

City Manager Report

May 14, 2024

Elevated Storage Tank Update

Project is running ahead of schedule. We anticipate substantial project completion in the fall of 2024.

As of this writing, the base / pedestal has been completed with fourteen (14) “lifts” representing seventeen (17’) feet per lift for a total pedestal height of two hundred and thirty-eight (238’). Internal improvements to the pedestal are underway. Steel fabrication of the tank is underway at the contractor’s (Landmark) facility. We are to anticipate seeing steel work on the site by mid-June.

Southeast Corner Henry Hynds Expressway and VA Pkwy.

The city has a desired outcome of seeing a right-hand turn lane installed on the southeast corner of Henry Hynds Expressway frontage road and Van Alstyne Parkway with the express goal of relieving traffic congestion on the northbound frontage road.

The city has approached the property owner with an offer to purchase after having secured an appraisal for acquiring 749sf of property needed to facilitate the turn lane installation.

Development Services met with the property owner May 8, 2024 to review and discuss the proposal and subsequent offer to purchase. The owner was receptive to the proposal and a formal offer is being generated by our city attorney.

Once the transaction is complete, the City will work with TxDOT to have the turn lane included in the Hwy75 project that is scheduled to commence in August of 2024.

Hynds Park Project

The project has been heavily impacted by weather delays. Anticipate substantial completion early August 2024.

Installing rip rap on perimeter of pond

Playground and shade covers are installed. Fall material has yet to be installed and playground

has a temporary fence to limit access to the equipment until such time as it has been inspected and approved for use upon completion of the total project.

Fishing piers and pavilion piers are to be installed or constructed this week, weather permitting.

Wet utilities are now complete.

Van Alstyne Recreation Center Update

April 9, 2024 City Council meeting, 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.

At present, the work activities are underway:

Asbestos abatement is complete

All contractor agreements are signed

Plumber has trenched and laid PVC pipe for line designated to serve new kitchen

Electricians have started converting all fixtures to LED

Gym floors to be removed this week

Demo of walls and in the classroom/kitchen will start on Wednesday, May 15.

Securing cameras have been installed on the building interior and exterior

AirView AC has identified placement location for new units.

Signal Warrant Analysis

City leadership 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, and turned-on once traffic volumes increase after the opening of the new Van Alstyne High School in 2024.

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