

Bond Advisory Committee Meeting #1

October 30, 2025

Addison Police and Courts Building



ADDISON

Tonight's Agenda

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- 1. Introductions**
- 2. Committee Overview**
 - Purpose and Role of the Committee
 - Tentative Committee Meeting Schedule
 - May 2026 Bond Election Timeline
- 3. Municipal Debt and Financial Review**
- 4. Current Police and Courts Facility**
 - Overview of Challenges and Needs
- 5. Selection of Committee Chairperson**
- 6. Adjourn Meeting / Tour Facility**

Committee Members:

- | | |
|--------------------------|----------------------|
| 1. Armando Gallardo | 8. Nancy Craig |
| 2. Bertha Rivera Roop | 9. Phillip Valentine |
| 3. Fran Powell | 10. Robert Jacoby |
| 4. Guillermo Quintanilla | 11. Ron Whitehead |
| 5. Jim Decuir | 12. Scott Hunt |
| 6. Jimmy Barker | 13. Thomas Braun |
| 7. Joseph Pedroza | 14. Tricia Stuart |

Town Staff:

- Bill Hawley, Director of General Services
- Hamid Khaleghipour, Executive Director of Internal Services
- Chris Freis, Police Chief
- TJ Smetzer, Assistant Police Chief
- Steven Glickman, Chief Financial Officer
- Sarah Kuechler, Chief of Staff
- Passion Hayes, Deputy City Manager
- David Gaines, City Manager

Consultants/Partners:

- GFF Design Architects, Jason Cave
- Peak Program Value, Chris Squadra

Committee Overview

Sarah Kuechler, Chief of Staff

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Purpose and Role of the Committee

- To **assess and review information and options** related to a capital project to address the Town's aging Police and Courts facility (the "Project")
 - Specifically, Council would like the Committee to review and consider the following options and costs:
 1. To **remodel the existing** police and courts facility or **build a new facility at the existing site**;
 2. To **purchase and remodel a vacant building**;
 3. To **construct a new police and courts facility** on property currently owned by the Town and/or through the acquisition of new property.
- To **make a recommendation to City Council concerning the Project, the monetary amount, and whether a bond election should be called in May 2026**
 - Recommendation will need to be voted on and approved by a majority of the Committee
 - Approach to be determined by the Committee for how the recommendation is structured and presented to Council

Bond Committee Meetings

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- **Anticipate 3-4 Committee meetings** addressing the topics shown
- Meetings to begin at 6 p.m., dinner will be available beginning at 5:30 p.m. for each meeting
- Agendas and materials will be emailed to you in advance of the meeting and also posted online
- Committee meetings will be recorded

Meeting Schedule

1. *Thursday, Oct. 30 at 6 p.m., Addison Police and Courts (4799 Airport Parkway)*
 - Overview of Bond Committee Process
 - Financial Background and Assumptions
 - Overview of Current PD Building and Tour
2. *Thursday, Nov. 20 at 6 p.m., New Town Hall (15600 Addison Road)*
 - Review of Needs Assessment and Best Practices for Public Safety Facilities
 - Review Options and Discuss
3. *Thursday, Dec. 4 at 6 p.m., New Town Hall (15600 Addison Road)*
 - Review Options and Discuss
 - Committee Discussion and Recommendation
4. *Thursday, Jan. 8 at 6 p.m. at New Town Hall (15600 Addison Road)*
 - Continued Committee Discussion and Recommendation (if needed)

2026 Bond Election Timeline

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Committee Meetings

October 2025 – January 2026

- Anticipate 3-4 meetings.

Committee Recommendation

By early January 2026

- Committee considers and makes a recommendation to City Council.

Council Review and Consideration

January – Early February 2026

- Council will review and discuss the Committee's recommendation.
- Council determines if a bond election should be called and in what monetary amount.

Deadline to Call Election

February 13, 2026

- Deadline for City Council to call a May 2026 election is February 13, 2026.

Bond Election

May 2, 2026

- Uniform Election Day is Saturday, May 2, 2026.
- Early Voting takes place Monday, April 20 – Tuesday, April 28, 2026.

Municipal Debt and Financial Review

Steven Glickman, Chief Financial Officer

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Why Do Municipalities Use Debt?

- To finance projects, capital assets, or make improvements to existing assets over their useful lives with a variety of repayment options
- So future beneficiaries pay their “fair share” for public improvements/service - debt is repaid overtime by citizens who are using the debt-financed asset
- To finance larger projects on a more timely basis as compared to ‘pay as you go’ funding
- To help minimize the volatility of the property tax and/or user rates as compared to ‘pay as you go’ funding
- To take advantage of tax-exempt, low-cost, long-term financing

The Town of Addison does cash fund many capital projects and one-time purchases with available reserves.



Use for infrastructure improvements with a long-life expectancy

What are Bond Ratings?

