



# City of Early 4<sup>th</sup> Quarter Report

2022-2023

## MDD and Development

### **MDD Board**

It has been a very busy quarter as we close out the fiscal year. This last 12 months has brought with it substantial change in the Town Center and significant change throughout the commercial corridor.

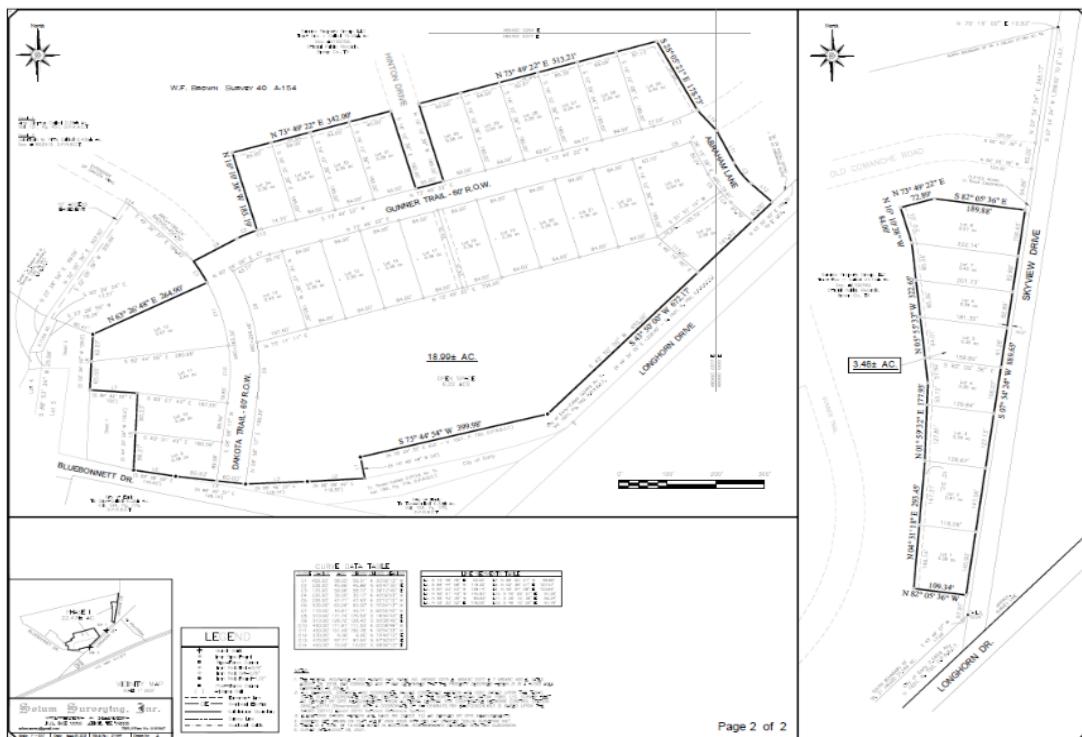
In the July MDD Meeting, the board was briefed on the progress of the batting cages and Pond construction at the Town Center. It was also announced in the meeting that the H Tea O would open that same week. Additionally, there was a timeline to the EDA grant that was shared and the hope is to have a definitive answer by the end of the year for the grant.

August brought about two meetings so the budget for next year could be reviewed and voted on. A final resolution was presented to the board to finalize the purchase of the property at 406 Early Blvd., closing on that property happened this month as well. The previous owner has 60 days to remove all his belongings and take the building away as well. During the second meeting of the month, the 2023-2024 budget was passed with expected expenditures of \$1,373,006 and expected revenue coming in at \$1,434,474.

The final month of the fiscal year was busy finishing up projects and planning for future projects. A resolution was passed by the MDD board pertaining to the sale of land at 204 Parkway to Dos Lanzas, LLC. This developer will plan to build a total of 7,000 to 8,000 square feet of office/retail space. Staff also issued an RFP for the drainage and site work on this property with awarding and beginning of construction coming next month. It was also announced Brothers RV Park and Food Truck Court would open the first week of October. This is a great opportunity to bring people to the eastern end of town for additional dining options.

## Longhorn Subdivision

A 380 agreement has been passed and signed by the developer to provide Public Works Department labor to install developer supplied water and sewer materials. The developer has paid for the material and an RFP has been published for the purchase of the material. Construction of the infrastructure will begin next quarter as the roads are cut in and our crews begin installation of the sewer lines.



## Autumn Drive

The installation of the box culverts and the underground inlets and pipes were completed this quarter. As the contractor began cutting the road down to the sub base levels it was found that the existing water and sewer utilities were too high and our city crews would have to lower all the service taps crossing the street as well as a section of the main sewer line mid-way down the road. It was also found that the manholes along the street also would need to be lowered, our crews lowered these as well. At the end of the quarter the contractor was back on site and cutting dirt to the needed elevation throughout the project.

## Town Center

### Sidewalks

At the end of the quarter, the contractor has completed about 90% of the sidewalk. When complete the sidewalk will make a loop more than  $\frac{3}{4}$  of a mile long and will be lighted for access after dark. Our parks department is following behind the concrete contractor grading dirt and placing the finishing touches around the sidewalk. In addition to the sidewalk, the walk bridge was completed this quarter. Savage Saint built and installed the bridge which will provide access to the north side of the lake.



