

City of Early 1st Quarter Report 2021-2022

MDD and Development Services

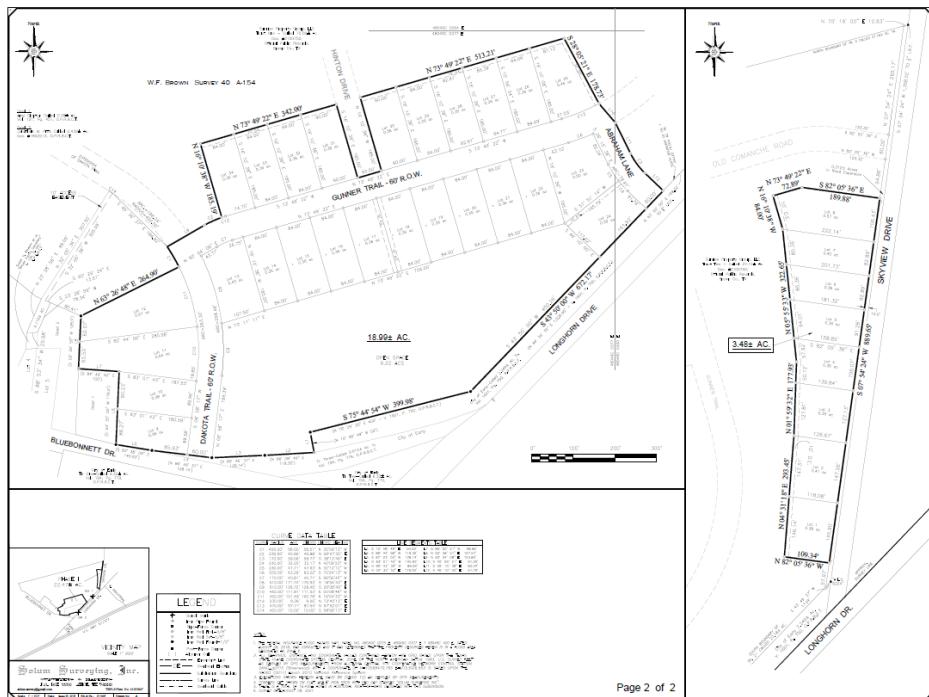
MDD Board

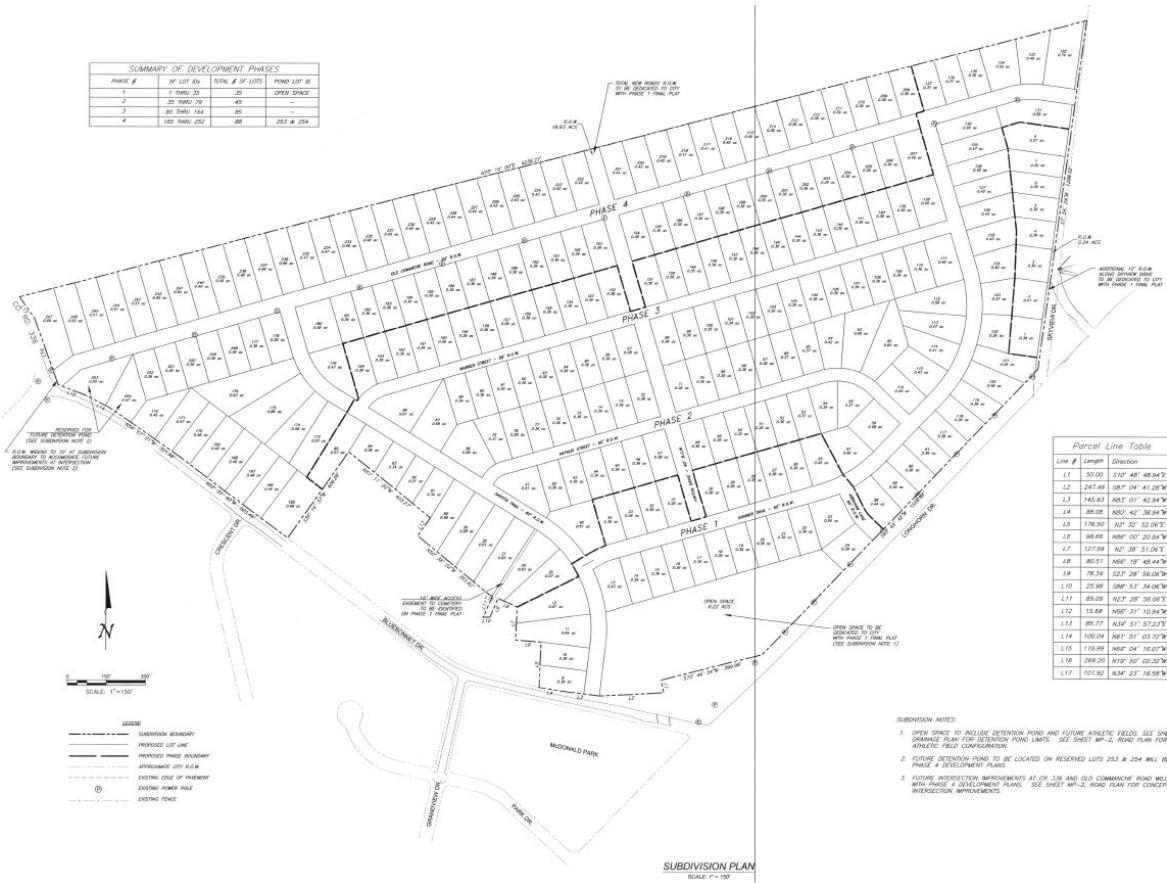
The MDD Board lost one member when Kris Sparks' position rolled off as he has served the two appointments as described in the bylaws. With each position lost, we have the excitement of welcoming new board members. We welcomed Missy Ryan to the MDD board in the December meeting. Missy is a successful business owner and operates Ryan Construction.

