	\$0.653647/100
Adopted/Proposed	\$0.609822/100	\$0.608100/100



## O&M TAX RATE Contribution



### O&M Tax Rate Breakout:

	2025	2026	Difference
General Fund	0.409905	0.401899	(0.008006)
Economic Dev. Fund	0.023716	0.025000	0.001284
Infrastructure Inv. Fund	0.006201	0.006201	-
<b>O&amp;M Total Tax Rate</b>	<b>0.439822</b>	<b>0.433100</b>	<b>(0.006722)</b>

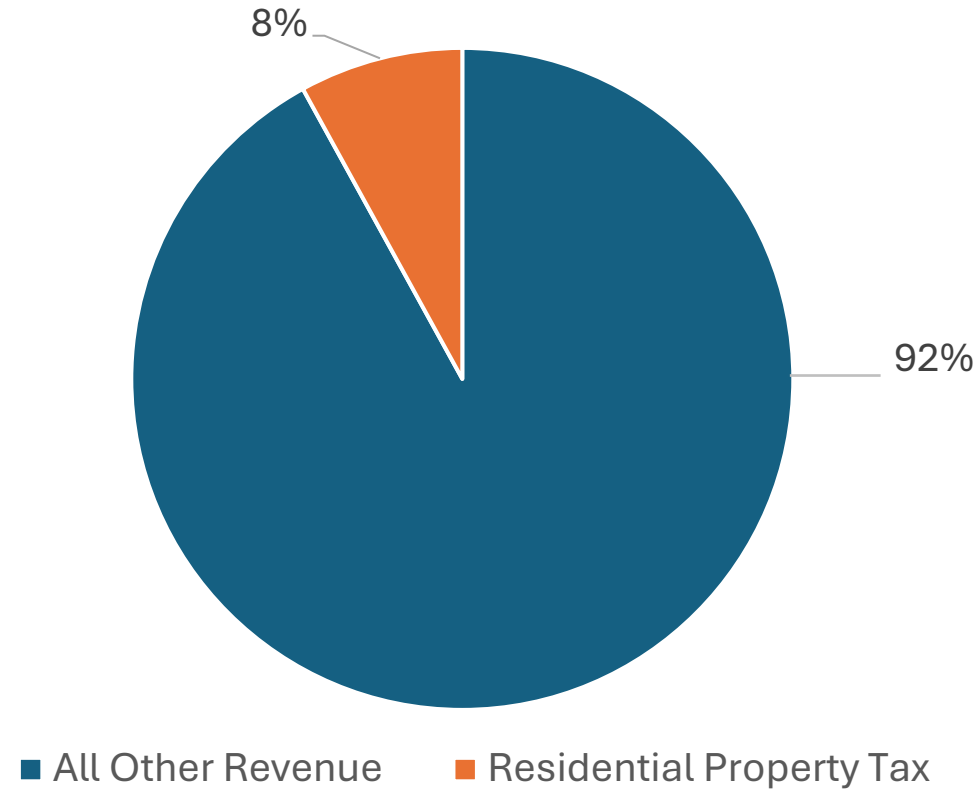
**\*Over the last two fiscal years the total O&M tax rate has been decreased by \$0.017230/100.**



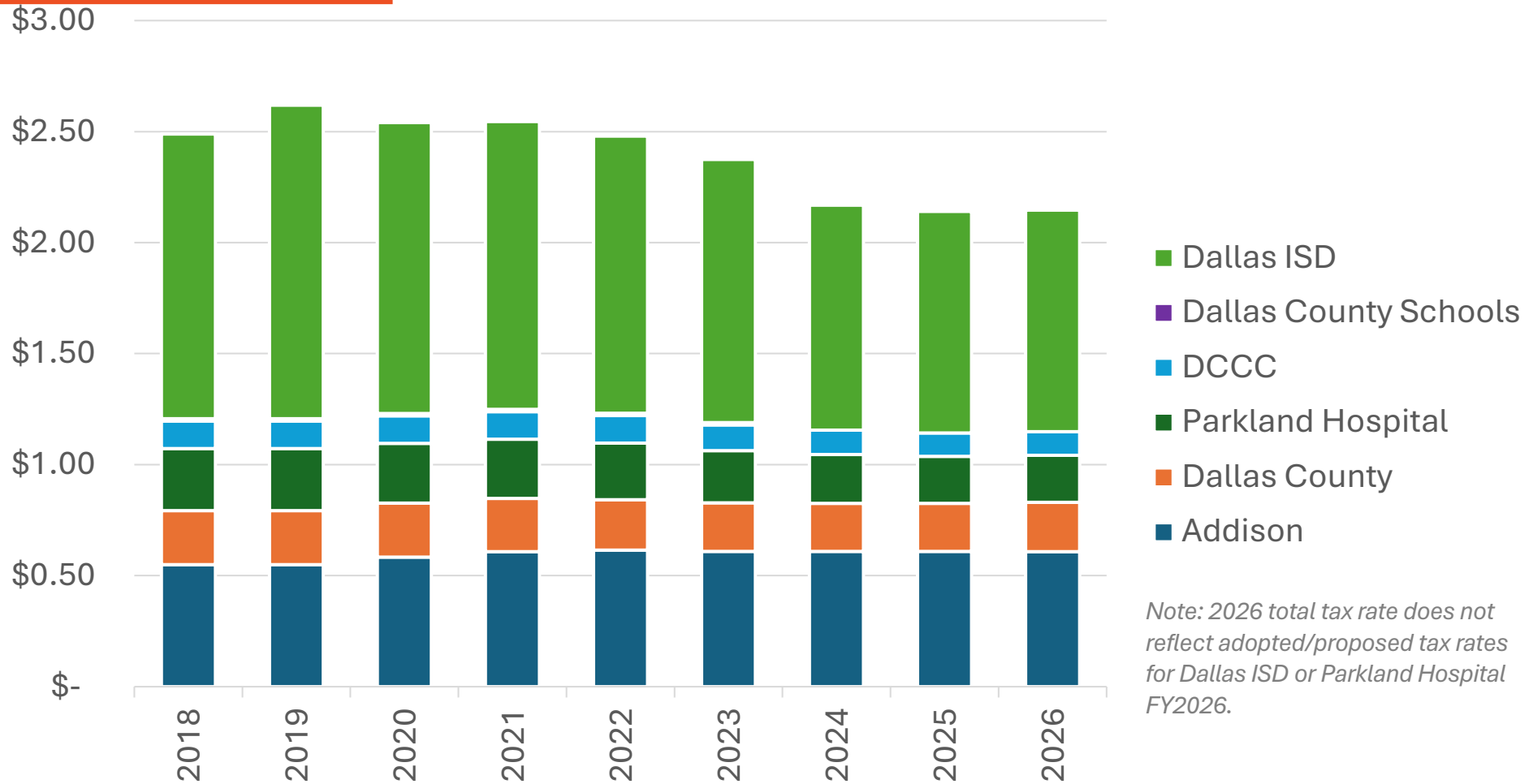
# RESIDENTIAL PROPERTY TAX PORTION Of General Fund Revenue

---

---



# TOTAL TAX RATE In Addison



*Note: 2026 total tax rate does not reflect adopted/proposed tax rates for Dallas ISD or Parkland Hospital FY2026.*

IMPACT ON

Average Homeowner



	FY2025	FY2026	Increase
Property Tax	\$239.13	\$254.33	\$15.20
Water (5,000 gallons)	\$29.93	\$29.93	\$0.00
Sewer (5,000 gallons)	\$40.91	\$41.32	\$0.41
<b>Total Average Monthly Increase</b>			<b>\$15.61</b>



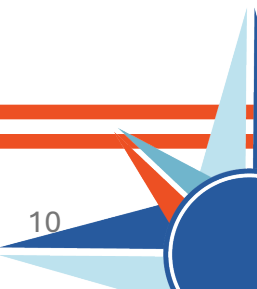
# QUESTIONS

---



“I move that the property tax rate be increased by the adoption of a tax rate of \$0.608100 per \$100 valuation, which is effectively a 0.33 percent increase in the tax rate.”

(This ordinance must be adopted by a roll call vote)



**ORDINANCE NO. 025-\_\_\_\_\_**

**AN ORDINANCE LEVYING TAXES FOR THE TOWN OF ADDISON, TEXAS AND FIXING AND ADOPTING THE TAX RATE ON ALL TAXABLE PROPERTY FOR THE YEAR 2025 AT A RATE OF \$0.608100 PER ONE HUNDRED DOLLARS (\$100.00) VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF ADDISON AS OF JANUARY 1, 2025, THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR A PENALTY AND INTEREST FOR DELINQUENT TAXES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Texas Tax Code Chapter 26, the Tax Assessor-Collector for the Town of Addison, Texas (the “City”) has calculated the tax rate for the fiscal year 2025-2026 which cannot be exceeded without requisite publications and public hearings; and

**WHEREAS**, the tax rate for the fiscal year 2025-2026 as initially contemplated (proposed) by the City Council does, and as adopted herein does, exceed the said rate calculated by the Tax Assessor-Collector; and

**WHEREAS**, the Town of Addison complied with the State of Texas Truth-in-Taxation laws and advertised the proposed tax rate and conducted two public hearings on the tax rate, and all notices and hearings and other applicable steps required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held; and

**WHEREAS**, Section 26.05(a), Tex. Tax Code, provides that the tax rate consists of two components (one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year), and each of such components must be approved separately, the tax rate set forth herein consists of those two components and they are approved separately; and

**WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE;** and

**WHEREAS**, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2025 set, fixed and adopted herein below is proper.

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

**SECTION 1.** That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.608100 on each One Hundred Dollars (\$100.00) of assessed valuation for all taxable property located in the Town of Addison on the 1st day of January 2025, and not exempted from taxation by the constitution and laws of the State of Texas to provide for the expenses of the Town of Addison for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026. The said tax is made up of two components, as set forth in Section 2 and Section 3 of this Ordinance.



**SECTION 2.** That \$0.433100 of said taxes shall be for the maintenance and operations of the Town of Addison, of which \$0.401899 of said taxes shall be for the purposes of the General Fund, \$0.025000 shall be for the purposes of the Economic Development Fund, and \$0.006201 shall be for the purposes of the Infrastructure Investment Fund.

**SECTION 3.** That \$0.175000 of said taxes shall be for the purpose of paying interest and principal on the General Obligation and Certificates of Obligation debt for the Town of Addison.

**SECTION 4.** That the Tax Assessor-Collector or their designee is hereby authorized to assess and collect the tax rates and amounts herein levied.

**SECTION 5.** That the taxes levied by this Ordinance shall be due and payable on October 1, 2025 and shall become delinquent on February 1, 2026. Penalty and interest will attach and accrue on delinquent taxes as provided by Section 33.01 of the Texas Tax Code.

**SECTION 6.** Taxes that are and remain delinquent on July 1, 2026 incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty and interest collected; such additional penalty is to defray the costs of collection due pursuant to the contract with the Town's attorney authorized by Section 6.30 of the Texas Tax Code, as amended.

**SECTION 7.** The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

**SECTION 8.** That this Ordinance shall take effect and be in force from and after its adoption and publication as may be required by applicable law, including the Town Charter.

On the following motion by \_\_\_\_\_: *"I move that the property tax rate be increased by the adoption of a tax rate of \$0.608100 per \$100 valuation, which is effectively a 0.33 percent increase in the tax rate"*; seconded by \_\_\_\_\_, the above and foregoing ordinance was passed and approved by roll call vote as follows:

Mayor Bruce Arfsten	_____
Mayor Pro Tempore Marlin Willesen	_____
Deputy Mayor Pro Tempore Chris DeFrancisco	_____
Councilmember Howard Freed	_____
Councilmember Darren Gardner	_____
Councilmember Dan Liscio	_____
Councilmember Randy Smith	_____

\_\_\_\_\_ voted in favor of the motion and \_\_\_\_\_ voted against the motion

Motion carried \_\_\_\_\_

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this the **9<sup>th</sup>** day of **SEPTEMBER, 2025.**

**TOWN OF ADDISON, TEXAS**

---

Bruce Arfsten, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

---

Valencia Garcia, City Secretary

---

Whitt Wyatt, City Attorney

# The Dallas Morning News

## AFFIDAVIT OF PUBLICATION

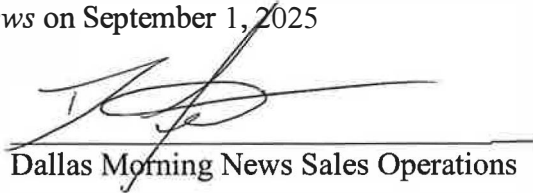
STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: **Ad# 17132**

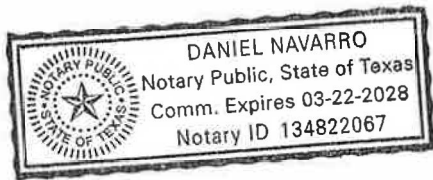
Town of Addison - Budget Public Hearing Notice

Appeared in *The Dallas Morning News* on September 1, 2025

  
Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: September 2, 2025



  
Notary Public, State of Texas



# Affidavit gives details in child porn case

Continued from Page 1B

ecutor’s case, the next step was likely to be requesting a bond reduction and trying to get him out of jail.

“I think it’s important to remember that anyone can be accused of a crime and an indictment is not proof of any guilt,” he said.

The next hearing is scheduled for Oct. 1, according to Denton County court records.

Mustain was arrested in North Carolina in April after a phone sex operator contacted the police in November 2024 and said he sent her photos of children in bathing suits and an AI-generated image of an unclothed child, according to the arrest warrant affidavit, a copy of which was obtained by *The Dallas Morning News*.

This was not the first time a police report was made about his alleged behavior.

## 2023 allegations

Mustain’s ex-wife made allegations against him in 2023, according to the affidavit. She told the police that he had images on his iPad of girls in undergarments, swimsuits and dance leotards who appeared to be 6 to 8 years old.

He would find images from social media pages of people he knew or take pictures at schools and later use them for self-gratification, his ex-wife told the police, according to the affidavit.

His ex-wife told the police that she was concerned about his behavior because he was constantly around children.

His ex-wife told a detective that Mustain had brain-

washed her into thinking that what he was doing was OK, according to the affidavit.

She also said Mustain talked to phone sex operators and that there was one he trusted with his real name.

The police found no evidence of any crime and closed the case, the affidavit said.

## 2024 allegations

The Lewisville police began investigating Mustain again after an anonymous caller contacted the department last November.

According to the arrest warrant affidavit, the woman told the police that she used to be a phone sex operator and Mustain was one of her clients. He sent her pictures of little girls and talked about his fantasies about them, she told the police.

The woman provided images to the detective of boys and girls who appeared to be 7 years old, according to the affidavit.

The woman also told the police that other operators said Mustain had sent them images of children and had paid them to send him images of unclothed children.

The woman reported that she was concerned after finding information on Loving Community, a nonprofit that Mustain had run, that showed he was a pastor and a school volunteer, according to the affidavit.

The phone number on the nonprofit’s website matched the number she recognized from his Skype account, the affidavit said.

By late February, the police

had obtained a search warrant to confiscate and search Mustain’s electronic devices, according to the affidavit.

“A data extraction was conducted, and multiple offensive images were found on [the] laptop,” the affidavit said, including a picture of a partially clothed young girl.

The police also found that material had been sent via text, according to the affidavit.

For instance, Mustain sent a picture of himself with a young woman and expressed how he found their conversation about the woman’s sexual assault “pretty hot.”

## School district work

The detective also found multiple images of students from Lewisville ISD, where Mustain volunteered, according to the affidavit.

District officials told *The News* that the police notified them of the images and they were told the pictures were not criminal in nature.

The district sent a letter to the families of students who participated in the mentoring program Mustain was involved in around the time of the arrest.

It said there was no indication that the allegations against Mustain involved any of its students or campuses.

Mustain was also a volunteer and mentor at Frisco ISD, which sent a notification to guardians on June 26, about two months after his arrest, according to an email obtained by *The News*.

The district said in an email to *The News* that an administrator at Frisco High



2018 File Photo/Staff

**Former pastor Jim Dale Mustain** was also a volunteer and mentor at Frisco ISD, which sent a notification to guardians on June 26, about two months after his arrest, according to an email obtained by *The Dallas Morning News*.

School was informed by the police about Mustain’s arrest in April but that district administrators did not know about it until June 3. At that point, an investigation was launched, the district said.

“As a result of the investigation into the arrest’s reporting, appropriate personnel action was taken in accordance with District policy and procedure, and the District learned the volunteer’s interaction with students was minimal and supervised at all times,” Frisco ISD said in an email to *The News*.

## One mom’s reaction

For Jennifer Cross, whose son was one of the students involved in a mentorship program with Mustain, the time between when Frisco ISD learned of the arrest and notified parents was too long.

“Nobody should have to fight a district to get information on their own program

volunteer who is in jail on child pornography charges,” she said.

Cross learned about Mustain’s arrest from a news story, she said.

“I just clicked on it and saw his name and froze,” she said.

She called her husband and son to the room to take a look at the article.

As a freshman, Cross’ son was put into a “Men of Distinction” program with Mustain as his assigned mentor, Cross said. Cross told *The News* her son met with Mustain every couple of months in the school library. She said her son told her that Mustain was not inappropriate with him.

Before the district emailed the families, Cross filed multiple public information requests with Frisco ISD inquiring about the district’s background check on Mustain, his role in the district and whether the district has notified the families of students, according to records provided by Cross

to *The News*.

*The News* also requested information from the district and received the records on Aug. 29. The records showed that Melvin J. Owens, who is a now a former administrator at the district, was informed April 21 about Mustain’s arrest by a detective with the Lewisville Police Department.

## Last contact

In a June 5 email to the principal at Frisco High School, Owens said he told the detective that Mustain had not been alone with any of the students as a mentor and the activities took place in supervised group settings.

Mustain’s last documented group session at the school was Jan. 29, according to Owens’ email.

Cross and her family have moved out of Frisco. She said the move was not a result of the Mustain case, but it helped solidify the family’s decision.

## NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.608100 per \$100 valuation has been proposed by the governing body of Town of Addison.

PROPOSED TAX RATE	\$0.608100 per \$100
NO-NEW-REVENUE TAX RATE	\$0.606094 per \$100
VOTER-APPROVAL TAX RATE	\$0.653647 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for Town of Addison from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that Town of Addison may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that Town of Addison is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 9, 2025 AT 07:00 PM AT 5300 Belt Line Road, Dallas, TX 75424.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, Town of Addison is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Town of Addison City Council of Town of Addison at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

**FOR the proposal:**

**AGAINST the proposal:**

**PRESENT** and not voting:

**ABSENT:**

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by Town of Addison last year to the taxes proposed to be imposed on the average residence homestead by Town of Addison this year.

	2024	2025	Change
Total tax rate (per \$100 of value)	\$0.609822	\$0.608100	decrease of 0.001722 per \$100, or 0.28%
Average homestead taxable value	\$470,560	\$511,759	increase of 8.76%
Tax on average homestead	\$2,869.58	\$3,112.01	increase of 242.43, or 8.45%
Total tax levy on all properties	\$39,490,307	\$40,636,733	increase of 1,146,426, or 2.90%

For assistance with tax calculations, please contact the tax assessor for Town of Addison at 972-450-7000 or visit <https://www.addisontx.gov> for more information.

DN-54538

### ADVERTISEMENT

## Stop Living With Joint Pain and Get Back To The Things You Enjoy!



## When Dealing With joint Pain You Have Options

ReMed has been treating joint pain since 1991. Our patients range from seniors to Legendary Professional athletes. We have numerous options to not only treat your pain but in certain situations can actually reverse the damage. Our most popular treatments are covered by most major health insurance!

### Option 1: Cortisone Injection

Cortisone injections have been used for decades to treat inflammation with in and around a joint. It is extremely effective and in most cases offers virtually immediate pain relief. This treatment is covered by most insurance!

### Option 2: Hyaluronic Acid (Gel) Injection

Hyaluronic Acid has been used to treat knee problems since the 1970’s. It’s primary use is to alleviate Osteoarthritis. It is incredibly effective and is covered by most major insurance companies and can be performed twice a year.

### Option 3: Platelet Rich Plasma Homologous

Traditional PRP therapy involved drawing a small amount of your blood, which is medically processed to increase platelet density, then injected into a joint to speed up healing This type of PRP is different being that it utilizes umbilical cord tissue to provide a support matrix abundant in young growth factors supporting repair in the patient. In many cases, this form of PRP is more effective due to rich biological materials and growth factors. This is a level 3 Regenerative medicine. It is not covered by insurance. However, it is a perfect option for senior citizens.

### Option 4: Wharton’s Jelly (Stem Cells)

This tissue is approximately 10x more effective as PRP Wharton’s Jelly is capable of rebuilding damaged, cartilage, meniscus, tendon, ligaments, muscle and other soft tissue. These day 1 strength cells have the potential to replicate into different cell types, and reverse years off damage. This is a level 4 Regenerative medicine. This treatment is not covered by any insurance.

Feel free to call **214-617-1258** for a phone consultation. We are happy to answer all of your questions, help you decide which option may be best for you, verify your insurance benefits and schedule you for an initial exam. Should you choose to do so. There is no pressure. We are here to help!

**[www.remedclinic.com/regen](http://www.remedclinic.com/regen)**

DN-1875733-02

# The Dallas Morning News

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: Ad# 16855

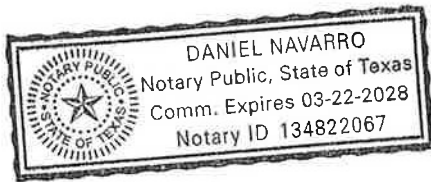
TOWN OF ADDISON PURCHASING

Appeared in *The Dallas Morning News* on 08/25/2025

  
Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: 08.25.2025



  
Notary Public, State of Texas



**Wistron**, a Taiwan electronics manufacturing company, selected 15200 Heritage Parkway (pictured) and 14601 Mobility Way for its new AI supercomputer facilities. Wistron's investment will be a combined \$761 million, creating more than 800 local jobs.



Hillwood

DATA CENTERS

# AllianceTexas chosen for supercomputer hubs

Taiwanese firm to build two facilities, expected to open by early 2026

By **RAMZI ABOUT GHALIOUM**  
Staff Writer  
ramzi.aboutghalioum@dallasnews.com

One of the world's largest electronics manufacturers will establish two AI supercomputing facilities in North Texas. On Thursday, Wistron, a Taiwanese electronics company, announced it officially selected two sites at AllianceTexas, a 27,000-acre industrial hub in Fort Worth, to set down local roots. The company will renovate a 767,000-square-foot building at 14601 Mobility Way, with more than \$181 million in investments, including land acquisition and property improvements. Its second site at 15200 Heritage Parkway in Denton County will involve renovations to a 325,000-square-foot building

with an investment of more than \$580 million. Wistron's total footprint will span 1.1 million square feet, and its investment in its two facilities will be a combined \$761 million, creating more than 800 local jobs. Both facilities are expected to be operational by early 2026, with manufacturing equipment installed by January 2027. Wistron is part of tech giant Nvidia's plans to onshore half a trillion dollars of artificial intelligence supercomputer manufacturing over the next four years. According to the Santa Clara, Calif. company's website, its supercomputers "are the engines of a new type of data center created for the sole purpose of processing artificial intelligence." "As Wistron continues to expand its AI-related product capabilities and align with our strategic roadmap, establishing manufacturing operations in

the United States is a critical step in meeting the needs of our customers and advancing our global vision," Jackie Lai, senior vice president for Wistron's global efforts said in a statement. "After a thorough evaluation of key factors such as talent availability, robust logistics infrastructure and a vibrant industrial ecosystem, Fort Worth, Texas, emerged as the optimal choice." In June, the Fort Worth City Council approved \$30 million in total tax abatements for the project, with the expectation that the initiative will position it as a key player in the advanced electronics manufacturing space. "The future of manufacturing is going to be built right here in Fort Worth," said Fort Worth Economic Development Partnership President and CEO Robert Allen in a statement. Other cities in contention for Wistron's manufacturing sites included El Paso, Nashville, Tenn., and Fremont, Calif.

GROCCERS

# H-E-B to add warehouse, storage space in Fort Worth

Managing director says move helps firm's expansion in N. Texas

By **BRIAN WOMACK**  
Staff Writer  
brian.womack@dallasnews.com

H-E-B is adding some Fort Worth support for its North Texas stores. The San Antonio-based company is adding warehousing and storage space to support expansion across North Texas, Mabrie Jackson, managing director of public affairs for H-E-B and Central Market, said in an

email. The site is set to be 139,000 square feet and is at 6900 AWG Way, according to a filing with the state of Texas. H-E-B, challenging established brands such as Walmart, Kroger and Tom Thumb, continues to ramp up aggressively in the region after opening its first store in Frisco in 2022. Its latest local opening came earlier this month, with its first site in Prosper, covering 130,000 square feet and employing over 550 people.

It's made other moves, including plans for another store in Denton. The company also bought land in Sherman and Flower Mound. Dallas-Fort Worth is one of the fastest-growing areas in the country. From 2020 to January 2024, North Texas gained over 560,000 residents, according to new population estimates by the Texas Demographic Center. The population explosion is most notable in Collin, Tarrant, Denton, Rockwall and Kaufman counties.



## NOTICE OF PUBLIC HEARINGS ON FISCAL YEAR 2026 BUDGET AND TAX RATE

The Town of Addison will hold two Public Hearings on the Town's annual budget and tax rate for the fiscal year beginning October 1, 2025 and ending September 30, 2026. The Public Hearings will be conducted at a Special Meeting of the City Council at 7:00 pm on Tuesday, September 2, 2025 and at a Regular Meeting of the City Council at 7:00 pm on Tuesday, September 9, 2025. Both meetings will be held at Addison Town Hall, 5300 Belt Line Road, Dallas, TX 75254. This budget will raise more total property taxes than last year's budget by \$1,217,329 or 3.2 percent, and of that amount \$499,375 is tax revenue to be raised from new property added to the tax roll this year.