- Assesses the ability and willingness of debt issuers to make full and timely payments expressed as a grade
- Allows investment community to easily compare the soundness/competence of an investment. Good ratings mean well run cities.
- Bond ratings and interest rates have an inverse correlation, which means that the higher the issuer's bond rating, the lower the interest rates that the issuer is able to obtain on their borrowings and vice versa.

The Town is rated “Aaa” by Moody’s and “AAA” by S&P.

The higher the bond rating...

Moody's	S&P
Aaa	AAA
Aa1	AA+
Aa2	AA
Aa3	AA-
A1	A+
A2	A
A3	A-
Baa1	BBB+
Baa2	BBB
Baa3	BBB-
BELOW BBB- or Baa3:	
Non Investment Grade/Junk	

The lower the interest rate

Tax Rate Components

- The Town's Fiscal Year (FY) 2026 total tax rate is **\$0.608100** per \$100 of Taxable Assessed Valuation
- Municipal Tax Rates are divided into two components:
 - Interest and Sinking (I&S) which can only be used to pay the Town's annual bonded debt payments - **\$0.175000**
 - Maintenance and Operations (M&O) which is used for the operating expenses of the Town - **\$0.433100**
 - For General Fund (Police, Fire, Parks & Recreation, Facilities, etc), Economic Development Fund, and Infrastructure Investment Fund

FY2026 Tax Rate





2012 Bond Election

All
Propositions
Passed



Bond Status:

All projects have been completed except for the \$3M for Parking Garage.

**Voter Authorized
May 2012
\$55,000,000**

- ✓ **Proposition 1: Streets Improvements - \$29,500,000**
 - ✓ Midway Rd - \$16,000,000
 - ✓ Vitruvian - \$10,000,000
 - ✓ Belt Line Signage - \$500,000
 - ✓ Land Acquisition for Streets - \$3,000,000
- ✓ **Proposition 2: Belt Line Utilities - \$10,000,000**
- ✓ **Proposition 3: Airport Land Acquisition - \$7,000,000**
- ✓ **Proposition 4: Arts & Events Land Acquisition - \$3,000,000**
- ✓ **Proposition 5: Wireless Network - \$2,000,000**
- ✓ **Proposition 6: Pedestrian Connectivity - \$3,500,000**



2019 Bond Election

**Voter Authorized
November 2019
\$70,620,000**

All Propositions Passed



Bond Status:

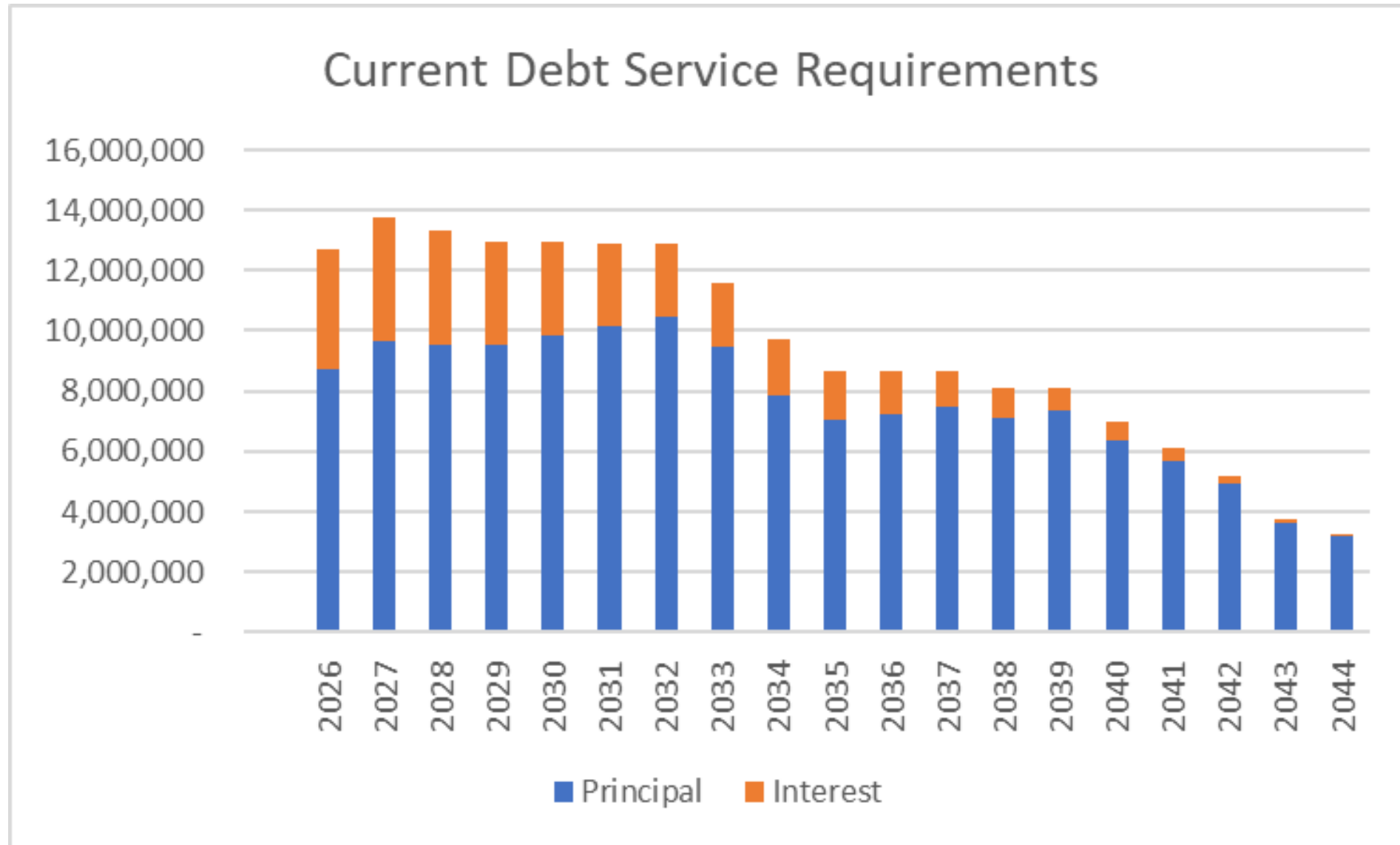
All Bonds have been issued to date.

