

City of Early 3rd Quarter Report 2021-2022

MDD and Development Services

MDD Board

In April the MDD board agreed to in to a contact with Swartz-Hanson Architects move forward with the design/construction set of plans for the boardwalk at the town center. This will be the first aspect of the multi-use portion of the Town Center development. It will span the entire eastern shoreline of the pond and will be the main focal point for all patrons visiting the adjoining restaurants and shops. The board additionally approved a grant for the façade improvement on the Leon River building. This grant will assist in the renovation of the building exterior, new signage, and an interactive “Early Texas” sign.

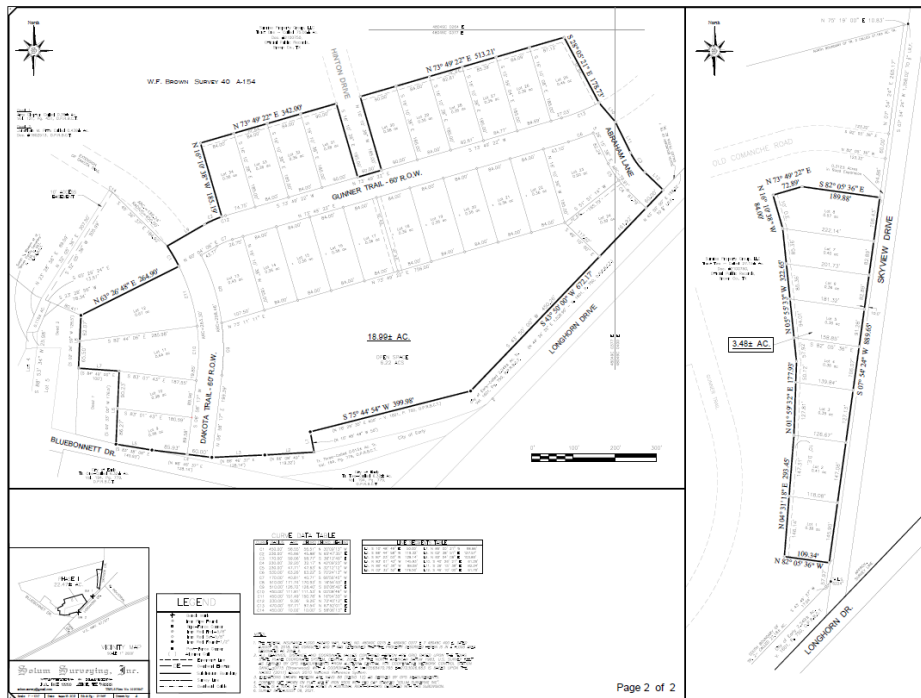
In May the city hosted the third Smart City Expo at McDonald Park. I set up the Town Center information booth at the event and had many visitors raving about the possibilities the project presents for the city.

During the June meeting of the MDD, the board approved the Executive Director to begin the bidding process for the first site in the Town Center Development. This will be the site designated as “F” on the original master plan. The bid specs will call for the construction of a restaurant site at this location and should act as the catalyst for the rest of the development along the boardwalk. We have several potential bidders interested in the site, and will be discussing our vision of the project with each of them.

Additionally in the June meeting, the MDD Board gave the Executive Director the authority to sign a purchasing agreement for about an acre of land behind the Petco building currently under construction. This purchase agreement is the result of conversations with Petco and the developer of the property, Embree Construction. It was the intention of the developer to build the building then lease the entire property Petco for a long-term lease. Embree Construction would then sell the entire lease to an investor which would capture his money back from the long-term lease payments. Embree Construction had no desire to further develop the unused portion of the property and is highly unlikely that the purchaser of the lease would bother to further develop the property. The MDD board saw that there would be about an acre of land in the area of town with the most development activity go unused for the foreseeable future, and acted to place the property under contract. It is the intention of the board to make this property build-ready and sell the property in the near future.