The Town of Addison is accessible to persons with disabilities. Please call 972-450-7017 at least 48 hours in advance of the meeting if you need assistance. The budget document is on file with the City Secretary and is available for public inspection or may be accessed on the Town's website at <https://www.addisontx.gov/Government/Budget>

Publication Date: August 25, 2025  
/s/ Steven Glickman, CFO

DN-53672

CALL THIS NUMBER

214

320-8816

AND ONE OF THESE THREE GUYS

WILL COME SEE YOUR HOUSE...

FOR FREE

PAUL D'ANGELO JOHN D'ANGELO BRIAN MILLER

YOU'LL RECEIVE:

CONSIDERATE PROFESSIONAL SERVICE AND

A DEPENDABLE CASH OFFER FOR YOUR HOME

JohnD'Angelo

REAL ESTATE

Call DFW's Home Buyer: 214-320-8816

Trusted in DFW since 1985

www.johndangeloinc.com

DN-1674169-05

ADVERTISEMENT

Stop Living With Joint Pain and Get Back To The Things You Enjoy!

ReMed

REGENERATIVE MEDICINE

When Dealing With joint Pain You Have Options

ReMed has been treating joint pain since 1991. Our patients range from seniors to Legendary Professional athletes. We have numerous options to not only treat your pain but in certain situations can actually reverse the damage. Our most popular treatments are covered by most major health insurance!

Option 1: Cortisone Injection

Cortisone injections have been used for decades to treat inflammation with in and around a joint. It is extremely effective and in most cases offers virtually immediate pain relief. This treatment is covered by most insurance!

Option 2: Hyaluronic Acid (Gel) Injection

Hyaluronic Acid has been used to treat knee problems since the 1970's. It's primary use is to alleviate Osteoarthritis. It is incredibly effective and is covered by most major insurance companies and can be performed twice a year.

Option 3: Platelet Rich Plasma Homologous

Traditional PRP therapy involved drawing a small amount of your blood, which is medically processed to increase platelet density, then injected into a joint to speed up healing This type of PRP is different being that it utilizes umbilical cord tissue to provide a support matrix abundant in young growth factors supporting repair in the patient. In many cases, this form of PRP is more effective due to rich biological materials and growth factors. This is a level 3 Regenerative medicine. It is not covered by insurance. However, it is a perfect option for senior citizens.

Option 4: Wharton's Jelly (Stem Cells)

This tissue is approximately 10x more effective as PRP Wharton's Jelly is capable of rebuilding damaged, cartilage, meniscus, tendon, ligaments, muscle and other soft tissue. These day 1 strength cells have the potential to replicate into different cell types, and reverse years off damage. This is a level 4 Regenerative medicine. This treatment is not covered by any insurance.

Feel free to call 214-617-1258 for a phone consultation. We are happy to answer all of your questions, help you decide which option may be best for you, verify your insurance benefits and schedule you for an initial exam. Should you choose to do so. There is no pressure. We are here to help!

www.remedclinic.com/regen

DN-1675733-02



## 2025 City Council Regular Meeting

6. a.

**Meeting Date:** 09/09/2025

**Department:** Finance

**Pillars:** Gold Standard in Financial Health

**Milestones:** Continue development and implementation of the Long-Term Financial Plan

---

### **AGENDA CAPTION:**

Present, discuss, and consider action on an Ordinance ratifying the Fiscal Year 2025-26 property tax revenue.

### **BACKGROUND:**

As required by Local Government Code 102.007, adoption of a Budget that raises more property tax revenue than was generated the previous year requires the following three votes by the City Council:

- (a) one vote to adopt the Budget
- (b) one vote to adopt the tax rate
- (c) a separate vote to "ratify" the property tax revenue increase reflected in the Budget.

This Ordinance ratifies the property tax revenue increase as reflected in the Fiscal Year 2025-26 Budget by adding the following statement:

**THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$1,106,301 OR 2.90%, AND OF THAT AMOUNT \$497,965 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

### **RECOMMENDATION:**

Administration recommends approval.

---

### **Attachments**

Ordinance - Property Tax Ratification

---

**ORDINANCE NO. 025-\_\_\_\_\_**

**AN ORDINANCE FOR THE TOWN OF ADDISON, TEXAS RATIFYING THE PROPERTY TAX REVENUE IN THE 2025-2026 BUDGET AS A RESULT OF THE TOWN RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2025-2026 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Texas Local Government Code 102.007 relating to Adoption of the Budget, requires the City Council to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and

**WHEREAS**, the Town's 2025-26 Budget has an increase in property tax revenues as compared to the previous year; and

**WHEREAS**, as a result of the approval of the 2025-26 Budget, the City Council finds that it must ratify the increased revenue from property taxes.

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

**SECTION 1.** The increased revenue from property taxes in the 2025-26 Town Budget is hereby ratified, with the following declaration:

**“THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR’S BUDGET BY \$1,106,301 OR 2.90%, AND OF THAT AMOUNT \$497,965 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.”**

**SECTION 2.** This Ordinance shall become effective immediately upon its passage.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this the 9<sup>th</sup> day of **SEPTEMBER**, 2025.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Bruce Arfsten, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Valencia Garcia, City Secretary

\_\_\_\_\_  
Whitt Wyatt, City Attorney

## 2025 City Council Regular Meeting

6. b.

**Meeting Date:** 09/09/2025

**Department:** Finance

**Key Focus Areas:** Financial Health and Organizational Excellence

---

### **AGENDA CAPTION:**

Present, discuss, and consider action on an Ordinance amending Chapter 2 (Administration), Section 2-176 of the Code of Ordinances of the Town to provide an economic development levy of \$0.025000 of the tax rate and update the description of the operations and maintenance tax rate.

### **BACKGROUND:**

The Fiscal Year 2026 budget includes an Economic Development Fund tax rate of \$0.025000 per \$100 of valuation. This ordinance updates the Code of Ordinances to reflect the Economic Development Fund tax rate in the Fiscal Year 2026 budget. Additionally, this ordinance amends the terminology used in the Code of Ordinances to remove the term rollback rate and replace it with the term voter-approval rate to match the terminology changes enacted by Senate Bill 2 of the 86th Legislative Session.

### **FISCAL IMPACT**

The Economic Development Fund tax rate of \$0.025000 per \$100 of valuation is included in the Fiscal Year 2026 Budget.

### **RECOMMENDATION**

Administration recommends approval.

---

### **Attachments**

Ordinance - Revenue Ordinance Update

---

**ORDINANCE NO. 025-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING THE CODE OF ORDINANCES, SECTION 2-176, TO PROVIDE AN ECONOMIC DEVELOPMENT LEVY OF \$0.025000 OF THE TAX RATE AND UPDATE THE DESCRIPTION OF THE OPERATIONS AND MAINTENANCE TAX RATE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, as a result of the approval of the 2025-26 Budget, the City Council finds it must amend the Economic Development Fund tax rate in section 2-176 of the Code of Ordinances; and

**WHEREAS**, during the 86<sup>th</sup> Legislative Session signed Senate Bill 2 into law which changed the terminology defined in the State of Texas Property Tax Code from rollback rate to voter-approval rate and City Council finds it must amend the terminology in section 2-176 of the Code of Ordinances to be consistent with the State of Texas.

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

**SECTION 1.** That Chapter 2 (Administration), Section 2-176 (Revenues), Subsection

(b) of the Code of Ordinances, Addison, Texas is hereby amended to read in its entirety as follows:

Sec. 2-176- Revenues.

(b) For every annual budget, the Town shall levy four property tax rates: debt service, operation/maintenance, infrastructure investment and economic development.

(1) Debt Service. The debt service levy shall be sufficient for meeting all principal and interest payments associated with the Town's outstanding general obligation debt for that budget year. The debt service levy and related debt service expenditures shall be accounted for in the Debt Service Fund.

(2) Operation and Maintenance. The operation and maintenance levy shall be accounted for in the General Fund. The operation and maintenance levy will be established within the voter approval rate as defined by the State of Texas Property Tax Code. City Council will consider exceeding the voter approval rate only after options have been presented by staff to avoid exceeding the voter approval rate by increasing revenue from other sources or reducing expenditures.

(3) Infrastructure Investment. Each year, \$0.006201 of the operation and maintenance levy shall be designated to fund the Infrastructure Investment Fund. Funds held in



the Infrastructure Investment Fund may be appropriated to support pay-as-you- go capital projects or significant non-routine capital expenditures of not less than \$500,000.00. The City Council may consider using these funds for projects or expenditures of a lesser amount on a case-by-case basis.

- (4) Economic Development. The economic development levy shall be \$0.025000. The economic development levy and expenditures shall be accounted for in the Economic Development Fund.

**SECTION 2.** All ordinances of the City in conflict with the provisions of this Ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 3.** The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid, void, unlawful or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, voidness, unlawfulness or unconstitutionality, which remaining portions shall remain in full force and effect.

**SECTION 4.** This Ordinance shall become effective immediately upon its passage.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this the 9<sup>th</sup> day of **SEPTEMBER, 2025.**

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Bruce Arfsten, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Valencia Garcia, City Secretary

\_\_\_\_\_  
Whitt Wyatt, City Attorney

## 2025 City Council Regular Meeting

6. c.

**Meeting Date:** 09/09/2025

**Department:** Finance

**Pillars:** Gold Standard in Financial Health

**Milestones:** Continue development and implementation of the Long-Term Financial Plan

---

### AGENDA CAPTION:

Present, discuss, and consider action on an Ordinance amending Chapter 82 (Utilities), Section 82-76 of the Code of Ordinances of the Town by amending sewer rates for all customer classifications and providing that the changes to the sewer rates made herein shall be applied to monthly customer bills beginning with the November 2025 billing cycle.

### BACKGROUND:

An update to the utility rate model for Fiscal Years 2024-2028 was adopted by the City Council on July 12, 2022. Staff reviews this utility rate model on an annual basis to ensure the rate adjustments are appropriate. The utility rate model anticipated a 5.5% increase for Fiscal Year 2026. However, the Fiscal Year 2026 Budget includes no increase in water rates and only a 1% increase in sewer rates.

The Town purchases water and sewage treatment from Dallas Water Utility (DWU) as well as sewage treatment services from the Trinity River Authority (TRA). Charges from both entities are included in the financial plan and rate model. Sec. 82-78 of the Town's Code of Ordinances provides that the pass-through of wholesale cost increases for water purchases and sewer treatment services be included in water and sewer rates, which shall reflect changes in the costs of water purchases, sewer treatment, and transportation services paid by the Town to other governmental entities. This means that the cost increases from these two entities are directly passed to the Town of Addison customers.

Below are examples of the increase in a water and sewer bill for a single-family:

Consumption	Existing	New Rate (10/1/25)	% Increase
5,000 gallons	\$70.83	\$71.24	0.6%
8,000 gallons	\$104.16	\$104.78	0.6%
10,000 gallons	\$126.38	\$127.35	0.8%

The specific rates for each customer class are listed in the attached ordinance.

**RECOMMENDATION:**

Administration recommends approval.

---

**Attachments**

Ordinance - FY26 Utility Rates

---

**ORDINANCE NO. 025-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING CHAPTER 82, SECTION 82-76 OF THE CODE OF ORDINANCES OF THE TOWN BY AMENDING SEWER RATES FOR ALL CUSTOMER CLASSIFICATIONS; PROVIDING THAT THE CHANGES TO THE SEWER RATES MADE HEREIN SHALL BE APPLIED TO MONTHLY CUSTOMER BILLS BEGINNING WITH THE NOVEMBER 2025 BILLING CYCLE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison, Texas (the "City") is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, the City Council is authorized by Section 2.08.p. of the City Charter to provide for a sanitary sewer and water system, and the City is authorized by law (including, without limitation, Sections 552.001 and 552.017, Tex. Loc. Gov. Code) to own, construct and operate a water and sewer system and to prescribe rates therefor; and

**WHEREAS**, adjustments to the City's sewer utility rates have been proposed by the Town of Addison's Rate Model, Dallas Water Utilities and Trinity River Authority; and

**WHEREAS**, the City has conducted a review and evaluation of the City's sewer utility rates and has determined therefrom that the rates need to be adjusted as set forth herein to support the operating, maintenance, and capital needs of the City's sewer utility system.

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

**SECTION 1.** The Code of Ordinances of the Town of Addison, Texas, Chapter 82 (Utilities), Article I (In General), Division 5 (Rates and Charges), Section 82-76 (Sewage Rates) is hereby amended in part to change the monthly sewage rates effective October 1, 2025 and to be applied to the November 2025 customer bill as follows:

**"Sec. 82-76. - Sewage rates.**

The customer classifications, minimum bills, and consumption charges shall be as follows:

- (1) *Sewer minimum bills.* Minimum monthly bills shall be applied to all customers based upon customer classification and shall include an allowance for volume based upon water consumed as follows:

Customer Classification:	Minimum Monthly Bill	Volume Included (Gallons)
Single-Family Residential	20.55	2,000
Multifamily Residential Large (meter size greater than or equal to two inches)	262.59	37,000
Multifamily Residential Small (meter size less than two inches)	110.47	15,000
Schools	145.06	20,000
Municipal	75.89	10,000
Commercial Large (meter size greater than or equal to two inches)	262.59	37,000
Commercial Small (meter size less than two inches)	41.29	5,000
Industrial Large (meter size greater than or equal to two inches)	262.59	37,000
Industrial Small (meter size less than two inches)	27.48	3,000
Hotel/Motel	698.29	100,000

- (2) *Sewer volume rate.* All volume which exceeds the amount allowed in the minimum bill shall be charged at a rate of \$6.94 per 1,000 gallons of water consumed for all customer classifications.

...

**SECTION 3.** This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those Ordinances are in direct conflict with the provisions of this Ordinance. Provided, however, that the repeal of such ordinances or parts of such ordinances, and the amendments and changes made by this Ordinance, shall not affect any right, property or claim which was or is vested in the City, or any act done, or right accruing or accrued, or established, or any suit, action or proceeding had or commenced before the time when this Ordinance shall take effect; nor shall said repeals, amendments or changes affect any offense committed, or any penalty or forfeiture incurred, or any suit or prosecution pending at the time when this Ordinance shall take effect under any of the ordinances or sections thereof so repealed, amended or changed; and to that extent and for that purpose the provisions of such ordinances or parts of such ordinances shall be deemed to remain and continue in full force and effect.

**SECTION 4.** The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such



remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 5.** The above and foregoing recitals to this Ordinance are true and correct and are incorporated herein and made a part of this Ordinance for all purposes.

**SECTION 6.** This Ordinance shall be effective from and after its date of passage.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this the 9<sup>th</sup> day of **SEPTEMBER 2025**.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Bruce Arfsten, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Valencia Garcia, City Secretary

\_\_\_\_\_  
Whitt Wyatt, City Attorney

## 2025 City Council Regular Meeting

6. d.

**Meeting Date:** 09/09/2025

**Department:** Economic Development

**Key Focus Areas:** Economic Development and Revitalization

---

### **AGENDA CAPTION:**

Present, discuss, and consider action on a Resolution approving a Master Development Agreement between the Town of Addison and Quadrant Enterprises, LLC (d/b/a QIP) for the Addison Circle transit-oriented development project, and authorizing the City Manager to execute the agreement.

### **BACKGROUND:**

On April 22, 2025, the City Council approved a Memorandum of Understanding (MOU) with Quadrant Investment Properties (QIP) to explore development of Town-owned property for a transit-oriented development (TOD) project including hotel, office, retail, parking, and public amenities. The MOU established a 120-day exclusivity period, during which the Town agreed to negotiate only with QIP while both parties assessed project feasibility.

The MOU outlined expectations to move toward a Master Development Agreement by the end of the exclusivity period. This included establishing clear timelines for definitive agreements and developing a viable concept plan. Following the completion of the exclusivity period, the City Council is now considering approval of the Master Development Agreement with QIP. The project is designed to establish a regional entertainment destination and serve as a catalyst for Addison's commercial base. Anchored by the DART Silver Line station, it will introduce new public gathering spaces that build on Addison Circle's existing strengths and reinforce the Town's standing as one of North Texas' premier destinations for dining, culture, and events. The TOD further expands Addison's live-work-play ecosystem with an upper-upscale boutique hotel, a Class A mass-timber office, and a curated mix of restaurants and entertainment uses.

The proposed agreement outlines the development plan for the site, which is organized into four phases:

- **Phase 1:** Entertainment facility, full-service restaurant and/or retail facilities containing a minimum of 30,000 square feet for restaurant/retail use, farmer's market, public park, pickleball courts, and surface parking
- **Phase 2 (The Hangar):** Full-service restaurant and/or general retail facilities to be located on DART Parcel containing a minimum 12,000 square feet for restaurant and/or general retail use

- **Phase 3:** Class A mass timber office building containing a minimum of 155,000 square feet for office use, a separate building containing 5,000 square feet for retail use, and a public parking structure supporting the office and retail uses
- **Phase 4:** Boutique hotel (being a minimum of 140-key hotel similar in type to a 'collection' or 'lifestyle' brand with upper upscale quality), a potential future convention center, and a supporting parking structure

Public facilities to be funded by the Town include water and sewer, Festival Way, public parks and plazas, pickleball courts, temporary surface parking, the farmers market open space and two Town-owned parking structures to support the retail, office, and hotel uses.

## **FISCAL IMPACT**

The Town's participation is focused on public facilities to include public infrastructure and parking garages:

- **Infrastructure Investment:** \$15.5M–\$22.2M.
- **Parking Garages:** Up to \$19M for retail, office, and hotel garage contributions (estimated \$5.5M retail, \$9.5M office, \$4M hotel).

Financial projections indicate:

- **Payback Period:** 12.5 years.
- **30-Year Net Revenue (after Town investments):** \$104.3M.
- **30-Year Net Present Value (NPV):** \$30.2M.

At stabilization, the project is expected to support 1,619 jobs, \$160.9M in labor income and \$297.6M in economic output annually.

## **RECOMMENDATION**

Staff recommends approval.

---

### **Attachments**

Presentation - TOD MDA  
QIP Presentation - TOD MDA  
Resolution - TOD MOU

---

# Transit Oriented Development Master Development Agreement

September 9<sup>th</sup>, 2025

Director of Economic Development, Wayne Emerson



# Updated TOD Plan





**Phase 1:** Entertainment facility, full-service restaurant and / or retail facilities containing a minimum of 30,000 square feet for restaurant / retail use, farmer's market, public park, pickleball courts, and surface parking – **\$22M minimum investment.**

**Phase 2:** Full-service restaurant and / or general retail facilities to be located on DART parcel containing a minimum of 12,000 square feet for restaurant and / or general retail use – **\$8M minimum investment.**

**Phase 3:** Class A mass timber office building containing a minimum of 155,000 square feet for office use, a separate building containing 5,000 square feet for retail use, and a public parking structure supporting the office and retail uses – **\$79M minimum investment.**

**Phase 4:** Boutique hotel (being a minimum 140-key hotel similar in type to a 'collection' or 'lifestyle' brand with upper upscale quality), a potential future convention center, and a supporting parking structure – **\$81M minimum investment.**

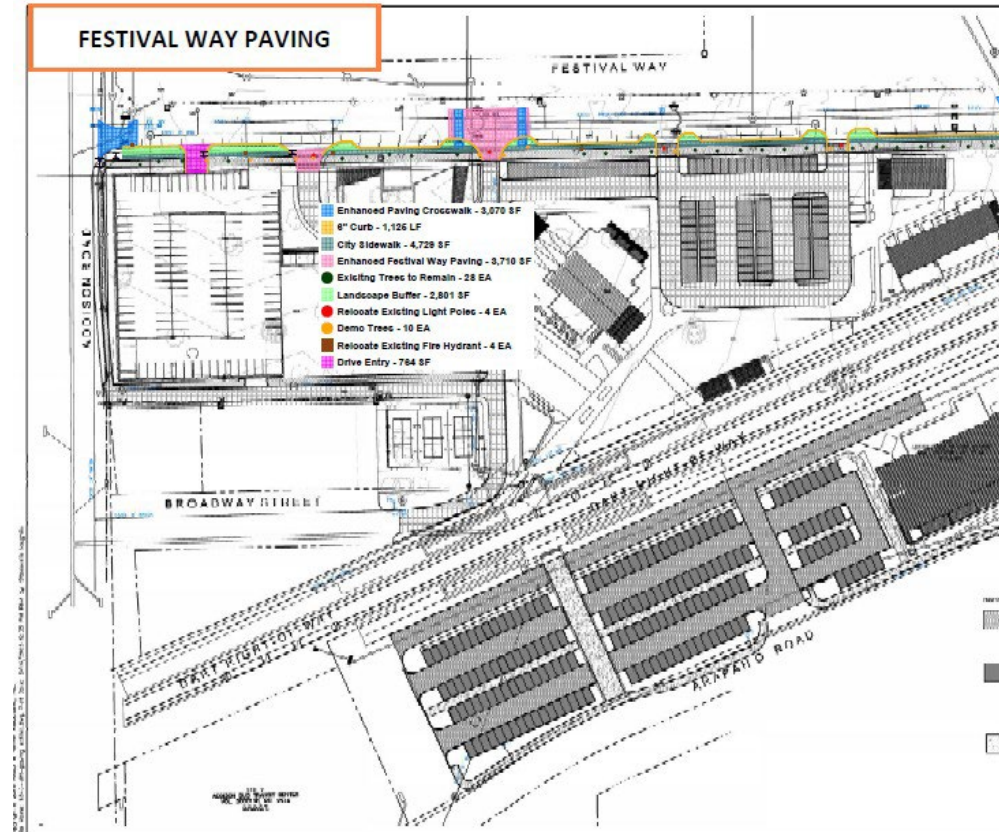
## QIP to act as Construction Manager for public facilities:

- Infrastructure
- Parking garages
- Future definitive agreement: construction management agreement for public facilities

**Town to fund Infrastructure through Certificate of Obligations as part of the incentive package.**

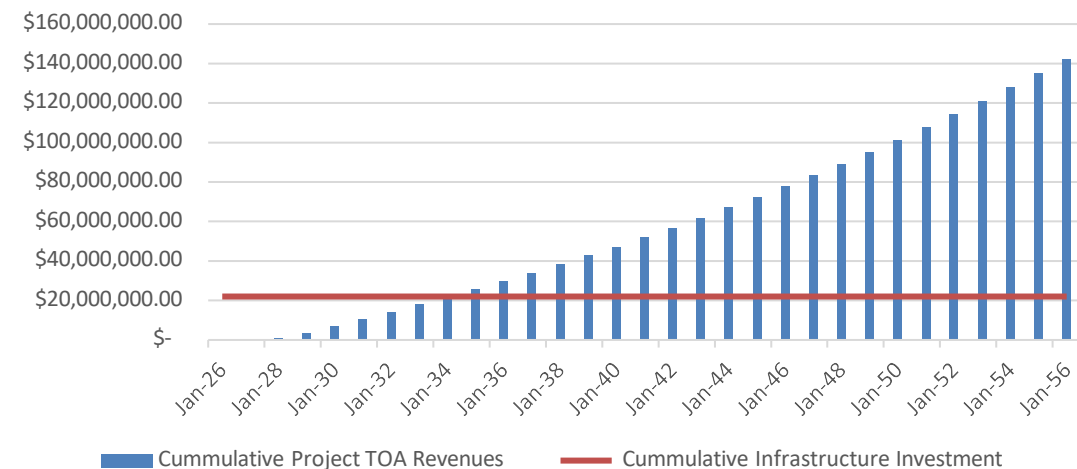
## Public Infrastructure

- Festival Way
- Pickleball courts
- Park site arrival from trail and transit center
- Entertainment plaza
- Temporary surface parking lot
- Farmers Market open space



- Estimated cost: **\$15.5M-\$22.2M**
- Payback period (low-range): **6.4 Years**
- Payback period (high-range): **8.2 Years**
- 30-year projected revenues minus infrastructure investment: **\$120.0M**
- 30-year net present value: **\$47.2M**

## Infrastructure Investment Payback (High Range Scenario)



# Entertainment and DART Parcel

- Developer shall construct **\$22 million** in minimum investment consisting of the following improvements on the Entertainment Parcel:
  - Park and Pickleball Courts
  - Entertainment Facility – *Van Buren's Beer Garden*
  - Farmer's Market – The targeted uses will be an urban grocer, wine cellar, bike shop and similar retail and restaurant uses.
  - 240 garage stalls and temporary surface parking. The parties acknowledge that this surface parking is intended to be temporary and will be subject to alteration, expansion, or removal by the Town in connection with the future development of the Project and the area surrounding the Project Site.
- **Definitive Agreement:** 99-year ground lease. The initial annual rent under the Entertainment Parcel Lease when combined with the initial annual rent under the Hotel Parcel Lease, shall not be less than **\$500,000**. The rent shall further be subject to an escalator provision.
- Subject to Developer's execution of a ground lease with DART, Developer shall construct **\$8 million** in minimum investment a full-service restaurant and / or general retail tenant(s) with approximately 12,000 square feet of usable space – *The Hanger*



# Entertainment: Van Buren's

ADDISON





# Entertainment: Farmer's Market

ADDISON





# Entertainment: The Hangar

ADDISON

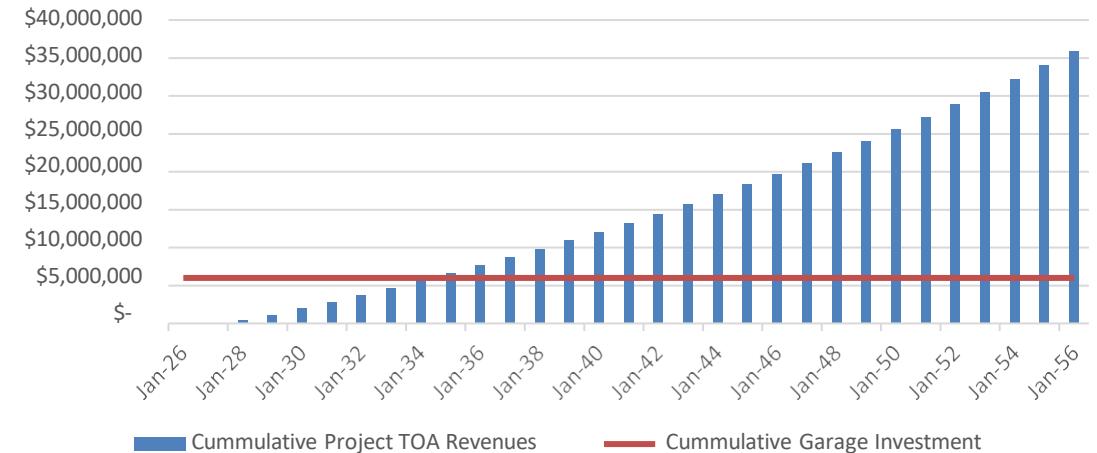


# Entertainment and DART Parcel

ADDISON

- Development Plan: **42,000 SF**
  - Van Buren's & Farmers Market: **30,000 SF**
  - The Hangar: **12,000 SF**
- Town participation: **\$6M retail garage portion\***
  - 240 (min) stalls parking garage
- Payback period: **8.3 Years**
- 30-year projected revenues minus garage investment: **\$29.9M**
- 30-year net present value: **\$11.8M**

## Retail Garage Investment Payback



*\*Estimated portion of shared retail and hotel garage.*



# Office Building and Garage

ADDISON



# Office Building and Garage

- Developer shall construct a Class A mass timber office building containing a minimum of 155,000 square feet of leasable area for office use and 5,000 square feet of leasable area for retail use on the office parcel.
  - Minimum Investment: **\$79 million**
- Developer shall construct the office parking garage as depicted on and in conformance with the approved Development Plans.
- The Town will be responsible for the total construction costs for both the office and hotel parking garages up to an aggregate maximum amount of **\$19 million**, which the parties will mutually agree to divide between the two garages prior to the commencement of construction for the office parking garage.
  - Estimated **\$9M** for office parking garage.
- The Town agrees to convey fee simple title to the office parcel to Developer by special warranty deed in conformance with the definitive Purchase and Sale Agreement to be negotiated in good faith by the parties.
- **Definitive Agreement:** Prior to the commencement of construction of the office parking garage, the parties will execute a definitive Parking Management Agreement whereby the Developer (or a third-party by mutual agreement) shall assume all responsibility for the operation and maintenance of the garage.



