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June 17, 2022

Council Update

Council Formally Accepts City Manager's Resignation

City Manager Wes Pierson presented his letter of resignation to the Mayor and City Council on May 31. He recently accepted an offer to become the City Manager of the City of Frisco, Texas, and is resigning from his position as City Manager of Addison effective August 1.

At its June 14 meeting, the Council formally accepted his resignation and authorized the Director of Human Resources to secure a national search firm to assist with the City Manager hiring process. Hamid Khaleghipour, Executive Director of Business Performance and Innovation, was appointed to serve as Interim City Manager beginning on August 2, contingent on the approval of an employment agreement, and will serve until a successor is appointed.

You can [watch the Council's City Manager search discussion here](#).

Council Discusses Commercial Vehicle Parking Ordinance

In January 2022, the City Council approved [amendments](#) to the Town's residential commercial vehicle parking ordinance to address community concerns regarding commercial vehicles parking in residential areas. At the [March 8 City Council meeting](#), Police Chief Paul Spencer reviewed the ordinance revisions and discussed with Council the difficulties encountered during enforcement (i.e., use of weight capacities, identifying

private passenger vehicles, complex zoning maps, etc.). The Police Department paused enforcement of the new revisions to the ordinance until additional research could be completed to address the concerns discussed at the March meeting.

At the June 14 meeting, Chief Spencer shared the results of additional research and recommended including common descriptive and dimensional language used in the ordinances of neighboring cities. He also recommended including a restricted parking map in the ordinance. Staff is still working on updating regulations for commercial parking in mixed-use and commercially zoned properties.

Council will consider another amendment to the commercial parking ordinance at a future meeting. You can [watch Council's parking discussion here](#) and [review the presentation here](#).

Council Reviews Utility Rate Model Update

Addison's current utility rate model extends through Fiscal Year (FY) 2023. The Town hired utility rate consultant Raftelis Financial Consultants, Inc. to update and extend the rate model through FY2028. The rate model update was conducted according to the policy adopted by Council in 2018 to include a mix of cash and bond-funded capital projects, to maintain a fund balance of at least 25%, and provide systematic rate increases.

The new plan recommends the following increases over the next five years:

FY2024, FY2025, and FY2026 - 5.5%

FY2027 - 4%

FY2028 - 3.5%

Council will formally adopt the rate model's financial plan for fiscal years 2024-2028 at a future meeting. On an annual basis, staff will review the actual activity compared to the rate model and make rate recommendations to Council during the budget process.

You can [watch the Council's utility rate model discussion here](#) and [review the presentation here](#).

Council Hears Update on Les Lacs Pond Improvement Project and Approves Professional Engineering Services Agreement with Westra Consultants



At the June 14 City Council Meeting, Parks and Recreation Director Janna Tidwell gave the Council an overview of the Les Lacs Pond Improvement Project including background information, feedback gathered in the public input process, estimated construction cost impacts caused by the current economic climate, and staff's recommended approach for moving forward with the project.

In 2016 and 2017, Addison staff made presentations to Council regarding the failing pond edge and life expectancy of the existing pond liner at Les Lacs Pond. On May 23, 2017, Council approved a contract with Westra Consultants, Inc. to begin the development of schematic level design solutions and to facilitate stakeholder involvement for Les Lacs Pond improvements. Westra's scope also included the development of an opinion of probable cost for each design option.

Westra developed a base project which recommended the minimum work that would need to be completed to replace the pond liner, address the failing pond edge, address American Disability Act (ADA) issues, and correct erosion/maintenance concerns. The consultant also developed an enhanced project which included various amenities that would enhance the project. The purpose of the enhanced option was to help facilitate public input and identify which elements were preferred by the community. To help capture this information staff developed an online web portal called "Imagine Addison." This portal allowed residents to build their own project by adding proposed enhancements for the pond edge condition, planting style, interactive elements, site improvement elements, environmental elements, and aesthetic improvements to the base project. As participants built their own projects, the project budget would adjust to include their selections.

Staff used the community's preferences for amenities gathered in Imagine Addison to present a recommended project to the 2019 Bond Election Committee. The committee recommended including the project in Proposition C in the 2019 Bond Election which was approved by voters in November of that year. The recommended project which included the base project, a combination lake edge, landscape beds, a rain garden, retaining walls, fountain lights, and tree up-lights was originally estimated to be \$3,146,251 in 2018. Staff presented the item to the bond election committee in the amount of \$3,282,110 to account for anticipated inflation for the project.

Due to increasing construction costs, staff recently asked Westra to look at the Opinion of Probable cost that was prepared in 2018 and make updates to reflect current construction prices that are being experienced in the region. This resulted in an approximate 18% increase. To address the budget concerns, staff recommended to Council that staff bid the base project along with alternate bid items that would be developed in the plans to provide decision-making flexibility once bids are received.

