

City of Early 3rd Quarter Report

MDD and Development Services

Longhorn Plat

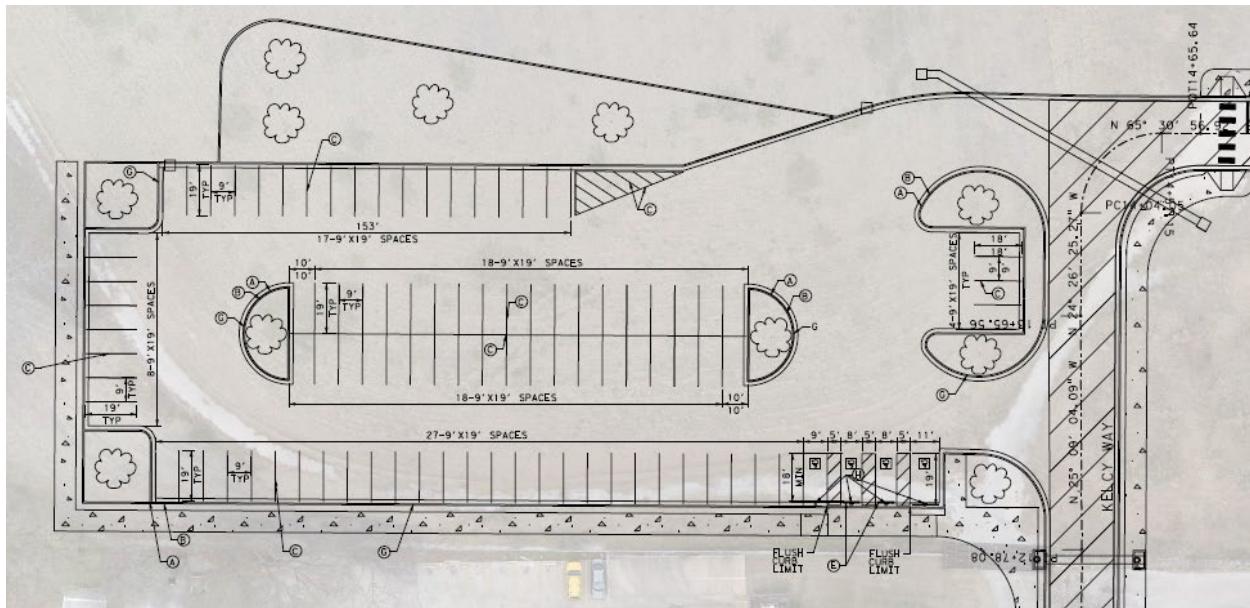
The developer for the new subdivision has been working this quarter to prepare the plat and construction drawings for the approval of the City. Phase one is slated to contain 34 lots and the drainage/park land equaling close to seven acres. We anticipate having the plat to present to the planning and zoning during this next quarter. As we move forward with this project we will be estimating utility material and negotiating with the developer for the installation of utilities and infrastructure.



Kelcy Way

We have received the latest set of plans for Kelcy way and they are about 95% complete. City Staff will be working with the engineers to finalize these plans and go out for bid on the

construction of the road and parking lot. The parking lot will be located directly behind Humphrey Pete's restaurant and will contain about 90 parking spaces. This lot will be a public parking lot and will serve the future recreation portion of the Town Center project as well as act as overflow parking for the local restaurants in the area. It is important to keep the goals of the project in mind during all phases of design. The primary goals we are working to achieve, are family friendly, walkable, high density usable space. For this portion of the design it is imperative to plan accordingly by including sidewalks wide enough for several people side-by-side, traffic calming aspects of the roadway, and a parking facility to accommodate the spaces for future growth.



Town Center

City staff has been very busy planning for the progression of the Town Center project. The recreation master plan was recently adopted by the Council and our architect is in the process of finalizing the multi-use master plan and merging the two designs together. This will be before the Council in the coming month for approval of the plan. We have been in

communications with a surveyor, who has done work on the property previously, about beginning the process of platting out the right-of-ways we know on the south portion of the property along with a few building sites. Once we have the plats on record we will be able to negotiate some of the sites with various developers to allow them to begin construction.

The recreation portion of the project will include batting cages, fishing docks, kayak access, a one acre dog park, two playground areas, walking trails, picnic tables, and a golf playground area.

Staff has applied for and received a permit to dewater and relocate the fish in the pond. This is the first step draining the pond and reshaping it to allow for extra capacity for the drainage run-off from the development and to design the underwater features for fish habitat. In the coming months, we will have our engineers design this pond and we will begin moving dirt by the end of the year. Additionally, we are beginning the process of applying for State Parks and Recreation grants for two fishing docks that will be ADA accessible and have lighting. TPWL have been a huge asset to us on this project to date.

