



August 8, 2023

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

As previously reported, the City of Van Alstyne underwent its annual financial audit for the fiscal year ending September 30, 2022. The audit was conducted by an independent audit firm, Vail & Park, P.C., and a formal report was presented and approved by the council on July 11, 2023. The audit report provides a comprehensive analysis, a “report card,” of the city's financial status. Van Alstyne requested and received a full-scope audit that included: Governmental Activities, Business-type Activities, Component Units, and Each Major Fund. Upon completion, the independent auditor's report was shared with our banking institutions, council, and citizens.

We are pleased that our auditors provided Van Alstyne with a “Clean Opinion” with no significant findings. The city was found to have improved its net position by 19%, an increase of over \$4.5M. The unrestricted net position of the city increased by \$4.2M from FY21. Both the General Fund and Utility Fund now hold ample reserve funding to see that the city can remain operational should it sustain a major disruption in operations.

We have demonstrated continued improvements in the stewardship of our resources. As such, Van Alstyne is healthy and well-positioned for the future. We are fortunate to have an exceptional group of Division Directors and an outstanding Deputy City Manager/City Secretary who take pride in the work being produced and carefully manages each component of our community.

Local business updates: On the southeast corner of Van Alstyne Parkway and Hwy 75, QuikTrip is engineering a new 5,000sf + C-store and fuel pumps. QuikTrip builds and operates attractive convenience stores with gas stations and is known for its customer service and cleanliness. Company plans call for removing the existing Shell building, awnings, signage, and underground fuel tanks. The site will be redeveloped from the ground up, with an anticipated opening date of July 2024.





The Architectural Review Panel has approved the much-anticipated “Bill Smiths Café” exterior plans, and the building owner has been issued a Certificate of Appropriateness. Structural and electrical engineering plans were submitted to the city on July 26th and are under review at the time of this writing. Coordination meetings are underway with Bill Smith with the goal of seeing the much-anticipated restaurant open in late fall.



With skyrocketing construction costs wreaking havoc on city projects, “Value Engineering” has become the norm as each project sent out for bid has resulted in submissions exceeding the budget. It is no longer unusual to receive three bids for a project and find all are 30%, 40%, or 50% higher than a like bid from the prior year. Projects that exceed the budget are reviewed for methods to cut costs. This process is known as “Value Engineering.” A Value Engineered project does result in a lesser quality finished product; it means one or more of the items we hoped to have included in the project may need to be incorporated into a future phase or eliminated. If the project's integrity requires the plan to remain intact, alternate or supplemental financing must be found. With several roadway projects, parks, and a new police and fire station underway, we remain fully engaged in this process.

City Project Status Update

Nunnalee Ave: DDM Construction Project Manager: Joe Chavez

Franchise Utilities waiting on ONCOR and Cable-One to move overhead so that Frontier can remove one pole at Bailey. Traffic Management signage in place, Sanitary installation on East side of road complete from VA Pkwy to Texana. Sewer services being reconnected as they go.

Preston Ave. Imp: Vessels Construction Project Manager: Bill Vessels

Sanitary Sewer existing line cleanout by Public Works now complete. As-built storm sewer coordinated at Van Alstyne Parkway intersection underway. Traffic management



finds Preston / VA Pkwy intersection partially closed. Sanitary sewer installation on East side of road started July 24. Installing bypass line for local service during construction.

Collin McKinney Pkwy: Mario Sinacola & Sons Project Manager: Doug Murphy

Storm drainage now 100% complete. Road sub-grade preparation / Lime stabilization now complete. Concrete pavement installation start date July 26. Paving will commence from VA Parkway heading south.

Respectfully,

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

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