

Commissioners Court Special Meeting



August 1, 2022

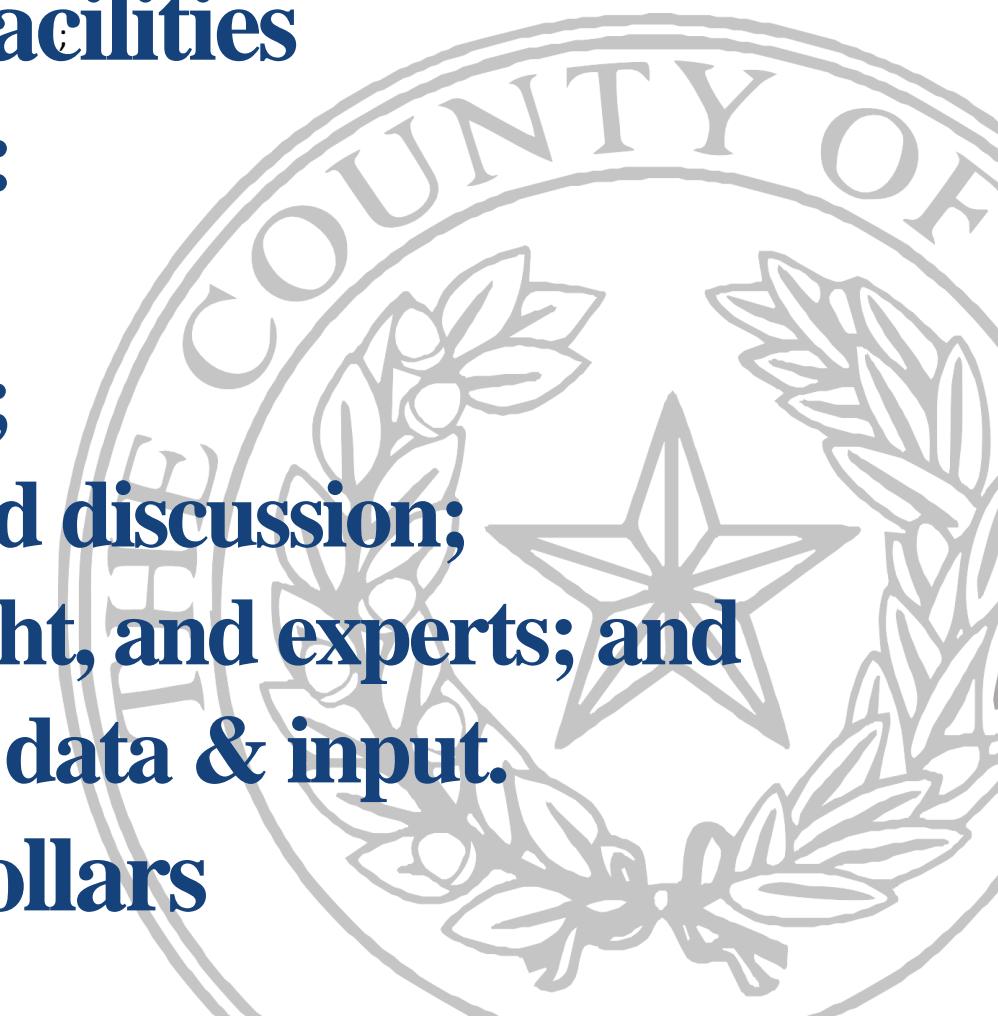


ROLE OF THE COMMISSIONERS COURT



Role of the Commissioners Court

- Maintain and manage current facilities
- Plan for future facility needs by:
 - Defining the problem;
 - Identifying potential solutions;
 - Engaging citizens for input and discussion;
 - Relying on data, critical thought, and experts; and
 - Proposing a solution based on data & input.
- Be good stewards of taxpayer dollars





What the Commissioners Court Should not do?

