



December 12, 2023

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

On Saturday, December 2nd I attended and participated in the “Holiday Hangout” that included a parade, holiday market and tree lighting. The entire day was much like a Hallmark Christmas movie you see on television. The day was filled with people lining the streets for a small-town parade. The High School band lead the way with Santa and the Mayor bringing up the rear. I witnessed friendly faces, happy children and the charm of Van Alstyne shining bright as trucks and tractors pulled carefully decorated trailers delivering the spirit of the holidays to so many of our citizens lining the parade route. Fifty vendors set up shop on Marshall St in our Historic Downtown business district. Holiday shopping shifted into high gear with vendors and downtown merchants doing brisk business on what was a perfect day. The day culminated with musical / dance performances and then, as the sun set, the countdown commenced, the Van Alstyne Christmas Tree Lighting took place. I observed an endless number of smiles throughout the entire day and felt a bit of pride in the knowledge that city staff had done an exceptional job of delivering more than just an event, they had created memories for our community.

Van Alstyne is a special community. We are blessed with many good people who care about others. City staff do so many things behind the scenes and on the front lines that contribute to the success of this city. Those in public service are rare and special. They are not looking for fortune and fame but for the satisfaction of a job well done, knowing they have made a difference. Each department plays a role in the overall success of the city. City Administration, Police, Fire, Parks & Recreation, Development Services, Library, Public Works, Finance all working with the express goal of improving the quality of life for our Van Alstyne citizens. As City Manager, I want to publicly express my appreciation for this dedicated group of public servants.

As we near Christmas and New Years, I wish each reader a Very Merry Christmas and a Happy New Year.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lane H. Jones', with a large, sweeping flourish at the end.

Lane H. Jones – C.M.O.
City Manager



To: Citizens of Van Alstyne, Mayor and City Council
From: Lane H. Jones, City Manager
Date: Dec 12, 2023
Subject: City Projects Status Update

Nunnalee Ave. Imp: DDM Construction Project Manager: George Trabazo

Sanitary Sewer Line A is 95% complete on East side of Nunnalee from VA Pkwy north to Baldwin. One manhole (at VA Pkwy) is left for installation.

Sanitary Sewer Line B is 100% complete on West side of Nunnalee (SSB) from VA Pkwy north to Texana.

Storm collection box culverts and pipe have been installed along the East side of Nunnalee. Gas line crossings have delayed installation, however Atmos and the contractor have been working out the challenges.

Water line replacement is over 80% complete. Connections at VA Pkwy and extension of the line north of Baldwin are pending. This will be complete before end December.

Pavement concrete is scheduled to start in late December / early January. The excavation, Lime Stabilization and concrete will start with the West lane and once completed S to N, the contractor will move to the East lane. Completion expected by end February.

Major challenge is managing the road and driveway surfaces during rain events. This extremely slippery soil condition (when wet) does not have a simple solution and both contractor and inspection staff are in communication with property owners. No easy solution to addressing rain events has been identified.

Preston St Imp: Vessels Construction Project Manager: Bill Vessels

Sanitary sewer has been installed from VA Pkwy to Tolson. House connections have been upgraded.

Storm collection piping and inlets have been installed.

Water line (cir 1980) has been located at a VERY shallow depth along the west curb line of the proposed concrete road. An emergency replacement contract has been approved and is 40% complete.

Pavement subgrade preparation is scheduled to start before Thursday Dec 7 for the roadway from VA Pkwy to Wade. Concrete pavement is scheduled prior to Dec 21, 2023.

Rail Car Renovations: ByDesignAssociates Project Manager: LuAnne McCarter

No update at the time of this writing.

Downtown Imp Phs 3: Quality Excavation LLC Project Manager: Shane Stone

Contractor has completed upgrades to Sanitary Sewer lines and manholes along VA Pkwy.

Water line along VA Pkwy has been completed, tested and service restored to residents and the Downtown Park.

Excavation for drainage and pavement along VA Pkwy is expected to commence soon.

Once complete the contractor will move to installation of electrical and communications sleeves along Preston St (S) from VA Pkwy to E Jefferson.

Affected businesses will be contacted to coordinate any lane closures.

Collin McKinney Pkwy: Mario Sinacola & Sons Project Manager: Jordan Baker

A substantial completion walk-through was conducted, and punch list items have been completed. Final contract close out is expected in December.

Hynds Park: Piazza Construction Project Manager: Chuck Walsh

Pond is excavated and local clay soil has been installed for pond lining purposes.

Contractor has completed major materials submittals and long lead time items are on order for delivery.

Water and sewer improvements are being completed.

Contractor is working on schedule.

750,000 Gallon EST: Landmark Structures Project Manager: Pete McCollow

GTUA has issued a Notice of Award. Notice to Proceed is pending receipt of information from Landmark to GTUA to secure signed contracts with TWDB.

Communication with Landmark is moving forward on materials submittals and other preliminary items.

A Pre-Construction Meeting will be scheduled once contracts are signed and the NTP is issued.