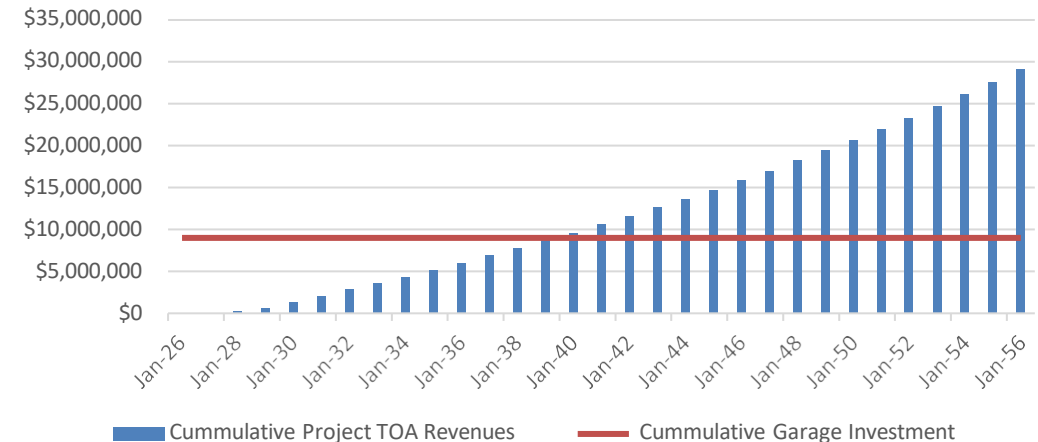
# Office Building and Garage

ADDISON

- Development Plan: **155,000 SF** Class A mass timber
  - Retail Building: **5,000 SF**
  - 465-stall parking garage
- Town participation: **\$9M for office garage\***
- Payback period: **13.4 Years**
- 30-year projected revenues minus garage investment: **\$20.1M**
- 30-year net present value: **\$5.3M**

*\*Estimated office portion of garage incentive*

## Office Garage Investment Payback



# Hotel

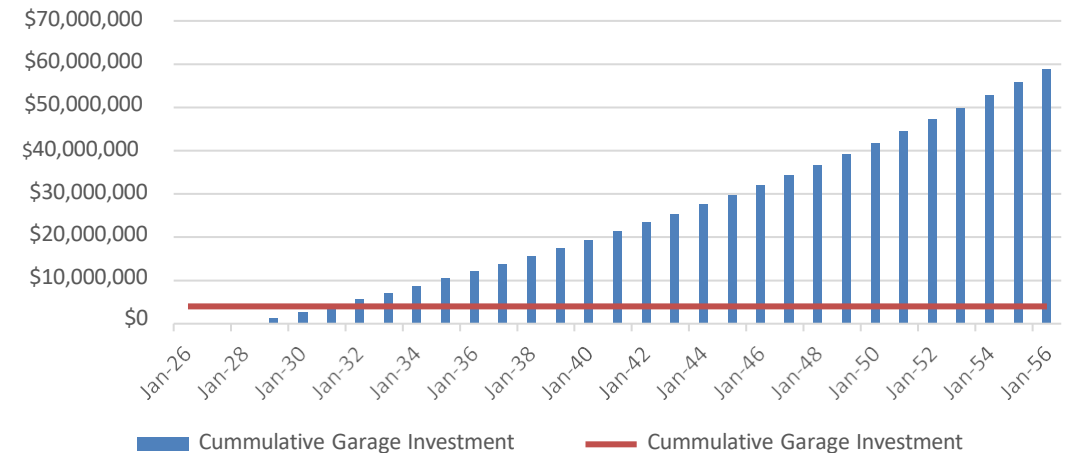


- Developer shall construct a Boutique hotel (being a minimum 140-key hotel similar in type to a ‘collection’ or ‘lifestyle’ brand with upper upscale quality), a potential future convention center, and a supporting parking structure.
  - Minimum investment: **\$81 million**
- **Definitive Agreement:** 99-year ground lease. The initial annual rent under the Entertainment Parcel Lease, when combined with the initial annual rent under the Hotel Parcel Lease, shall not be less than **\$500,000**. The rent shall further be subject to an escalator provision.
- **Garage Incentive:** The Town will be responsible for the total construction costs for both the office and hotel parking garages up to an aggregate maximum amount of **\$19 million**, which the parties will mutually agree to divide between the two garages prior to the commencement of construction for the office parking garage.
  - Estimated **\$4 million** for hotel portion of the garage.
- **Convention Center:** The parties shall work together in good faith to seek legislation during the 90th Texas legislative session to entitle the hotel, convention center, and ancillary facilities related there to all state hotel occupancy tax, sales tax, and mixed beverage tax rebates.



- Development Plan: **140 room boutique hotel**
  - Collection or lifestyle brand with upper scale quality.
  - Retail building: **5,000 SF**
  - Parking garage with one stall per room (minimum)
- Town participation: **\$4M for hotel garage portion\***
- Payback period: **4.9 Years**
- 30-year projected revenues minus garage investment: **\$54.8M**
- 30-year net present value: **\$24.8M**

## Hotel Garage Investment Payback



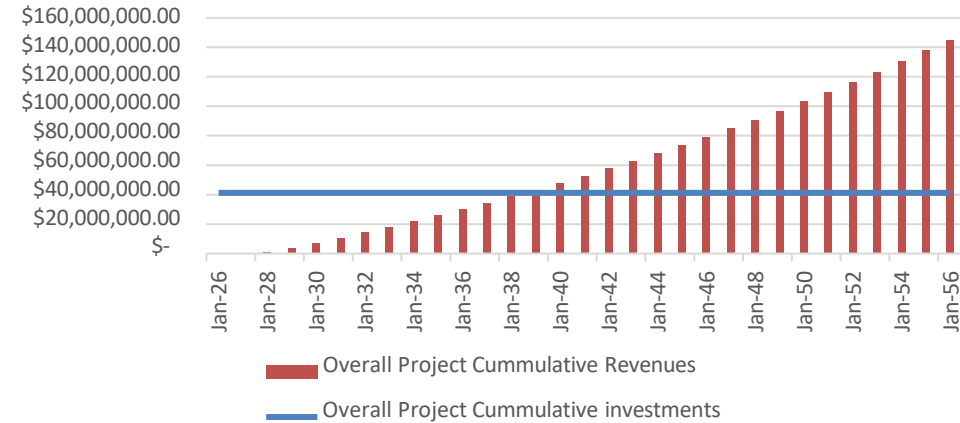
*\*Estimated portion of shared retail and hotel garage*

# Overall Project Investment & Payback

ADDISON

- Infrastructure investment: **\$15.5M-\$22.2M**
- Town participation: **\$19M for parking garages**
- Payback period: **12.5 Years**
- 30-year projected revenues minus Town investments (high-range infrastructure estimate): **\$104.3M**
- 30-year net present value (high-range infrastructure estimate): **\$30.2M**

## Overall Investment Payback



Town Participation	Amount
Complete Site Infrastructure Investment	\$15,540,000-\$22,200,000
Office Parking Garage Contribution	\$9,000,000
Retail Parking garage Contribution	\$6,000,000
Hotel Parking Garage Contribution	\$4,000,00
Total	\$34,540,000-\$41,200,000



# Participation Comparison – AMLI / QIP vs Current

ADDISON

## Town Participation (Estimated Value)

	AMLI / QIP	Current Proposal	Change
Office parking garage contribution	\$ 9,500,000	\$ 9,500,000	\$ -
Retail parking garage contribution	\$ 5,500,000	\$ 5,500,000	\$ -
Hotel parking garage contribution	\$	\$ 4,000,000	\$ 4,000,000
Permit fee waivers	\$ 1,560,302	\$ -	\$ -1,560,302
Multi-Family AV Tax Grant	\$ 8,000,000	\$ -	\$ -8,000,000
Infrastructure cost *	\$ 20,540,000 – \$ 27,200,000	\$ 15,540,000 – \$ 22,200,000	\$ -9,000,000
<b>Total Town Participation</b>	<b>\$ 51,760,302**</b>	<b>\$ 41,200,000***</b>	<b>\$ -14,560,302</b>

\* Estimate of high-range infrastructure includes 30% contingency.

\*\* Previous estimates of infrastructure were understated based on scope of the project.

\*\*\* Assumes high-range infrastructure cost.

# Funding Sources and Uses



## Town Participation (Estimated Value)

Funding Uses	Current Proposal	Funding Sources
Office parking garage contribution	\$ 9,500,000	Cash funded (General Fund, Self-Funded Projects Fund, IIF, or Streets Self-Funded Projects Fund) and repaid by the TIRZ.
Retail parking garage contribution	\$ 5,500,000	\$3M General Obligation Bonds from 2012 Bond Election and \$2.5M in CO's – all repaid by the TIRZ.
Hotel parking garage contribution	\$ 4,000,000	Hotel Tax Revenue Bonds, Hotel Fund reserves or a combination of both.
Infrastructure Cost*	\$ 15,540,000 – 22,200,000	<b>Street Infrastructure</b> - CO's repaid by TIRZ <b>Park Improvements</b> - Cash Funded repaid by TIRZ <b>Water / Sewer Infrastructure</b> - Utility Fund CO's or Cash Funded by Utility Fund <b>Stormwater Infrastructure</b> - Stormwater CO's or Cash Funded by Stormwater Fund
<b>Total Town Participation</b>	<b>\$ 41,200,000**</b>	<b>** Assumes high-range infrastructure cost.</b>

# Tax Increment Refinancing Zone

ADDISON

## PROPOSED TIRZ BOUNDARIES



Taxing Jurisdictions	Total Taxes Generated
Town of Addison	\$294,104,957
Dallas County	\$102,122,118
Dallas ISD	\$473,930,163
Dallas College	\$50,183,413
Dallas Area Rapid Transit	\$4,290,580
<b>Total</b>	<b>\$924,631,231</b>

Town of Addison	Total Taxes Generated
Growth of the Base	\$149,989,299
New Development	\$144,115,658
<b>Total</b>	<b>\$294,104,957</b>

# Economic Impact

A blue circular logo with the word "ADDISON" in white capital letters.

Impact	Employment	Labor Income	Output
1 - Direct	1,170	\$123,167,016	\$198,365,771
2 - Indirect	264	\$23,284,533	\$58,418,801
3 - Induced	186	\$14,466,982	\$40,876,507
<b>Total</b>	<b>1,619</b>	<b>\$160,918,531</b>	<b>\$297,661,080</b>

- Impacts are estimated using Bureau of Economic Analysis (BEA) industry data and economic multipliers, based on project assumptions.
- Results reflect forecasts for Year 1 after project stabilization.
- \$297.6M represents a 2.7% increase in total output for Addison.

## Types of Impact

- **Direct:** Jobs and income created directly by the project (hotel staff, office tenant employees).
- **Indirect:** Jobs and spending generated at suppliers that support project tenants (B2B sales, restaurant suppliers).
- **Induced:** Jobs and income supported when workers spend their earnings in the local economy (restaurants, shops, housing).



# Economic Impact: Spillover Effect Comparison

ADDISON

## Toyota Music Factory

- Delivered 2018
- 167,000 square feet of office
- 350 room hotel
- 150,000 square feet of retail

## Taxable Value of Pre-Existing Buildings within 0.25 Miles

- Marriot Hotel: 101.4% increase in value
  - 50.5% increase in room revenues
- Las Colinas Urban Center Office: 15.3% increase in value
- Three oh One Apartments: 50% increase in value

## New Projects within 0.25 Miles

- 425,000 square foot Wells Fargo regional HQ office
  - \$455M capital investment
- 455,000 square foot Christus Health HQ office



Image: Corgan



# Timeline

Task	Start Date	Duration (Days)	End Date
Define and Negotiate Definitive Agreements	9/08/2025	150	1/31/2026
Off-Site Infrastructure Planning and Civil Permitting	9/08/2025	300	6/30/2026
Submittal of Building Permits	30 Days After Off-Site Infrastructure Completion	-	-
Construction Start	30 Days After Permit Receipt	-	-
On-Site infrastructure Construction Start	30 Days After Building Construction Start	-	-
Estimated Special Event Facility Building Construction Duration	4/26/2027	360	4/20/2028
Estimated Office Building Construction Duration	9/23/2027	540	3/16/2029
Estimated The Hangar Building Construction Duration	9/23/2027	360	9/17/2028
Estimated Hotel/Convention Building Construction Duration	7/27/2027	720	7/16/2029

Staff recommends that the City Council approve and authorize the City Manager to enter into the Master Development Agreement with Quadrant Investment Properties for the Addison Circle Transit-Oriented Development Project.

# Questions?

A blue circular logo with the word "ADDISON" in white capital letters.

ADDISON

An architectural rendering of the Addison Junction Transit-Oriented Development (TOD). The scene features a modern building with a dark, corrugated metal roof and large glass windows. In the foreground, there is an outdoor patio area with several large, light-colored umbrellas and wooden tables. A paved walkway leads towards the building, and a person is visible walking on the right side. The background shows a clear sky with some clouds and trees.

# Addison Junction TOD

This document contains confidential and proprietary information that is copyrighted to QIP and is intended solely for the use of the recipient. Unauthorized use, disclosure, or distribution of this document is strictly prohibited.



# QIP Overview

---

Quadrant Investment Properties is a full-service real estate investment company that develops and redevelops commercial properties into dynamic, community focused spaces that meet the needs of the next generation user.

Our expertise lies in developing and redeveloping office buildings with a keen eye for design, innovation, and sustainability. We take pride in our ability to create value by transforming spaces into vibrant, modern communities where businesses can thrive, and individuals can connect.

At QIP, we aspire to be best-in-class in everything we do. Behind our work stands an accomplished, dedicated team of some of the industry's most talented visionaries, united in our passion for placemaking and delivering unparalleled service.

---



Winner  
Best Redevelopment  
or Renovation



Winner  
Historic Restoration  
Preservation Award



Finalist  
Best Urban Office  
Development





# Precedent Projects

R I V E R  
E D G E















































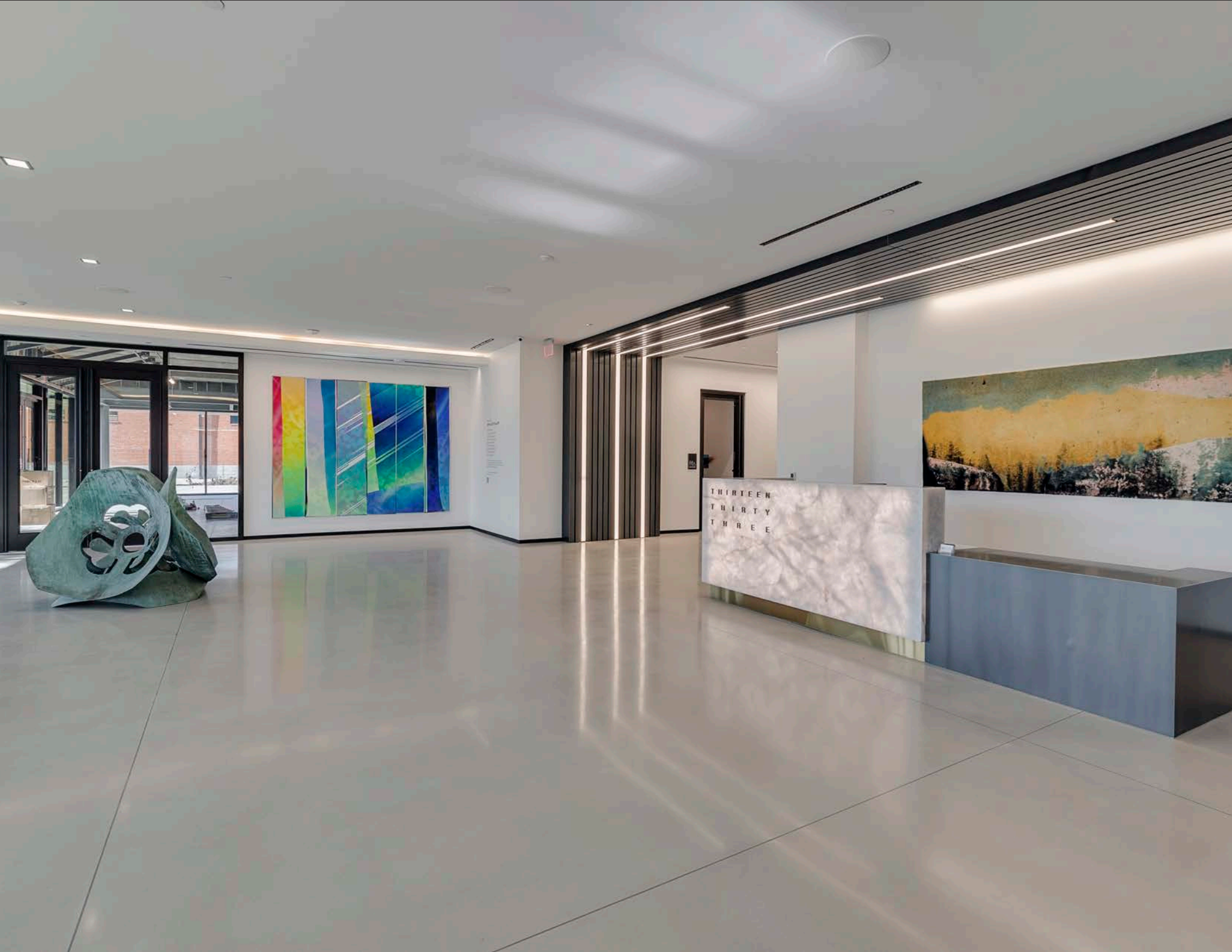




T H I R T E E N

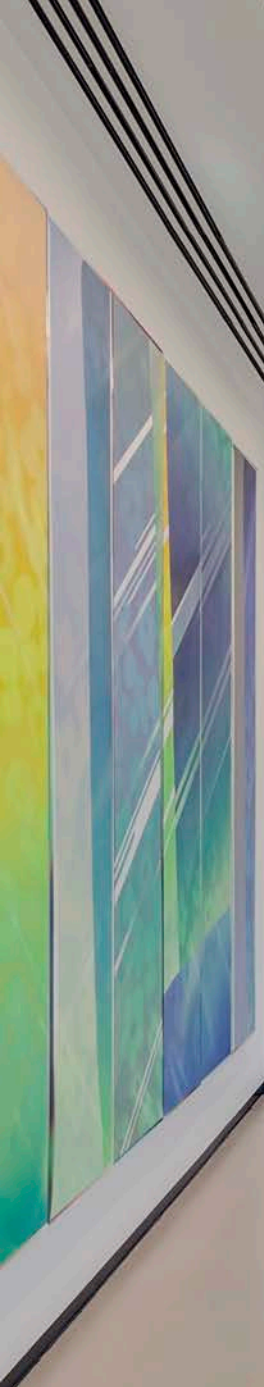
T H I R T Y

T H R E E



THIRTEEN  
THIRTY  
THREE





PRESENTED BY  
**ERIN CLULEY GALLERY**

FEATURED ARTISTS  
CHUL-HYUN AHN  
KALETA DOOLIN  
GARY GOLDBERG  
RYAN GOOLSBY  
HIDENORI ISHII  
ANNA MEMBRINO  
JOHN MIRANDA  
NIC NICOSIA

Erin Cluley Gallery is a contemporary art gallery representing emerging and established artists from around the world. By partnering with Thirteen Thirty Three, Erin Cluley Gallery will continue to present a rotating program of exhibitions.

For more information, please visit the T33 website: [www.thirteen33.com](http://www.thirteen33.com)





















































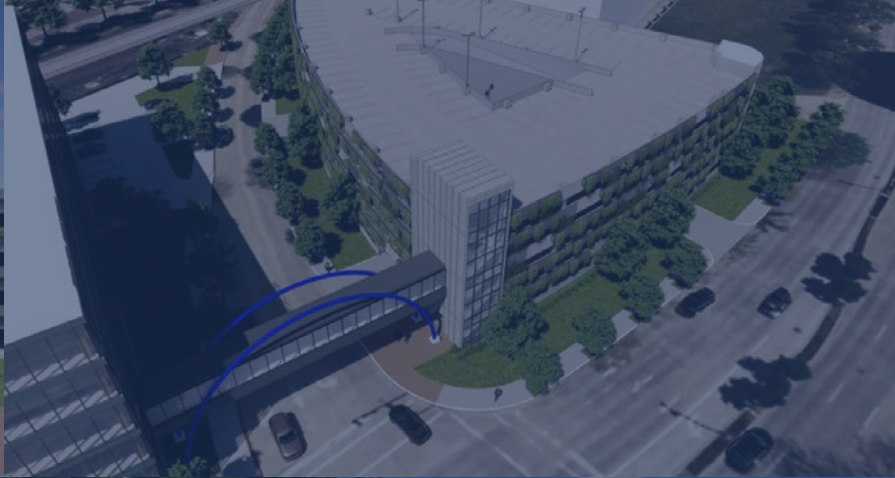








Addison Junction will evolve into an 18-hour mixed-use hub, seamlessly blending vibrant retail, entertainment, and office spaces within a walkable, transit-connected district. Grounded in Addison's strong community spirit and renowned event culture, the area will foster year-round energy, innovation, and immersive experiences for both locals and regional visitors.



