



City Manager Report June 11, 2024

Elevated Storage Tank Update

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

Concrete pedestal construction is complete, interior installation of piping and access ladders and walkways are in process. Sections of the steel bowl are onsite and being spot welded. Once tank welding, inspection and testing are completed, application of the coating will be started. The steel bowl is scheduled to be set on top of the concrete pedestal between July 15 – 19.

Southeast Corner Henry Hynds Expressway and VA Pkwy

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

On June 10, 2024, City Manager signed closing escrow documents allowing the City/TxDOT to take possession of the property required for this purpose.

TxDOT has confirmed that the right turn lane will be installed during the time TxDOT facilitates improvements to Van Alstyne frontage roads, scheduled for contract solicitation in August 2024.

Van Alstyne Recreation Center Update

On 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 activities to include pickleball, basketball, volleyball, and cornhole. Additionally, the space will offer a

residential kitchen, providing a temporary home for the senior center during the S. Main Dr. street work as well as allowing the space to be used as a community center for larger indoor functions.

At present, the following work activities are underway:

- Asbestos abatement is complete
- All planned demolition is complete
- Heating and cooling installation is underway
- Plumbing work is underway providing service to the new kitchen and updated restrooms
- Electrical work is nearing completion
- Interior painting will commence once the kitchen and restrooms are complete
- Solicitation requesting bids for the installation of a parking lot are due Monday, June 17
- Seeking quotes for exterior building signage “Van Alstyne Recreation Center”

Signal Warrant Analysis

City Manager 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 south of the subject intersection and set to open Fall 2024. The City believes 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 signalization engineering to expedite the traffic control installation, citing the current workload of TxDOT engineers makes them unavailable to work this project in a timely manner. As a result, the City Manager is seeking quotes from qualified engineering firms for this service.

Water Disinfection Conversion

As published, the city began the process of treating our water supply with chloramine versus chlorine effective June 3, 2024. At present, only Well Site 5 has yet to be converted and is scheduled for conversion in July.

The process has been executed well and we remain hopeful of complete conversion with limited impacts to our water supply.

Splash Pad Update

Allison Pools, the contractor that originally constructed the splash pad, has been onsite examining the damage and determining parts needed to make the splash pad operational once again. Parts have been ordered, many are not 'off the shelf' inventory and require fabrication. Lead-time on parts from the manufacturer is reported to be three to five weeks (now a month out).

Several pavers were also damaged and require replacement. Pavers are manufactured out of state and delivery is expected within the next ten days. We anticipate the splash pad to reopen late July 2024.

Road Projects

Preston: Project now complete, closeout documents have been submitted by the contractor. Final pay request has been submitted to the city.

Nunnalee: All major construction tasks are complete (concrete paving, potable water lines and residential services; sanitary sewer lines, storm drainage inlets, collection piping and off pavement grading).

Asphalt transitions at cross-streets are being prepared for completion this week.

Residential sidewalks are complete.

Landscape regrading, top-soil and sodding are occurring this week.

Signage has now been installed. Substantial completion walk-thru is scheduled for Wednesday, June 19, 2024.

Patch, Fill, Repair: Public Works has scheduled WOPAC Construction to address the many issues on roadway surfaces within the city limits of Van Alstyne. Weather permitting, WOPAC will be onsite patching, filling and repairing potholes and roadway failures within the next two weeks. Surfaces must dry for repairs to be lasting. Additionally, City Manager has requested Public Works contract patch, fill and repair services from two contractors monthly to better respond to the needs of our city.

Respectfully,

Lane H. Jones
City Manager
Van Alstyne, TX