In December the MDD Board of Directors received their audit findings from Tony Krischke. Mr. Krischke provided the MDD his opinion that the financial statements are favorable and the district recognized a positive net position in the amount of \$284,906 over last year.

Longhorn Plat

The developer and engineer has submitted the construction drawings and the phasing layout for the new development. These have been approved by the City Council as well as Planning and Zoning. The developer plans to begin selling the eight lots along Skyview while the bids for construction of the interior roads on phase one are being collected.

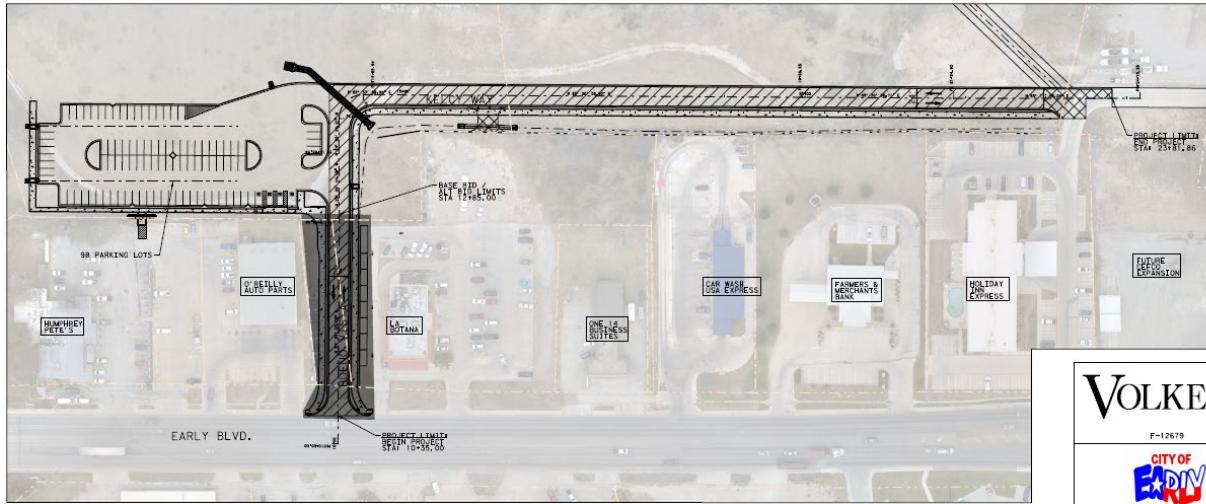




Annexation for a new development, off of Salt Creek Dr, was heard in the December City Council meeting. Ten acres was annexed just north of our water pump station with the intention for the developer to subdivide the property into ten homesites with a single road and cul-de-sac.