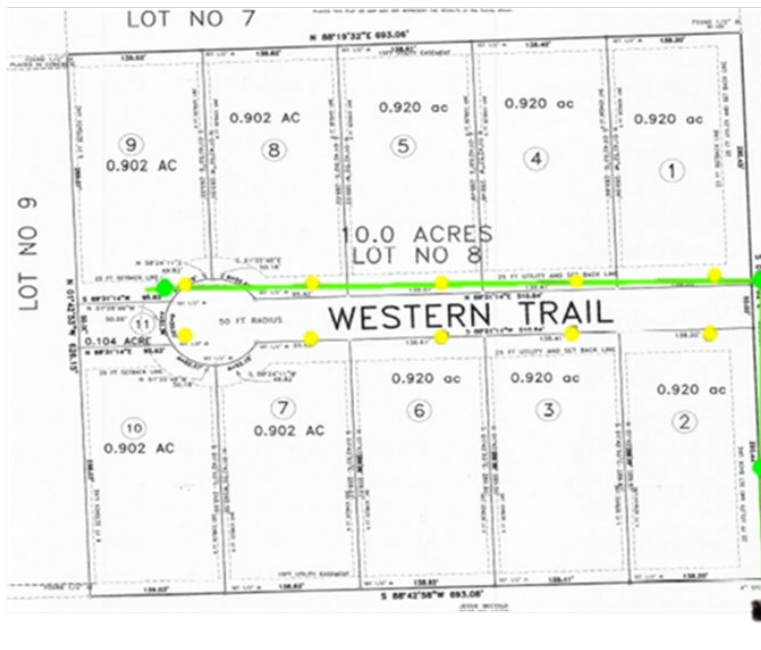
Longhorn Plat

The developer has sold the first couple lots along Skyview and has paid for the material for the sewer line replacement. The material has been ordered as the quarter came to an end. In the next month our utility department will install the new sewer line and transition the existing flow from the north into this new system. We anticipate the builders to begin submitting plans for permits in the near future.



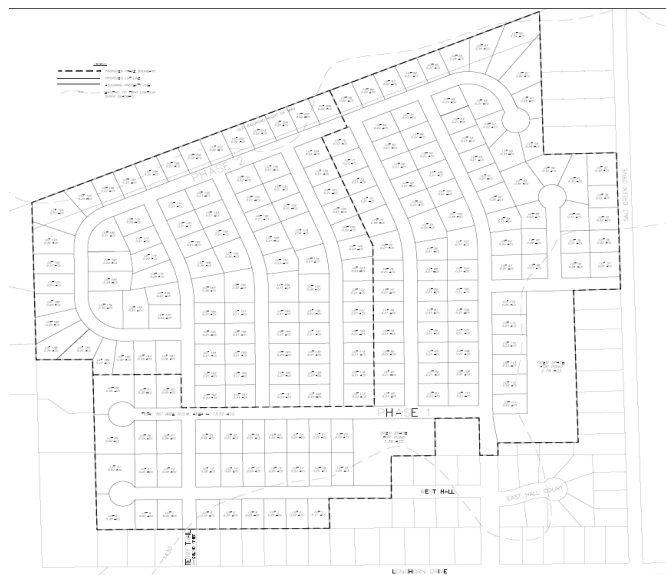
Ribble Development

The city utility department has installed the new sewer line, manholes, and all the taps for this development. The electric company is working to install the transformers and streetlights. In the future, the developer will begin construction of the road and begin submitting house plans for permitting.



New Development Salt Creek

This development is still in the planning stages and city staff has been working with the engineer on the drainage, water, and sewer layout. The picture below is expected to change as the design is progressed, however it is a good representation of the expected outcome of the development. Currently, they are planning for two phases with the first consisting of 116 lots and the total development ending with 206 home sites. We are expecting the next communication with the engineer to come around the end of July and should include a near complete layout.



New Construction

Petco and H Tea O are both under construction. Petco is currently working on the interior of the building and the parking lot. They are scheduled to open mid-September. This will be a new concept store for Petco that is focused on rural customers. This is the second store of its kind in the United States with the first opening the last week of June in Floresville, TX. Petco has already reached out to us wanting to be a community partner on several projects in the near future. H Tea O is currently waiting on their lumber package to begin framing of the building. The diversity of this store is key to the growth of our community.