The City will also be applying for a grant which would allow us to add many of the amenities we have planned for the recreation side of the park. The MDD is proposing in next year's budget enough for the batting cages to be built. This would be the opening attraction to the new park. The batting cage is proposed to be a coin operate type machine that is self-service. If we receive the grant, it will allow us the opportunity to complete the recreation portion much sooner than without.

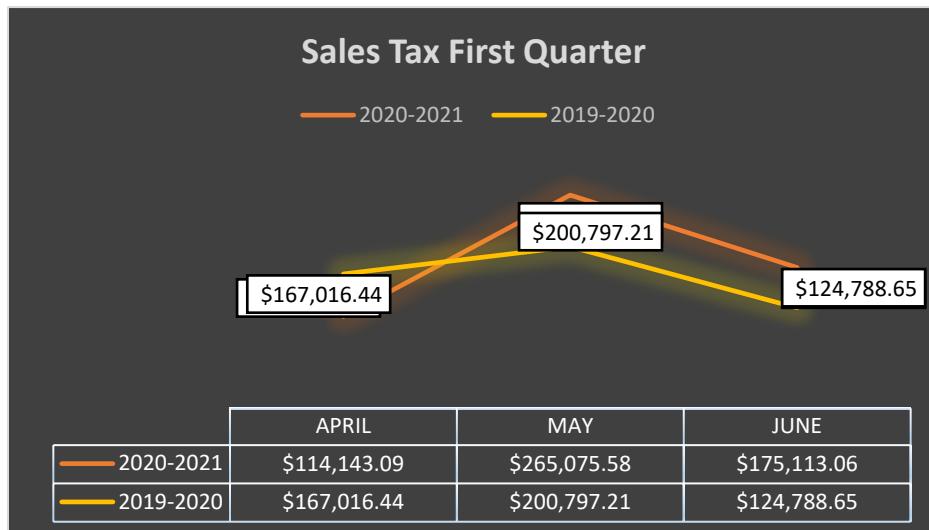
Over the next couple of months, we will be meeting with some landscape architects to discuss the progression of the board walk. This will be a predominate feature along the eastern shore of the Town Center Lake. The boardwalk will be public space adjacent to the restaurants, retail businesses. This will allow the patrons of the businesses the ability to enjoy the views and environment the boardwalk will create.

We have had a tremendous amount of interest in this project from developers and business owners. Over the next couple months we will be meeting with and securing letters of intent on building sites. On an optimistic time line, I foresee having buildings under construction this time next year, with plans in the work to developer farther north in the development.



Sales Tax

Sales tax collection within the City of Early remains strong. As you can see from the graph below, May and June outpaced the previous year by around \$50,000 per month. This is indicative of the strong local economy we are in now, coupled with people realizing they can shop local for many items and not need to go out of the county as much. This is the one positive effect COVID has had locally.



Development Services

There are several projects under construction throughout the city during this quarter. The most visible project is the demolition of the Cefco on the corner of Old May Road and Early Blvd. Cefco began construction just as the quarter was ending and anticipate being under construction around 150 days. Their plan is to rebuild a larger building with a more modern kitchen and larger retail area. They will also add more diesel and gas dispensers. Previously they had 8 dispensers very close to the road right-of-way. The new design calls for 16 gas dispensers and 4 diesel lanes for semi-trucks.

A conditional Certificate of Occupancy was issued for the Kanar RV sales building recently. They have some work in the parking lot and then pave it before the final Certificate of Occupancy will be issued. Kanar RV has been a small business success story for the City of Early. Kim Clark came to me three to four years ago and wanted to move a small RV sales business from the Houston area into Early. She had grown up in the area and still had family here. It was a huge leap of faith to pick up an entire sales business and move it half way across the state. At that time she only sold used RV's on a consignment basis along with a few that they bought at auctions. Their sales building was a one room portable building barely large enough for a desk and some chairs. The MDD assisted Kim with her first building on the site to allow her the possibility to grow larger than she could without our help. In the years since, they expanded into separate buildings for parts and opened a service center to repair the RVs. Kim's husband began commuting to Houston weekly before he quit his job there and became a certified

RV repair technician. Also during this time, they became a certified dealer for a line of new trailers which they currently offer as well. This current building they just moved into, is almost 10,000 square feet with service bays and a full parts showroom. They have several offices in the new building and have hired several new employees to assist with both sales and service. If you have not seen their building it is worth stopping by and visiting with them. They are located at 1526 Early Blvd.



We have had several tracts of land sell and others have reached out to staff about the possibility of building on their sites. We anticipate a busy fall and winter with new businesses being announced and construction beginning.