



June 13, 2023

Mayor, Council Members, and Van Alstyne Citizens
The City of Van Alstyne
152 North Main Drive
Van Alstyne, Texas 75495

The Van Alstyne city staff remains fully engaged in several initiatives to improve our community. Before I address and provide updates on current projects, I wanted to extend a special note of appreciation to our Parks & Recreation Department along with the Van Alstyne Public Library for the recently completed annual Splash Bash. The event provided community activities, music and fun within the Central Social District. The event was free of charge to attend and entirely funded with sponsorships and community development funds. Well attended, positive feedback from those attending.

The following provides an update on several projects in our city:

Downtown Streets: Funded at \$8.2M, the downtown streets project continues the Council's objective of investing in and improving our historic downtown district. The project addresses Van Alstyne Parkway from the railroad tracks to Waco St; Preston Ave from Van Alstyne Parkway to south of Marshall St; Marshall St from Preston Ave to Main Dr; Main Dr from Marshall St to Jefferson St. Each street project will address utilities, landscaping, and lighting. All streets listed will be paved in concrete with curbs and gutters. Utility chase ways are being installed underground enabling the city to take overhead utility lines down and move service underground improving the overall aesthetic once the entire project is complete.

Phase I of the project is now complete. This phase installed underground drainage on Preston Ave in front of the Police and Fire stations and installed parking spaces and landscape islands along the western side of Preston Ave between Van Alstyne Parkway and Cooper St. Phase II of the project has been recently awarded. The \$1.5M phase was awarded to Quality Excavations, Inc and will address the utility and paving needs of Van Alstyne Parkway from the railroad tracks west to Waco St. In addition, the contractor will pave Preston Ave from Van Alstyne Parkway south to Cooper St. Utilities will be upgraded where required, new concrete streets, curb and gutter along with landscaping, lighting and underground utility chase ways are all part of this phase. Anticipate work to commence in June 2023 with November 2023 completion. Phase III is presently at 60% design stage. This phase will address Preston Ave south of Cooper St, Marshall St from Preston Ave east to Main Dr and, Main Dr from Marshall St north to Jefferson St. It is anticipated that this phase will be out for bid in August and work will commence shortly thereafter. The awardee will not be permitted to do work on Marshall St or Main Dr during the months of November or December. Once again, upgrades to utilities as needed, landscaping, lighting and underground chase ways will be installed before the roadways are paved in concrete with curbs and gutters.

Downtown Railcar Project: Funded at \$153K, this project does not use taxpayer dollars with all funding coming from an additional fee charged to new home development (Community Development Fees). The project continues the Council's intention of improving our historic district by renovating one of the two railcars that sat in stages of disrepair and placing the renovated railcar in a prominent location within our historic downtown square. The project was awarded to LuAnn McCarter, By Design Associates, LLC. Ms.



McCarter is a designer and General Contractor with a passion for such projects. While the project has faced several weather-related setbacks, it has recently gained traction and visible progress is in the near term. Anticipate seeing the site for the car (Main and Marshall) to be completed with new railroad ties, gravel and tracks following by the installation of the train. Components are being painted and the car itself is being worked on offsite and will be assembled onsite once the components are complete.

Nunnalee Ave: Funded at \$3.36M, this project has been awarded to DDM Construction. The project replaces water and sewer lines, relocates franchise utilities and paves Nunnalee Ave from Van Alstyne Parkway to Blassingame in concrete with curb and gutter. Funding for this project is from Impact Fees, Enterprise Fund and Street Tax. Residents were delivered notices of the commencement of work on May 22nd, the contractor has mobilized, and work is now underway.

Preston Ave North: Funded at \$1.275M, this project has been awarded to Vessels Construction. The project will replace aging infrastructure with new water and wastewater lines before paving in concrete, Preston Ave from Van Alstyne Parkway to Tolson. Franchise utilities have been relocated as of May 2023, contractor is now mobilized, residents of Preston have been notified and work was to commence June 12, 2023.

Collin McKinney Parkway (Formerly known as Cartwright): Total project cost \$4.187M, city portion \$1.8M. Capital projects funded; this project paves two lanes of a four-lane divided roadway from Van Alstyne Parkway (FM 121) to the entrance of Mantua. The project was awarded to Mario Sinacola & Sons and is presently underway. Storm drainage is now 90% complete and roadway paving is expected to commence in late June, early July.

Blassingame Ave/Spence Rd: Van Alstyne City Council will be asked to consider the issuance of debt via Certificates of Obligation in the amount of \$10.295M to provide funding for the paving of either Blassingame Ave or Spence Rd. Both roads are to be paved from Waco St (SH 5) west to Henry Hynds Expy (Hwy 75 frontage road). Each project paves the roadways in concrete and provides at a minimum, a four-lane divided roadway. The Council is to consider the debt issue at the June 13th City Council meeting. If the debt issue is approved, funding will be made available in October / November 2023 at which time engineering work will commence. The determination on which roadway will be paved (Blassingame or Spence) will be driven by the TxDOT decision as to placement of the U-Turn overpass on Hwy 75. Meetings with TxDOT concerning the Hwy 75 improvements continue.

Public Safety Facility: \$20M funded project, this facility will construct a new Police and Fire Station that will better serve the safety needs of our community. Brandstetter Carroll, Inc. has been selected to design the facility and they, along with Police Chief Barnes and Fire Chief Dockery and the City Manager have been meeting monthly to develop an interior design that meets not only the requirement of today but, many years into our future. Site visits to other like facilities have been conducted and many discussions had with other communities to best understand and design optimal facilities. Interior layouts are now determined, and exterior building elevations are being developed with the Council scheduled to be briefed on the project progress at the July 2023 City Council meeting. The project has a target move-in date of April 2025 and remains on track to meet this date.

Quality of Life Initiatives: Sidewalks / Shared Use Paths. The city recently applied for a TxDOT grant to install a fourth section of shared use path within Van Alstyne. The city has been successful in securing such



grants and has installed two sections thus far. Section one passes in front of the high school on Waco St (SH 5) and terminates at Williams Way. This was a needed section as it now permits students to walk on a paved pathway as opposed to walking along the shoulder of Waco St. Section two originates near Partin Elementary providing a path out to Waco St before turning south terminating at Forrest Moore Park. The next section will originate at the termination point of the original path (Williams Way) and will provide a paved pathway to the Central Social District. All three projects are funded with TxDOT grants paying 80% of the project cost. With this success, the city has applied for a fourth grant that provides a pathway from the soon to be constructed Eula Umphress and Robert Hynds Park and connects to the existing Partin/Forrest Moore pathway.

Eula Umphress and Robert Hynds Park is now at 100% design and will soon be out for construction bid. The 24-acre green space park will provide a green space separation in housing development while providing for needs identified in the Parks Master Plan commissioned by the city in 2019. Fully funded at \$3.5M, the city has secured additional grant funding from the Texas Department of Wildlife Services in the amount of \$200,000 to help with the cost of this project. The park will provide a 3.3-acre fishing pond, fishing piers, water feature, a large event pergola, walking path and playground. Construction is anticipated to commence in the fall of 2023 with a 2024 completion date yet to be determined. Park conceptual renderings are available in the City Hall lobby for viewing.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Lane H. Jones', with a long, sweeping flourish extending to the right.

Lane H. Jones – C.M.O.
City Manager
City of Van Alstyne, Texas