Kelcy Way/ Buena Vista Rd.

There have been some delays in the construction of the roadway mainly related to our crews installing water and sewer lines and waiting on TXDOT to approve the tie in of Buena Vista to Early Blvd. The water and sewer has been completed and on June 30th, we have received the permit from TXDOT. There is currently still one Oncor pole in the middle of the intersection that they are working to remove.

City staff has been working to lay conduit for the street lights and irrigation along the future street. The lights have been ordered and should be here in the middle of the fourth quarter. The concrete contractor working on the curbs and sidewalks is expected to begin in the first couple weeks of July and the laying of the asphalt roadway should follow closely behind that. We anticipate the road construction to be wrapping up towards the end of the summer.



Town Center

In addition to the previous updates mentioned in this report, we have been working to plan ahead on future phases of the town center. City staff have meetings planned with the engineer to discuss the design of the first north/south roads stemming from Kelcy Way. This will be the main artery into the development leading directly into the parking lot for the boardwalk and future residential/retail buildings in the middle of Town Center. This planning will include the roadway and all utilities needed to serve the buildings adjacent to the boardwalk.

The engineer has completed the plans for the pond construction and staff will be approaching the City Council for permission to go out for bid in July. This construction is expected to take 6-8 months and will be completed and open for public use in summer of 2023. The engineer is also designing the civil set of drawings for the foundation of the batting cage and ADA sidewalks around the recreation side of the park.



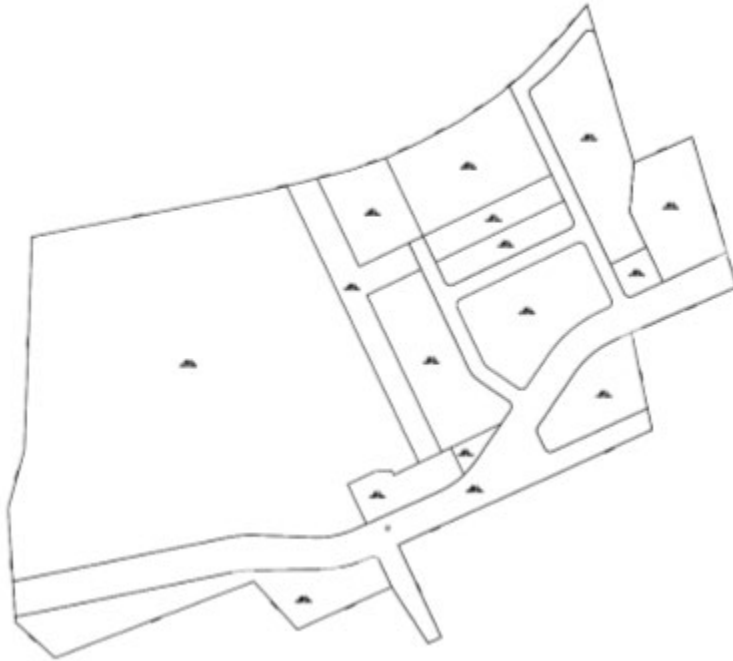
Boardwalk

As mentioned above, the MDD has engaged an architect to design the boardwalk construction plans. It is anticipated the plans will be back to staff by the end of summer and discussions can be held about going out for bid on this project. By building the boardwalk, or at least being under construction, it will help to market the adjoin pad sites for restaurant and retail establishments.



Town Center Plat

City staff has been working with a surveyor to develop a plat for the town center. This is necessary for many reasons including being able to sell a particular portion of the land and dedicating right-of-way and parkland. Once complete, the plat will be presented to the Planning and Zoning Commission and City Council for approval. At that time the MDD will dedicate the recreation area and the pond to the city for parkland as well as naming and dedicating the streets.



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 7% to 102%. This is a result of the variety of sales tax producing businesses we have and the strong consumer confidence during this quarter. As the national consumer confidence is beginning to slow, we will watch the trends closely at our local level. Sales tax budget goals for this budget year have been met.

