



Van Alstyne

PROUD PAST | BRIGHT FUTURE

City Manager Report

Lane H. Jones

August 13, 2024

Elevated Storage Tank Update

Project is running ahead of schedule. We anticipate substantial project completion in the fall of 2024, in service during the spring of 2025.

Concrete pedestal construction is complete, interior installation of piping and access ladders and walkways are in process. Steel bowl welding is complete, coating team has arrived and the tank and logo are painted. Expect the tank to be lifted to its permanent home atop the pedestal in September.

Van Alstyne Recreation Center Update

April 9, 2024, City Council approved the use of Community Development Fees to renovate the former Columbia College Gymnasium for use as a recreation center that will offer community recreation activities to include pickleball, basketball, volleyball, cornhole. Additionally, the space will offer a residential kitchen and provide a temporary home for the senior center during the time street work is underway on So. Main and allowing the space to be used as a community center for larger indoor functions.

Current progress:

Flooring in the kitchen, classroom and front lobby have been installed.

Electricians have completed initial list of projects.

HVAC units are installed

Internet is being installed to the structure

Technology has been ordered

Base trim and painting is underway

Cabinets have been delivered for kitchen

Building exterior sign is ready for installation

Recreational equipment/supplies are ordered

Signal Warrant Analysis / Engineering of Signalization

City Manager had recently contracted The Goodman Corporation to conduct a Traffic Signal Warrant Analysis, examining the possible need for a traffic light. The objective of the study was to evaluate if signalization is warranted for the intersection of W. Van Alstyne Parkway (FM121) and



Collin McKinney Parkway. The analysis was conducted based on traffic impact analysis completed for Van Alstyne High School's new location currently under construction to the south of the subject intersection, set to open in Fall 2024. The City believed this intersection to be of high risk of accidents given the opening of the Van Alstyne High School and hopes that by funding an independent study, TxDOT will be encouraged to provide signalization should the Signal Warrant Analysis validate safety concerns via a formal and independent study.

Signal warrants analysis was conducted for Phase 1 school opening year (2024) and full build-out year (2030). The analysis was based on Texas Manual of Uniform Traffic Control Devices October 2014, revision 2.

The outcome provided the following summary: The results show that signalization is warranted for both horizon years. Both 2024 and 2030 horizon years meet both 4-hour (Warrant 2) and peak hour (Warrant 3) signal warrants. In addition, the roadway network signal warrant (Warrant 8) is met in Year 2030. It is the recommendation of the study that a traffic signal be installed.

The full Signal Warrant Analysis has been provided to TxDOT and the city is encouraging TxDOT to fund and install the warranted signalization.

TxDOT has asked the City of Van Alstyne to fund the cost of engineering the needed signalization to expedite the installation of the traffic control siting the current workload of TxDOT engineers making them unavailable to work this project in a timely manner.

The City of Van Alstyne has contracted with the Goodman Corporation to engineer the installation of needed signalization of Collin McKinney Parkway and FM121. The work of engineering began June 24, 2024, with the deliverable to be provided to the City December 13, 2024.

Hynds Park

The playground is fully installed but not accessible to the public until park completion.

The Parks and Recreation storage building has been delivered and installed.

Restroom building has been installed,

An additional 25 trees have been added to the landscaping plan to provide enhanced visual at the north and east side of the project.

Concrete pours for sidewalks / walking trails, pavilion pad underway.

Lighting fixtures are onsite.

Security cameras are ordered.

Fishing piers are installed.

Anticipate October project completion.



TCEQ Public Hearing – Gonzalez Brothers Batch Plant

Gonzalez Brothers Batch Plant, LP, has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit, Registration No. 174578, which would authorize construction of a permanent concrete batch plant located near Hodgins Road and Central Expressway (Hwy75). Per TCEQ, the permit is being processed in an expedited 101, manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J.

The application was submitted to the TCEQ on November 9, 2023. The executive director has completed the administrative and technical reviews of the application and determined that the application meets all the requirements of a standard permit authorized by 30 TAC 116.611, which would establish the conditions under which the plant must operate. The executive director has made a preliminary decision to issue the registration because it meets all applicable rules.

PUBLIC COMMENT / PUBLIC MEETING was held on Tuesday, August 6, 2024, at 7:00PM. The meeting took place at the Kidd-Key Auditorium, 400 Elm St., Sherman, Texas. I spoke on behalf of the Council and citizens voicing objection to the proposed permit issue. The meeting was well attended by political figures all of which voiced concern with the process of granting approval and/or with the issuance of the permit.

Respectfully,
Lane H. Jones
City Manager
Van Alstyne, TX