Following the update, Council approved a Professional Engineering Contract with Westra to get the project started. The engineering design and project bidding segment of the project are estimated to take approximately one year. Actual construction is anticipated to take another year to complete.

You can [watch the Council's Les Lacs Pond Improvement Project discussion here](#) and [read the presentation here](#).

Council Officially Provides Notice of Intent to Issue Certificates of Obligation

Council [approved a resolution](#) at its June 14 meeting that provides notice of the Town's intent to issue Certificates of Obligation in an amount not to exceed \$13,000,000. That amount encompasses the proposed streets, infrastructure, and issuance costs related to the reconstruction of Midway Road and water and sewer utility improvement projects. The resolution also requires that the notice be published in *The Dallas Morning News* for two consecutive weeks as well as posted on the Town's website for 45 consecutive days. Notices will be posted in *The Dallas Morning News* on June 20 and June 27.

These Certificates of Obligation will be used for the following purposes:

- On November 13, 2018, the City Council directed the City Manager to pursue issuing Certificates of Obligation to fund a portion of the budgeted \$41 million reconstruction of Midway Road. In 2012 voters approved \$16 million in funding for this reconstruction project. The Town issued \$15,000,000 in Certificates of Obligations in 2019 for the purpose of reconstructing Midway Road with a \$10,000,000 issuance of Certificates of Obligations included in this proposed issuance. This will complete the Certificate of Obligation issuances for the Midway Road Project.
- The Town will be issuing \$3,000,000 in Certificates of Obligations for the purpose of funding planned capital improvements projects related to water and sewer utility improvements over the next two to three years including: Lake Forest Drive Utility Improvements, Surveyor Pump Station Electrical Upgrades, and Beltway Drive/Belt Line Road Water Main Replacement.

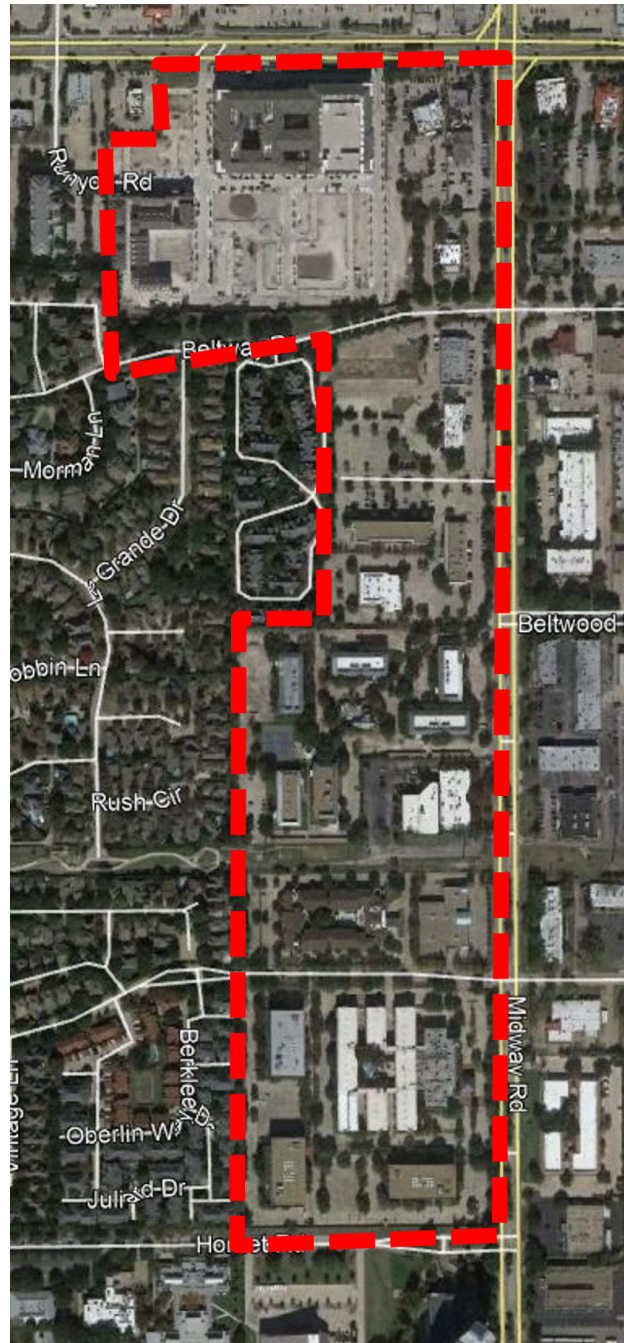
You can [watch the Council's certificate of obligation discussion here](#) and [read the presentation here](#).