View more info on project status and funding from the July 1, 2025 Capital Improvement Program Budget [presentation to Council here.](#)

- ✓ **Proposition A: East/West Roads- \$22,300,000**
 - ✓ Keller Springs Rd - \$12,900,000
 - ✓ Airport Parkway - \$9,400,000
- ✓ **Proposition B: North/South Roads - \$33,602,000**
 - ✓ Quorum Drive - \$26,302,000
 - ✓ Montfort Drive - \$7,300,000
- ✓ **Proposition C: Parks & Recreation- \$6,723,000**
 - ✓ AAC Improvements – \$3,028,165
 - ✓ Les Lacs Pond – \$3,282,110
 - ✓ Trail Improvements - \$412,725
- ✓ **Proposition D: Buildings - \$7,395,000**
- ✓ **Proposition E: Traffic Control System - \$600,000**

Existing Debt Overview

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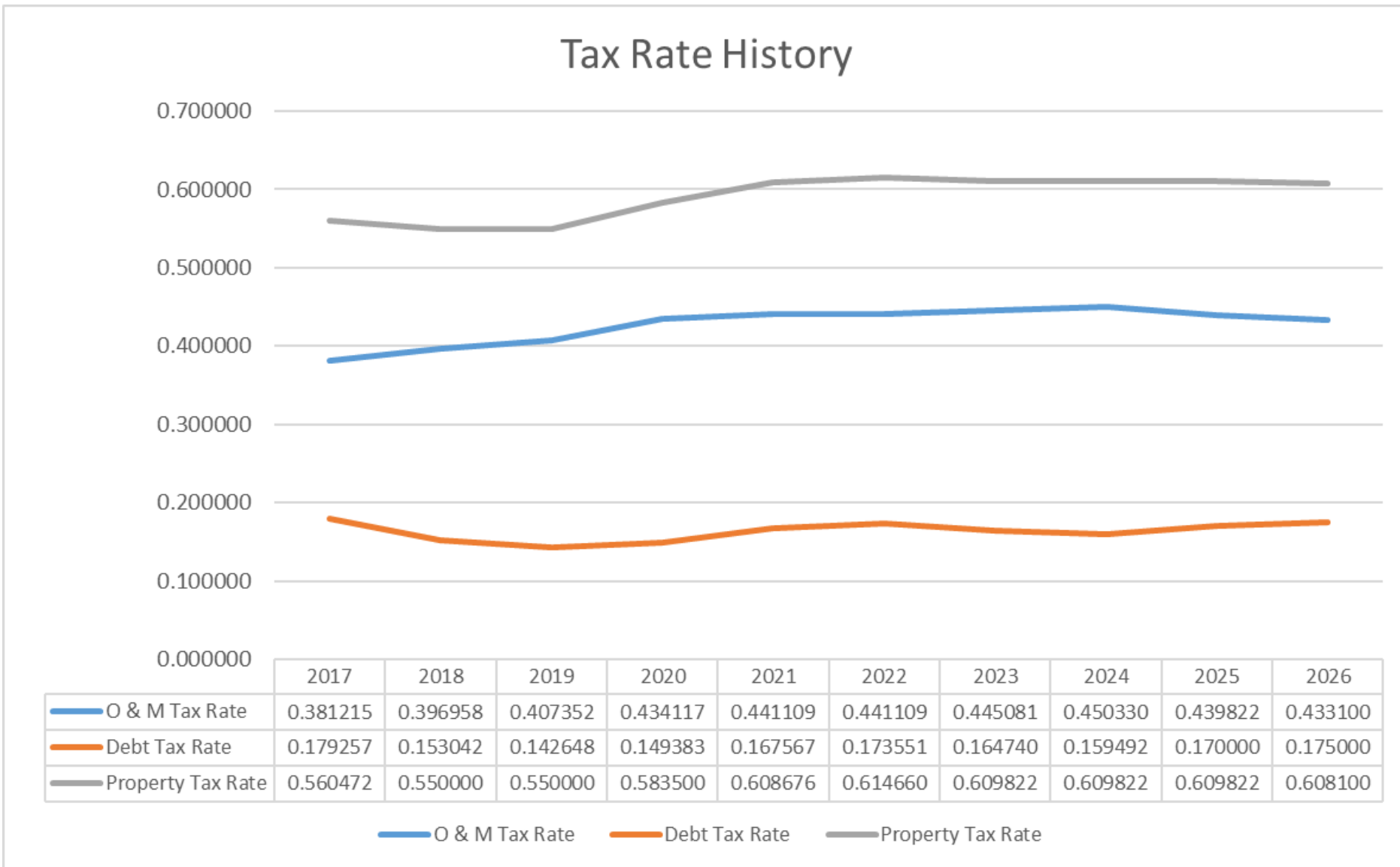
Tax Rate Impact 2019 vs Now