# ADDISON JUNCTION

# **CONCEPT PLANNING & IMAGERY**



HOTEL/RETAIL/  
GARAGE ①

VAN BUREN'S ②

SURFACE  
PARKING ③

FARMERS  
MARKET ④

STATION PARK ⑤



THE HANGAR ⑥

RETAIL ⑦

OFFICE ⑧

GARAGE ⑨





- HOTEL/RETAIL/  
GARAGE ①
- VAN BUREN'S ②
- SURFACE  
PARKING ③
- FARMERS  
MARKET ④
- STATION PARK ⑤
- THE HANGAR ⑥
- RETAIL ⑦
- OFFICE ⑧
- GARAGE ⑨





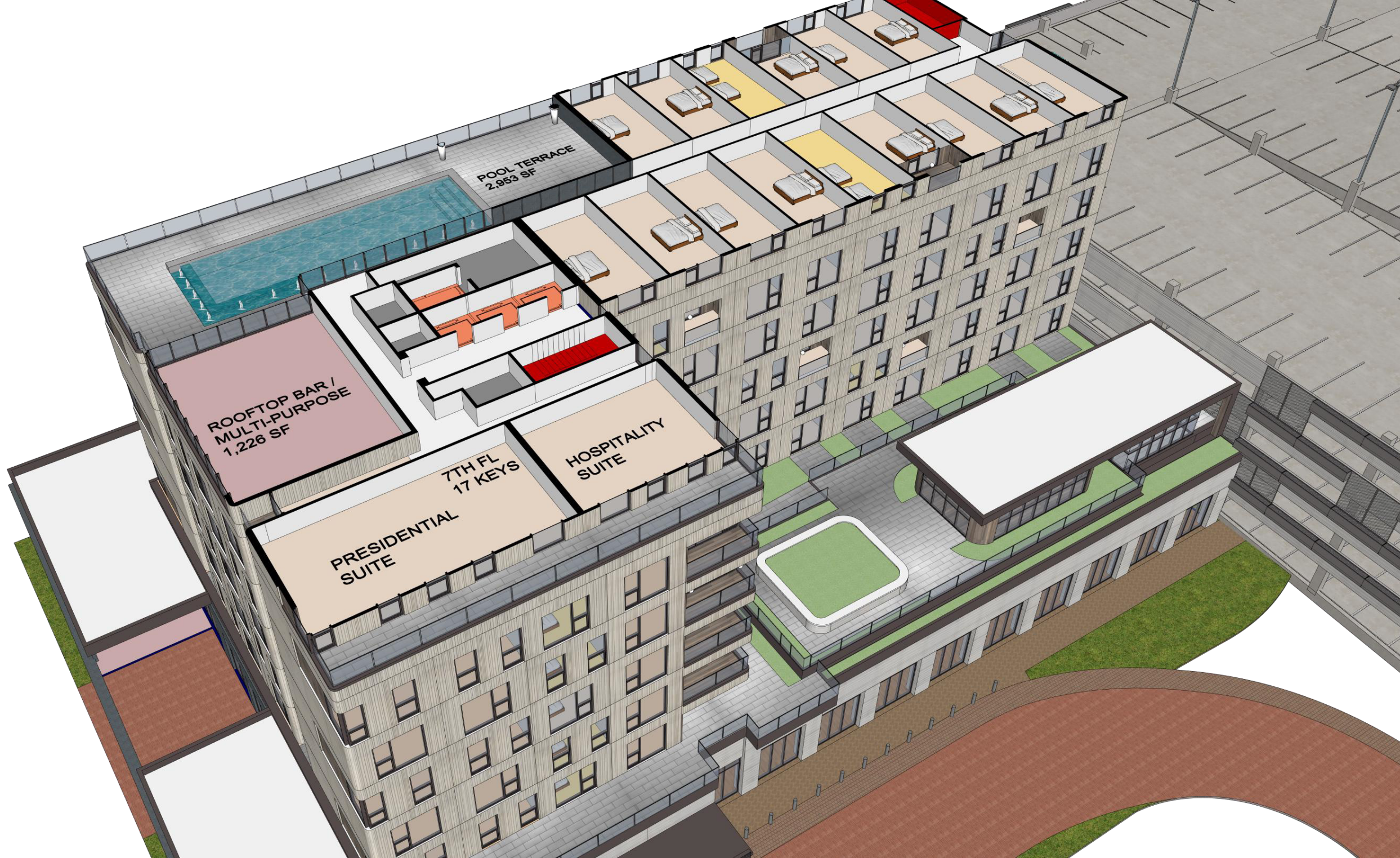






# **HOTEL CONCEPTUAL PLANNING & IMAGERY**





















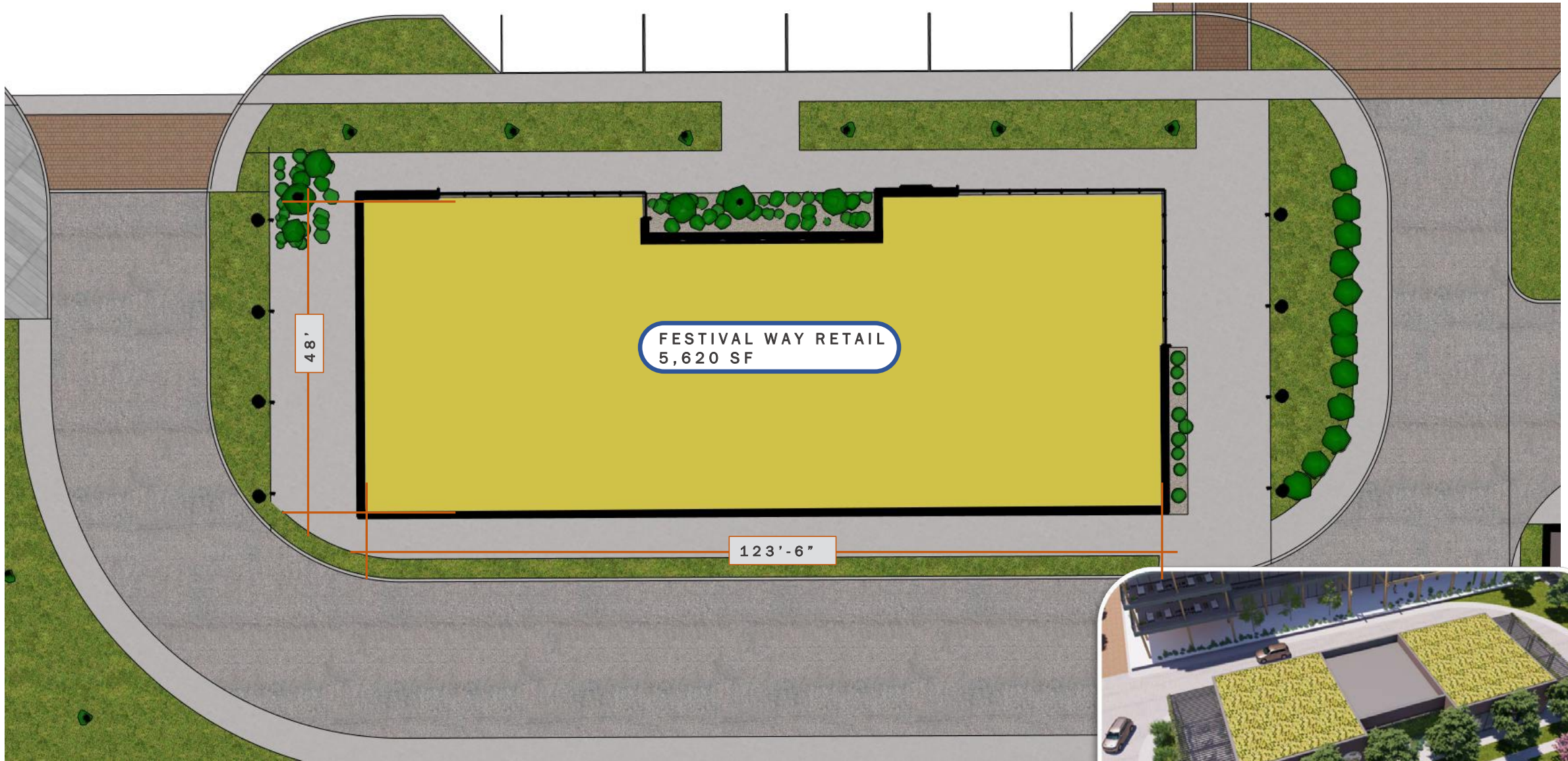












FESTIVAL WAY RETAIL (not to scale)







**VAN BURENS**























# FARMERS MARKET



 FARMERS MARKET (not to scale)











































**MASS TIMBER OFFICE**











TIMBER JUNCTION















**OFFICE GARAGE**





**SIX-LEVEL GARAGE  
561 SPACES**







# Parking

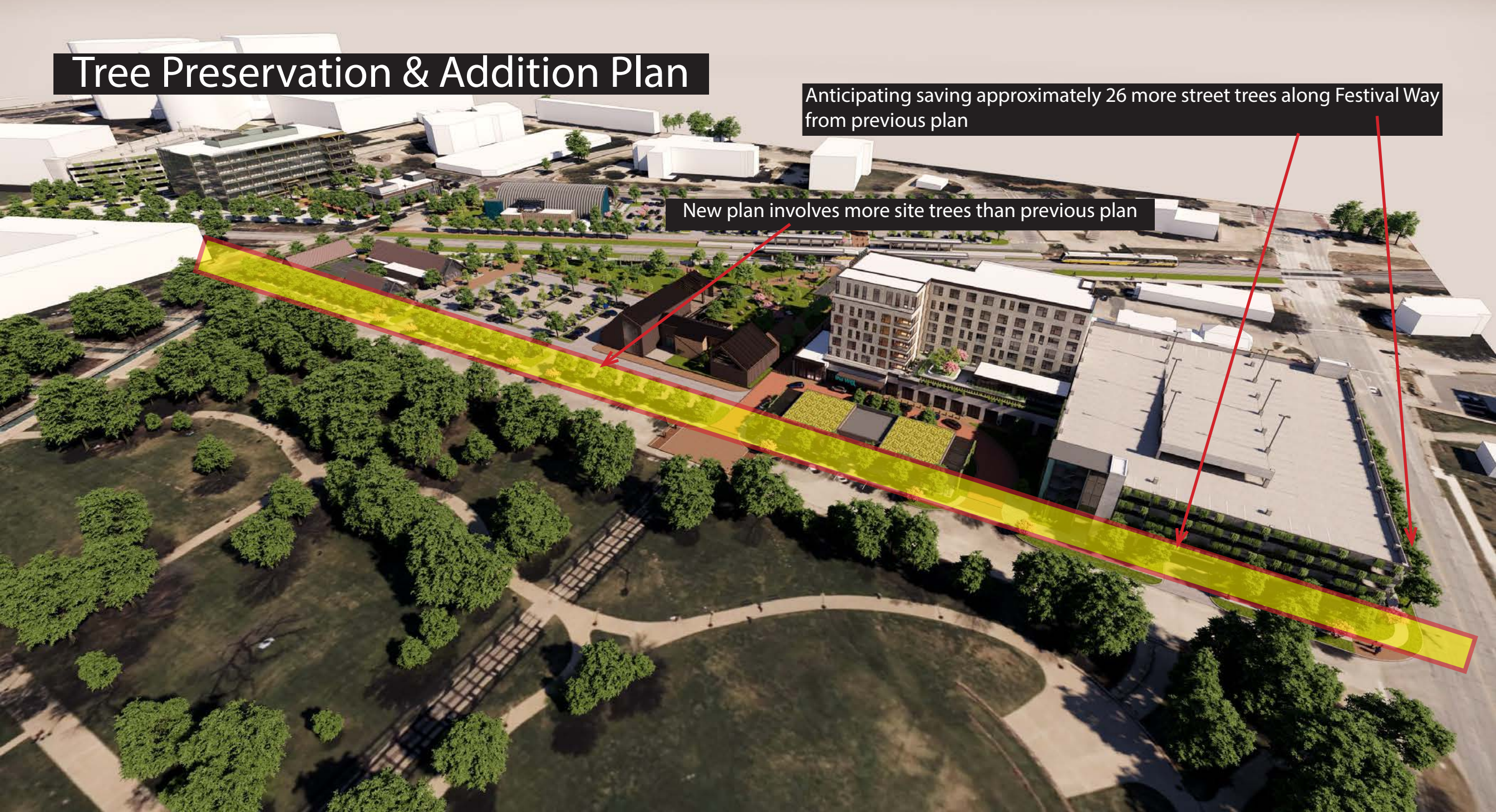




# Tree Preservation & Addition Plan

Anticipating saving approximately 26 more street trees along Festival Way from previous plan

New plan involves more site trees than previous plan





## Corporate Headquarters

123 Manufacturing Street  
Dallas, TX 75207

---

## Contact

Chad Cook  
[chad@quadrantinvestments.com](mailto:chad@quadrantinvestments.com)

Colin Moore  
[colin@quadrantinvestments.com](mailto:colin@quadrantinvestments.com)

QIP  
Quadrant  
Investment  
Properties

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS  
APPROVING A MASTER DEVELOPMENT AGREEMENT FOR THE ADDISON  
CIRCLE AREA TRANSIT ORIENTED MIXED-USE DEVELOPMENT PROJECT;  
AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in April 2021, the City Council solicited proposals from qualified developers for the creation of a distinctive and creative regional destination linking the new DART Silver Line rail station with Addison Circle Park, to create a transit-oriented mixed use development comprised of office, hotel, restaurant, retail, and entertainment uses together with associated public and private open space and common areas appropriate for and compatible with Addison Circle and the surrounding area (the “Project”); and

**WHEREAS**, on , 2025, the Town and developer Quadrant Enterprises, LLC (“Developer”) entered into a formal Memorandum of Understanding (the “MOU”) outlining the general terms and conditions of the development plan for the Project and requiring the parties to negotiate and execute various definitive agreements establishing the final development plans and schedules for construction of the Project (the “Definitive Agreements”); and

**WHEREAS**, the parties have negotiated a definitive Master Development Agreement (the “Agreement”), setting forth the general terms and conditions for development of the Project, establishing a development schedule for the Project, describing the various Definitive Agreements to be executed by the parties, and setting forth the public incentives that the Town will provide for the Project; and

**WHEREAS**, the Constitution and laws of the State of Texas, including but not limited to Article III, Section 52-a of the Texas Constitution and Section 380.001, *et. seq.* of the Texas Local Government Code, authorize Town to enter into economic development incentive agreements; and

**WHEREAS**, the City Council finds that the Agreement provides for an approved program for making economic development incentives for the Project and has determined that making the economic development incentives to Developer in conformance with the Agreement will (i) further the economic development objectives of Town; (ii) benefit Town and Town's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in Town.

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

**SECTION 1.** The City Council hereby approves the Master Development Agreement between the Town of Addison and Quadrant Enterprises, LLC for the Project, a copy of which is attached to this Resolution as **Exhibit A**. The City Manager 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 9<sup>th</sup> day of **SEPTEMBER 2025**.

**TOWN OF ADDISON, TEXAS**

\_\_\_\_\_  
Bruce Arfsten, Mayor

**ATTEST:**

\_\_\_\_\_  
Valencia Garcia, City Secretary



## EXHIBIT A

**MASTER DEVELOPMENT AGREEMENT**  
Addison Circle Transit Oriented Development Project

This MASTER DEVELOPMENT AGREEMENT (this "Agreement") is made effective as of September 10, 2025 (the "Effective Date") between the **Town of Addison, Texas** ("Town") and **Quadrant Enterprises, LLC** ("QIP" or "Developer") (each a "party" and collectively the "parties"), acting by and through their authorized representatives.

**RECITALS:**

**WHEREAS**, the Constitution and laws of the State of Texas, including but not limited to Article III, Section 52-a of the Texas Constitution and Section 380.001, *et. seq.* of the Texas Local Government Code, authorize Town to enter into economic development incentive agreements; and

**WHEREAS**, promoting the location of new business enterprises within Town will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the property tax base and economic vitality of Town; and

**WHEREAS**, The Project (defined in Article 1) will consist of four phases that will be developed in conformance with the final approved Development Plans (defined in Article 2) and generally in accordance with the Concept Plans attached as Exhibit B; and

**WHEREAS**, Developer has advised Town that a contributing factor that would induce it to undertake the Project would be an agreement by Town to provide economic development incentives to incentivize and link together the construction of the various components of the Project in conformance with this Agreement and the future Definitive Agreements; and

**WHEREAS**, the City Council hereby finds that this Agreement shall serve as an approved program for making economic development incentives to Developer for the purpose of stimulating and maintaining commercial activity within Town, and to promote the generation of sales tax, the enhancement of the property tax base, and to maintain and increase the economic vitality of Town; and

**WHEREAS**, Town has determined that making the economic development incentives to Developer in conformance with this Agreement will (i) further the economic development objectives of Town; (ii) benefit Town and Town's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in Town.

**NOW THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties agree as follows:

## **ARTICLE 1.**

### **Project Description; Purpose**

The parties intend for the Project to be a first-class transit-oriented mixed-use development consisting of four phases that will be developed in conformance with the final approved Development Plans (defined herein), subject to the terms, covenants, and conditions contained in this Agreement and the Definitive Agreements to be subsequently agreed to by the Parties. The Project will, at a minimum, include the following improvements, on separate real estate parcels, which shall include high-quality hardscapes, landscapes, and pedestrian area improvements that create connectivity to Addison Circle Park and other features customarily found in a first-class urban mixed-use development:

- Phase 1    Entertainment facility, full-service restaurant and/or retail facilities containing a minimum of 30,000 square feet for restaurant/retail use, farmer's market, public park, pickleball courts, and surface parking
- Phase 2    Full-service restaurant and/or general retail facilities to be located on DART Parcel containing a minimum 12,000 square feet for restaurant and/or general retail use
- Phase 3    Class A mass timber office building containing a minimum of 155,000 square feet for office use, a separate building containing 5,000 square feet for retail use, and a public parking structure supporting the office and retail uses
- Phase 4    Boutique hotel (being a minimum of 140 key hotel similar in type to a 'collection' or 'lifestyle' brand with upper upscale quality), a potential future convention center, and a supporting parking structure

The purpose of this Agreement is to ensure that the parties' intent is carried out throughout the construction of the Project utilizing various economic development incentives that are designed to ensure that the individual components of the Project are developed together and timely completed by Developer in conformance with the Concept Plans, Development Plans, Development Schedule, and the Definitive Agreements to be subsequently approved by the parties. The parties mutually agree that the Incentives set forth in this Agreement are conditioned upon the timely and successful completion of the Project.

## **ARTICLE 2.**

### **Definitions**

Except where the context clearly indicates a different meaning, wherever used in this Agreement, the following words and phrases shall have the following meanings:

"Affiliate" means, as to any Person, any other Person (a) that directly or indirectly, through one or more intermediaries, Controls or is Controlled by, or is under common control with, such Person, (b) that directly or indirectly beneficially owns or holds twenty-five percent (25%) or more any class of voting interests of such Person, or (c) twenty-five percent (25%) or



more of the voting interests of which is directly or indirectly beneficially owned or held by the Person in question.

"Business Day" means any day other than a Saturday, Sunday, or federal, state, or local holiday which is recognized by Town and in which Town's offices are closed to the general public for business.

"Certificate of Occupancy" or "CO" means that document titled "Certificate of Occupancy" (or other similar title) issued by Town upon substantial completion of certain portions of the Project in accordance with Town's then-applicable codes, regulations, and ordinances. A Certificate of Occupancy shall not include a temporary certificate of occupancy nor a certificate issued in error, mistake, or misrepresentation of facts.

"Commencement of Construction" means, for the applicable portion of the Project, that (i) all civil construction plans have been prepared and all necessary Government Approvals have been obtained; (ii) all necessary permits have been issued by all applicable Governmental Authorities, and (iii) Developer has issued a notice to its contractor to proceed with the construction of the applicable portion of the Project and the contractor has mobilized to commence such construction.

"Completion of Construction" means (i) the applicable portion of the Project has been substantially completed in accordance with the approved Construction Plans; and (ii) the final inspection (as the term is generally used within the industry) has been performed by the applicable representatives of the Town and Developer; (iii) a Certificate of Occupancy has been issued by Town for all building(s) and structures therewith, and (iv) all public improvements to be dedicated to the Town have been dedicated and accepted by Town.

"Concept Plans" means the Town approved concept level plans for the Project attached hereto as Exhibit B, as the same may be amended by mutual agreement of the parties from time to time.

"Construction Costs" or "Certified Construction Costs" mean the actual hard and soft construction costs identified in the construction contract for the applicable Improvements. Whenever Developer is required to provide documentation of such cost to Town under this Agreement, the documentation shall be certified by Developer's Chief Financial Officer. Construction Costs shall include any compensation to the architect, the architect's consultant's, civil engineer, other consultants or advisors, financing costs, due diligence or closing costs, legal, marketing, or other development related costs that would customarily be considered "soft costs" by industry standards. Construction Costs shall further include any pre-paid ground rent, deposits, capitalized real estate taxes, capitalized interest, capitalized salaries or donations, or any other line items categorized as soft costs for the Project by Developer. Construction Costs shall exclude Developer profit or other compensation and Incentives.

"Control" (and any form thereof, such as "Controlling" or "Controlled") means, for any Person, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of such Person.

"Construction Plans" means all completed plans and specifications required for the construction of the Improvements (inclusive of any change orders thereto) which have been approved by the Town.

"Covenants, Conditions, and Restrictions" means covenants, conditions, and restrictions applicable to the Project, to be developed by the Developer and subject to the reasonable approval of the Town designed to enhance the attractiveness and desirability of the Project, in furtherance of a general plan for the protection, maintenance, subdivision, improvement, sale, and lease of the Project.

"DART Parcel" means Lot 6 as described on Exhibit B.

"Definitive Agreements" means the definitive agreements setting forth the specific terms and conditions of the various components of the Project together with the covenants and obligations of the parties related thereto, including, without limitation, the following:

- (i) This Master Development Agreement
- (ii) Demolition Guaranty
- (iii) Covenants, Conditions, and Restrictions
- (iv) Addison Public Financing Documents
- (v) Construction Contracts for Public Facilities (Infrastructure, Parking Garage, and Convention Center)
- (vi) Entertainment Parcel Unsubordinated Ground Lease(s)
- (vii) Hotel Parcel Unsubordinated Ground Lease
- (viii) Office Parcel Purchase and Sale Agreement
- (ix) Parking Management Agreements for the Office and Hotel Parking Garages
- (x) Planned Development Ordinance, together with any rezoning approvals, replats, and any other entitlements related to the Project (as used in this Agreement, the Planned Development, including all exhibits thereto and related documents, shall be deemed a part of the Development Plans)

"Demolition Guaranty" means a guaranty from Developer, or an affiliate of Developer reasonably acceptable to Town, in favor of the Town, guaranteeing reimbursement of all costs incurred by Town to demolish any improvements constructed by Developer in the event of (a) abandonment of a phase of the Project by Developer following Commencement of Construction for such phase, or (b) in connection with an Event of Default by Developer.

"Development Plans" means all development plans for the Project, as approved by Town and the applicable Governmental Authority(ies), and as set forth in the approved Planned Development.

"Development Schedule" means the development and construction schedule for the various Improvements attached hereto as Exhibit C.

"Effective Date" means the date set forth in the first paragraph of this Agreement.

“Entertainment Parcel” means Lots 2-5 as described on Exhibit B, of which Lots 2 and 4, upon which Hotel retail space and a farmer’s market will be located, shall be subject to a ground lease and Lots 3 and 5, upon which a public parking lot and public park will be located, shall be owned by the Town. The parties may, solely by mutual agreement, divide the Entertainment Parcel into additional lots prior to Commencement of Construction of the Entertainment Parcel Improvements. If the parcel is divided into additional lots, the Development Plans shall be updated accordingly, and all other terms and conditions applicable to the Entertainment Parcel in this Agreement shall remain in effect.

“Force Majeure” means any causes beyond the party's respective control or because of applicable law, including, but not limited to, war, nuclear disaster, labor strikes, acts of God, fire, flood, riot, a government restriction, quarantine, or mandatory closure order enacted in response to a pandemic or other public health crisis, collapse or other casualty to the Improvements, except when arising out of the gross negligence or willful misconduct of any employee, agent, contractor or subcontractor of Developer, any affiliate of Developer, or its subcontractors, delays due to failure or inability to obtain materials or labor due to shortages or unavailability arising out of orders or moratoriums of any government authorities, a substantial increase in tariffs or import duties that makes performance commercially impracticable, or any other circumstance for which a party is not legally responsible or which is not reasonably within its power to control (each a “Force Majeure Event”). Except where expressly provided in otherwise in this Agreement, any party asserting Force Majeure shall give prompt notice to the other parties 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 commercially reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable. Notwithstanding any other provision of this Agreement, in no event shall the lack of sufficient financial resources be a basis for a claim of Force Majeure.

“Governmental Approvals” means all site plan, subdivision, zoning, land use, building, and other governmental, citizen group, or utility company approvals, and any and all permits, authorizations, and/or actions necessary or appropriate with respect to development of the Project, or any individual component thereof, as applicable.

“Hotel Parcel” means Lot 1 as described on Exhibit B and shall be subject to a ground lease.

“Hotel Parking Garage” means a parking garage consisting of a minimum of one stall per key to be constructed by Developer on Lot 1 as depicted on Exhibit B in conformance with the Development Schedule and the Definitive Agreements. The garage is intended to serve both the Hotel as well as a minimum of 240 stalls which will be made available to the general public; *provided, however*, that a lesser number of stalls may be constructed by the Developer if the Parties mutually agree that fewer stalls are appropriate for projected parking demand.



"Improvements" means, in general, any and all buildings, structures, public or private utility installations, paving, landscaping, hardscaping, and any other public or private improvements relating to the Project.

"Incentives" mean, collectively, the public grants and all other development incentives provided by the Town to Developer for the Project (as each is defined in this Agreement). Unless expressly provided otherwise in this Agreement, the term 'Incentives' includes all amounts that are financed and/or paid by the Town for the Public Facilities.

"Leasable Area" means and refers to all leasable areas, as and when constructed and completed, including all spaces intended for the use and occupancy of individual tenants, licensees, users, and other occupants, but shall not include (i) parking areas, including surface parking areas and parking garage(s), (ii) interior or exterior sidewalks and landscaped areas, (iii) loading areas, loading docks and similar areas, and (iv) areas constituting "common areas" to which all tenants leasing space within the Project have the right to use and enjoy pursuant to the provisions of their respective leases (but excluding outdoor patio and open space areas).

"Office Parcel" means Lots 7 and 8 as described on Exhibit B.

"Office Parking Garage" means a parking garage consisting of three stalls per 1,000 square feet of rentable Office space, or such lesser number of stalls as mutually agreed to by the Parties to accommodate projected parking demand, anticipated to be constructed by Developer on Lot 9 as depicted on Exhibit B in conformance with the Development Schedule and the Definitive Agreements. The garage is intended to serve the Office Parcel as well as the general public, including public users of the retail, restaurant, and entertainment uses within the Project Site and Addison Circle Park.

"Ownership Interest" means all forms of ownership of legal entities or property, both legal and beneficial, voting and non-voting, including stock interests, partnership interests, limited liability company interests (including interests as members), joint tenancy interests, leasehold interests, proprietorship interests, trust beneficiary interests, proxy interests, power-of-attorney interests, and all options, warrants, and any other forms of interest evidencing ownership or Control.

"Payment Request" means any written request from Developer to Town for payment of an Incentive in conformance with this Agreement, which request shall be made no more often than provided in this Agreement for each Incentive. With respect to Payment Requests for Incentives providing for reimbursement of infrastructure and/or construction related costs, such requests shall include (i) a true and correct copy of the applicable invoice(s) submitted by Developer's contractor(s) (together with all attachments, documents, and materials applicable thereto); (ii) certification from Developer that the work for which reimbursement has been requested has been completed by Developer and its contractor(s) in compliance with the applicable construction contract(s) and this Agreement; (iii) executed conditional partial or final lien waivers (as applicable) from all contractors (and subcontractors and material suppliers) establishing payment or satisfaction of payment to the same with respect to the work; and (iv) a certificate from Developer and the applicable architect or engineer that the work for which

reimbursement has been requested has been completed in accordance with the approved Construction Plans.

"Person" means any individual, corporation, partnership (general or limited), joint venture, limited liability company, firm, trust, unincorporated association, joint stock company, government, municipality, political subdivision or agency, or any other entity.

"Project Site" means those certain tracts of land located in the Town of Addison, Dallas County, Texas, whereupon the Project will be constructed, as more particularly described in Exhibit A attached hereto.