Gary Slagel Reappointed as Addison's DART Representative

The Towns of Addison and Highland Park and the Cities of University Park and Richardson share a representative on the Dallas Area Rapid Transit (DART) Board of Directors. Gary Slagel is currently serving in this role with his term expiring on June 30, 2022. All four municipalities have expressed a desire to re-appoint Mr. Slagel for another two-year term to expire in June 2024.

You can [watch Council's DART representative discussion here](#).

Draft Framework for Sam's Club Special Area Study Available for Public Review and Comment



[At its April 26 meeting](#), the City Council reviewed the draft strategic framework of the Sam's Club Special Area Study and provided feedback and direction. The draft study document incorporating Council's input is now completed and [available for public review](#).

The Planning and Zoning (P&Z) Commission will review the document during its June 21 meeting and will consider action on it at its July 19 meeting. Council will review and consider action on the document in August. There will be Public Hearings at P&Z's July meeting and at the Council meeting where Council reviews the item during which time the community can share their feedback. Comments can also be emailed to Director of Development Services Ken Schmidt at kschmidt@addisontx.gov

The Sam's Club Special Area Study began in 2014, in accordance with policy direction provided within the 2013 Comprehensive Plan, and included an area of land generally running from the former Sam's Club site south along the Midway Corridor, including the Midway Square Shopping Center and Office in the Park. At the conclusion of that process in 2015, the City Council only provided direction on the portion of the study area that was the former Sam's Club property. The vision for the other areas within the study was never finalized. In April 2021, the City Council approved a professional services agreement for a planning consultant and appointed a project advisory committee to complete the study. With the establishment of a 17-member project advisory committee for this re-initiated special project, the City Council directed staff to expand the study area further south to include commercial properties situated between Office in the Park and the Greenhill School campus.

Following the initiation of the project, the project team, and the project advisory committee met multiple times. The Town also hosted two community open houses at the Addison Athletic Club in order to receive broader community feedback throughout the project. The overall objective of the project is to:

- Strengthen the area as a distinctive Addison destination
- Support new development that respects surrounding neighborhoods
- Include useable public green space throughout the area
- Provide opportunities that complement the options available in Addison now
- Build in flexibility to allow for phased reinvestment and to accommodate current and future market conditions

Residents are encouraged to review the draft report and share their input.

Upcoming Public Hearings

The following Public Hearings will take place at the June 21 Planning & Zoning Commission Meeting. Meetings are held at 6pm at the Addison TreeHouse, 14681 Midway Road, and agendas are [posted here](#) three days prior to the meeting.

Case 1833-Z/Addison Grove, Block D. Hold a Public Hearing on a recommendation regarding an Ordinance adopting a Development Plan for Block D of the Addison Grove Addition, including a site plan, landscape plan, building elevations, and floor plans for 54 townhomes and one open space lot in an existing Planned Development District (PD), through Ordinance O16- 003, located on approximately 2.08 acres at the southwest corner of Magnolia Street and Runyon Road, approximately 400 feet south of Belt Line Road.

Public Safety Updates

Do You Know How to Protect Your Home and Car Against Theft

TOWN OF ADDISON
POLICE DEPARTMENT

Vehicle Burglaries and Package Theft

Protect yourself against home burglaries and use your tools to secure the community

Wednesday, June 29
7:00 - 8:00 pm
Free

ADDISON PARKS AND RECREATION

The Addison Police Department is hosting a talk about vehicle burglaries and package theft on Wednesday, June 29 at the Surveyor Water Tower located at 4000 Arapaho Road. Please sign up at the Addison Athletic Club to reserve a spot.

Business Pulse

Addison Participates in the Metrocrest Chamber of Commerce 2022 Business Expo



Later this month, Addison Public Works will begin construction to repair/rehabilitate the existing Winnwood Road Bridge drainage outfall to prevent future damage to the bridge due to potential erosion issues.

The scope of work for the project includes removing and relocating existing rocks used to stabilize the culvert and installing riprap material and gabion mats lining along the streambank to extend the useful service life of the bridge. Additional work will include the sidewalk, irrigation, landscaping elements, and other related improvements to protect the bridge culvert.

During the six-month project, residents may encounter trucks parked along the street and temporary closures of some of the adjacent walking trails. If you have any questions or concerns, don't hesitate to contact Town of Addison's Capital/Development Projects Manager Wilson Kakembo at wkakembo@addisontx.gov. or by calling (972) 450-2870.