FYE	2019 Projection	Actual/Current Projection	Difference
2019	0.1428	0.1426	0.0002
2020	0.1497	0.1494	0.0003
2021	0.1712	0.1676	0.0036
2022	0.2122	0.1736	0.0386
2023	0.2311	0.1647	0.0664
2024	0.2465	0.1595	0.0870
2025	0.2554	0.1700	0.0854
2026	0.2569	0.1750	0.0819
2027	0.2568	0.1873	0.0695
2028	0.2467	0.1890	0.0577
2029	0.2326	0.1785	0.0541
2030	0.2249	0.1735	0.0514

- Staff projects the FY 2026 Debt Service tax rate to be approximately 8.2 cents below what was projected in 2019
- Staff projects the maximum Debt Service tax rate resulting from the 2019 bond election to be approximately 6.8 cents below what was projected in 2019

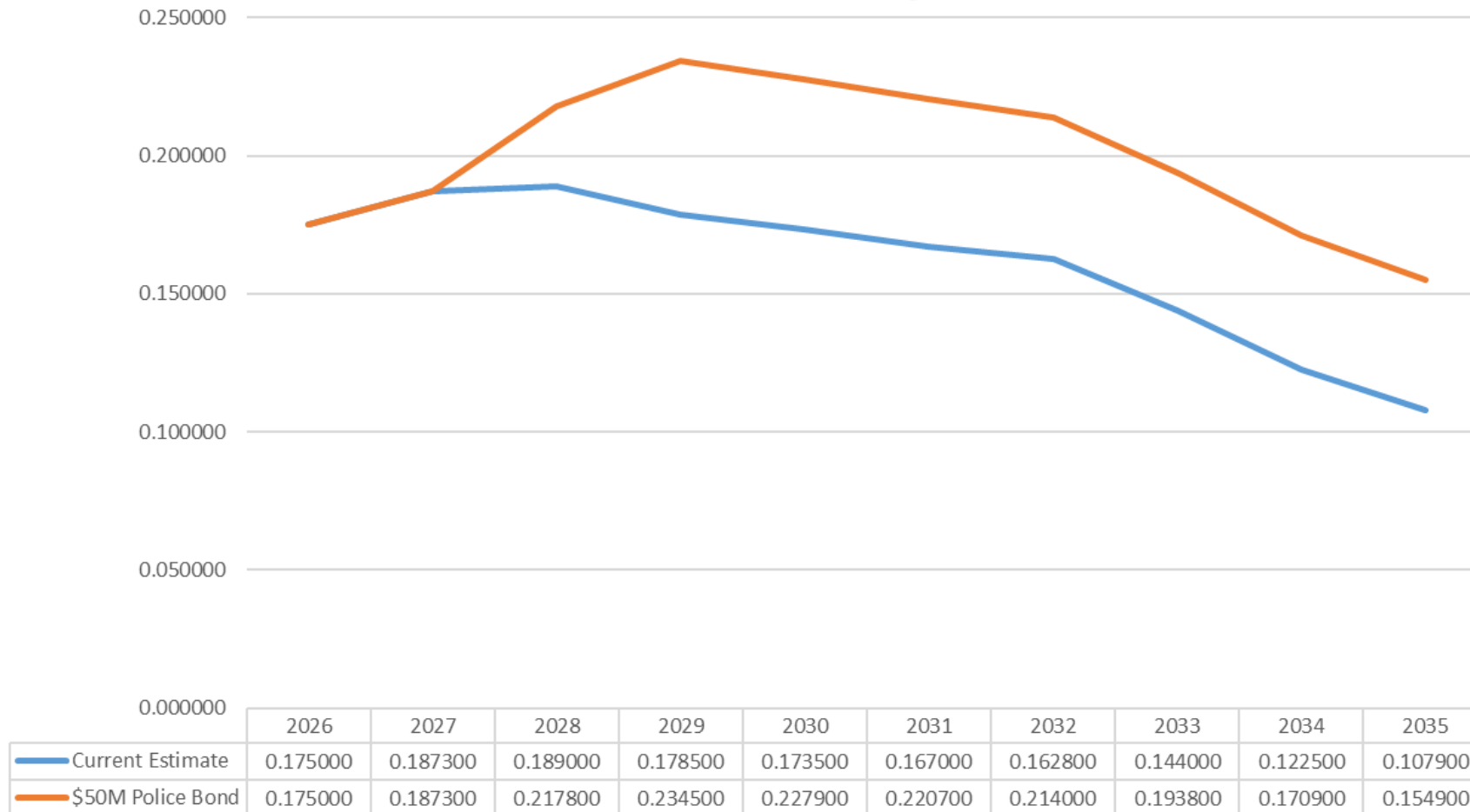
Tax Rate History

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Tax Rate Projection – Debt Service

Debt Service Tax Rate Projection



- Based on a \$50 million project cost for Police & Courts facility, staff anticipates a tax rate impact of approximately \$0.056020/100.