"Public Facilities" means all infrastructure and other public improvements that are financed or paid for by the Town, as more particularly described on Exhibit D.

"Transfer" means any sale, conveyance, assignment, exchange, pledge, encumbrance, lease, or other transfer or disposition, directly or indirectly, voluntarily or involuntarily, absolutely or conditionally, by operation of law or otherwise.

### **ARTICLE 3. Phase 1 – Entertainment**

3.1 **Entertainment Parcel.** Developer shall construct the following improvements on the Entertainment Parcel as depicted on and in conformance with the approved Development Plans (collectively, the "Entertainment Parcel Improvements"):

- (a) **Park and Pickleball Courts.** Developer will develop a public park and install a minimum of three (3) regulation-size outdoor pickleball courts. The parties will work together to determine the appropriate location, specifications, and design of the courts, provided that the Town shall have final approval authority for each.
- (b) **Entertainment Facility.** Developer shall construct an entertainment facility with a minimum 10,000 square feet of usable entertainment space. The final location and design for the entertainment facility will be described in the Development Plans and is anticipated to include both indoor (air-conditioned) and outdoor entertainment space. Developer will use commercially reasonable efforts to work with the Town to identify a high-quality operator and ideal year-round use for the facility.
- (c) **Farmer's Market.** Developer shall construct a series of small format retail structures where the tenants sell their products directly to the public. The targeted uses will be an urban grocer, wine cellar, bike shop and similar retail and restaurant uses, all of which will be open to the public as will the exterior improvements surrounding the buildings. The farmer's market together with the entertainment facility described in this section shall have a minimum of 30,000 square feet of Leasable Area.

- (d) **Surface Parking.** Developer shall construct, on behalf of the Town, surface parking on the Entertainment Parcel to serve the Entertainment Parcel in conformance with the parking standards established in the Development Plans. The parties acknowledge that this surface parking is intended to be temporary and will be subject to alteration, expansion, or removal by the Town in connection with the future development of the Project and the area surrounding the Project Site. The parties further anticipate that access to the surface parking will be shared with other businesses and/or uses via reciprocal easement agreements and/or shared parking covenants contained in the Covenants, Conditions, and Restrictions. If the Town removes all or a portion of such surface parking, resulting in the total number of spaces being below the minimum required by applicable law to serve the then existing Entertainment Parcel Improvements, it shall construct replacement surface parking within the same or a similar proximity to the Entertainment Parcel.

3.2 **The Entertainment Parcel Lease.** The land upon which the Entertainment Parcel Improvements will be constructed shall be leased by the Town to the Developer for 99 years, the terms of which shall be negotiated in good faith between the parties. The initial annual rent under the Entertainment Parcel Lease, when combined with the initial annual rent under the Hotel Parcel Lease, shall not be less than \$500,000. The rent shall further be subject to an escalator provision, the terms and conditions of which, including the method and frequency of escalation, shall be negotiated and mutually agreed upon by the parties prior to the execution of the Entertainment Parcel Lease.

3.3 **Minimum Phase 1 Investment.** Developer covenants and agrees that Developer's minimum investment in phase 1 of the Project shall be not less than \$22 million, subject to Section 7.2.

#### **ARTICLE 4.**

##### **Phase 2 – DART Parcel Development**

4.1 **DART Parcel Building.** Subject to Developer's execution of a ground lease with DART, Developer shall construct a building designed and ready for occupancy by a full-service restaurant and/or general retail tenant(s) with approximately 12,000 square feet of usable space. Developer's obligation to construct facilities on the DART Parcel in accordance with the Development Schedule is subject to Developer's ability to execute a ground lease with DART and Developer shall not be in default under this Agreement if it is unable to do so in a timely manner using commercially reasonable efforts.

4.2 **DART Parcel Surface Parking.** Developer shall construct surface parking on the DART Parcel in conformance with the parking standards established in the Development Plans. The surface parking will serve the restaurant/retail building on the DART Parcel and the general public.

4.3 **Minimum Phase 2 Investment.** Developer covenants and agrees that, subject to Developer executing a ground lease with DART for the development of phase 2, Developer's



minimum investment in phase 2 of the Project shall be not less than \$8 million, subject to Section 7.2.

## **ARTICLE 5.**

### **Phase 3 – Office Building and Public Parking Garage**

5.1 **Office Building; Real Property Grant.** Subject to the conditions precedent and the repayment terms set forth herein, and Developer's continued satisfaction of all other terms and conditions of this Agreement, Town agrees to convey fee simple title to the Office Parcel to Developer by special warranty deed in conformance with the definitive Purchase and Sale Agreement to be negotiated in good faith by the parties. The parties agree that the monetary value of this Incentive has been established at \$1,718,733 ("Land Value"), which the parties have mutually determined represents the fair market value for the undeveloped Office Parcel (land only) as of the Effective Date of this Agreement. The parties further agree that the Purchase and Sale Agreement will contain provisions providing for the transfer of fee simple title back to Town or repayment of the Land Value to the Town should Developer default on this phase of the Project. Developer shall construct a Class A mass timber office building containing a minimum of 155,000 square feet of Leasable Area for office use and 5,000 square feet of Leasable Area for retail use on the Office Parcel as depicted on and in conformance with the approved Development Plans.

5.2 **Office Parking Garage; Reimbursement Grant.** Developer shall construct the Office Parking Garage as depicted on and in conformance with the approved Development Plans and subject to the following:

- (a) **Parking Garage Construction; Reimbursement Grant.** The parties anticipate that the Office Parking Garage will be constructed simultaneously with the Public Infrastructure for the Office Parcel. The parties agree that the timing of the Commencement and Completion of Construction for the Office Parking Garage shall at all times be in conformance with the Development Schedule. The Town will be responsible for the total Construction Costs for both the Office and Hotel Parking Garages up to an aggregate maximum amount of \$19 million, which the parties will mutually agree to divide between the two garages prior to Commencement of Construction for the Office Parking Garage. The Town will reimburse Developer as such costs are incurred and paid by Developer in conformance with this Agreement.
- (b) **Office Parking Garage Financing.** The parties anticipate that Town will finance all or a portion the Town's Construction Costs through one or more of the following methods: (i) the issuance of taxable or tax-exempt bonds, (ii) issuance of certificates of obligation bonds, (iii) revenue generated from the creation of Tax Increment Reinvestment Zone (TIRZ) encompassing the Office Parcel, or (iv) other available revenues of Town. The parties agree the final financing structure will be determined by Town, with input from Developer, and may include use of a third-party 501(C)(3) non-profit or a 63-20 non-profit corporation formed by Town to secure all or a portion of the financing. Developer will, upon

request, use commercially reasonable efforts to assist the Town in securing the financing for the construction of the garage.

- (c) **Parking Management Agreement.** Prior to Commencement of Construction of the Office Parking Garage, the parties will execute a definitive parking management agreement whereby Developer (or a third-party by mutual agreement) shall assume all responsibility for the operation and maintenance of the garage. The parking management agreement shall comply with qualified management contract requirements as set forth under Revenue Procedure 2017-13, if applicable. The final terms of the parking management agreement will be mutually determined by the parties but the entire garage be available for use by the general public during all nights, weekends, and for all special events held or sponsored by the Town (as determined by the Town). Developer will have the right to utilize the garage during regular business hours in conformance with the parking management agreement. The parties agree that the executed parking management agreement, or a memorandum of agreement in a form reasonably acceptable to the parties, will be recorded upon execution in the Official Public Records of Dallas County, Texas, and shall be binding on all successors in interest to the same.

5.3 **Office Restaurant Parcel.** Developer shall construct a building designed and ready for occupancy by full-service restaurant and/or general retail tenant(s) with a minimum of 5,000 square feet of usable space on the Office Restaurant Parcel, as depicted on and in conformance with the Development Plans.

5.4 **Minimum Phase 3 Investment.** Developer covenants and agrees that Developer's minimum investment in phase 3 of the Project shall be not less than \$79 million, subject to Section 7.2.

## **ARTICLE 6.**

### **Phase 4 – Hotel and Convention Center**

6.1 **Hotel.** Developer shall construct a boutique hotel with approximately 140 keys on the Hotel Parcel, together with the Hotel Parking Garage, as depicted on and in conformance with the approved Development Plans.

6.2 **The Hotel Parcel Lease.** The land upon which the Hotel Parcel Improvements will be constructed shall be leased by the Town to the Developer for 99 years, the terms of which shall be negotiated in good faith between the parties. The initial annual rent under the Hotel Parcel Lease, when combined with the initial annual rent under the Entertainment Parcel Lease, shall not be less than \$500,000. The rent shall further be subject to an escalator provision, the terms and conditions of which, including the method and frequency of escalation, shall be negotiated and mutually agreed upon by the parties prior to the execution of the Hotel Parcel Lease.

6.3 **Convention Center and Garage.** Subject to future factors including the availability of state tax rebates discussed in Section 6.4 below and ability of the Town to procure

financing, Developer shall construct a minimum 10,000 square foot convention center facility (“Convention Center”) that will be situated on the top level of a multi-level parking garage that will service the Hotel, Convention Center, and general public. The parties anticipate that the Convention Center Garage will be constructed simultaneously with the Hotel. The parties agree that the timing of the Commencement and Completion of Construction for the Convention Center Garage shall at all times be in conformance with the Development Schedule. The Town will be responsible for the total Construction Costs for both the Office and Hotel Parking garages up to an aggregate maximum amount of \$19 million, which the parties will mutually agree to divide between the two garages prior to Commencement of Construction for the Office Parking Garage. The Town will reimburse Developer as such costs are incurred and paid by Developer in conformance with this Agreement.

6.4 **Hotel Garage Parking Management Agreement.** Prior to Commencement of Construction of the Hotel Parking Garage, the parties shall execute a definitive parking management agreement whereby Developer (or a mutually agreed third party) shall assume all responsibility for the operation and maintenance of the garage. The parking management agreement shall comply with qualified management contract requirements as set forth under Revenue Procedure 2017-13, if applicable. The final terms of the parking management agreement will be mutually determined by the parties but shall require a minimum of one (1) parking stall per 100 square feet of retail, restaurant, and/or entertainment uses within the Project Site, and all such parking requirements shall automatically be reduced by twenty percent (20%) due to the Project’s proximity to public transit. In addition, the agreement shall provide one stall per Hotel key for Hotel guests. The Hotel Parking Garage shall remain open and available for use by the general public at all times, subject only to reasonable operational rules and regulations adopted in good faith by the Developer and approved by the Town. Developer shall have the right to utilize stalls necessary to serve Hotel guests and operations, provided that such use does not restrict general public access to the garage. The executed parking management agreement, or a memorandum of agreement in a form reasonably acceptable to the parties, shall be recorded upon execution in the Official Public Records of Dallas County, Texas, and shall be binding on all successors in interest to the same.

6.5 **State Tax Rebates.** The parties shall work together in good faith to seek legislation during the 90<sup>th</sup> Texas legislative session, and if necessary future legislative sessions, to entitle the hotel, convention center, and ancillary facilities related thereto to all state hotel occupancy tax, sales tax, and mixed beverage tax rebates pursuant to Chapter 351 of the Texas Tax Code. For the avoidance of doubt, it shall not be deemed a condition precedent to Developer’s obligation to proceed with construction of the Hotel in conformance with this Agreement that the parties seek and/or are successful in obtaining any state legislation contemplated by this section.

6.6 **Minimum Phase 4 Investment.** Developer covenants and agrees that Developer’s minimum investment in phase 4 of the Project shall be not less than \$80,960,106, excluding the Hotel garage and convention center.



## **ARTICLE 7.**

### **Project Construction**

7.1 **Construction of Project.** Developer agrees to design and construct the Project in full compliance with this Agreement, including the final Development Plans, Construction Plans, and Development Schedule. Developer shall cause Completion of Construction of each phase of the Project in conformance with the Development Schedule. Developer intends and shall be entitled to use one or more special purpose, wholly-owned affiliates to develop, own, and operate each phase of the Project. Developer's obligation to design and construct each phase of the Project in accordance with the Development Schedule shall be subject in all respects to timely delivery by Town of all necessary permits and other approvals, evidence of receipt of financing by the Town for applicable Public Facilities, execution of applicable Definitive Agreements, approval by Town of Covenants, Conditions, and Restrictions for the Project. As a condition to commencement of construction of each phase of the Project, Developer shall first provide to the Town evidence of financing by Developer for such phase of the Project, including any construction guaranties required by Developer's lenders.

7.2 **Modifications to Leasable Area and Minimum Investment.** Notwithstanding anything in this Agreement to the contrary or rights which may exist pursuant to the Construction Plans to the contrary, no modification to the minimum Leasable Areas for any component of the Project referenced in this Agreement will be allowed without Town's written approval, which may be withheld in its sole, but good faith, discretion; *provided, however*, that Developer may decrease the minimum required investment for any phase of the Project by 10 percent, or the minimum Leaseable Area for any portion of the development described herein, by 10 percent if such reduction is appropriate in Developer's reasonable discretion based on then current market conditions.

7.3 **Construction Progress Reports.** Upon Commencement of Construction of any component of the Project, Developer shall deliver to Town written progress reports on the status of construction of the same no less frequently than every thirty (30) days during construction. The content of the written progress reports will be mutually developed to by the parties, but shall include, at a minimum, (i) a general summary of the work completed since the prior report and since the Commencement of Construction for each element of the Project under construction, and (ii) expressly identify the days during the period covered by the report which Developer intends to claim conditions constituting Force Majeure Events preventing work to occur, the nature of the Force Majeure Event(s), and a description of the work which was delayed because of the inability to perform the work during the Force Majeure Event.

7.4 **Inspections.** Developer shall routinely and thoroughly inspect or cause all construction work on their respective Improvements to be inspected by the engineers that prepared the Construction Plans, or other qualified licensed engineer familiar with the Construction Plans, to ensure the materials and workmanship on the Improvements are performed in conformance with the Construction Plans and to guard against defects and/or deficiencies in the work without assuming responsibility for the means and methods used by the

contractor. Town shall have the right (but not the obligation) to inspect, test, measure, or verify any construction work on the Project at any time; provided that the Town shall not assume any responsibility for inspection of the work or the means and methods used by Developer's contractors in connection with the same.

7.5 **Change Orders.** All change orders with respect to the design or construction of the Public Facilities must be approved in writing by the Town in conformance with the Construction Plans.

7.6 **Extension of Construction Deadlines for Force Majeure.** Developer shall Commence Construction and cause Completion of Construction of all components of the Project in conformance with the Development Schedule. No extension to the construction deadlines shall be granted to Developer as a result of a Force Majeure Event, except in conformance with the following provisions:

- (a) **Prior to Commencement of Construction.** If on or after the 180<sup>th</sup> day prior to the deadline for Commencement of Construction for one or more components of the Project, an event or condition constituting a Force Majeure Event prevents or delays Developer or its contractor(s) from performing work on the Project that is necessary for Commencement of Construction to occur, therefore resulting in a delay in Commencement of Construction, Developer shall notify Town in writing of the nature of the Force Majeure Event, the date the Force Majeure Event started or occurred, and the activity or work which was unable to occur because of the Force Majeure Event, and, if known at the time of such notice, the duration of the Force Majeure Event or condition. Subject to final determination of any good faith objection by Town to Developer's determination of the duration of the Force Majeure Event, the deadlines for Commencement of Construction and Completion of Construction shall be extended by the same number of days in which the Force Majeure Event prevented the described work, subject to Town's objection in the manner set forth in Section 7.6(c), below.
- (b) **After Commencement of Construction.** Not later than sixty (60) days prior to the deadline for Completion of Construction for an individual component of the Project, Developer must submit any formal claim which it wishes to make for delay to any deadline for Completion of Construction of any element of the Project by reason of a Force Majeure Event, which shall be limited to the dates previously identified in the construction progress reports. The deadline for Completion of Construction shall be extended by the same number of days in which the Force Majeure Event prevented the work in the Developer's claim for delay, subject to Town's objection in the manner set forth in Section 7.6(c), below.
- (c) **Objection by Town.** Town shall have thirty (30) days after receipt of the notice described in Section 7.6(a) or Section 7.6(b), as applicable, or the progress report described in Section 7.3, to object to Developer's claim for delay based upon a Force Majeure Event. If Town fails to timely object in whole or in part to a claim

for delay based on a Force Majeure Event, the claim for delay shall be deemed valid and the deadlines extended accordingly. If Town objects to any of the claims by Developer for delays resulting from a Force Majeure Event, the parties will meet in a good faith attempt to resolve the disagreement. Notwithstanding any other provision of this Agreement, the number of days in which a delay in the deadline for Commencement of Construction or Completion of Construction based on Force Majeure Events shall not include any Sundays or federal holidays which occur during the period in which a Force Majeure Event otherwise prevents work to be performed.

7.7 **Compliance with Plans; Applicable Laws.** All work on the Project shall be performed in a good and workmanlike manner and constructed in accordance with the Development Plans and all Applicable Laws.

7.8 **Inspection of Records.** Town shall have the right to examine or inspect, at Town's election, all records relating to the Project during the term of this Agreement and any retention period herein. Town's examination or inspection of such records may be performed by a Town designee, which may include an outside representative engaged by Town. Developer and its respective contractors shall retain all records relating to the Project for a minimum of four (4) years following the expiration or earlier termination of this Agreement, unless there is an ongoing dispute under this Agreement or the respective construction contracts; then, such retention period shall extend until final resolution of the dispute.

7.9 **Certification of No Conflicts.** Developer shall require its contractors to warrant that each has made full disclosure to Town in writing of any existing or potential conflicts of interest related to the contractor's performance of the work on the Project. In the event that any conflicts of interest arise after the Effective Date of this Agreement, the person having such conflict shall be required to immediately make full disclosure to the Town in writing.

7.10 **Additional Obligations of Developer.** Developer shall timely pay all contractors in accordance with the terms and conditions of the respective construction contracts. Upon Completion of Construction of each component of the Project, Developer shall ensure that the real property upon which the Improvements were constructed is free and clear of all liens and encumbrances, including mechanics liens and purchase money security interests, to the extent arising by, through, or under Developer and/or any contractor, subcontractor, or material suppliers.

## **ARTICLE 8.**

### **Grant Conditions; Payment Requests**

8.1 **General Conditions Precedent.** In addition to all other conditions precedent applicable to the various Incentives described in this Agreement and except as otherwise provided in this Section 8.1, Town shall not be required to pay any Incentives, or any portions thereof (as applicable), unless each of the following general conditions precedent is fully satisfied:



- (a) Developer shall provide Town written certification of execution of all construction contracts necessary for Developer's construction of all Improvements for the Project at the time of execution of the respective contracts;
- (b) all Government Approvals necessary for the construction of all Improvements have been issued; and
- (c) Developer has submitted an approved Payment Request for the applicable Incentives to Town in conformance with Section 8.3 of this Agreement.

8.2 **Grant Limitations.** Town shall not be obligated to pay any commercial bank, lender, or similar institution for any loan or credit agreement made by the Developer, including any of its contractors. None of Town's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

8.3 **Payment Requests.** The Incentives set forth in this Agreement shall be payable to Developer within sixty (60) days after Town's receipt of an approved Payment Request and satisfaction of all conditions to the payment of such Incentives set forth in this Agreement.

8.4 **Current Revenue.** The Grants made hereunder shall be paid solely from lawfully available funds. Under no circumstances shall the obligations of Town hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. The grants shall be paid from the general funds of Town or from such other funds of Town consistent with Article III, Section 52(a) of the Texas Constitution:

8.5 **Minimum Investment.** Developer shall achieve the required minimum investment for each phase of the Project, as evidenced by Developer's submission of its Certified Construction Costs to Town for all Improvements related to the respective phase. Developer shall submit its Certified Construction Costs within ninety (90) days following Completion of Construction of each phase of the Project. The foregoing certification shall be in a form reasonably acceptable to Town and shall, at a minimum, include such supporting documentation as may be necessary to verify compliance with this section. In the event Developer does not timely achieve the required minimum investment for any individual phase of the Project, Developer shall be deemed in default of this Agreement with respect to that particular phase, and all Incentives for such phase shall be subject to repayment by Town pursuant to Section 10.6 of this Agreement.

8.6 **Property Transfer Fees.** Beginning on the Effective Date of this Agreement and continuing for a period of 99 years thereafter, a transfer fee of 25 basis points will be assessed on all Transfers of any Improvements within the Project Site, excluding Transfers by Developer to an Affiliate of Developer. The rights and obligations of the parties, their successors and assigns, in this Section 8.6 shall survive termination or expiration of this Agreement.

## **ARTICLE 9.**

### **Towns' Obligations**

9.1 **Rights of Access.** Town will promptly grant to Developer and its respective contractors such rights-of-access to the Project Site as may be necessary for the construction of the Project.

9.2 **Governmental Approvals; Review.** Town will promptly review all development submittals for the Project in conformance with the Town's policies and applicable law. Nothing in this Agreement shall be interpreted as an obligation on the Town's part to provide special consideration or expedited review of any submittal by any person in connection with the Project.

9.3 **No Waiver of Town's Rights.** Neither Town's review, approval or acceptance of, nor payment for the construction of any Improvements performed by Developer (including their contractors), shall be construed to operate as a waiver of any of Town's rights under this Agreement or of any cause of action in favor of Town arising out of the performance of this Agreement.

9.4 **Limitations on Incentives.** Under no circumstances shall the obligations of Town hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Town shall not be obligated to pay any commercial bank, lender, or similar institution for any loan or credit agreement made by Developer. No obligation of Town under this Agreement shall be pledged or otherwise encumbered by Developer in favor of any commercial lender and/or similar financial institution, except as expressly permitted otherwise in this Agreement. Town shall have no obligation or liability to pay the Incentives except as allowed by applicable law and shall not be required to pay the Incentives if prohibited under applicable law. Town affirms that Town has no knowledge as of the Effective Date that payment of the Incentives is prohibited under applicable law. The Incentives shall be paid solely from lawfully available funds that have been appropriated by Town. If it is subsequently determined that the Incentives are prohibited under federal or state legislation or a decision of a court of competent jurisdiction, then Town will have no obligation to pay any unpaid Incentives to Developer, and, upon request by Town, the parties may amend this Agreement to terminate that portion of the Incentives accordingly.

## **ARTICLE 10.**

### **Default; Termination**

10.1 **Default by Developer.** Should Developer fail to materially comply with any term or condition of this Agreement applicable to Developer with respect to a particular phase of the Project, subject to Developer's cure, force majeure, and other rights and remedies, Developer shall be deemed in default of this Agreement only with respect to such phase of the Project. Subject to an approved extension pursuant to Section 10.3, if Developer's default is not corrected within ninety days (90) days after written notice by Town, Town shall be entitled to (i) immediately terminate all rights and interest in this Agreement with respect to the particular phase relating to the default (including further payment of any Incentives), and (ii) pursue all remedies available at law, in equity, or otherwise to enforce this Agreement, including seeking

repayment of any Incentives paid to Developer in conformance with Section 10.6, *provided however*, that Developer shall not be in default of the entire Agreement if it fails to timely complete, or complete at all, any particular phase of the Project.

10.2 **Default by Town.** Should Town fail to comply with any term or condition of this Agreement applicable to Town, Town shall be deemed in default of this Agreement. If Town's default is not corrected within sixty (60) days after written notice by Developer, Developer shall have all remedies available at law and equity to enforce this Agreement.

10.3 **Extension of Initial Cure Period.** During the initial cure period, if Developer provides Town written notice of the curative measures which it proposes to undertake, and proceeds promptly to initiate such measures to cure such default, and thereafter continuously and diligently prosecutes the curing of such default, the initial cure period shall be extended for such period as may be reasonably necessary to cure such default, provided, that in no event shall such extension exceed ninety (90) days (in the aggregate) following the initial occurrence of the default without the written consent of Town, which may be withheld in its sole discretion.

10.4 **Termination.** This Agreement may be terminated in accordance with any one of the following:

- (a) by mutual written agreement of the parties;
- (b) by Town upon written notice to Developer in the event Developer is in default of any provision of this Agreement beyond the expiration of applicable notice and cure period(s);
- (c) by Town upon written notice to Developer in the event Developer fails to cause Commencement of Construction of any component of the Project for which Developer is responsible in conformance with the Development Schedule;
- (d) by Town upon written notice to Developer following an adjudicated insolvency of Developer, the making of a transfer in fraud of creditors by Developer, or the making of an assignment for the benefit of creditors by Developer;
- (e) by Town upon written notice to Developer following the appointment of a receiver or trustee for all or substantially all of the assets of Developer;
- (f) by Town upon the filing of a petition under the Bankruptcy Code, or under any similar law or statute of the United States or any State thereof, by Developer; provided the petition is not voluntarily dismissed within ninety (90) days;
- (g) by Town upon written notice to Developer if any Impositions owed to the Town or the State of Texas by Developer shall become delinquent by more than ninety (90) days (provided, however, Developer retains the right to timely and properly protest and contest any such Impositions). For purposes of this subsection, the term "Impositions" shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges, whether general and



special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Developer with respect to the Project;

- (h) by Town upon written notice if Developer is in default of any Definitive Agreement beyond the expiration of applicable notice and cure period(s);
- (i) by Town upon written notice if the forms of the applicable Definitive Agreements have not been approved by Town and the Developer on or before January 24, 2026; or
- (j) automatically without action by a party upon the expiration of this Agreement in conformance with Section 11.1 (Term).

10.5 **Effect of Termination.** Except as provided in Section 10.6, below, upon any termination of this Agreement, Developer will have no obligation to refund any Incentives which have previously been provided or paid to Developer, and Town will have no obligation to pay Developer any Incentives arising or attributable to the time period after such termination; provided, however, the termination of this Agreement will not release any party from any obligation which expressly survives the termination of this Agreement.