Kelcy Way/ Buena Vista Rd.

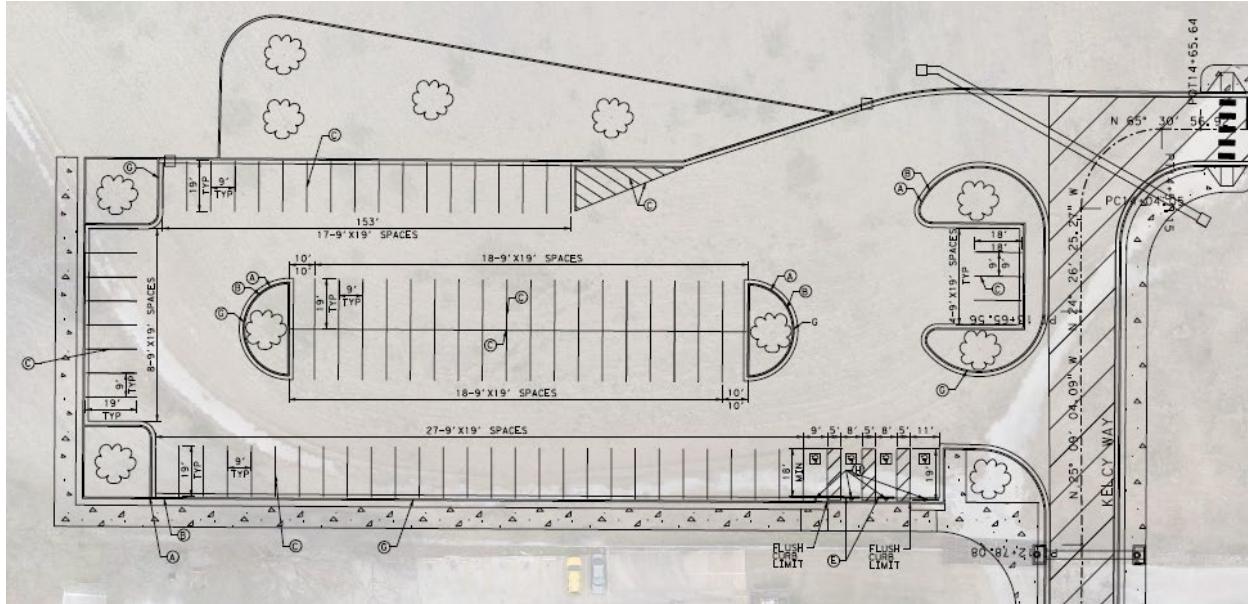
Volkert Engineering has completed the bid set of plans for Kelcy Way and the associated parking area. On December 15th, we went out for bid on the construction for Kelcy Way with the bids due January 7th. We will open the bids and award a contract during the January Council meeting. City staff has negotiated an agreement with the owner of the La Botana building to exchange/sell a portion of property to square up the approach from Early Blvd along Buena Vista. We have been in contact with Ken Martin from Jacob and Martin Engineers about the water and sewer needs into the development. They are waiting for a surveyor to arrive on site to make some elevation shots to determine the flow path.



VOLKERT

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Town Center

In October, Shwartz Hanson Architect delivered the master plan for approval from the MDD and City Council. The overall plan includes both, the recreational and the multi-use aspects of the development. The board walk is located along the eastern shore of the pond with three adjacent buildings designated as retail/restaurant use. There is a large axial piazza perpendicular to the pond to be used as a public gathering space for future outdoor events. Areas of the multi-use portion of the development include residential/town home, retail, restaurant, hotel, and family entertainment.