## Town Center Lake

The lake construction has been completed. Work still continues to finish the entire project such as Texas Parks and Wildlife planting native aquatic plants, stocking fish, finishing installation of lighting on the fishing docks, and other maintenance items.



## **Additional Amenities Around the Park**

City staff are working to order items such as picnic tables, trash cans, fishing line recycling bins, and park benches. When we rebuilt McDonald Park, we opened to the community the opportunity to purchase park benches in honor or in memorial to someone or a group. There was overwhelming support for this option. We received benches honoring high school classes and loved ones of our citizens. City staff has decided to open this program up for Town Center Park as well. We initially opened the ability to purchase ten benches and quickly gained interest in eight of them. As of the end of the quarter these eight benches are going through the design and proof stages and staff have decided to open ten additional benches. We are confident there will be support for these additional benches within the park.



## **Batting Cage**

The batting cages have been completed with the exception of the video cameras for security and a few of the safety signs. The cages will be open for public use after we finish the sidewalks and lighting.





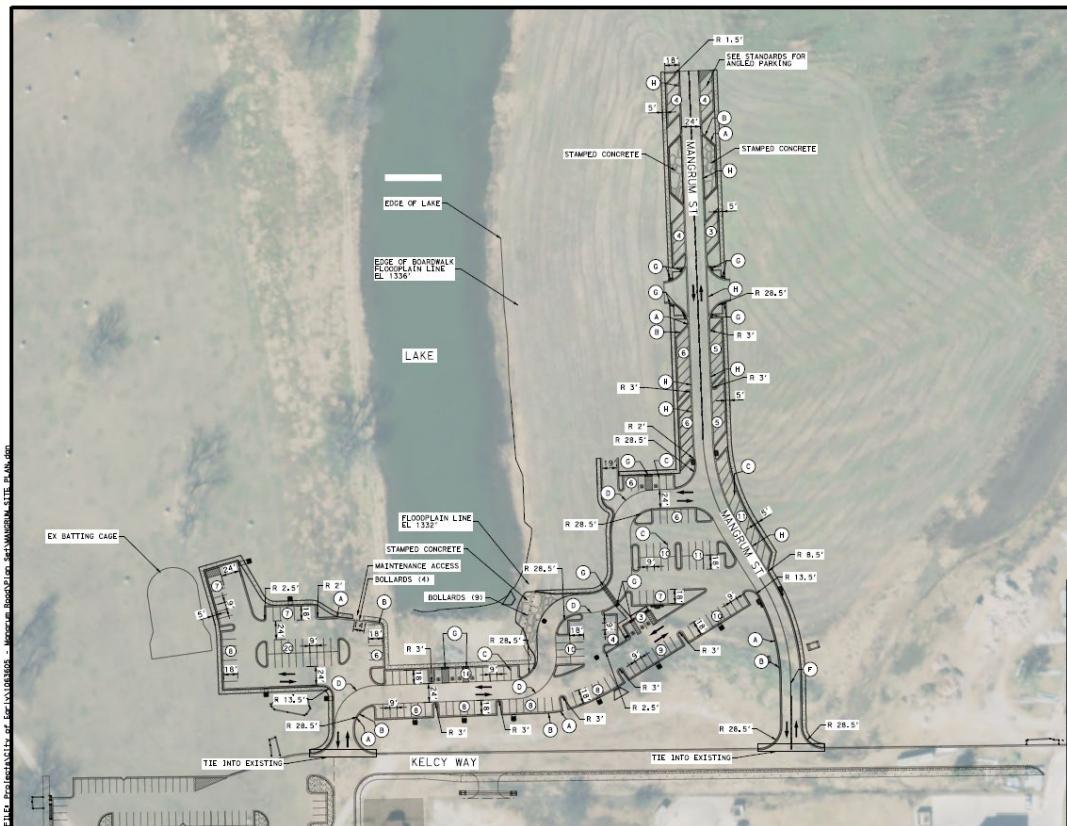
## Boardwalk

City staff have been meeting with the architect and engineer to complete the boardwalk plans and specs. Most of the work being completed, at this time, is by the engineers designing the structure which will support the boardwalk and how the boardwalk will tie in with the surrounding sidewalk and parking lot. We expect to have final plans by the end of October and will work to begin the bidding process followed closely by construction.



## Mangrum Street

There has been a slight delay in getting the final plans from the engineers but we anticipate them by the end of October. Once we have clearance from the EDA, concerning the grant, we will publish a RFP requesting bids for the construction. This will be a vital corridor connecting Kelcy way with the property along the boardwalk.



## EDA Grant

After submitting the grant in June, it was determined that we would need to hire an archeologist to perform an assessment of potential artifacts on the site. It is anticipated that the



assessment will take place in August and the findings will be reported to the EDA so the process of the grant application can continue.

## **Sundial**

The Texas Midwest Community Network Teen Leadership team chose our Town Center as their annual project this year. These young women raised more than \$100,000 in donations and are building a 60 foot diameter sundial adjacent to the lake. They teamed with local businesses and designed, engineered and built the sundial. Savage Saint built the Gnomon which consists of a 50' tri-sided laser cut point which casts the shadows telling the time on the dial.