- Turn a Blind Eye
- Skip the Process
- Avoid Hard Choices
- Make the Final Decision
- Prevent the Citizens from Having the Opportunity to Make the Final Decision



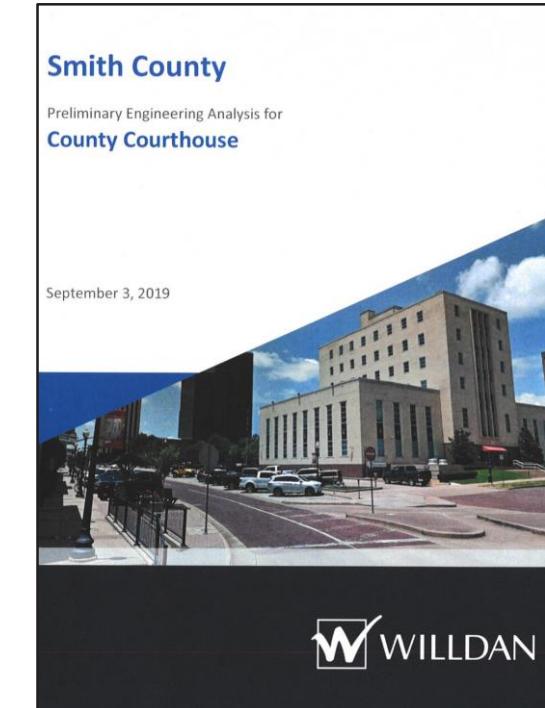
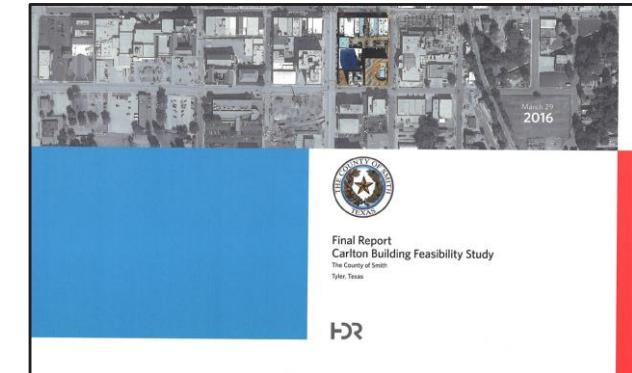
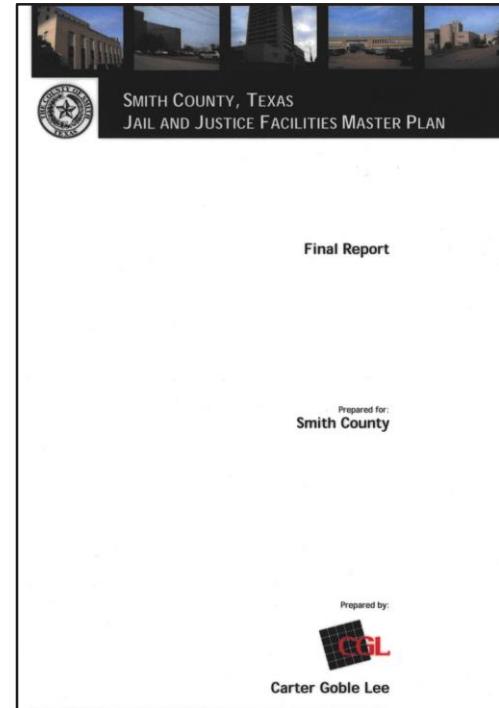
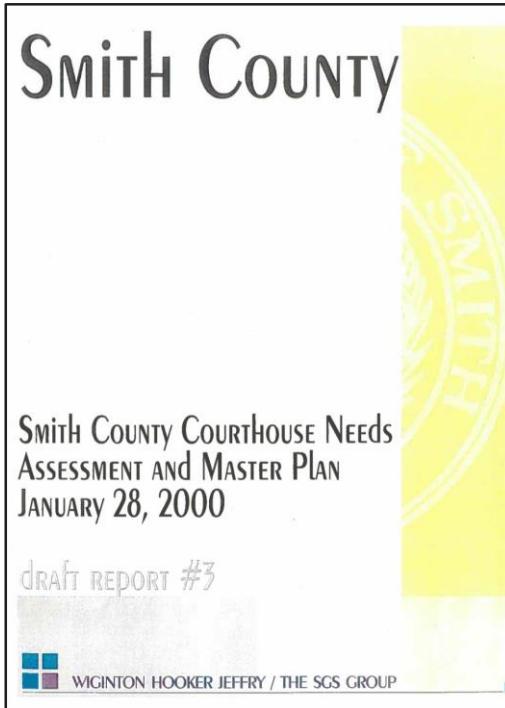