10.6 **Repayment.** In the event this Agreement is wholly terminated by the Town pursuant to Sections 10.4(b) through (h), above, Developer shall immediately repay to the Town a monetary amount equal to the total Incentives previously received from the Town, excluding Incentives related to any and all improvements owned by the Town, plus interest at the rate periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank reasonably selected by the Town) as its prime or base commercial lending rate, which shall accrue from the date the respective Incentives were initially received by Developer (or in the case of the costs incurred by Town for the Public Facilities, on the date the respective costs were incurred by Town).

10.7 **Right of Offset.** The Town may, at its sole option, offset any amounts due and payable to Developer under this Agreement against any debt (including taxes) lawfully due to the Town from Developer, regardless of whether the amount due arises pursuant to the terms of this Agreement, another Definitive Agreement or otherwise and regardless of whether or not the debt due the Town has been reduced to judgment by a court.

## **ARTICLE 11. Miscellaneous**

11.1 **Term.** The term of this Agreement shall begin on the Effective Date and, unless otherwise terminated in accordance with the provisions of this Agreement, shall end on the date on which the obligations of all parties under this Agreement shall have been fully completed (the "Expiration Date").

11.2 **Entire Agreement; Conflicts with Related Agreements.** This Agreement (including all exhibits hereto) is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

11.3 **Assignment.** The assignment of this Agreement and any rights, obligations, and privileges afforded to the parties as set forth in this Agreement shall be subject to the following:

- (a) Prior to Completion of Construction, the provisions of this Section 11.3(a) will apply to any assignment or other Transfer of this Agreement by Developer. Developer may Transfer direct or indirect, non-Controlling Ownership Interests in the Project to any Person ("Passive Investor Interests") without the consent of Town, and Developer may assign, in part but not in whole, its rights and obligations under this Agreement to any Passive Investor Interests without the consent of Town. Additionally, Developer may collaterally assign its rights and obligations under this Agreement, in part or in whole, to any financial institution or other lender without the consent of Town. If Developer wishes to Transfer a Controlling Ownership Interest in any part of the Project to any Person who is not a financial institution or a lender or an Affiliate of Developer (a "Controlling Ownership Interest Transfer") or assign this Agreement to any Person who is not a financial institution or a lender or an Affiliate of Developer or Passive Investor Interests as provided above (a "Restricted Assignment"), Developer must provide written notice of the proposed Controlling Ownership Interest Transfer or Restricted Assignment to Town. Within thirty (30) days after Town receives notice of a proposed Controlling Ownership Interest Transfer or Restricted Assignment, Town will notify Developer of Town's election of one of the following two alternatives, in Town's sole and absolute discretion: (1) Town's election to consent to such Controlling Ownership Interest Transfer or Restricted Assignment; or (2) Town's election not to consent to such Controlling Ownership Interest Transfer or Restricted Assignment. Developer will be in breach of this Agreement if it consummates such Controlling Ownership Interest Transfer or Restricted Assignment without Town's written consent, as set forth above.
- (b) After Completion of Construction, the provisions of this Section 11.3(b) will apply to any assignment or other Transfer of this Agreement by Developer. Developer may assign this Agreement, in part or in whole, to any Affiliate of Developer or to any Person who acquires all of the applicable portions of the Project owned by Developer, without the consent of Town. Additionally, Developer may collaterally assign its rights and obligations under this Agreement, in part or in whole, to any financial institution or other lender without the consent of Town. Any other Transfer of this Agreement by Developer shall be subject to the prior written approval of Town, not to be unreasonably withheld, conditioned, or delayed.
- (c) Town shall not assign this Agreement without the prior written consent of Developer.

- (d) Any Transfer in violation of this Section 11.3 will be void and of no effect. Developer agrees to provide Town with notice of any Transfer permitted under the terms of this Agreement prior to the date of same, which notice shall specifically identify the Person(s) authorized to accept notices and Grant payments under this Agreement. Town is not responsible to an assignee of this Agreement for Grant payments made to the assignor in the event that such notice of Transfer is not timely given. With respect to any assignment of this Agreement by Developer permitted hereunder, with or without the consent of Town, notwithstanding anything to the contrary, the assignor shall be released from all liability and obligations under this Agreement arising upon or after the date of any such permitted assignment, provided that (i) the assignee has agreed in writing to assume all of such Developer's obligations set forth in this Agreement, the form of such written assignment and assumption agreement to be reasonably acceptable to Town, and (ii) a fully executed copy of said assignment and assumption agreement has been delivered to Town.
- (e) No assignment of this Agreement by Developer, whether in whole or in part, or whether or not requiring the consent of Town, shall be binding on Town until a copy of the assignment and assumption described in Section 11.3(d) has been received by Town.
- (f) Regardless of whether this Agreement is assigned in whole or in part by Developer, its successors and authorized assigns with or without the consent of Town, under no circumstances shall Town be obligated to divide the payment of a Grant into multiple portions so that any person or entity receives a partial payment of a Grant. In the event of one or more proposed assignments of this Agreement, or the proposed assignment of any right to receive payment of a Grant pursuant to this Agreement, will result in more than one person or entity obtaining the right to receive a portion of a Grant payment, the parties to such proposed assignment shall (i) appoint one paying agent to whom Town shall be directed to deliver the Grant payment and (ii) agree to indemnify, defend, and hold Town, its officers, employees, and agents with respect to claims made by those entitled to receive a payment of a portion of the Grant payment for failure of the appointed paying agent to properly distribute the respective shares of the Grant payment to those who are entitled to such payment, regardless of whether the claim arises from the intentional or negligent act of said paying agent.

11.4 **Binding Agreement.** The terms and conditions of this Agreement are binding upon the successors and assigns of all parties.

11.5 **Limitation of Liability.** It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties. It is understood and agreed between the parties that Developer, in satisfying the conditions of this Agreement, has acted independently of Town, and Town assumes no responsibilities or liabilities to third parties in connection with these actions.



11.6 **Notice.** All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the signature page(s) of this Agreement (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) email of a pdf document containing the required 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. A party may designate another notice address within the continental United States for purposes of this Agreement by giving the other parties not less than ten (10) days advance written notice of such change of address in accordance with the provisions of this section.

11.7 **Governing Law.** The laws of the State of Texas shall govern and apply to the interpretation, validity and enforcement of this Agreement; and, with respect to any conflict of law provisions, the parties agree that such conflict of law provisions shall not affect the application of the law of Texas (without reference to its conflict of law provisions) to the governing, interpretation, validity and enforcement of this Agreement. In the event of any action under this Agreement, exclusive venue for all causes of action shall be instituted and maintained in state district courts located in Dallas County, Texas.

11.8 **No Third-Party Beneficiaries.** This Agreement is for the benefit of the parties and in no way creates a right or cause of action for the benefit of any third party.

11.9 **Amendment.** This Agreement may only be amended by written agreement of all parties hereto.

11.10 **Legal Construction.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

11.11 **Rules of Usage.** Any reference herein to "days" shall mean calendar days, and reference to "months" shall mean calendar months. Any reference herein to "quarters" shall mean the three (3) consecutive calendar month periods ending on each March 31<sup>st</sup>, June 30<sup>th</sup>, September 30<sup>th</sup>, and December 31<sup>st</sup>. "Include", "includes" and "including" shall be deemed to be followed by "without limitation" whether or not they are in fact followed by such words or words of like import. References to any gender include, unless the context otherwise requires,

references to all genders. The words "shall" and "will" are mandatory, and the word "may" is permissive. Words used herein in the singular, where the context so permits, also include the plural and vice versa.

11.12 **Recitals**. The recitals to this Agreement are incorporated herein.

11.13 **Counterparts**. This Agreement may be executed in single or multiple counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

11.14 **Further Assurances**. Each party hereby agrees that it will take all actions and execute all documents reasonably necessary to fully carry out the purposes and intent of this Agreement

11.15 **Exhibits**. The exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

11.16 **Survival of Covenants**. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement or which were performable prior to the termination or expiration of this Agreement but were not performed as of the termination or expiration of this Agreement shall survive termination or expiration of this Agreement.

11.17 **Severability**. If any provision of this Agreement is held by a court of competent jurisdiction to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable and this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a part hereof, and the remaining provisions hereof shall remain in full force and effect. In lieu of any illegal, invalid, or unenforceable provision herein, the parties shall seek to negotiate a provision as similar in its terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

11.18 **Public Document**. The parties acknowledge that once signed by all parties, this Agreement will become available to the public as a public record under the Texas Public Information Act and agree that this Agreement may be released without further notification by any party

11.19 **No Employment of Undocumented Workers**. Developer hereby certifies that it does not and will not knowingly employ an undocumented worker (as defined in Texas Government Code Section 2264.001). If during the term of this Agreement, after receiving the Incentives, Developer, or a branch, division, or department or an affiliate of Developer, receives a final, non-appealable conviction of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the amount of the Incentives received with interest, at the rate of three and No/100 percent (3.00%) per annum, not later than the 120<sup>th</sup> day after the date Town notifies Developer of the violation.

11.20 **Approvals; Consents.** Except where expressly stated to the contrary, whenever this Agreement requires a party to grant its approval or consent, such approval or consent shall not be unreasonably withheld, conditioned, or delayed.

11.21 **Memorandum of Agreement.** The parties agree to sign and record in the Official Public Records of Dallas County, Texas, a memorandum of agreement in a form reasonably acceptable to the parties to provide notice of the existence of this Agreement to subsequent bona fide purchasers of the Project (or a portion thereof) and its binding effect on successors in interest to title to the same.

11.22 **No Joint Venture.** Under no circumstances shall this Agreement be construed as one of agency, partnership, joint venture, joint enterprise, or employment between the parties (or between Town and any contractor or other third-party related to the Project).

11.23 **Time for Performance.** All deadlines in this Agreement expire at 5:00 p.m. Addison, Texas time on the date on which the deadline occurs. If a deadline falls on a Saturday, Sunday, or federal or local holiday, the deadline will be extended to the next day that is not a Saturday, Sunday, or federal or local holiday.

11.24 **Statutory Verifications.** Developer's execution of this Agreement shall serve as its verification that:

- (a) Developer (i) does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended; (ii) does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended; and (iii) does not have a practice, policy, guidance, or directive that discriminates against a Firearm Entity or Firearm Trade Association as those terms are defined in Texas Government Code Section 2274.001, as amended, and will not discriminate during the term of this Agreement against a Firearm Entity or Firearm Trade Association; or
- (b) Developer is exempt from the foregoing verification because it (i) is a sole proprietor, (ii) is a nonprofit entity, (iii) is a governmental entity, or (iv) has fewer than ten (10) full-time employees.

11.25 **Authorization.** The undersigned persons represent that they have full capacity and authority to grant all rights and assume all obligations that are granted or assumed under this Agreement.

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



The parties have executed and delivered this Master Development Agreement as of the Effective Date.

For Town:

For Developer:

TOWN OF ADDISON, TEXAS

QUADRANT ENTERPRISES, LLC  
a Texas limited liability company

By: \_\_\_\_\_  
David Gaines, Town Manager

By: \_\_\_\_\_  
Chad Cook, Authorized Signatory

Date: \_\_\_\_\_

Date: \_\_\_\_\_

NOTICE ADDRESS:

NOTICE ADDRESS:

Town of Addison  
Attn: Town Manager  
P.O. Box 9010  
Addison, Texas 75001  
E: [dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)  
And [wemerson@addisontx.gov](mailto:wemerson@addisontx.gov)

Quadrant Enterprises, LLC  
123 Manufacturing Street  
Dallas, TX 75207  
Attn: Chad Cook and Colin Moore  
E: [chad@quadrantinvestments.com](mailto:chad@quadrantinvestments.com)  
and [colin@quadrantinvestments.com](mailto:colin@quadrantinvestments.com)

With copy to:

Wyatt Hamilton Findlay, PLLC  
Attn: Whitt Wyatt, City Attorney  
5810 Long Prairie Rd., Ste. 700-220  
Flower Mound, Texas 75028  
E: [whitt@whflegal.com](mailto:whitt@whflegal.com)

## Exhibits

- A – Project Site Description
- B – Concept Plans
- C – Development Schedule
- D – Public Improvements

## **EXHIBIT A**

### **Description of the Project Site**

## **Exhibit A**

Commitment No.: 782501888-1

GF No.: 782501888

### **LEGAL DESCRIPTION**

#### **Tract 1:**

BEING a tract of land located in the Original Town of Addison Addition (formerly Noel Junction) Block A, Lots 13,14,15 & 16 an addition to the Town of Addison, and being a tract of land located in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, conveyed to C.O. Seabolt and Lola Viola Seabolt as recorded in Volume 1, Page 35 of the Map Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner, said point being the northeast corner of said Seabolt tract, as evidence by a 1/2-inch iron rod set, and being in the west right-of-way line of Julian Avenue, a 60 foot right-of-way and in the south right-of-way line of a 22.40 foot alley, said point also being South, 22.40 feet from a found 1/2" iron rod and being the southeast corner of a tract of land located in said G.W. Fisher Survey, conveyed to Lola Seabolt and Mary H. Cooper by deed now of record in Volume 2728, Page 375 of the Deed Records of Dallas County, Texas;

THENCE due South along the east line of said Seabolt tract and along the west right-of-way line of said Julian Avenue, a distance of 100.00 feet to a point for corner, said point being the southeast corner of said Seabolt tract as evidence by a 1/2-inch iron rod set, said point being where the west right-of-way line of said Julian Avenue and the north right-of-way of Broadway, a 70 foot right-of-way, intersects;

THENCE due West along the south line of said Seabolt tract and the north right-of-way line of said Broadway for a distance of 100.0 feet to a point for a corner as evidence by a 1/2-inch iron rod set, said point being the southwest corner of said Seabolt tract and the southeast corner of a tract of land conveyed to Gregory Winterkamp by a deed now of record in Volume 96247, Page 2518 of the Deed of Records of Dallas County, Texas;

THENCE due North, along the west line of said Seabolt tract and along the east line of said Winterkamp tract, a distance of 100.00 feet to a point for a corner as evidence by a 1/2-inch iron rod set, said point being the northwest corner of said Seabolt tract and the northeast corner of said Winterkamp tract and in the south right-of-way line of said 22.40 foot alley said point also being South 76 degrees 01 minutes 31 seconds East, 92.75 feet from a found 1/2" iron rod and being the southwest corner of said Lola Seabolt and Mary H. Cooper tract, and being the north right-of-way line of said 22.40 foot alley;

THENCE due East along the north line of said Seabolt tract and along said 22.40 alley for a distance of 100.00 feet to the Point of Beginning, said Seabolt tract containing 10,000.00 square feet of land, more or less.

#### **Tract 2:**

Being Lots 17, 18, and 19, in Block A of the Original Town of Addison, Dallas County, Texas and being out of the G. W. Fisher Survey Abstract No. 482, according to the Map or Plat recorded in Volume 1, Page 35 of the Map Records of Dallas County, Texas.

#### **Tract 3:**

Being Lots 20 and 21, in Block A of the Original Town of Addison, Dallas County, Texas and being out of the G. W. Fisher Survey Abstract No. 482, according to the Map or Plat recorded in Volume 1, Page 35 of the Map Records of Dallas County, Texas.

#### **Tract 4:**

BEING a tract of land located in the Noel Junction Addition Block A, an addition to the Town of Addison, and being a tract of land located in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, conveyed to Lola Seabolt and May H. Cooper by a deed now of record in Volume 2728, Page 375 of the Deed of Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner, said point being the northeast corner of said Seabolt and Cooper tract as evidence by a 1/2-inch iron pin set, said point also being in the southeast corner of a tract of land located in said



**Exhibit A**  
**LEGAL DESCRIPTION**  
(Continued)

G.W. Fisher Survey, conveyed to Roy A. Patton and Joie E. Patton by a deed now of record in Volume 83143, Page 3513 of the Deed of Records of Dallas County, Texas, said point also being in the west right-of-way line of Julian Avenue, a 60 foot right-of-way;

THENCE due south along the west line of Julian Avenue, a distance of 75.00 feet to a point for a corner, said point being in the southeast corner of said Seabolt and Cooper tract as evidence by a 12-inch iron pin set, said point also being in the north right-of-way line of an alley, twenty five feet in width;

THENCE due west along the north line of said 25 foot alley, a distance of 190.00 feet to a point for a corner, said point being in the southwest corner of said Seabolt and Cooper tract as evidence by a 1/2-inch iron pin set, said point also being in the east right-of-way line of an alley, twenty feet in width;

THENCE due north along the east line of said 20 foot alley, a distance of 75.00 feet to a point for a corner, said point being in the northwest corner of said Seabolt and Cooper tract as evidence by a 1/2-inch iron pin set, said point also being in the southwest corner of said Patton tract;

THENCE due east along the north line of said Seabolt and Cooper tract, a distance of 190.00 feet to the Point of Beginning, said Seabolt and Cooper tract containing 14,250.00 square feet of land, more or less.

For additional identifying information only: "Lot 22 and part of Lot 23 in Block A of W.W. Julian's Addition"

Tract 5:

BEING a tract of land located in the W.W. Julian Addition Block A, an addition to the Town of Addison, and being a tract of land located in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, conveyed to Roy A. Patton and Joie E. Patton by a deed now of record in Volume 83143, page 3513 of the Deed of Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner, said point being the northeast corner of said Patton tract as evidence by a "X" cut in concrete, said point also being in the southeast corner a tract of land located in said G.W. Fisher Survey, conveyed to Scott G. Arbuckle by a deed now of record Volume 79183, Page 3167 of the Deed of Records of Dallas County, Texas; said point also being in the was right-of-way line of Julian Avenue, a 60 foot right-of-way;

THENCE due south along the west line of said Julian Avenue, a distance of 50.00 feet to a point for a corner, said point being in the southeast corner of said Patton tract as evidence by a 1/2-inch iron pin set, said point also being northeast corner of a tract of land located in said G.W. Fisher Survey, conveyed to Lola Seabolt and Mary H. Cooper by a deed now of record in Volume 2728, Page 375 of the Deed of Records of Dallas County, Texas;

THENCE due west along the south line of said Patton tract, a distance of 190.00 feet to a point for a corner, said point being in the southwest corner of said Patton tract as evidence by a 1/2-inch iron pin set, said point also being in the northwest corner of said Seabolt and Cooper tract and in the east right-of-way line of an alley, twenty feet in width;

THENCE due north along the east line of said 20 foot alley, a distance of 50.00 feet to a point for a corner, said point being in the northwest corner of said Patton tract as evidence by a 1/2-inch iron pin set, said point also being southwest corner of said Arbuckle tract;

THENCE due east along the north line of said Patton tract, a distance of 190.00 feet to the Point of Beginning, said Patton tract containing 9500.00 square feet of land, more or less.

For additional identifying information only: "Part of Lot 23 and Lot 24 in Block A of W.W. Julian's Addition"

Tract 6:

The North one-half (1/2) of Lot 24, and all of Lots 25 and 26, in Block A of W. W. Julian's Addition, an Addition to the City of Addison, Texas, according to the Map thereof recorded in Volume 1, Page 35, Map Records of Dallas County, Texas.

**Exhibit A**  
**LEGAL DESCRIPTION**  
(Continued)

Tract 7:

BEING a tract of land located in the W.W. Julian Addition Block B, an addition to the Town of Addison, and being a tract of land located in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, conveyed to J. F. McFarlin by a deed now of record in Volume 82091, Page 2948 of the Deed of Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner, said point being the northwest corner of said McFarlin tract, as evidence by a 1/2-inch iron pin set, said point also being in the southwest corner of a tract of land located in said G.W. Fisher Survey, conveyed to George P. Kondos by a deed now of record in Volume 96247, Page 2518 of the Deed of Records of Dallas County, Texas, said point also being in the east right-of-way line of Julian Avenue, a 60 foot right-of-way;

THENCE due East along the north line of said McFarlin tract and along the south line of said Kondos tract, a distance of 190.00 feet to a point for a corner, said point being in the northeast corner of said McFarlin tract as evidence by a 1/2-inch iron pin set, said point also being in the southeast corner of said Kondos tract and in the west right-of-way line of an alley, twenty feet in width;

THENCE due South along the east line of said McFarlin tract and the west line of said 20 foot alley, a distance of 172.26 feet to a point for a corner as evidence by a 1/2-inch iron pin set, said point being due North, 21.74 feet from the north right-of-way line of the St. Louis Southwestern railroad 120 foot right-of-way;

THENCE S 66° 54'38" W, along the north line of a 20 foot strip of land reserved for road purposes as describe in Volume 2261, Page 468 and in Volume 834, Page 509 of the Deed of Records of Dallas County, Texas, and being 20 feet from and parallel to said north right-of-way of St. Louis Southwestern railroad, a distance of 206.55 feet to a point for a corner as evidence by a 1/2-inch iron pin set, said point being due North, 21.74 feet from the north right-of-way line of St. Louis Southwestern railroad, said point also being in the east right-of-way line of said Julian Avenue;

THENCE due north along the west line of said McFarlin tract, a distance of 253.26 feet to the Point of Beginning, said McFarlin tract containing 40,420.95 square feet of land, more or less.

For additional identifying information only: "Lots 1 through 8 in Block B of W.W. Julian's Addition"

Tract 8:

BEING a tract of land located in the W.W. Julian Addition Block B, an addition to the Town of Addison, and being a tract of land located in the G.W. Fisher Survey, Abstract No. 482, Dallas County, Texas, conveyed to George P. Kondos by a deed now of record in Volume 96247, Page 2518 of the Deed of Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner, said point being the northwest corner of said Kondos tract, said point also being where the south right-of-way line of Clara Street, a 50 foot right-of-way, intersects the east right-of-way of Julian Avenue, a 60 foot right-of-way, as evidence by a 1/2-inch iron pin set;

THENCE N 89° 30'00" E, a distance of 190.00 feet to a point for a corner, said point being in the northeast corner of said Kondos tract as evidence by a 1/2-inch iron pin set, said point also being in the west right-of-way line of an alley, twenty feet in width;

THENCE S 00° 30'00"E, along the west line of said alley, a distance of 125.00 fed to a point for a corner, said point being in the southeast corner of said Kondos tract as evidence by a 1/2-inch iron pin set, said point also being northwest corner of a tract of land located in said G.W. Fisher Survey, conveyed to J. F. McFarlin by a deed now of record in Volume 82091, Page 2948 of the Deed of Records of Dallas County, Texas;

THENCE S 89° 30'00" W, a distance of 190.00 feet to a point for a corner, said point being in the southwest corner of said Kondos tract as evidence by a 1/2-inch iron pin set, said point also being in the east right-of-way line of said Julian Avenue;

## **Exhibit A**

### **LEGAL DESCRIPTION**

(Continued)

THENCE N 00° 30'00" W, a distance of 125.00 feet to the Point of Beginning, said Kondos tract containing 23,750.00 square feet of land, more or less.

For additional identifying information only: "Lots 9 and 10 in Block B of W.W. Julian's Addition"

Tract 9:

Lot 1, Block F, Addison Circle, Phase II, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 97217, Page 3056, Map Records, Dallas County, Texas.

Tract 10:

Being a 5.6236 acre tract of land (survey required) out of that certain 6.272 acre tract of land described in that certain Special Warranty Deed recorded in Volume 93243, Page 6422, Deed Records of Dallas County, Texas.

Tract 11:

Being Lot 1 of Addison Bus Transit Center, according to the plat thereof recorded in Volume 2000130, Page 25674, Map Records, Dallas County, Texas.

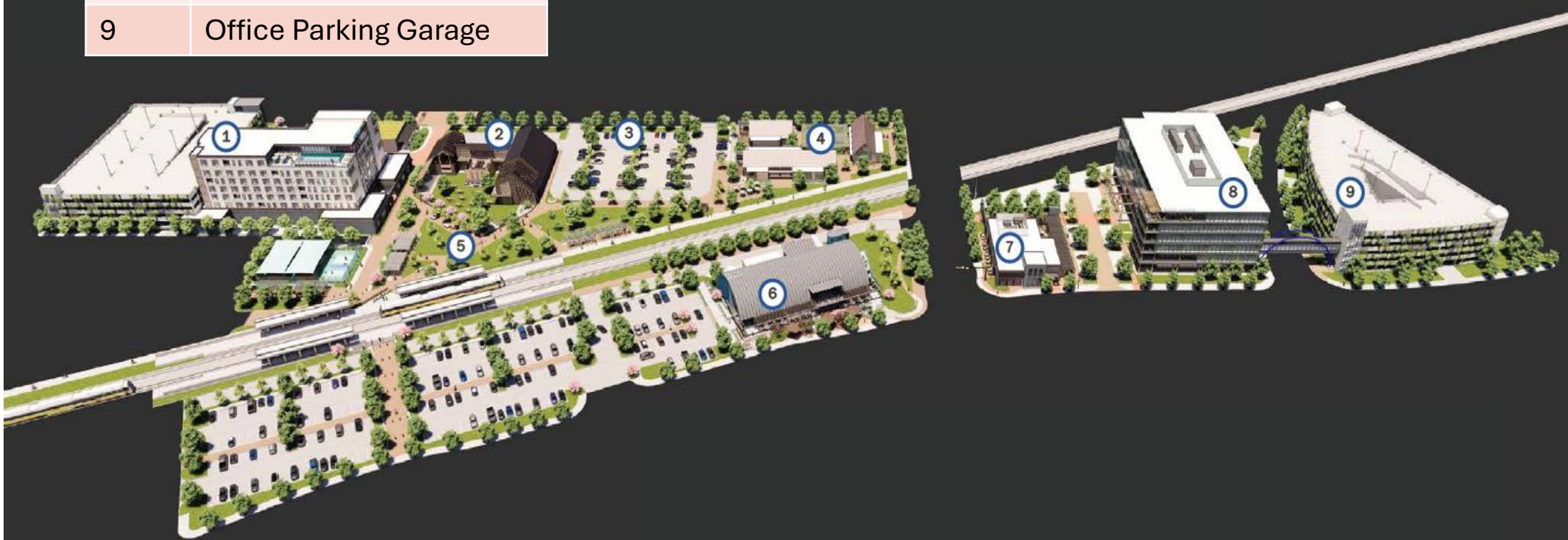
NOTE: Regarding Tract 10, the current legal description is insufficient for title insurance purposes. Company requires receipt and review of a Land/Title Survey as prepared by a Texas Registered Public Land Surveyor. This Title Evidence is subject to additional exceptions and/or requirements upon receipt and review of the same.