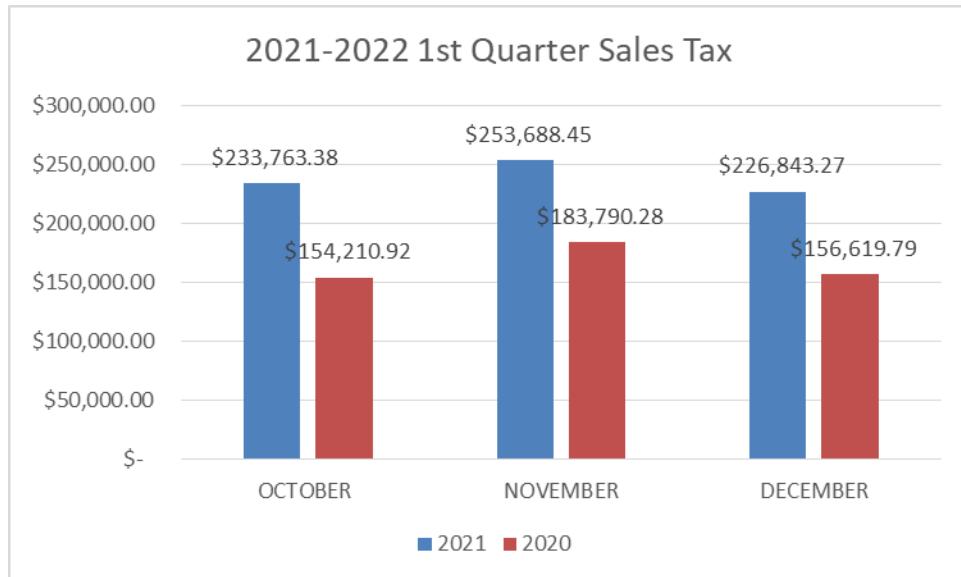
We have also engaged Swartz Hanson for the design and pricing of the boardwalk. We received a pricing design set and hired a construction estimator to give us an idea of the cost for the boardwalk. We will continue this process as we move forward with the construction on the east side of the pond.

During this quarter we relocated the fish and began dewatering the pond. This process is necessary to start drying the pond bed out so heavy machinery can begin to dredge the pond and reshape the shoreline. We have worked closely with Clearwater Consulting and Texas Parks and Wildlife to preserve the community pond feel of the project while providing optimal habitat for fish and other aquatic species. We have engaged Volkert Engineering, with the assistance of Clearwater and TPWD to produce construction drawings of the redesigned pond. These drawings are expected to be received by the city in May of 2022.



Sales Tax

Sales tax collection within the City of Early remains strong. As you can see from the graph below, there was growth from all three months ranging from 38% to 51%. This is indicative of the strong local economy we are in now, coupled with the cost of building material and industrial equipment higher than years past. While these costs have increased, it does not appear that it has slowed spending in these industries.



Development Services

Several notable projects are underway throughout the city, indicating the need for diversity in the retail market. Cefco was issued a conditional certificate of occupation just before Christmas. There are some items they are working on for the building itself, but the large holdup on that project is the Oncor poles still located in the newly expanded roadway. This is something both City Staff and the contractors for Cefco began discussing with Oncor in the summer, and as of early December it had not been designed through the Oncor system.

The contractors are very close to completing Early's newest restaurant option, Up In Smoke BBQ. There are still some items being finished up on the interior of the building, but the largest project to be completed is the parking lot. The owners are anticipating opening late January or early February.

The newest RV Park in town, Brothers RV Park, is being delayed by Oncor while the owners wait for a design to get the electrical service into the site. Work has begun on the laundry/shower rooms while they wait, and construction is expected to pick up in the near future.

Just Right Mattress Gallery opened in October in the old Weekly Watson Sporting Goods store location. The owners of the new business moved from Arizona where they successfully opened and operated 5 mattress stores in and around Tucson.

Hill Country Home Care moved into the small building located on the corner of McDonald and Early Blvd, that was last occupied by Cia's Resale Shop. Hill Country Home Care provides services to those that are home bound and cannot leave to attend doctor visits or need assistance around their house. The owners of Hill Country Home Care moved their business from a location in the county to this present location.