Smith County
TEXAS

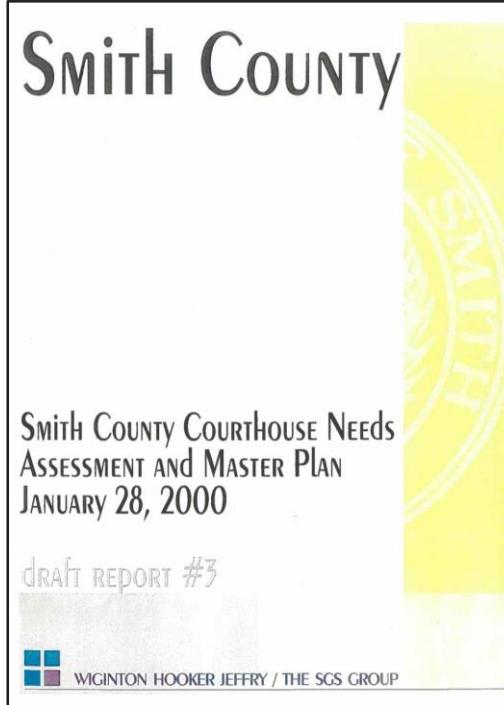
PLANNING PROCESS



23 Years of Planning



2000 Assessment & Master Plan



2000

- A Task Force was formed in 1999 involving about 50 community members, chaired by Tracy Crawford.
- Wiginton Hooker Jeffrey was hired and undertook a major assessment and statistical analysis of the courts/justice system and facilities.
- Recommended:
 - (i) constructing a new courthouse on the Plaza that would accommodate at least 10 judicial positions immediately with the ability to expand to accommodate up to 14 judicial positions
 - (ii) purchasing the 200 Ferguson Building and constructing a 300-car parking garage (\$7.2 Million) and
 - (iii) demolishing the existing Courthouse (\$1.2 Million).

2003-2006 Renovation Analysis

- Fitzpatrick Butler Architects was hired by CC in 2003 to undertake analysis of potential renovations with the Courthouse.
- Before recommendations were complete, the Courthouse shooting occurred in February 2005—shifting the focus to security upgrades.
- In 2006, certain improvements were authorized and were ultimately completed (e.g. bullet proof glass); other suggestions lacked consensus or enough support to move forward.

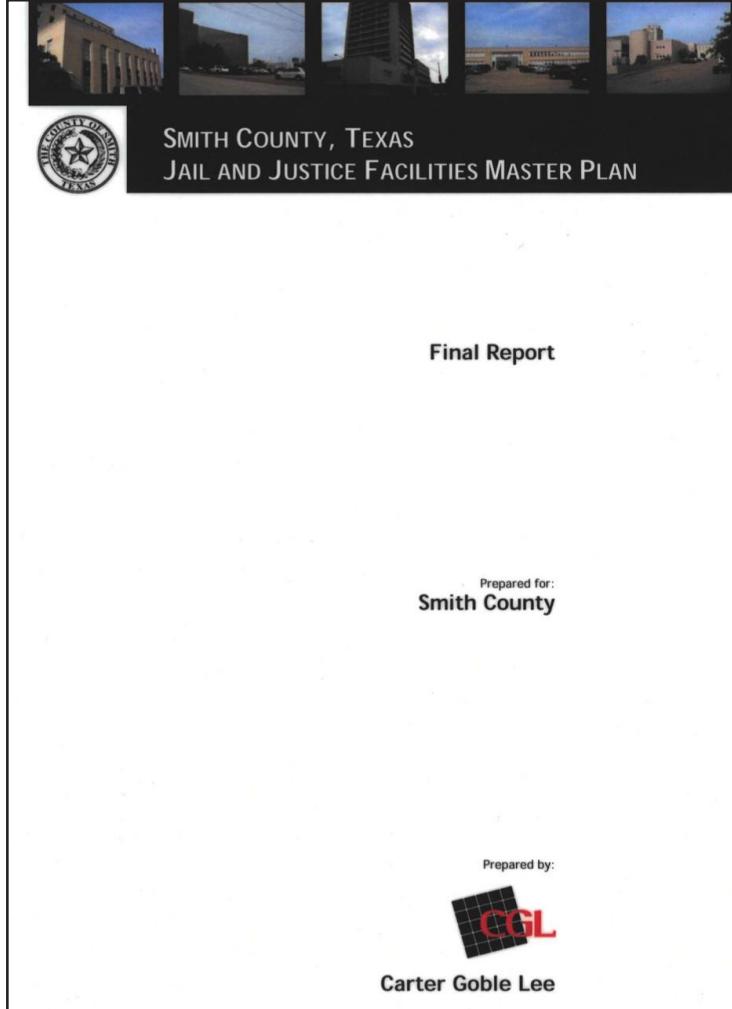
2003-2006 Renovation Analysis (cont)

- Rejected renovations discussed included building a shell around the existing courthouse to add a corridor that would be shared by judges, their staff, and inmates.
- Certificates of Obligation were issued to fund Courthouse improvements.
- Many of the funds from C.O. issuance were ultimately used for Sheriff's Office Admin in 2009-2011 and other property acquisitions and improvements.