- Staff anticipates the debt service portion of the tax rate to increase to a maximum of \$0.234500/100 in Fiscal Year 2029.
- Every \$10 million in project cost increases or reductions will change the estimated property tax rate impact by approximately 1.1 cents.

Current Police and Courts Facility

4799 Airport Pkwy

Chris Freis, Police Chief
Bill Hawley, Director of General Services



Addison Police Department

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Mission Statement:

The Addison Police Department is dedicated to a standard of excellence in promoting and maintaining a safe and peaceful community.

We serve in a community partnership to preserve order, protect life and property, enforce laws and ordinances, and safeguard individual liberties.

We conduct ourselves according to the highest ethical standards and treat others with fairness, dignity, and respect.

We pledge to manage our organization with professionalism, leadership, and integrity.



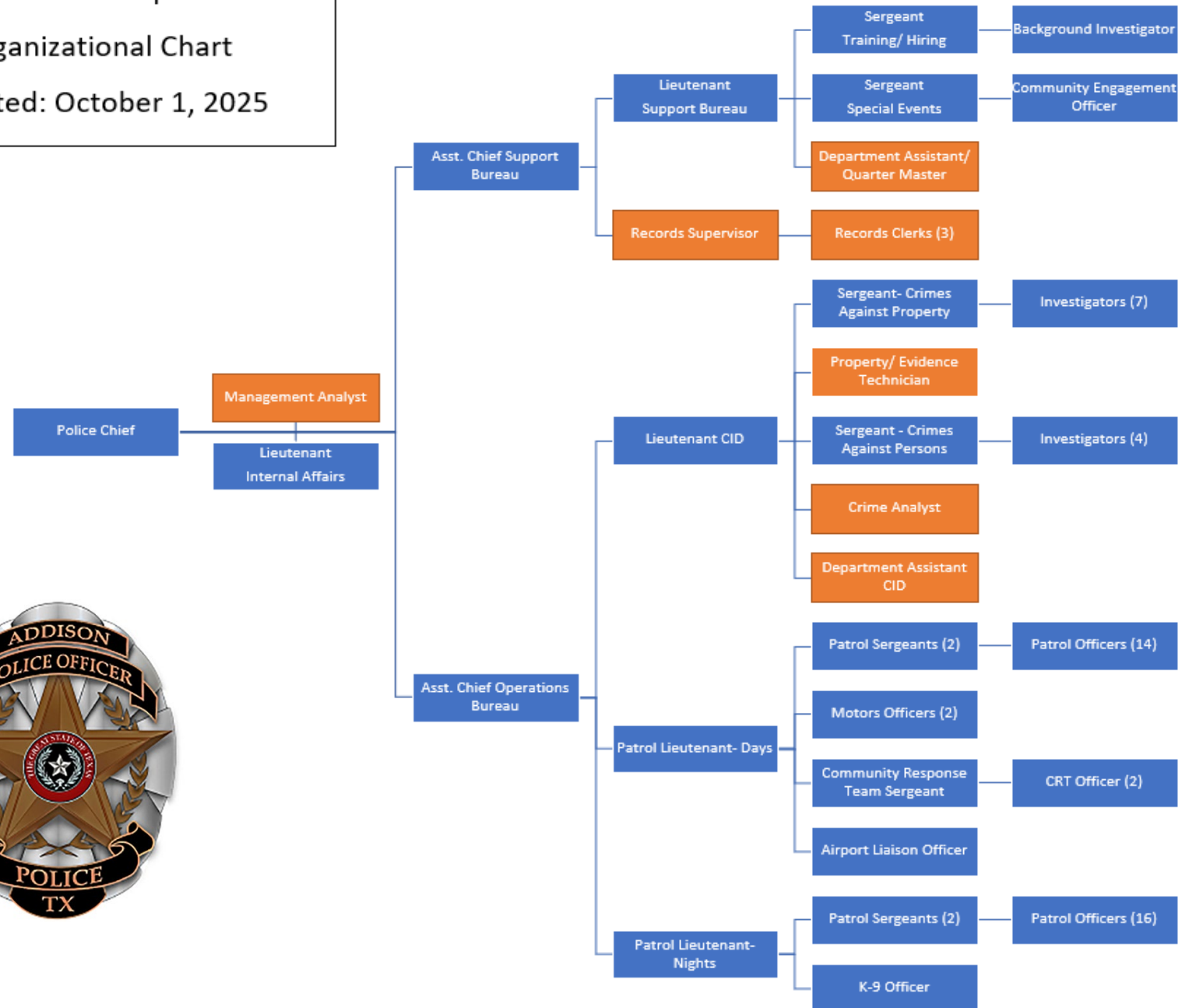
Police Dept.