Around Town

[North Dallas Chamber of Commerce Celebrates New Home](#)



On Monday, June 13, the North Dallas Chamber of Commerce (NDCC) celebrated the opening of its new headquarters at 5710 Lyndon B Johnson Freeway, Suite 100 with a ribbon-cutting ceremony. For more than 42 years, the organization was located near the intersection of Preston Road and Royal Lane. After a tornado nearly destroyed its newly constructed offices in 2019, the Board of Directors decided to sell the location and find a new headquarters that provided room to grow, a visible presence in a high-profile location, and the ability to improve upon its mission to make Dallas a better place to live, work, raise a family, and build a business. Addison is a member of NDCC and Council Member Guillermo Quintanilla represented the Council at the event.

Spectra Ribbon Cutting



On Sunday, June 11 members of the Addison Arbor Foundation (AAF), artist Scott Shubin, Deputy Mayor Pro Tempore Lori Ward, and Council Members Eileen Resnik and Guillermo Quintanilla were among those gathered for the official ribbon cutting of *Spectra*. *Spectra* is a powder-coated, 18-foot tall sculpture located on Spectrum Drive at the southeast end of the AMLI Addison apartments. The elliptical steel frame of the piece surrounds a striking crisscross pattern of 280 feet of stainless-steel cable. AAF commissioned *Spectra* from local Dallas area sculptor Scott Shubin, who also was the artist for the 14-foot treelike stainless-steel perch that was part of the recently installed piece called *The Givers on Quorum Drive*. AMLI Residential funded both *The Givers* and *Spectra* through a donation to AAF.

Many thanks to the Arbor Foundation for their ongoing efforts to support public art in Addison. You can create your own public art walk by downloading the Otocast app.

Addison's Marketing Duo Brings Home Top Honors



Addison's Marketing Department brought home a TAMI award for the Best Small Shop from the Texas Association of Municipal Information Officers (TAMIO) Conference in Houston last week. This was the first year TAMIO recognized small marketing departments around Texas in the awards categories, dividing it up into one- and two-person shops. Addison received the highest honor in the 2-person shop category. The Town also won an Award of Excellence in the Recurring Events Category for Co-working in the Park.

'80s Night Out is June 18 in Addison Circle Park



Let's shake it up at Addison After Dark! Come dressed in your '80s best to Addison Circle Park on Saturday, June 18 for an '80s Night Out. Dust off your leg warmers and tease up your hair to enjoy live music, a costume contest, and complimentary burgers, chips, and drinks from In-N-Out Burger (while supplies last). Throughout the night, stop by the Marketplace to shop for apparel, home décor, gourmet popcorn, novelties, and more. This gnarly time kicks off at 7pm. Head to [AddisonAfterDark.com](https://www.addisonafterdark.com) to learn more.

Residents Can Reserve Kaboom Town Watch Party Tickets until Noon on June 21



The resident ticket portal to reserve tickets for the Kaboom Town! watch party at Addison Circle Park on July 3 will be open until noon on June 21. Tickets will be available to the general public beginning at 10am on June 22. If you did not receive your postcard in the mail with details on how to reserve your tickets, please contact specialeventsinfo@addisontx.gov. See you July 3rd!

How to Stay Informed

Addison shares information with the community in a number of different ways. Here are some ways you can stay updated on the latest news:

Website:

- www.addisontexas.net: Find alerts and updates on the homepage and department-specific updates on department pages
- www.addisontexas.net/covid19: Find specific COVID-19 updates and resources
- www.addisontexas.net/Midway: Find information on the Midway Road Revitalization Project and subscribe for project email and text updates
- www.addisontexas.net/ClubRenovations: Find information on the Addison Athletic Club renovations and subscribe for project email and text updates
- www.addisonalert.com: Get alerts about severe weather and other emergencies in the Town of Addison, as well as register to receive updates on Town programs

Social Media:

- [Addison Facebook](#)
- [Visit Addison Facebook](#)
- [Addison Twitter](#)
- [Visit Addison Twitter](#)
- [NextDoor](#)

Addison Newsletters: For a description of and to subscribe to all of Addison's newsletters, click [here](#).

If you have specific questions, please contact Addison's Marketing Department at marketing@addisontx.gov.

Important Numbers and Websites

Town Hall:
972-450-7000

Non-emergency Police Dispatch:
972-450-7156

Missed Trash:
972-392-9300, Option 2

[Request Bulk Trash Pickup](#)

Athletic Club:
972-450-7048

[Addison Website](#)

Sign up for [Addison Alerts](#)

[Volunteer](#)

[List of Restaurants](#)

[Addison News](#)

[Community Crime Map](#)

[Watch City Council Meetings](#)

[Addison's PEG Channel](#)
**(channel 99 for AT&T subscribers,
channel 16 for Spectrum subscribers)**

[Register your Security Alarm](#)

[Report a Problem with Addison FixIT](#)

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