2003-2006 Analysis Conclusions

- Renovation of the existing courthouse was not a viable, long-term solution to meet the security & logistical needs of the County, given its growth to date.
 - Security needs cannot be addressed in the current structure
 - Additional courtrooms are needed
- Construction of a new courthouse and associated parking structure to accommodate the current and future needs of the Smith County justice system is the best solution.

2007 Carter Goble Lee Study



- Carter Goble Lee undertook to update the statistical analysis of the courts system and its needs.
- Note: This study took place before the current jail was built and before the current Sheriff's Office facilities were constructed.
- Recommended (1) re-purposing the Courthouse into the S.O. headquarters (2) constructing a new courthouse (3) expanding the central jail or constructing a new jail and (4) constructing a new multi-level parking structure at a total cost exceeding \$231 Million.
- Projected that there would be a need for at least 2 more District Courts and 1 more CCL by 2027 based on population growth and increases in filings.

2016 Carlton Building Study



Final Report
Carlton Building Feasibility Study
The County of Smith
Tyler, Texas



- Commissioners Court hires HDR to undertake analysis of possibility of retrofitting the Carlton Hotel for a Courts building.
- HDR provided options for renovating the hotel building, renovating the parking garage, and connecting it to the jail. Estimated cost was approximately \$46 Million.
- Proposals were rejected because the hotel space was not suited for retrofitting into courtrooms and potential renovations did not adequately provide for a viable long-term solution.

2017 & 2019 Existing Facility Assessments

Smith County

Preliminary Engineering Analysis for
County Courthouse

September 3, 2019



- 2017 Assessment of all County facilities conducted by Komatsu Architecture. Assessment verified that most mechanical systems in the Courthouse are getting to the end of their life expectancy.
- 2019 free Preliminary Engineering Analysis conducted by Willdan (presented to the CIP Committee on Sep. 3, 2019)
 - Did non-invasive HVAC and Mechanical-Electrical-Plumbing (MEP) evaluation of systems.
 - Identified at least \$12.8 Million in replacement projects for HVAC, Mechanical, and Electrical.
 - Plumbing cost would be additional and would require invasive evaluation of systems.
- Current renovation costs estimated just for HVAC and plumbing would likely exceed \$30M without addressing security, safety, and growth needs.

A Plan in Action – Recent Planning



County Seat Coalition formed
Community Input Meetings
Discussions with Court Judges

Fitzpatrick Architects and
Project Advocates hired to assist
with facilities analysis and planning