- **Structure Overview**

- **Partners:**

- **Dispatch** - North Texas Emergency Communications Center (NTECC), which is the joint dispatch center for the cities of Addison, Carrollton, Coppell, and Farmers Branch.
- **Jail Services** - Provided by interlocal agreement with the City of Richardson.

Addison Police Department
Organizational Chart
Updated: October 1, 2025



Current Police & Courts Facility

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- Facility was built in 1984
- Total square footage of 29,339 SF
- Located on Airport property
 - FAA approval is required for demolition and rebuilding
 - Likely will need to pay for the existing land parcel to rebuild
- Total employees:
 - Police: 75 FTEs
 - Municipal Court: 5 FTEs

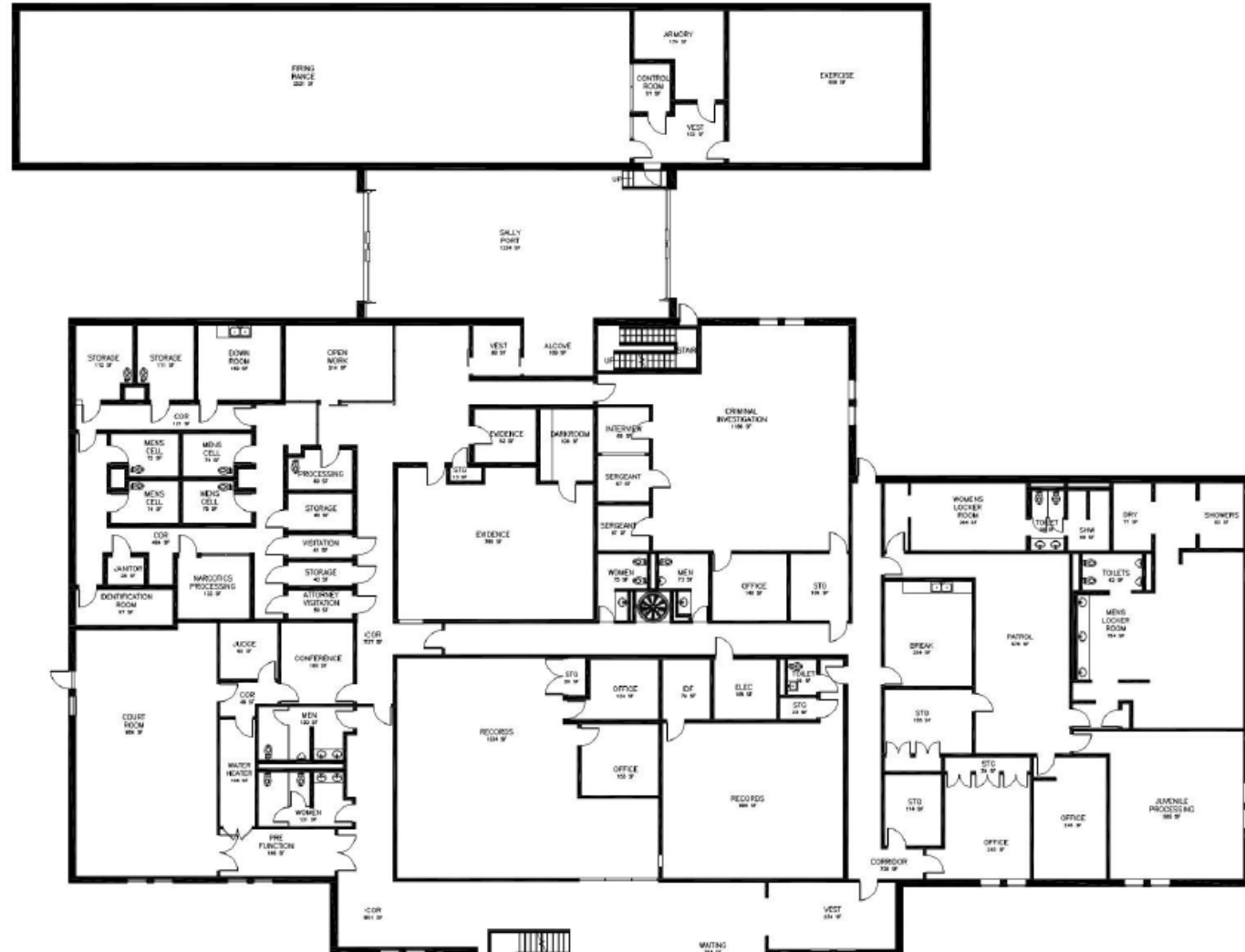


Current Police & Courts Facility

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1st Floor (23,299 GSF)

