



April 9, 2024

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

Infrastructure improvements continue to be a top priority for Van Alstyne leadership. We are making significant investments in projects aimed at enhancing our established neighborhoods, with three out of four capital projects focused on roadways in the old town district.

Project	Location	2023 Expense	2024 Expense	Total
COLMCK001	Collin McKinney Pkwy	\$ 3,273,963.70	\$ 208,131.70	\$ 3,482,095.40
NUNN001	Nunnalee Ave	\$ 347,366.98	\$ 2,210,288.50	\$ 2,557,655.48
PRES001	Preston Ave, North	\$ 245,987.59	\$ 1,158,749.45	\$ 1,404,737.04
STR001	Historic Downtown	\$ 1,482,042.92	\$ 1,317,022.46	\$ 2,799,065.38

The roadway segments listed below are in the final stages of civil design. The three projects will be consolidated into one construction project, and phasing plans will be determined to manage disruptions more efficiently.

Preston Ave, South: This project will involve replacing existing water and wastewater lines, paving the street with concrete, installing new streetlights and landscaping, and implementing an underground chase system enabling the city to remove overhead power poles and pull utility lines under the street as funding permits.

Marshall Dr: From Preston Ave east to Main, the heart of our Historic Downtown, Marshall Dr will be repaved. Utility improvements will be made and as with Preston, underground chase ways will be installed.

Main Dr: From Jefferson St south to Marshall Dr, Main Dr will be repaved, utilities replaced, streetlights, benches, undergrounds chase ways, and landscaping installed.

Several additional roadway projects are currently under evaluation. The Goodman Group, a traffic engineering firm, has been hired by the city to conduct an analysis and prioritize roadway improvement projects based on four critical factors: congestion, accessibility, safety, and state of repair. Upon completion, the Van Alstyne City Council and Planning and Zoning Commission will receive a briefing on the outcome.



Follow-up meetings will then be held with the City Manager and financial advisors to develop a plan of finance. It should be anticipated that a project of this size will require splitting into smaller components and financing as the city has the capacity to do so.

Street	Begin	End	Width	Length	Cost Est
Blassingame	Hwy 75	SH 5	4-Lane	3,850	\$10,967,681.00
Texana	Nunnalee	Dumas	37 feet	1,200	\$1,659,270.00
Dumas	VA Pkwy	Texana	37 feet	1,100	\$1,505,664.00
Hopson	VA Pkwy	Marshall	31 feet	880	\$1,220,526.00
Jefferson	SH 5	Dallas	31 feet	2,135	\$2,540,015.00
Wilkins	Jefferson	Fulton	31 feet	600	\$803,540.00
Collin McKinney Pkwy	FM 121	Mantua	2-Lane	5,410	\$9,523,091.00
Unnamed #1	Collin McKinney	Hwy 75	37 feet	2,080	\$2,945,402.00
Unnamed #2	Kelly Ln	Hwy 75	37 feet	1,870	\$2,554,529.00
Lincoln Park Road	FM 121	FM 3133	6 - Lane	5,510	\$10,509,119.00
Spence Rd	SH 5	Hwy 75	6 - Lane	4,570	\$12,895,765.00
Jim Jones Rd	FM 121	Thompson Fms	4 - Lane	1,662	\$2,925,578.00
Kelly Lane	County Line Rd	Houston	4 - Lane	5,804	\$20,880,779.00
Dallas St	VA Pkwy	Hynds Rd	37 feet	3,950	\$4,902,431.00
County Line Rd	Hwy 75	SH 5		3,950	\$9,575,400.00

In closing, our investments in infrastructure extend beyond the street projects outlined. The city has also allocated \$2,073,845.04 towards local paving repairs, enhancements to well sites, installation of disinfection equipment in our water system, and assorted water main repairs and replacements.

We are steadfast in our commitment to continual improvement, ensuring the prosperity of our community both now and in the future.

Respectfully submitted,

Lane H. Jones – C.M.O.
City Manager