Pandemic halts plans for
2020 Bond Election

The time is now

2018

2019

2020

2021

2022

2019-2020 Planning

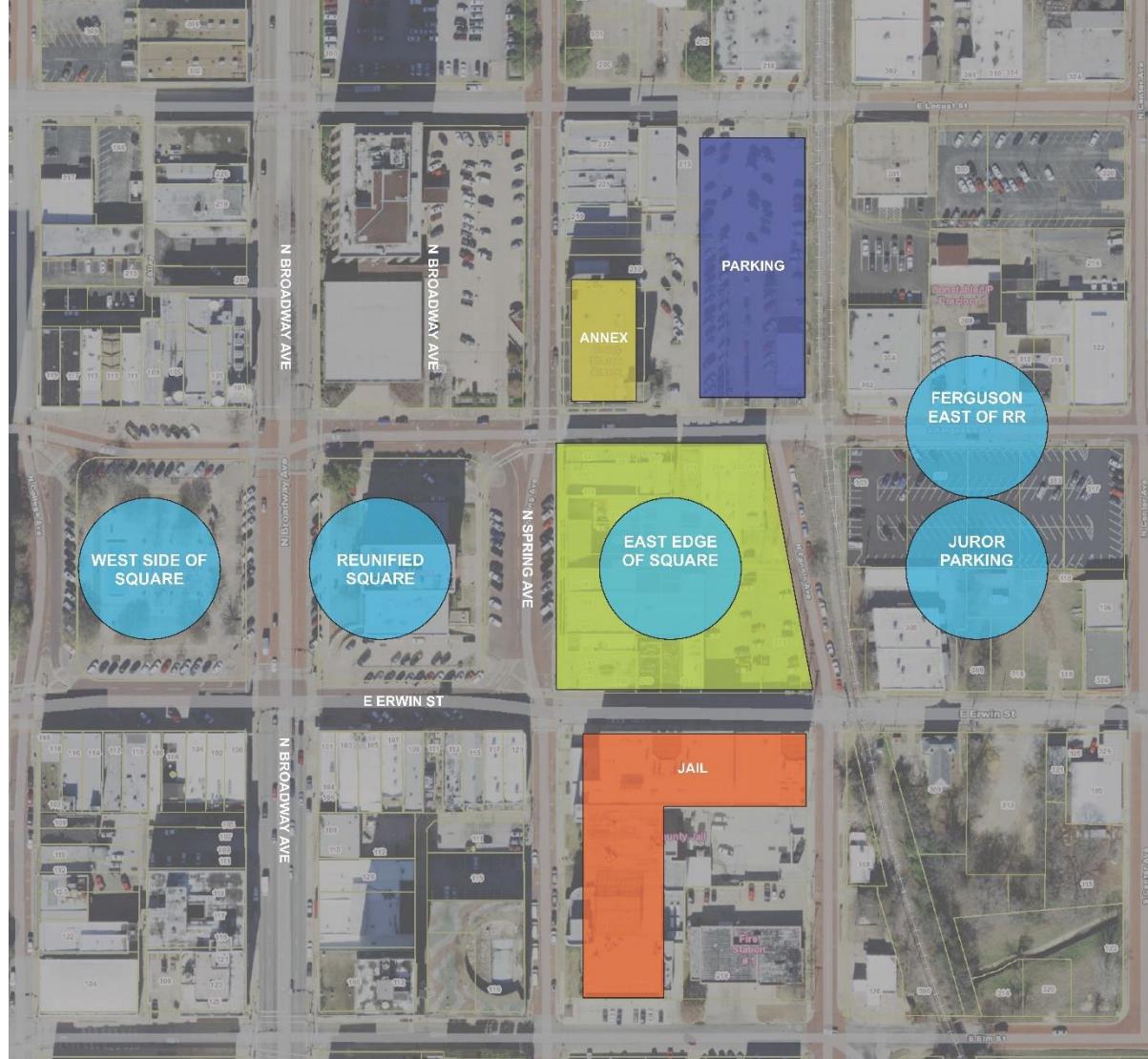
- Citizen input and civic group meetings;
- Stakeholder meetings (elected officials, legal community, downtown business community, department heads, City of Tyler, TxDOT);
- On-line feedback forms;
- County website landing page with all presentations and information available to the public.
- Paid professional input
 - Fitzpatrick Architects;
 - Project Advocates (pricing and cost focus, value engineering)
 - Traffic study
- Commissioners Court workshops (January – March 2020)
- Peer review by national architect firms that have expertise in Courthouse design and construction
- Additional citizen presentations (2022)