- Lobby
- Police
 - Patrol
 - Criminal Investigations
 - Interview Room
 - Property and Evidence
 - Quartermaster
 - Locker Rooms
 - Sallyport
 - Fitness Room
 - Firing Range
- Courts
 - Courtroom
 - Walk-up Window
- Records
 - Walk-up Window

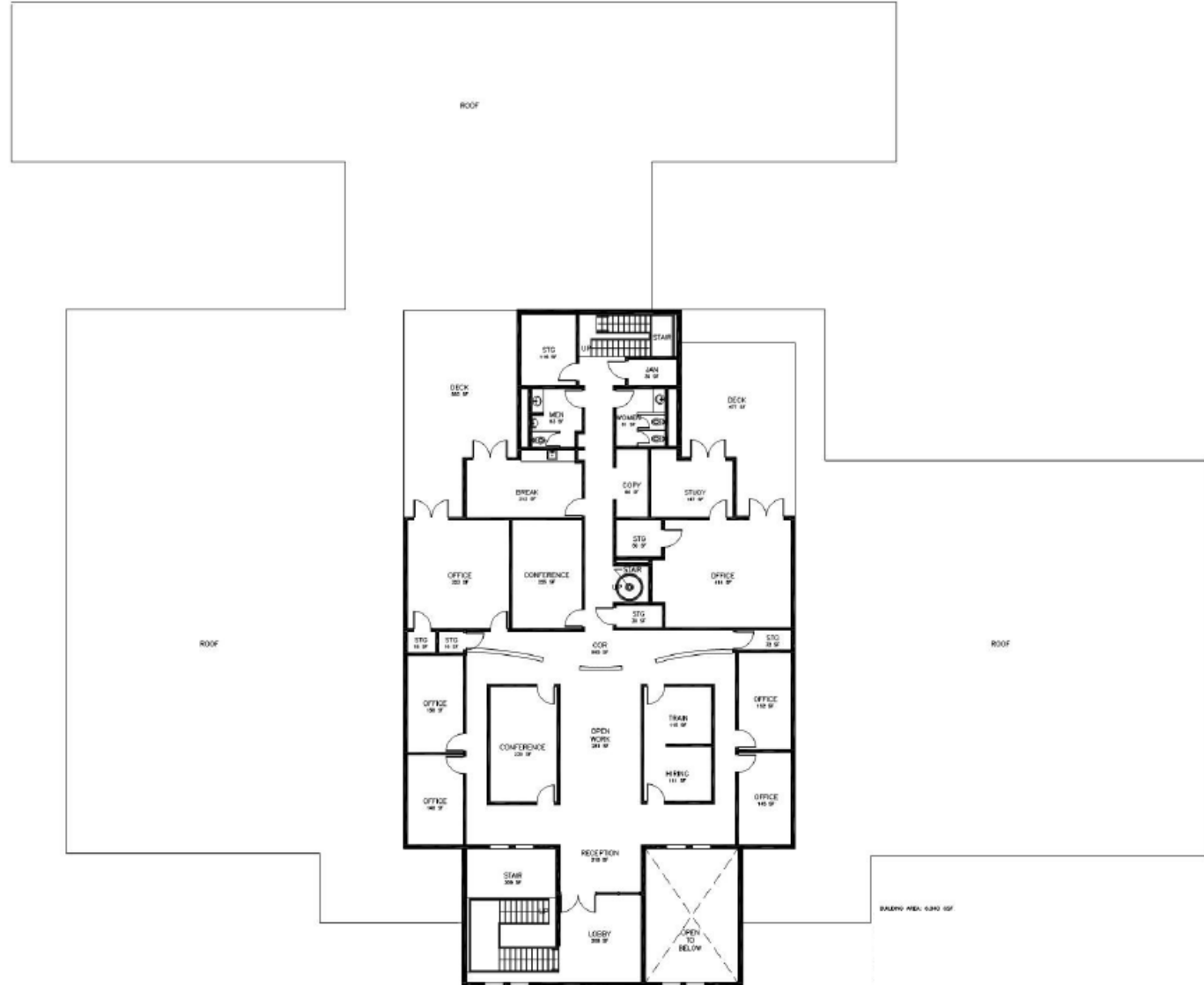


Current Police & Courts Facility

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2nd Floor (6,040 GSF)

- **Police**
 - Administration
 - Support Bureau
 - Conference Room



Chief Freis will lead a tour of the current facility to show and describe challenges and needs. Before taking the tour, staff wanted to provide a brief overview of the major concerns and items you may hear:

Capital Project Needs

- ❑ **Operational Needs & Efficiency:** Provide adequate space for needs of the Department and operations, and provide better working environment to attract and retain personnel.
- ❑ **Infrastructure Deterioration:** Aging building has reached its life span; faces continued maintenance challenges and repairs.
- ❑ **Safety & Compliance:** Upgrade security for the safety of personnel and all, and upgrade to latest code standards (ADA standards, Fire, Electric, Storm Shelter, etc).

