**City Manager Report**

**Lane H. Jones**

**July 9, 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. Steel bowl welding is complete, coating team  
scheduled to arrive July 9, 2024. Tank bowl expected to be placed atop the pedestal  
before the end of August.

**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.   
  
At present, the work activities are underway:

Asbestos abatement is complete  
All planned demolition is complete  
Heating and Cooling installation is nearing completion  
Plumbing work is underway providing service to the new kitchen and updated restrooms  
Electrical work is nearing completion  
Interior repainting of gymnasium is complete  
Restroom sheetrock is underway  
Bids for parking lot paving are presently being evaluated.

**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 in order to expedite the installation of the traffic control citing 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.

**Water Disinfection Conversion**As published, the city began the process of treating our water supply with chloramine vise chlorine effective June 3, 2024. The process of conversion is complete.   
  
**Splash Pad Update**  
Allison Pools, the contractor that originally constructed the splash pad has been onsite and examined the damage to the splash pad determining parts needed to make the pad operational once again. Parts have been ordered, many require fabrication and are not ‘off the shelf’ inventory. Leadtime on parts from the manufacture is reported as three to five weeks.   
  
Anticipate the splash pad to remain out of service until the end of July, early August.

**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. Road is open to traffic.  
  
**Hynds Park**  
  
East parking lot complete, restroom installed (not operational).   
  
Pond docks to arrive end of July.  
  
Sidewalks complete adjacent to east lot.  
  
Playground installed (NOT USABLE)  
  
Anticipate completion in the fall  
  
**TCEQ Public Hearing – Gonzalez Brothers Batch Plant**

![A close-up of a handwritten sign

Description automatically generated]()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 has been scheduled for Tuesday, August 6, 2024, at 7:00PM. The meeting will be held at the Kidd-Key Auditorium, 400 Elm St., Sherman, Texas. Citizens wishing to voice opinions concerning the permanent concrete batch plant are encouraged to attend.

Respectfully,

Lane H. Jones   
 City Manager  
 Van Alstyne, TX