



January 9, 2024

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

I want to express my well wishes for a Happy New Year as we embark on 2024. Our city will be experiencing considerable growth and change in the foreseeable future and the efforts of the City Council and staff putting forward initiatives to support current and future needs will continue as our top priority. We have and continue to take the steps necessary to carefully balance needs with available resources. This is often an act of tightrope walking but one we have and will continue to walk carefully.

Infrastructure improvements remain at the top of our list as we work to improve, enhance, and expand all our critical infrastructure.

Water:

The City of Van Alstyne, working collaboratively with Melissa, Anna, and Howe, invested in and constructed a water supply line that provides surface water to our community. Knowing that the Van Alstyne system of wells would not be able to keep pace with demand, this investment has proven to be critical. Van Alstyne's current well water and surface water capabilities place us in a strong position to sustain the growth projected for our area.

At a cost of \$4,897,729.00, the city will soon start construction on our second elevated storage tank (EST aka water tower). The new EST will be located west of Hwy 75 and just north of FM 121 across from Grayson College – South Campus. The new EST will provide 750,000 gallons of elevated water storage and will enable the city to better serve our community with water pressure and supply. We anticipate the construction contract will be signed this month with work underway shortly thereafter.

Wastewater:

Van Alstyne has been working with the City of Anna on the development of a regional wastewater treatment plant. Planning has been underway for several years on a solution that will serve our current and future wastewater treatment needs. The regional plant will be constructed in Anna with Van Alstyne making connection via a system of underground pipelines stretching from our northern ETJ border (Farmington Rd) to our southern boundary (County Line Rd). Once connection is made, approximately 50% of the wastewater flow presently being sent to the Spain Road wastewater treatment plant will be redirected to the new plant along with new growth west of Hwy 5. Van Alstyne is targeting

mid-2025 for initial flows to be sent to the regional plant.

Roadways:

Feb 7, 2023, Van Alstyne City Council and the Planning and Zoning Commission met to review and discuss proposed roadway improvements with the express intention of improving mobility



within our city. Fifteen roadways were identified as having significant need and while we have further needs beyond the roadways listed, the collective body felt the roadways identified, once improved, would provide a meaningful improvement to flow within our city. Roadways identified included Blassingame (concrete, from Hwy 75 frontage road to Hwy 5); Texana (concrete, from Nunnalee to Dumas); Dumas (concrete, from Van Alstyne Parkway to Texana); Hopson (concrete, from Van Alstyne Parkway to Marshall); Jefferson (concrete, from Dallas to Hwy 5); Wilkins (concrete, from Jefferson St to Fulton); Collin McKinney Parkway (2 additional concrete lanes, from Van Alstyne Parkway to Mantua); Unnamed new road (concrete, connecting Collin McKinney Parkway to Hwy 75 frontage south of the new high school); Unnamed new road (concrete, connecting Hwy 75 frontage road to Kelly Lane); Lincoln Park Road (concrete, from FM 121 to FM 3133); Spence Road (concrete, from Hwy 75 frontage road to SH 5); Jim Jones Road (concrete, from Van Alstyne Parkway to north end of Thompson Farms); Kelly Lane (concrete, from County Line Road to Houston); Dallas Ave (concrete, from Van Alstyne Parkway to Hynds Rd); County Line Road (concrete, from Hwy 75 to SH 5).

Each of the above listed roadway projects have been estimated with paving, utility and contingency costs to arrive at a total capital requirement of \$95,408,791. Each street project will receive a comprehensive review by The Goodman Corporation. TGC will work to develop a purpose and need for each of the CIP projects under consideration and will provide a ranking for expenditure of public dollars, a well-developed purpose and needs statement to understand the benefits of the project. Once TGC completes the study, City Council and Planning & Zoning will be briefed on the outcome of the analysis and a plan of finance developed.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lane H. Jones', with a long, sweeping underline that curves back up towards the right.

Lane H. Jones – C.M.O.
City Manager



To: Lane Jones, City Manager, City of Van Alstyne
From: Douglas Showers, McManus & Johnson Consulting Engineers (MJCE)
Date: Jan 4, 2024
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.

Water line replacement is over 95% complete. Connections at VA Pkwy and extension of the line north of Baldwin are pending. This will be completed by Jan 10.

Pavement concrete is scheduled to start by January 10. The excavation methodology is being reconsidered to minimize disruption to the residents. The contractor has been asked to provide a cost proposal for a change from Lime Stabilized subgrade to Flex base subgrade. Once received, it will be evaluated and a recommendation made.

Pavement schedule will be provided. Subgrade completion in 6 – 8 weeks; concrete will take an additional 6 – 8 weeks. Overall completion expected by April / May. Weather will have an affect on this.

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 to try to stay ahead of potential challenges. A satisfactory solution is not always provided. Public Works and Engineering are seeking a better solution.

The road base modification could be a benefit to manage the wet soil conditions during rain events.

Preston St Imp: Vessels Construction Project Manager: Bill Vessels

Utilities completed, tested and connected.

Concrete pavement completed from VA Pkwy to Wade St.



Letter to residents delivered regarding the pavement subgrade preparation using Lime from Wade north to 689. This will start Saturday January 6 and will be completed by end of week based on weather.

Concrete pavement is schedule for this segment for Jan 15.

Rail Car Renovations: ByDesignAssociates Project Manager: LuAnne McCarter

Field progress on relocated rail car. Crews were on site Jan 3 to modify the rail car.

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

Utilities completed, tested and connected.

Concrete pavement has been completed from RR to Preston St.

Excavation for drainage and pavement along VA Pkwy will continue west past Preston St intersection. It will be followed with work on Preston south to Cooper.

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 by early January.

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.

Due to health issues for Landmark staff the Pre-Construction Meeting has been re-scheduled for Jan 10.