Challenges

Operational Needs & Efficiency:

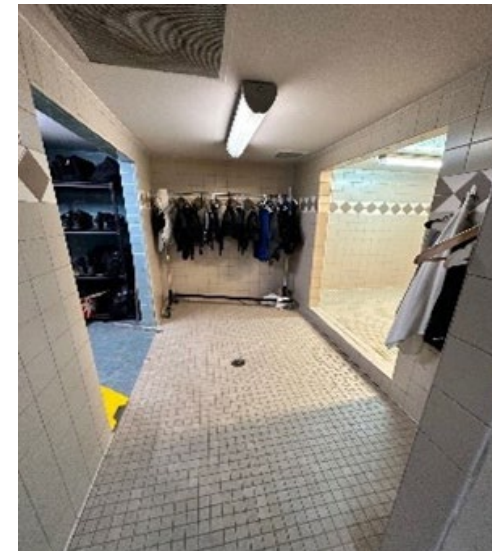
- **Office Space** – Lacks sufficient office space. Leveraged and adapted spaces to fit employee work areas into facility (e.g. turned a storage closet into offices, doubled up in small offices, added 4 workstations to back of the briefing room).
- **Storage** – Lacking adequate storage space in multiple areas. For example, the Property Room does not have enough storage and 2 additional off-site storage locations must be used. There is also no large property storage (e.g. vehicles that are evidence in crimes are stored in sallyport).
- **Parking** – Parking is insufficient, especially on Court days. No secure parking for employees.



Challenges

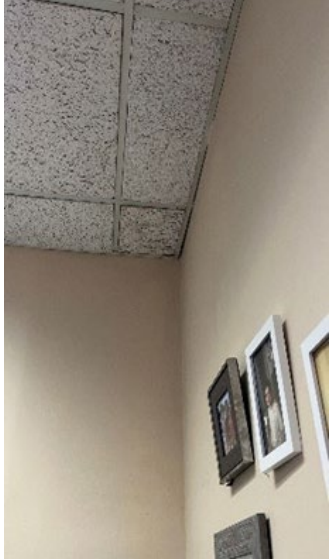
Operational Needs & Efficiency:

- **Secured Entry / Lobby** - No small vestibule for after-hours access. The lobby is currently open 24/7. No interview rooms off the lobby for officers to speak privately with victims/suspects.
- **Crime Lab** – No crime lab. Forensic testing and packaging and testing of drugs and other evidence occur in old jail area.
- **Employee Areas** – Breakroom cannot accommodate additional appliances or seating to support the number of employees in the building. Lockers are too small to store all uniforms/equipment – storing boots & patrol bags in shower area. SWAT uniforms and equipment stored in in old jail area.



Operational Needs & Efficiency:

- **Training Space** – No large training or meeting space for PD; occasionally can use Court room depending on day and type of training. Need for larger room and more flexible space (e.g. defensive tactics training).
- **Secure Separation of PD and Courts** – Configuration does not allow for complete separation of Court areas from PD secured area as required by CJIS.
- **Courtroom and Offices** – No place to store extra tables and chairs. No space for the prosecutor to meet privately with attorneys/ defendants. The court walk-up window is directly in front as one walks into the lobby, resulting in the court staff always being the first point of contact for police needs.



Infrastructure Deterioration:

- **HVAC Systems** – Challenges with Heating, Ventilation, and Air Conditioning Systems; need to be reconfigured and rebalanced. Movement of walls, doors, etc. would further complicate.
- **Leveling / Water Infiltration at Ground Level** - Current landscaping around much of the building is too high, resulting in water infiltration at the brick ledge and weep holes in heavy rains.
- **Environmental Remediation** – In early 2024, completed interior mold remediation and made some improvements to exterior envelope to address flooding and water infiltration.
- **Furnishing & Fixtures** – Worn throughout the facility.



Safety & Compliance:

- **Security Concerns** – Recent incidents at the facility threatening safety, including a break-in through a broken window.
- **ADA Compliance** – Lacks ADA compliance, which would include modifications to restrooms, locker rooms, doors, door hardware, and counter heights. An elevator will likely be needed as well.
- **Code Compliance** - Building is not in compliance with the current codes for plumbing, electrical, energy efficiency, and potential storm shelter area. An extensive remodel would require code compliance to be addressed.

Committee Chair

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Adjourn Meeting

Next Meeting is scheduled for **Thursday, Nov. 20 at 6 p.m.**
at new Town Hall, 15600 Addison Road



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Tour Facility

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