

Mayor and Council,

I am pleased to pass on the following information. All information in Manager's Notes is available to the public and may be shared.

Repair and Communication Success

As you may have heard, staff did an excellent job with an evening repair impacting the Kings Creek neighborhood.

In the late afternoon of the 17th, we are able to locate the issue photographed below:



Within just a few hours, staff was able to deploy, clear line locates, and implement safety protocols in order to achieve the repair photographed below on a 12 inch water supply pipe:



This process also featured the use of textmygov messaging those signed up and geographically impacted. We had 81 messages sent out to individuals in and around the Kings Creek area. We also posted social media messages regarding the start and end of the work. I was very pleased with the real world response and the public messaging. Thanks to the whole team for the combined effort.

Work in Progress Updates

I received a request for a series of updates from Councilman Robison this week and I wanted to provide some of that material here:

Dog Park Options

A near-term small-scale Dog Park could be developed at Ben Gill in former playground area fronting on US80 between the football stadium and the Veterans Memorial. The dog park could be strictly limited to the area of the former playground or expanded to include some of the surrounding grass areas. By adjusting the location of the gate currently on the west side of the bridge to the east side of the bridge, we would open a small parking area already available on the east side of the bridge. There are several details to be worked out but the general cost range for the conversion would be from \$85K to \$125K depending on various options and amenities that might be preferred. We will be preparing these construction costs for PADIC consideration soon and those are preliminary numbers. City Council would need to address the operational costs during the FY26 budget process. As the parks operational staff are fully deployed with other tasks at this time, I will be working on that added cleaning/maintenance cost with Mr. Caldwell for Council review soon.

Another, longer-term but larger dog park option is the land the City owns behind the State Hospital. For some, this might be referred to as the "Old State Hospital Lake" or the "Wildwood Lake Property". Several options on that site are available but for safety reasons, public entry and development of that location will need to wait until the new State Hospital building and entryway from US80 are completed.

Pet Adoption Center

Based on the December approval by City Council, the Schematic Design for a new building adjacent to the Police HQ has been completed. Task Order #3 for full design services and bid documents for that new building was discussed at Council this Spring and requests were made for additional information and options. Staff and the consultant team will return to City Council in the next few meetings to review those Councilmember comments and provide a recommendation on moving forward.

Summer Streets Improvement Project 2025

Staff has been collecting requests from Council to compare against the technical analysis of our street conditions and staff identified high maintenance concern areas. These are still being compiled and I anticipate a June recommendation to Council on this topic.

Kid Zone/Splash Pad at Adelaide and Grove in Conjunction with Improvement of Downtown Silos

These important downtown projects depend on a series of future spending decisions including:

Demolition of the Murco Building, this is the metal building "attached" to the silos. TIRZ #1 will consider funding that demolition in its FY26 budget considerations. The cost will be determined by a competitive bid process and will have an estimate on that this summer for TIRZ#1 consideration. CORE Construction is assisting with demolition plans and estimates.

Relocation of overhead utility lines from the internal portion of the Town Square zone to the external perimeter of the Town Square zone, funding would need to come from the City, TIRZ#1 or from a yet to be determined developer contribution. Based on feedback from Oncor the cost is likely \$800K.

It is important to note that our State and Federal grant partners for Town Square development will not cover these costs which will be required for park and roadway grant funded improvements in Town Square zone. Based on conversations to date, I understand PADIC is open to funding design of the amenities once these preliminaries are achieved. We have discussed having our on-call historic architect work on the rebuild of the silos for the PADIC Board. This includes the possibility of public restroom facility - there is a portion of the building that will have to be maintained to save the option to design this within in the silo preservation.

Purchase of Christmas decorations

Thanks to the positive Council support for this effort, the contract will be awarded this Summer, material orders will be placed to achieve the planned November installation.

Fire Station #3

Several issues are coming together in this process: hiring Fire Fighters to fill vacancies (in progress to fill 2 vacancies), promoting our leadership/supervisory team to create the correct reporting/training structure (in progress through on-going testing), receiving delivery of the fire engines, hiring staff for Station 3, and building Station 3.

Regarding the construction process, please review the attached update summary and please know our estimated opening will be in June 2026.

Regarding the fire engines, one arrived this week and the second will arrive shortly. A photograph of our newest is below. When the second one arrives, I will ask Fire Chief LeCroy to make them available for public and Council review at a posted Council meeting.



Regarding staffing for Station 3, we are continuing to follow the strategy discussed of both working to receive a SAFER Grant and proceeding with staffing the Department since all federal grant timelines are uncertain at best at this time. After reviewing this topic in detail with Chief LeCroy this week, our best estimate for hiring the needed 15 total staff for Station 3 is as follows:

Test Cycle	Status	Hiring Goal
1 st	Current, on-going, 9 candidates have reached the background check step	2 will replace vacancies, anticipate 2 added staff for Station #3 in Cycle 1, start date would be July 2025
2 nd	Under Civil Service Law, need to exhaust the eligible list from Cycle 1; will request Civil Service Commission approval to test in late April, test notice time is 90 days, requesting a test date in late July	Hoping that additional advertising with allow us to achieve 6 added staff for Station #3 in Cycle 2, start date would be October 2025
3 rd	Under Civil Service Law, need to exhaust the eligible list from Cycle 2; will request Civil Service Commission approval to test in late April, test notice time is 90 days, requesting a test date in early October	Hoping that additional advertising with allow us to achieve 7 added staff for Station #3 in Cycle 3, start date would be February 2025

Of course, any Fire Fighters newly hired with a training need would need to be fully trained prior to deployment. Thus, the deployment date varies and, for some, is after the start date above. Of course, if we have shortfall from Cycle #3, we will immediately initiate another hiring cycle to fill the remaining positions. We can operate a station with 12 new Fire Fighters hired but we would run into many overtime issues to maintain minimum safety standards.

Terrell Developments in the News

Several news stories regarding development issues in Terrell are noteworthy, please click on the links below to review these:

[Connect CRE Article on Spitfire Project](#)

[Bisnow Article on Hines NorthSpur Corporate Sale](#)

[Bisnow Article on Development on the Eastside of Terrell](#)

Piers Poured Out



Forming Grade Beams



Forming Grade Beams



Anchor Bolts



Anchor Bolts Installed



Utility Install



This Week's Activities

- Forming Grade Beams – Area 1
- Installing Utilities south and east side
- All site Underground Sleeving
- Flex base being installed on Fire Lanes (Friday)
- Saw cut approaches but not remove (Sat)

Next Week's Activities

- Saw cut across Rexel for Utility hookup (Thurs.)
- Forming grade beams – Area 2
- Installing Utilities south and east side