



**REGULAR MEETING OF THE  
BOND ADVISORY COMMITTEE**

**Thursday, December 4, 2025  
6:00 PM  
COUNCIL CHAMBERS  
ADDISON TOWN HALL  
15600 ADDISON ROAD, ADDISON, TX 75001**

1. Call Meeting to Order
  
2. Regular Agenda:
  - a. Consider action on the Minutes from the November 20, 2025 Bond Advisory Committee Meeting.
  
  - b. Review the Committee Questions & Answers document.
  
  - c. Present and discuss topics related to the purpose and charge of the Bond Advisory Committee, including but not limited to:
    - Further review and discussion of Options B and C, including concepts, considerations, and preliminary cost estimates
    - Address questions from the prior meeting and from the Committee
  
3. Adjourn 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.**

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POSTED BY: Sarah Kuechler, Chief of Staff  
DATE POSTED: 11/25/2025  
TIME POSTED: 1:15 PM  
DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_  
REMOVED BY: \_\_\_\_\_

**Bond Advisory Committee**

. a.

**Meeting Date:** 12/04/2025

**Department:** City Manager

**Key Focus Areas:** Public Safety  
Infrastructure Development and Maintenance  
Financial Health and Organizational Excellence  
Community Engagement

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**AGENDA CAPTION:**

Consider action on the Minutes from the November 20, 2025 Bond Advisory Committee Meeting.

**BACKGROUND:**

The minutes from the November 20, 2025 Bond Advisory Committee meeting have been prepared for consideration.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Staff recommends approval.

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**Attachments**

Draft Minutes - November 20, 2025

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON BOND ADVISORY COMMITTEE

November 20, 2025

Addison Town Hall  
Council Chambers  
15600 Addison Road, Addison, TX 75001  
6:00 PM

**Committee Members Present:** Armando Gallardo, Bertha Rivera Roop, Fran Powell, Jim Decuir, Jimmy Barker, Joe Pedroza, Nancy Craig, Phillip Valentine, Bob Jacoby, Scott Hunt, Tom Braun, and Tricia Stuart.

**Committee Members Absent:** Guillermo Quintanilla and Ron Whitehead.

**Staff and Consultants Attending:** David Gaines, City Manager; Passion Hayes, Deputy City Manager; Hamid Khaleghipour, Executive Director of Internal Services; Sarah Kuechler, Chief of Staff; Steven Glickman, Chief Financial Officer; Bill Hawley, Director of General Services; Chris Fries, Police Chief; Blake Potts, Police Lieutenant; Jason Cave, GFF Design; Don Wertzberger, 720 partnered with GFF Design; and Chris Squadra, Scott Brown, and Josh Davis with Peak Program Value.

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

Chair Armando Gallardo called the meeting to order in the Council Chambers at 6:01 PM.

### 2. Regular Agenda

#### a. Consider action on the Minutes from the October 30, 2025 Bond Advisory Committee Meeting.

Scott Hunt made a motion to approve the minutes as presented. Jim Decuir seconded. Motion carried unanimously.

#### b. Present and discuss topics related to the purpose and charge of the Bond Advisory Committee, including but not limited to:

- Needs assessment for Police and Courts facility
- Review of options, including concepts, considerations, and preliminary cost estimates
- Next steps / timeline for the Committee

Town staff and consultants provided a presentation with information on the topics outlined in the agenda caption. A copy of the presentation is attached to the agenda.

The Town's contracted architect, GFF Design, provided an overview of the needs and space program for a PD and Courts facility. GFF Design reviewed five (5) options that were developed in alignment with Council's charge for the Committee and considerations of each option. The five (5) options are outlined below:

- *Option A1* – Renovation of Existing PD and Courts Facility, 4799 Airport Pkwy
- *Option A2* – Renovation and Addition to Existing PD and Courts Facility, 4799 Airport Pkwy
- *Option A3* – New Construction at Existing PD and Courts Site, 4799 Airport Pkwy
- *Option B* – Renovation of an Existing Office Building
- *Option C* – New Construction on property currently owned by the Town and/or through the acquisition of new property, Addison Rd/Morris Ave

Peak Program Value, a separate firm contracted by the Town to estimate construction and project costs, reviewed preliminary cost estimates that were developed for each of the five (5) options.

Following the presentation, Committee Members asked questions of Town staff and consultants.

Following Committee questions and discussion, Jimmy Barker made a motion to rule out Options A1, A2, and A3, and that the Committee move forward with consideration for Options B and C. Jim Decuir seconded. Motion carried unanimously.

### **3. Adjourn Meeting**

Chair Gallardo adjourned the meeting at 7:49 PM.

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**TOWN OF ADDISON, TEXAS**

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Armando Gallardo, Chair

**ATTEST:**

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Sarah Kuechler, Chief of Staff

**Bond Advisory Committee**

. b.

**Meeting Date:** 12/04/2025

**Department:** City Manager

**Key Focus Areas:** Public Safety

Infrastructure Development and Maintenance

Financial Health and Organizational Excellence

Community Engagement

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**AGENDA CAPTION:**

Review the Committee Questions & Answers document.

**BACKGROUND:**

The Committee Questions & Answers document will be attached to this item in advance of the meeting. This running document helps to answer questions that were not answered during a previous meeting or that were asked by a Committee Member in between meetings.

**FISCAL IMPACT**

N/A

**RECOMMENDATION**

Information only.

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## **Bond Advisory Committee**

. C.

**Meeting Date:** 12/04/2025

**Department:** City Manager

**Key Focus Areas:** Public Safety

Infrastructure Development and Maintenance

Financial Health and Organizational Excellence

Community Engagement

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### **AGENDA CAPTION:**

Present and discuss topics related to the purpose and charge of the Bond Advisory Committee, including but not limited to:

- Further review and discussion of Options B and C, including concepts, considerations, and preliminary cost estimates
- Address questions from the prior meeting and from the Committee

### **BACKGROUND:**

Town staff and consultants will provide a presentation and information to the Committee on the topics outlined in the agenda caption. The presentation will address questions from the last meeting and explore further two options (B and C).

A copy of the presentation will be shared with the Committee and uploaded to this agenda item in advance of the meeting.

### **FISCAL IMPACT**

Staff will review cost estimates for each option and other requested financial information.

### **RECOMMENDATION**

For Committee review and discussion.

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