NOTE: Regarding all applicable tracts, the company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal descriptions of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.



**EXHIBIT B**  
**Concept Plans**

Lot	Parcel
1	Hotel Parcel
2-5	Entertainment Parcel
6	DART Parcel
7-8	Office Parcel
9	Office Parking Garage



## **EXHIBIT C**

### **Development Schedule**



**Exhibit C**

**Addison Junction - Segregated Timelines**

<b>Office</b>	<b>Start Date</b>	<b>Duration (Days)</b>	<b>End Date</b>
Define and Negotiate Definitive Agreements Office	9/08/2025		1/31/2026
Infrastructure Planning and Civil Permitting Office	9/08/2025	-	**6/30/2026
*Off-Site Infrastructure Construction Office	**6/30/2026	-	-
Submittal of On-Site Infrastructure Office	30 Days After Off-Site Infrastructure Completion	-	-
On-Site Infrastructure Construction Start	30 Days After Permit Receipt	-	-
Submittal of Office Building Permit	30 Days After On-Site Completion		-
Office Building Construction Start	30 Days After Permit Receipt	-	-
	Construction Start	540	
Office & On-Site Infrastructure Building Construction Duration	-		540 Days After Office Building Construction Start

		<b>Duration</b>	
<b>Special Event Facility</b>	<b>Start Date</b>	<b>(Days) 150</b>	<b>End Date</b>
Define and Negotiate Definitive Agreements Special Event Facility	9/08/2025		1/31/2026
Infrastructure Planning and Civil Permitting Special Event Facility	9/08/2025	-	**6/30/2026
*Off-Site Infrastructure Construction Special Event Facility	**6/30/2026	-	-
Submittal of On-Site Infrastructure Special Event Facility	30 Days After Off-Site Infrastructure Completion	-	-
On-Site Infrastructure Construction Start	30 Days After Permit Receipt		
Submittal of Special Event Facility Building Permit	30 Days After On-Site Completion		-
Special Event Facility Building Construction Start	30 Days After Permit Receipt	-	-
	Construction Start	360	
Special Event Facility & On-Site Infrastructure Building Construction Duration	-		360 Days After Special Event Facility Building Construction Start

**Exhibit C**

		Duration (Days)	
<b>The Hangar</b>	<b>Start Date</b>		<b>End Date</b>
Define and Negotiate Definitive Agreements The Hangar	9/08/2025	-	1/31/2026
Infrastructure Planning and Civil Permitting The Hangar	9/08/2025	-	**6/30/2026
*Off-Site Infrastructure Construction The Hangar	**6/30/2026	-	-
Submittal of On-Site Infrastructure The Hangar	30 Days After Off-Site Infrastructure Completion	-	-
On-Site Infrastructure Construction Start	30 Days After Permit Receipt	-	-
Submittal of The Hangar Building Permit	30 Days After On-Site Completion	-	-
The Hangar Building Construction Start	30 Days After Permit Receipt Construction Start	-	-
The Hangar Building Construction Duration	-	360	360 Days After The Hangar Building Construction Start

<b>Hotel/Convention</b>	<b>Start Date</b>	<b>Duration (Days)</b>	<b>End Date</b>
Define and Negotiate Definitive Agreements Hotel/Convention	9/08/2025		01/31/2026
Infrastructure Planning and Civil Permitting Hotel/Convention	9/08/2025	-	**6/30/2026
*Off-Site Infrastructure Construction Hotel/Convention	**6/30/2026	-	-
Submittal of On-Site Infrastructure Hotel/Convention	30 Days After Off-Site Infrastructure Completion	-	-
On-Site Infrastructure Construction Start	30 Days After Permit Receipt	-	-
Submittal of Hotel/Convention Building Permit	30 30 Days After On-Site Completion	-	-
Hotel/Convention Construction Start - Days After Permit Receipt (est. 60 days)	30 Days After Permit Receipt Construction Start	720	-
Hotel/Convention Building Construction Duration	-		720 Days After Hotel/Convention Construction Start

*\* Off-site infrastructure includes any underground utilities located on-site that are needed to support the improvement.*

*\*\*The commencement date for off-site infrastructure is an estimate and is subject to the public procurement process. Actual start may occur earlier or*

**EXHIBIT D**  
**Public Facilities**



## EXHIBIT D

### Public Facilities- Infrastructure

SITE DEVELOPMENT - FESTIVAL WAY	
1.5 Acres	
Subtotal	\$ 1,140,306
Contingency	\$ 262,895
<b>PROJECT TOTALS</b>	<b>\$ 1,403,201</b>

SITE DEVELOPMENT - PICKLE BALL COURTS / PARK SITE ARRIVAL	
0.3 Acres	
Subtotal	\$ 1,955,323
Contingency	\$ 450,795
<b>PROJECT TOTALS</b>	<b>\$ 2,406,118</b>

SITE DEVELOPMENT 01 - GARAGE, OFFICE & RETAIL	
2.8 Acres	
Subtotal	\$ 3,585,935
Contingency	\$ 826,729
<b>PROJECT TOTALS</b>	<b>\$ 4,412,664</b>

SITE DEVELOPMENT 02 - LIVE ENTERTAINMENT & PUBLIC USE	
4.0 Acres	
Subtotal	\$ 3,093,752
Contingency	\$ 713,257
<b>PROJECT TOTALS</b>	<b>\$ 3,807,009</b>

SITE DEVELOPMENT 03 - DART/HANGAR	
3.4 Acres	
Subtotal	\$ 3,982,831
Contingency	\$ 918,232
<b>PROJECT TOTALS</b>	<b>\$ 4,901,063</b>

SITE DEVELOPMENT 04 - BOUTIQUE HOTEL & RETAIL	
2.3 Acres	
Subtotal	\$ 2,785,734
Contingency	\$ 642,244
<b>PROJECT TOTALS</b>	<b>\$ 3,427,978</b>

SITE DEVELOPMENT 05 - GARAGE & EVENT CENTER	
3.0 Acres	
Subtotal	\$ 1,612,854
Contingency	\$ 371,840
<b>PROJECT TOTALS</b>	<b>\$ 1,984,694</b>

Public Facilities- Infrastructure Total	
Subtotal	\$ 18,156,736
Contingency	\$ 4,185,991
<b>PROJECT TOTALS</b>	<b>\$ 22,342,727</b>

## EXHIBIT D

### Public Facilities- Parking Garages

Office Parking Garage; Reimbursement Grant	
3 stalls per 1,000 square feet of rentable office space. Estimated 465 stalls	
<b>PROJECT TOTALS</b>	<b>\$ 9,500,000</b>

Hotel Parking Garage; Reimbursement Grant	
1 stall per 100 square feet of retail, restaurant, and entertainment uses within the project site, reduced by 20% due to project's proximity to transit. In addition, 1 stall per hotel key for hotel guests. Estimated 380 stalls.	
<b>PROJECT TOTALS</b>	<b>\$ 9,500,000</b>

## 2025 City Council Regular Meeting

6. e.

**Meeting Date:** 09/09/2025

**Department:** Public Works

**Key Focus Areas:** Mobility and Connectivity  
Infrastructure Development and Maintenance

---

### AGENDA CAPTION:

Present, discuss, and consider action on 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 \$576,500, increasing the total contract amount to \$1,663,500.

### 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. The Asset Management Risk score, based on the Town's Asset Management Plans, was evaluated as critical and the Pavement Condition Index was rated as very poor. 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 Paladium Drive.

In April 2024, Council approved Change Order #1 for \$294,300 to extend the southern project limit approximately 500 feet past Paladium Drive and add scope for 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 further to Celestial Road delayed the design process. The Dallas City Council approved the jurisdiction transfer on June 11, 2025 and 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 Addison City Council meeting.

Change Order #2 would incorporate the proposed acquired section of Montfort Drive, from Paladium Drive to Celestial Road, and add 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 850 linear feet of Town water line currently located in the Dallas city limits and right of way.
- **Traffic Signals:** Permanent signal design for Paladium Drive and Celestial Road intersections, including poles, pedestrian elements, detection, conduit, and electrical service coordination.
- **Franchise Utility Design and Relocations:** Fiber conduit design for the Town and franchise utility coordination.
- **Landscape, Irrigation, Streetscape, & Hardscape:** Landscaping to match Belt Line Rd, 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, traffic signal design, 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: \$576,500

**Revised Total: \$1,663,500**

The total overall estimate for the Montfort Drive Reconstruction Project is now \$15,576,060. Please see the attached presentation for more information.

Costs associated with franchise utility relocations and any right-of-way acquisition are not included in the overall estimate and will be determined during the design phase.

The Town issued \$900,000 from the 2019 Bond authorization for design and acquired \$13.7 million in State Infrastructure Bank funding for this project.

## **RECOMMENDATION**

Staff recommends approval.

---

### **Attachments**

Presentation - Montfort Drive Reconstruction CO #2

Change Order #2 - Kimley-Horn

Change Order #2 Fee Breakdown

---

# Montfort Drive Reconstruction

September 9, 2025

Director of Public Works & Engineering, Rebecca P. Diviney, P.E.

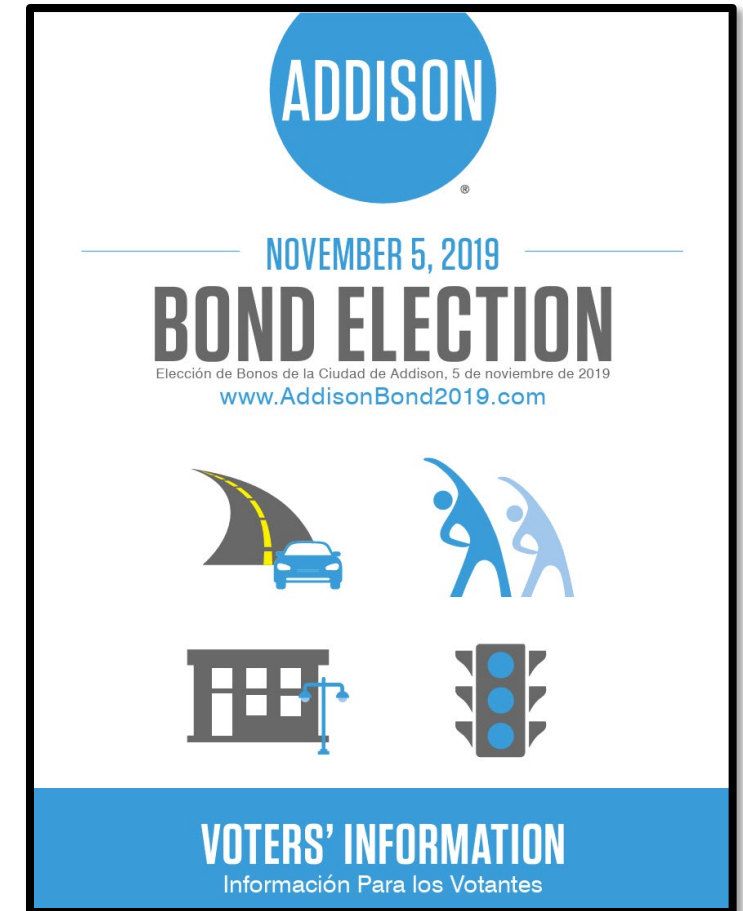
The logo for the City of Addison, featuring the word "ADDISON" in blue capital letters inside a white circle, which is set against a blue background with a white diagonal line.



# Background – Project Timeline

ADDISON

- **November 21, 2019:** Voters approved Proposition B, which includes Montfort Drive Reconstruction from Belt Line Road to the city limit as a North / South Roads project, with an initial estimated cost of \$7.3 million for design and construction.
- **April 25, 2023:** City Council approved a professional services agreement with Kimley-Horn and Associates, Inc. to design the Montfort Drive Reconstruction Project for \$792,700.
- **January 9, 2024:** The Public Works and Engineering Quarterly Update presentation to the City Council discussed the possibility of expanding the project limits south.

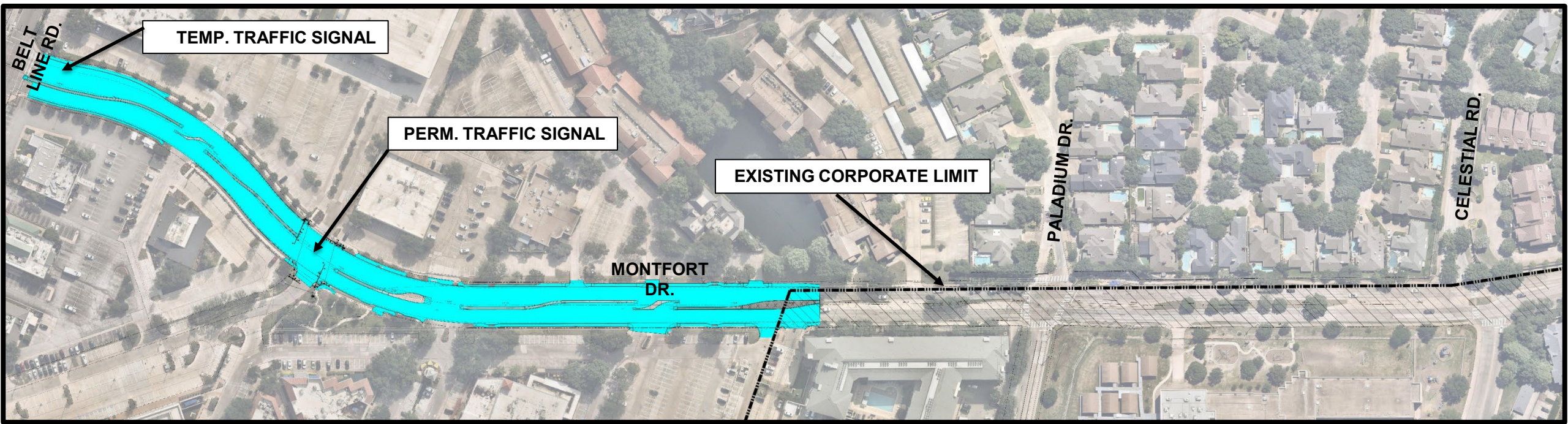
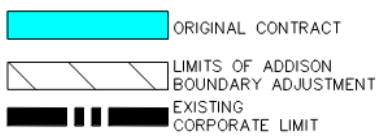


# Design Scope Changes



## Montfort Drive Project Scope Summary

Original Design Contract: \$792,700



# Background - Project Timeline

A blue circular logo with the word "ADDISON" in white, uppercase letters.

- **April 23, 2024:** Addison City Council approved Change Order #1 to the Kimley-Horn design contract to extend the project limit approximately 500 feet to the south of the Paladium Drive intersection in the amount of \$294,300.



# Design Scope Changes

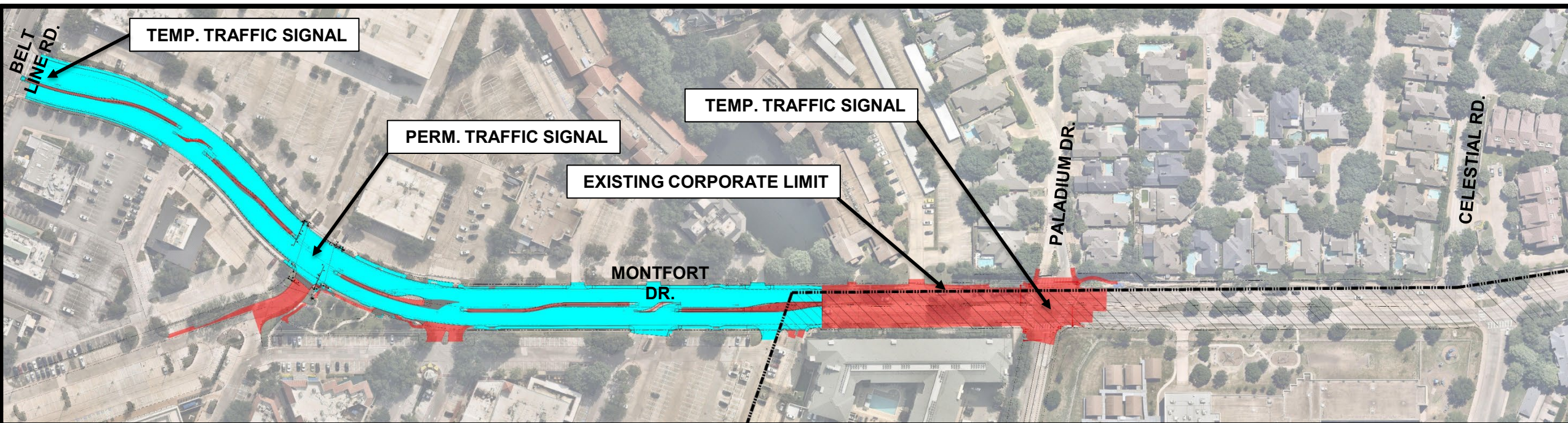
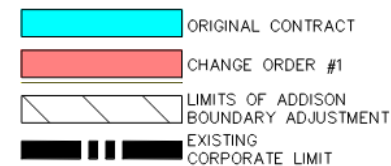
ADDISON

## Montfort Drive Project Scope Summary

Original Design Contract: \$792,700

Change Order #1: \$294,300

**Revised Contract Amount: \$1,087,000**

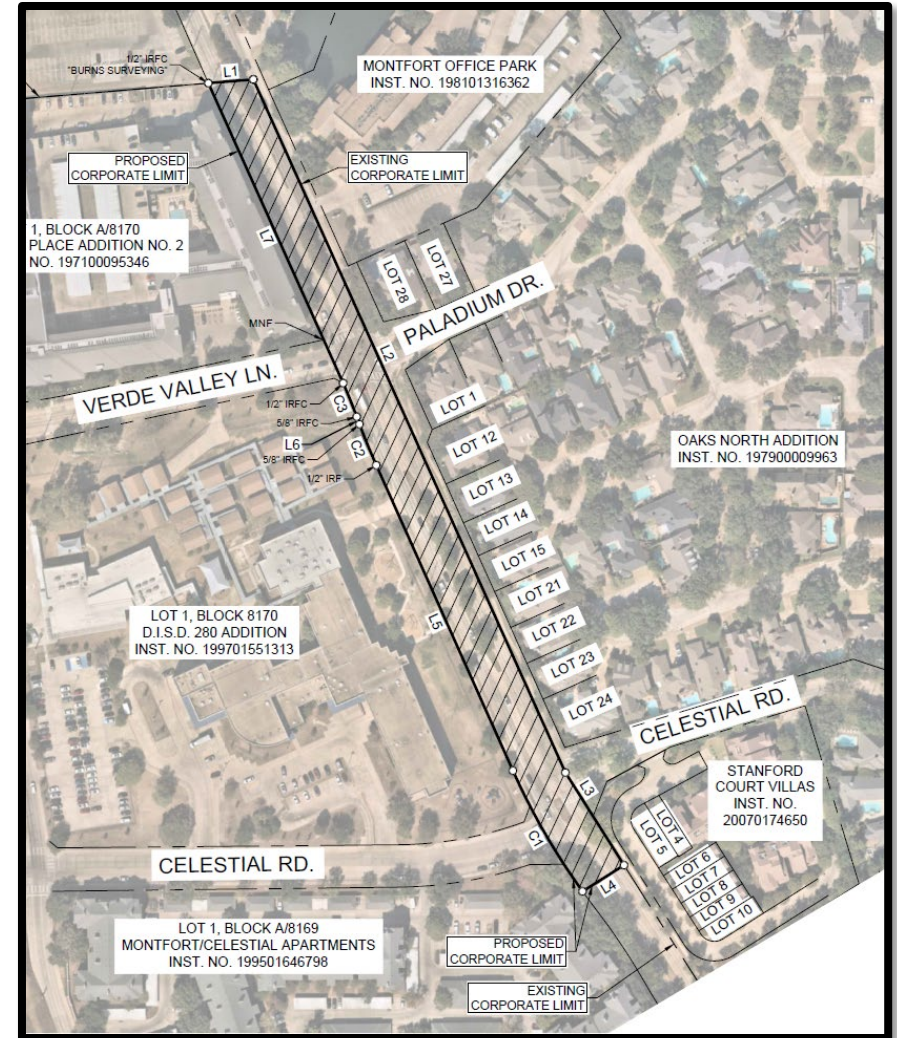




# Background – Dallas Boundary Adjustment

ADDISON

- **October 11, 2023:** The Town requested a boundary adjustment from the City of Dallas transferring Montfort Drive from the current Dallas city limits south to Celestial Road from Dallas jurisdiction to Addison.
- **February 5, 2025:** The City of Dallas staff accepted the boundary agreement proposal and began the process of formalizing the boundary adjustment with the Transportation & Infrastructure Committee and Dallas City Council.
- **April 21, 2025:** The City of Dallas Transportation & Infrastructure Committee (TIC) approved a boundary adjustment from the Town of Addison, involving Montfort Drive, specifically extending from the current city limits south to Celestial Road.



# Background - Dallas Boundary Adjustment

A blue circular logo with the word "ADDISON" in white, uppercase letters.

- **June 11, 2025:** Dallas City Council approved this boundary adjustment — explicitly stating the release of land and jurisdiction to Addison at no cost to the City.
- **September 2025:** Dallas City Council will consider approval of the legal description for the boundary adjustment.
- **October 2025:** Town of Addison City Council will consider approval of the legal description from the City of Dallas at the next City Council meeting.



# Background – Dallas Boundary Adjustment

ADDISON

## Considerations and Benefits:

- No taxable land or revenue-generating property is included. This is strictly about transportation infrastructure.
- Enhanced Traffic Management & Coordination:
  - Realigning jurisdiction allows Addison to better plan and manage infrastructure without cross-jurisdictional hurdles.
  - Enhanced police presence and enforcement improves emergency response coordination.
- Enhanced Infrastructure Management:
  - This includes signal upgrades, better sidewalks, buffers, underground utility replacement, and added fiber capabilities.
  - Simplified permitting to all be within the Town of Addison instead of Dallas and Addison.
- Enhanced Intersection Management:
  - Replaces signal infrastructure that is currently span wire and has met its useful life at Paladium including MUTCD / ADA compliant installation of pedestrian crossings.
  - Improves the intersection at Celestial Drive by adding a traffic signal and pedestrian improvements
  - Creates a safer environment for all modes of transportation in this area.
  - Added preemption signal enhancement to improve response time.





# Design Scope Changes

ADDISON

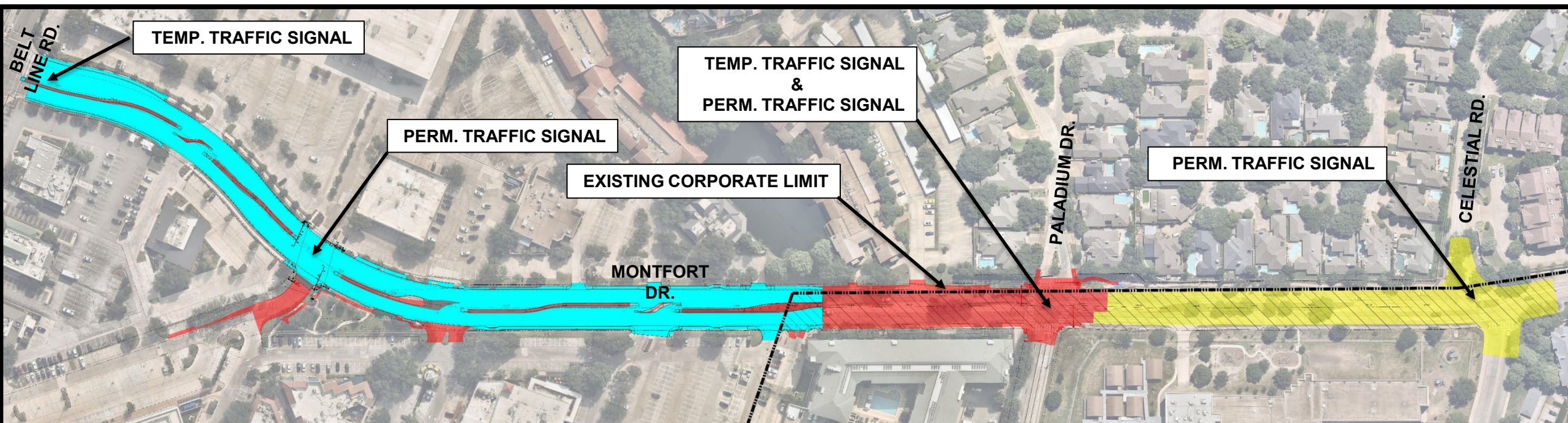
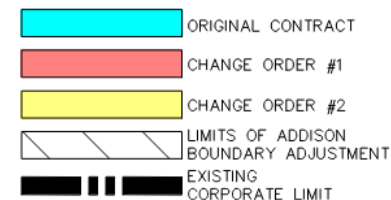
## Montfort Drive Project Scope Summary

Original Design Contract: \$792,700

Change Order #1: \$294,300

Change Order #2 (Proposed): \$576,500

**Revised Contract Amount: \$1,663,500**



# Change Order #2 Scope Update

Incorporates the newly acquired section of Montfort Drive from Paladium Drive to Celestial Road:

- **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 850 linear feet of Town water line currently located in the Dallas city limits and right-of-way.
- **Traffic Signals**: Permanent signal design for Paladium Drive and Celestial Road intersections including poles, pedestrian elements, detection, conduit, and electrical service coordination.
- **Franchise Utility Design and Relocation**: Fiber conduit design for the Town and franchise utility coordination.
- **Landscape, Irrigation, Streetscape & Hardscape**: Landscaping to match the Belt Line Road, 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.



# Recommendation and Next Steps

MONTFORT DRIVE PROJECT COST		
DESCRIPTION	2019 COST FROM BELT LINE ROAD TO 400 LF NORTH OF PALADIUM (1500 LF)	2025 COST FROM BELT LINE ROAD TO SOUTH OF CELESTIAL ROAD (2800 LF)
ROW	\$853,498.00	\$0.00
ENGINEERING, LEGAL, ADMINISTRATIVE, DESIGN SUPPORT DURING CONSTRUCTION	\$1,576,887.00	\$2,694,060.00
CONSTRUCTION	\$4,869,615.00	\$12,882,000.00
<b>TOTAL</b>	<b>\$7,300,000.00</b>	<b>\$15,576,060.00</b>
SIB LOAN SECURED FOR \$13.7M AND \$900K IN BOND FUNDS UTILIZED FOR DESIGN		

- Project will be funded from State Infrastructure Bank, 2019 Bonds and Utility Funds.
- Changes between the 2019 estimated cost and the current estimated cost with Change Order #2 scope include:
  - Almost doubling the project limits;
  - Adding traffic signals, utility improvements, landscaping, illumination, and fiber;
  - Assuming 30 - 40% inflation.
- Costs listed above do not include franchise utility relocations.
- Based on additional research, Oncor undergrounding would cost approximately \$6M and does not include all other franchise utilities on the overhead poles being relocated or the additional easements/right-of-way.
- Final design submittal date is August 2026, with construction anticipated to follow in 2027.

# Questions



Change Order Number: 2

Project Name: Montfort Drive from Belt Line Road South to Celestial Drive

A. INTENT AND DESCRIPTION OF CHANGE ORDER

This scope of services identifies the design and engineering services that will be provided for the expanded project limits of the Montfort Drive reconstruction, from Paladium Drive to Celestial Road. Additionally, it includes the design of permanent traffic signals at two intersections (Paladium Drive & Celestial Road), additional franchise utility coordination efforts, additional drainage improvements, additional fiber conduit, additional lighting, and additional streetscaping for the entire corridor to generally match the Belt Line 1.5 Beautification project. Tasks include the following:

1. Topographic and Boundary Survey
  - a. Performed within the new project limits (Palladium Dr. to Celestial Rd.) and the recently reconstructed Private Drive (formerly Sakowitz Drive) near Village on the Parkway.
  - b. Items performed under this task shall match that of Task 1 in the original agreement.
2. Subsurface Utility Engineering
  - a. Performed within the new project limits (Palladium Dr. to Celestial Rd.) and the recently reconstructed Private Drive (formerly Sakowitz Drive) near Village on the Parkway.
  - b. Items performed under this task shall match that of Task 2 in the original agreement.
3. Conceptual Design Schematic (30%)
  - a. Utility Identification Rollplot
  - b. Revised to include the expanded limits and new scope
    - i. Horizontal and Vertical Alignment
    - ii. Typical Sections
    - iii. Cross-Sections
    - iv. Storm Drain
      1. The scope includes additional storm drain design from the sag located near the existing storm drain main that crosses Montfort Drive, extending north towards Belt Line Road.
      2. It is assumed that storm drain improvements South of the existing storm drain main crossing will be limited to inlet replacements and will not require hydraulic analysis.
  - v. Water Line
    1. Consultant will establish locations of the existing City of Dallas 12" water lines and manholes and replace them within the expanded project limits.
    2. The scope does not include the replacement of Town of Addison water lines within the extended project limits.
  - vi. Illumination
  - vii. OPCC



4. Preliminary Design (60%)
  - a. Revised to include the expanded limits and new scope
    - i. Project Control and Layout
    - ii. Quantity Sheet
    - iii. Traffic Control Plans and Sequence of Construction
    - iv. Removal Layouts
    - v. Paving Plan and Profile
    - vi. Intersection Grading
    - vii. Roadway Drainage Design (Extension North towards Belt Line Road)
    - viii. Water Line Plan and Profile
    - ix. Signing and Pavement Marking Layout
    - x. Erosion Control Plan
    - xi. Illumination
    - xii. General Notes
    - xiii. OPCC
5. Pre-Final Design (95%)
  - a. The preliminary design developed into Pre-Final Design
  - b. The following items will be developed/updated
    - i. Project Specific Details
    - ii. General Notes, Standard Details, Specifications, and OPCC
6. Final Design
  - a. Revise plans/documents based on Pre-Final comments from the Town.
7. Permanent Traffic Signal Design
  - a. Consultant will prepare plans for the construction of the proposed permanent traffic signal at Montfort Drive & Paladium Drive. Consultant will coordinate traffic signal design with other roadway improvements at the intersection.
    - i. Consultant will conduct a field meeting with Town of Addison to verify existing conditions and discuss preliminary design. This along with the topographic survey will form the basis for signal design.
    - ii. Consultant will design the following components as part of the permanent traffic signal plans:
      1. Proposed signal poles and pedestrian poles
      2. Proposed push buttons
      3. Ground boxes
      4. Conduit runs
      5. Wiring tables
      6. Vehicle detection
      7. Signal head designations
      8. Mast arm signage
    - iii. Consultant will use applicable Town of Addison design standards and specifications.

- iv. The design will be prepared using base mapping from the survey and field investigation. The design will be prepared at 1" = 40' on 11" x 17" plan sheets using Open Roads Designer. The design will be based on and include information gathered during the initial kick-off meetings. Consultant will coordinate with the electric power company to identify a source for electrical service. The traffic design package will consist of the following plan sheets:
  - 1. Traffic Signal Notes
  - 2. Existing Conditions Sheet (where applicable) showing existing intersection and roadway layout, signs, pavement markings, other notable above ground features, and the recorded utilities
  - 3. Traffic Signal Layout Sheets including overhead signs and pedestrian elements
  - 4. Traffic Signalization Detail Sheet with tabulation of quantities, electrical chart, timing table, Loop detectors, and general notes
  - 5. Standard Detail Sheets as may be applicable
- b. Consultant will prepare plans for the construction of the proposed permanent traffic signal at Montfort Drive & Celestial Road. Consultant will coordinate traffic signal design with other roadway improvements at the intersection.
  - i. Consultant will conduct a field meeting with Town of Addison to verify existing conditions and discuss preliminary design. This along with the topographic survey will form the basis for signal design.
  - ii. Consultant will design the following components as part of the permanent traffic signal plans:
    - 1. Proposed signal poles and pedestrian poles
    - 2. Proposed push buttons
    - 3. Ground boxes
    - 4. Conduit runs
    - 5. Wiring tables
    - 6. Vehicle detection
    - 7. Signal head designations
    - 8. Mast arm signage
  - iii. Consultant will use applicable Town of Addison design standards and specifications.

- iv. The design will be prepared using base mapping from the survey and field investigation. The design will be prepared at 1" = 40' on 11" x 17" plan sheets using Open Roads Designer. The design will be based on and include information gathered during the initial kick-off meetings. Consultant will coordinate with the electric power company to identify a source for electrical service. The traffic design package will consist of the following plan sheets:
    - 1. Traffic Signal Notes
    - 2. Existing Conditions Sheet (where applicable) showing existing intersection and roadway layout, signs, pavement markings, other notable above ground features, and the recorded utilities
    - 3. Traffic Signal Layout Sheets including overhead signs and pedestrian elements
    - 4. Traffic Signalization Detail Sheet with tabulation of quantities, electrical chart, timing table, Loop detectors, and general notes
    - 5. Standard Detail Sheets as may be applicable
- 8. Meetings and Workshops
  - a. This task includes up to 30 additional hours, the scope of which shall match that of Task 17 in the original agreement.
- 9. Landscape & Irrigation
  - a. The consultant will prepare landscape and irrigation design for the additional project limits, the scope of which shall match that of task 18 in the original agreement.
  - b. The consultant will prepare landscaping plans as a separate bid package to be bid on by separate contractors.
- 10. Franchise Utility Coordination
  - a. This task includes up to 30 additional hours, the scope of which shall match that of Task 19 in the original agreement.
- 11. TDLR Plan Review
  - a. This task includes additional TDLR plan review and coordination beyond what is provided under task 20 of the original agreement. This task shall be used on an as-needed basis, at the discretion of the Town.
- 12. Design Support During Construction
  - a. This task includes up to 120 additional hours, the scope of which shall match that of Task 22 in the original agreement.
- 13. Town of Addison Fiber Conduit Design (Conduit & Handholes Only)
  - a. Upon City approval of fiber requirements and locations, design 2-inch multi-duct fiber conduit system using Town of Addison specifications, including handholes. The limits of the 2-inch multi-duct fiber conduit system will be from Belt Line Road to Celestial Road.
  - b. Provide multi-duct conduit layout, pull box locations, and applicable notes and details. Fiber will be shown on the illumination plans (where applicable).
- 14. Streetscape & Hardscape
  - a. Consultant shall provide design services for streetscape enhancements as part of this project. The scope of work shall include:
    - i. Enhanced Intersections



1. Develop plans and details for intersection treatments utilizing colored stamped concrete at the following locations:
      - Private Drive (formerly Sakowitz Parkway)
      - Paladium Drive
      - Celestial Road
    2. Design shall include layout, pattern, and color selection in coordination with the Town.
    3. Provide design for base preparation, thickness, reinforcement, and jointing requirements appropriate for anticipated traffic loads.
    4. Ensure proposed designs comply with applicable ADA requirements and coordinate transitions with adjacent pavement surfaces.
  - ii. Enhanced Medians
    1. Design colored stamped concrete medians consistent with the standards and aesthetic goals of the Belt Line 1.5 Beautification Project.
    2. Coordinate color, pattern, and width with the Town to ensure visual continuity with enhanced intersections.
15. Underground Electrical and Monument Sign Foundation Design
- a. Underground Electrical Design
    - i. Design a layout for underground electric to connect from the existing underground electric (UGE) system located in the median of Montfort Drive to the southwest corner of the Belt Line Road and Montfort Drive intersection.
    - ii. Prepare plans and details showing conduit layout, size, materials, and installation notes in accordance with Town of Addison standards.
  - b. Monument Sign Footing Design
    - i. Provide structural design and detailed plans for the footing foundation for a future monument sign. It is assumed the foundation will be a shallow foundation.
    - ii. The monument sign design itself will be provided by others; the Consultant's scope is limited to the foundation only.
    - iii. Coordinate with the Town of Addison regarding location, footing size, and anticipated structural loading criteria.
    - iv. Ensure foundation design complies with Town of Addison specifications and applicable building codes.

**B. PROJECT ASSUMPTIONS**

1. The expanded project limits will be combined with those of the original agreement and bid as one package
2. Unless otherwise stated, the scope provided in this Change Order #2 shall be in addition to the services provided in the original agreement and Change Order #1.
3. Limits of paving improvements for Change Order #2 are from the south curb return of the Montfort Drive/Paladium Drive intersection to the south curb return of the Montfort Drive/Celestial Road intersection.

C. EFFECT OF CHANGE ON CONTRACT PRICE

This change will have the following effect on the contract price:

Task	Fee Amount
Original Contract Amount	\$792,700.00
Total Contract Amount (Including Previous Change Orders)	\$1,087,000.00
Amount of the Change Order	\$576,500.00
Revised Contract Amount	\$1,663,500.00
Total % Increase/Decrease (Including Previous Change Orders)	53.0%

D. EFFECT OF CHANGE ON CONTRACT TIME

The original agreement, dated April 2023, was set to be completed by July 2024.

Change Order #1 extended the contract time to January 2025.

The project was placed on hold from November 2024 until August 2025.

Change Order #2 extends the contract time to August 2026.

E. AGREEMENT

By the signatures below, duly authorized agent of the Town of Addison, Kimley-Horn and Associates, Inc. do hereby agree to append this Change Order Number 2 to the original contract between themselves, dated **April 26, 2023** and Change Order #1, dated **April 10, 2024**.



Design Engineer's Signature  
Nathan Ante, P.E.

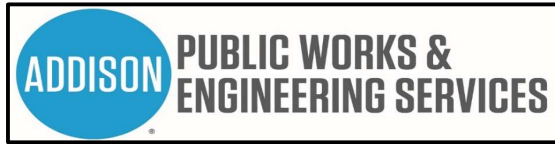
Director of P.W. & Engineering  
Rebecca P. Diviney, P.E.

City Manager  
David Gaines

Copies: Design Engineer  
Department  
City Secretary

Council Agenda:	Agenda Date	_____
(if applicable)	Item Number	_____
	Approved	_____





# Professional Engineering Services

## Montfort Drive Revitalization Project

### CO #2 - Extend Project Limits to Celestial

Kimley-Horn and Associates, Inc.

P.O. Box 951640

Dallas, TX 75395-1640

Task #	Task Description	ORIGINAL CONTRACT	CO #1	CO #2	REVISED CONTRACT
<b>BASIC SERVICES</b>					
1	Topographic and Boundary Survey	\$ 22,400.00	\$ 16,000.00	\$ 27,000.00	\$ 65,400.00
4	Coordination with Texas Historical Commission	\$ 4,500.00	\$ -	\$ -	\$ 4,500.00
5	Geotechnical Investigation	\$ 40,300.00	\$ -	\$ -	\$ 40,300.00
8	Project Management	\$ 16,400.00	\$ 8,000.00	\$ 12,000.00	\$ 36,400.00
9	Conceptual Design Schematic (30%)	\$ 60,800.00	\$ 40,000.00	\$ 56,000.00	\$ 156,800.00
10	Preliminary Design (60%)	\$ 101,700.00	\$ 67,200.00	\$ 79,000.00	\$ 247,900.00
11	Pre-Final Design (95%)	\$ 79,800.00	\$ 28,700.00	\$ 80,000.00	\$ 188,500.00
12	Final Design	\$ 52,500.00	\$ 18,900.00	\$ 69,000.00	\$ 140,400.00
13	Traffic Signal Warrant Analysis	\$ 14,400.00	\$ -	\$ -	\$ 14,400.00
15	Temporary Traffic Signal Design (Belt Line)	\$ 26,100.00	\$ -	\$ -	\$ 26,100.00
15A	Temporary Traffic Signal Design (Paladium)	\$ -	\$ 36,000.00	\$ -	\$ 36,000.00
18	Landscape and Irrigation	\$ 37,000.00	\$ 16,500.00	\$ 38,000.00	\$ 91,500.00
21	Proposal Phase Services	\$ 9,500.00	\$ -	\$ -	\$ 9,500.00
	<b>Subtotal</b>	<b>\$ 465,400.00</b>	<b>\$ 231,300.00</b>	<b>\$ 361,000.00</b>	<b>\$ 1,057,700.00</b>
<b>SPECIAL SERVICES</b>					
2	Subsurface Utility Engineering (SUE)	\$ 63,400.00	\$ 22,000.00	\$ 38,000.00	\$ 123,400.00
3	CCTV Storm Drain	\$ 2,300.00	\$ -	\$ -	\$ 2,300.00
6	Appraisal, Title, and ROW Acquisition Services	\$ 63,500.00	\$ -	\$ -	\$ 63,500.00
7	ROW and Easement Instruments of Conveyance	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
14	Permanet Traffic Signal Design (Sakowitz)	\$ 35,000.00	\$ 6,000.00		\$ 41,000.00
14A	Permanent Traffic Signal (Paladium & Celestial)	\$ -	\$ -	\$ 76,000.00	\$ 76,000.00
16	Belt Line Signal Coordination with City of Dallas	\$ 17,000.00	\$ -	\$ -	\$ 17,000.00
17	Meetings and Workshops	\$ 18,900.00	\$ 5,000.00	\$ 10,000.00	\$ 33,900.00
19	Franchise Utility Coordination	\$ 18,900.00	\$ 5,000.00	\$ 10,000.00	\$ 33,900.00
20	TDLR Plan Review	\$ 3,600.00	\$ -	\$ 2,000.00	\$ 5,600.00
22	Design Support During Construction	\$ 89,700.00	\$ 25,000.00	\$ 40,000.00	\$ 154,700.00
23	Town of Addison Fiber Conduit	\$ -	\$ -	\$ 18,000.00	\$ 18,000.00
24	Streetscape & Hardscape	\$ -	\$ -	\$ 14,000.00	\$ 14,000.00
25	Underground Electric Conduit & Monument Sign Foundation	\$ -	\$ -	\$ 7,500.00	\$ 7,500.00
	<b>Subtotal</b>	<b>\$ 327,300.00</b>	<b>\$ 63,000.00</b>	<b>\$ 215,500.00</b>	<b>\$ 605,800.00</b>
	<b>Total</b>	<b>\$ 792,700.00</b>	<b>\$ 294,300.00</b>	<b>\$ 576,500.00</b>	<b>\$ 1,663,500.00</b>

## **2025 City Council Regular Meeting**

**6. f.**

**Meeting Date:** 09/09/2025

**Department:** Development Services

**Key Focus Areas:** Infrastructure Development and Maintenance

---

### **AGENDA CAPTION:**

Present, discuss, and consider a Resolution adopting revisions to the guidelines of the Neighborhood Vitality Grant program.

### **BACKGROUND:**

At the August 5th Council work session, staff presented an overview of the first year of the Neighborhood Vitality Grant program. Staff discussed the projects that were completed through the program and the amounts of funds expended through reimbursements under the program guidelines.

As part of the budget process and in consideration of the request to continue funding the program for the next fiscal year, Council suggested that staff revisit the program guidelines and consider updating or revising those guidelines to address concerns related to the reimbursement of costs, ongoing maintenance, and eligibility for future grant awards.

Staff has reviewed and revised the program guidelines in order to address the areas of concern that were identified as part of the work session discussions, including providing a maximum grant award and limitations for reapplication.

### **FISCAL IMPACT**

Not Applicable.

### **RECOMMENDATION**

Staff recommends approval.

---

### **Attachments**

Presentation - NVG Guideline Revisions

Resolution - NVG Guideline Revisions

---

# Neighborhood Vitality Grant Program Guideline Revisions

September 9, 2025

Ray Mendez, Assistant Director  
Neighborhood Services

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 with a white circle inside it, and a grey triangle in the top right corner.

**ADDISON**



- At the August 5<sup>th</sup> Council work session, staff presented a first-year overview of the Neighborhood Vitality Grant Program.
- As part of the budget process, Council suggested that staff revisit the program guidelines and consider updating those guidelines to address concerns related to the reimbursement of costs, ongoing maintenance and eligibility of future grant awards.
- Staff has reviewed the program guidelines and incorporated Council's suggestions in the proposed Program Guideline Revisions.

# Grant Program Guidelines

A blue circular logo with the word "ADDISON" in white, uppercase letters.

## Purpose

The sole purpose of this program is to address aging infrastructure by providing funds to supplement the maintenance of residential masonry perimeter screening walls in Addison with the intent to:

- Preserve the physical condition of Addison's neighborhoods.
- Encourage continuity of an area.
- Protect community pride and neighborhood identity.
- Address structural issues that might pose a safety concern.

# Grant Program Guidelines

## Who Can Apply?

Both individual homeowners and neighborhood groups, such as an HOA, are eligible to apply for the grant program.

## When Are Applications Accepted?

Grants applications are accepted annually from August 1<sup>st</sup> – 31<sup>st</sup>. Applications will be reviewed by Town staff in September. Applicants will receive notification of grant awards during the month of October.

## Match & Reimbursement Information

The grant program is a matching program where the applicant is required to provide 20% of the funds for the project and the Town will reimburse the applicant for 80% of the project. The applicant(s) will be responsible for paying invoices for the work and the Town will reimburse the applicant for the work, ***up to a maximum reimbursement amount of \$25,000.***



## Implementation Process

- Applicants will be notified if their application is awarded in October.
- Applicants are responsible for selecting a contractor and working with them to get the work completed, ***prior to the end of the Fiscal Year.***
- The Town will develop a list of prequalified contractors for applicants to use a resource.
- It is the responsibility of the applicant to identify and work with reliable vendors and to ensure the necessary inspections and permits are obtained.

## Grant Payments

- ***Applicants may submit for reimbursement following completion and inspection of the project.***

## Future Grant Awards

- ***Applicants who are awarded a grant through this program may not reapply to the Neighborhood Vitality Grant program for a period of ten (10) years from the date of the previous award for the same section of wall. Grant awards will be considered for wall sections that are different from the ones previously awarded.***

# RECOMMENDATION

- Staff recommends approval of this Resolution.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS  
AMENDING AND RESTATING THE PREVIOUSLY ADOPTED GUIDELINES  
OF A GRANT PROGRAM IN CONFORMANCE WITH CHAPTER 380 OF THE  
TEXAS LOCAL GOVERNMENT CODE PROVIDING FINANCIAL  
INCENTIVES FOR THE IMPROVEMENT AND MAINTENANCE OF MASONRY  
PERIMETER RESIDENTIAL SCREENING WALLS THROUGHOUT THE  
TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison is authorized by Chapter 380 of the Texas Local Government Code to adopt and administer economic development programs to enhance and promote investment in the local community; and

**WHEREAS**, the City Council previously adopted the grant program known as the Addison Neighborhood Vitality Grant program through Resolution No. R24-015, resolved and adopted on February 13, 2024; and

**WHEREAS**, the City Council has determined that it is in the best interest of the community to amend the program guidelines in order to continue to effectively administer this program; and

**WHEREAS**, the City Council finds that adopting the amended program guidelines will directly benefit the Town's residents and surrounding businesses; and

**WHEREAS**, the program will be administered in conformance with the amended and restated program guidelines attached hereto as Exhibit A; and

**WHEREAS**, the Program will not affect current obligations for the maintenance and / or repair of certain screening walls for which the Town has legally assumed responsibility.

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

**SECTION 1.** The City Council hereby adopts and approves the amended and restated program guidelines for the purpose of administering the Addison Neighborhood Vitality Grant Program, a copy of which is attached to this Resolution as **Exhibit A.**

**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 **9<sup>TH</sup>** day of **SEPTEMBER 2025.**



**TOWN OF ADDISON, TEXAS**

---

Bruce Arfsen, Mayor

**ATTEST:**

---

Valencia Garcia, City Secretary



# Neighborhood Vitality Grant



## What Is The Program Purpose?

The Addison Neighborhood Vitality Grant Program is a program which was established by the City Council in 2024 and administered by Neighborhood Services. The purpose of the program is to provide matching funds to help ensure the vitality of Addison neighborhoods. The sole purpose of this program is to address aging infrastructure by providing funds to supplement the maintenance of residential masonry perimeter screening walls in Addison with the purpose of:

- Preserving the physical condition of Addison's neighborhoods.
- Encouraging continuity of an area.
- Protecting community pride and neighborhood identity.

By addressing screening wall infrastructure the entire community of Addison will benefit.

## Who Can Apply?

Both individual homeowners and neighborhood groups are eligible to apply for the grant program and applications are considered on a case-by-case basis. Where a neighborhood group does exist the application must be coordinated with the neighborhood group. Where there is not a neighborhood group individual homeowners may apply for the grant. In this instance, it is encouraged for neighbors to work together and submit a joint application to address maintenance needs consecutively.

A list of Addison Neighborhood Groups is provided below:

- Addison Place
- Grand Addison
- La Mirada
- Midway Meadows
- Oaks North
- Stanford Court Villas
- Towne Lake
- Townhomes of Addison

## When Are Applications Accepted?

Grants applications are accepted annually from August 1st - August 31st. Applications will be reviewed by Town Staff September 1st - September 30th. During this period, staff may request additional information from the applicants to aid with the review process. Applicants will receive notification of grant awards during the month of October.



## Match & Reimbursement Information

The grant program is a matching program where the applicant is required to provide 20% of the funds for the project and the Town will reimburse the applicant for 80% of the project, up to a maximum reimbursement amount of \$25,000. The applicant(s) will be responsible for paying invoices for the work and the Town will reimburse the applicant for the work following inspection and approval.

Matching contributions can be made with cash, donations of materials and volunteer hours. Information for in kind donations or time spent will need to be included in the grant application and will be approved on a case-by-case basis. Below is a list of pre-established volunteer hours that will be considered as a portion of the required match.

Description	Maximum	Hourly Rate
Time spent filling out grant application	5 Hours / Adjacent Property	\$23.00
Time spent soliciting quotes	10 Hours	\$23.00

Sweat Equity labor will not be considered a component of the match unless the entity providing the sweat equity is a licensed and insured contractor that has a proven track record working on similar projects.

Donated Professional Services will be considered for the match if the work is conducted by a licensed professional in the State of Texas. A letter or invoice from the professional on their company letterhead documenting their usual fee, projected hours and how much they are donating is required for the application.

## Selection Notice

Applications will be reviewed over a 30-day period and all applicants will be notified, in October, whether their submission will be awarded grant funds or not. No sitework may begin prior to a Notice to Proceed being issued from the Town. Engineer / architectural drawings and site surveys are not considered to be sitework and may be completed prior to the application in order to estimate the project. Any work that has been started prior to notice to proceed being issued will be disqualified from participating in the grant cycle. All projects must obtain the required permits (permit fee will be waived) prior to the start of the project. Any grant applicant who receives a grant award from this program will be precluded from applying for another grant for a period of ten (10) years from the date of the previous award for the same section of wall. Grant awards will be considered for wall sections that are different from the ones previously awarded.

## **Reimbursement Requests**

Requests for reimbursement may be submitted once the project has been completed and has been inspected and approved by the Town's Building Official. All requests for reimbursement must be accompanied by invoices, proof of payment of invoices (such as a bank statement showing the cleared payment), before and after photos, volunteer hour log (if applicable) and a completed project budget worksheet. Allow 4 weeks for processing of reimbursement request.

## **Due Diligence**

It is the responsibility of the neighborhood group or individual homeowner to research the ownership of the property being improved. A maintenance agreement between a neighborhood group and an individual property owner may be required. It is the responsibility of the involved parties to complete this agreement and attach it to the application.

## **Contractor Selections**

The applicant is responsible for selecting a contractor to work with. The Town of Addison will provide a pre-qualified list of contractors that meet town requirements for consideration by the applicant.

## **Permits**

It is the responsibility of the neighborhood group of property owner and the contractor to ensure required permits are obtained for work being performed (permit fee will be waived). Please contact Building Inspections to confirm necessary permits for the group's specific project.

## **Maintenance**

All recipients of grants funds are required to maintain their project in perpetuity. Applicants, as part of their documentation for reimbursement, must submit a plan which details the manner in which they will continue to provide for on-going maintenance of the wall.