POTENTIAL SITES



Potential Sites



Site Location Properties - 2020



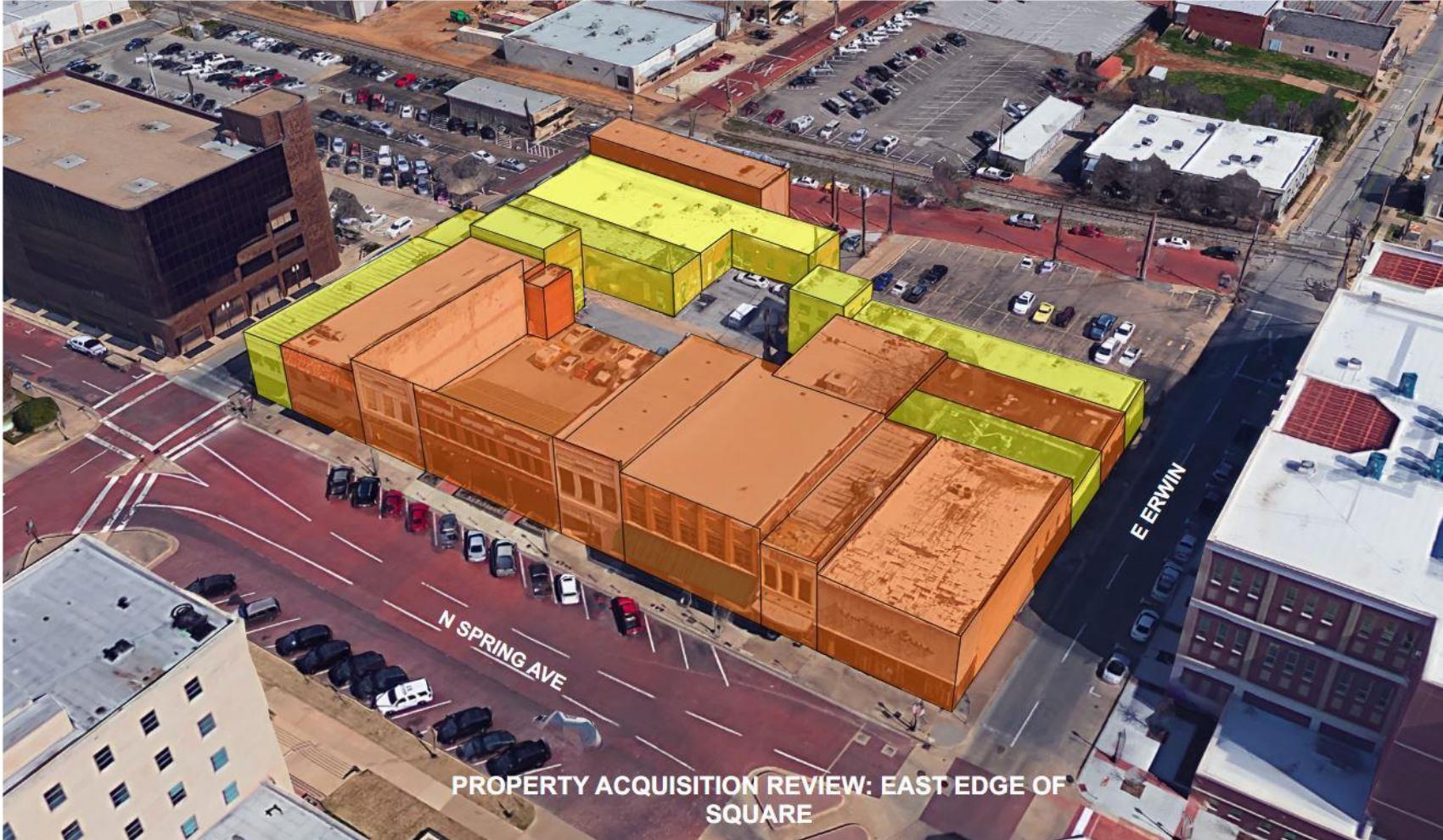
COUNTY OWNED

DEVELOPED

UNDER / UN-DEVELOPED

PARKING

Site Location Properties - 2022



COUNTY OWNED



PRIVATELY OWNED



Smith County
TEXAS

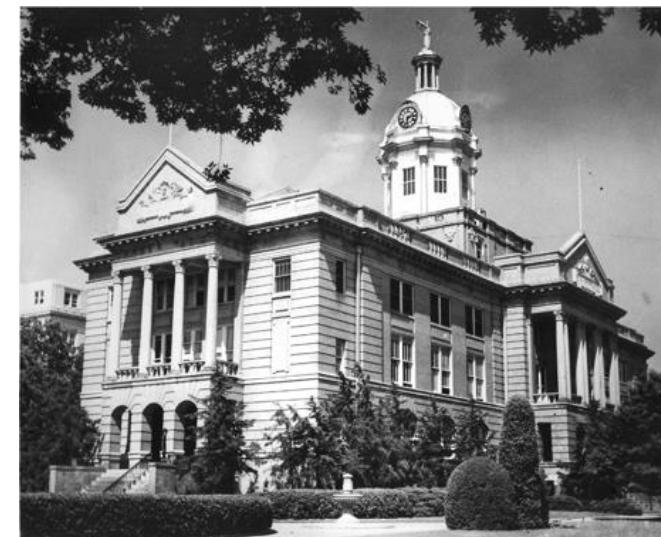
EXTERIOR DESIGN



Smith County Courthouse History



1852



1910



1955









INTERIOR DESIGN





SAFETY AND SECURITY



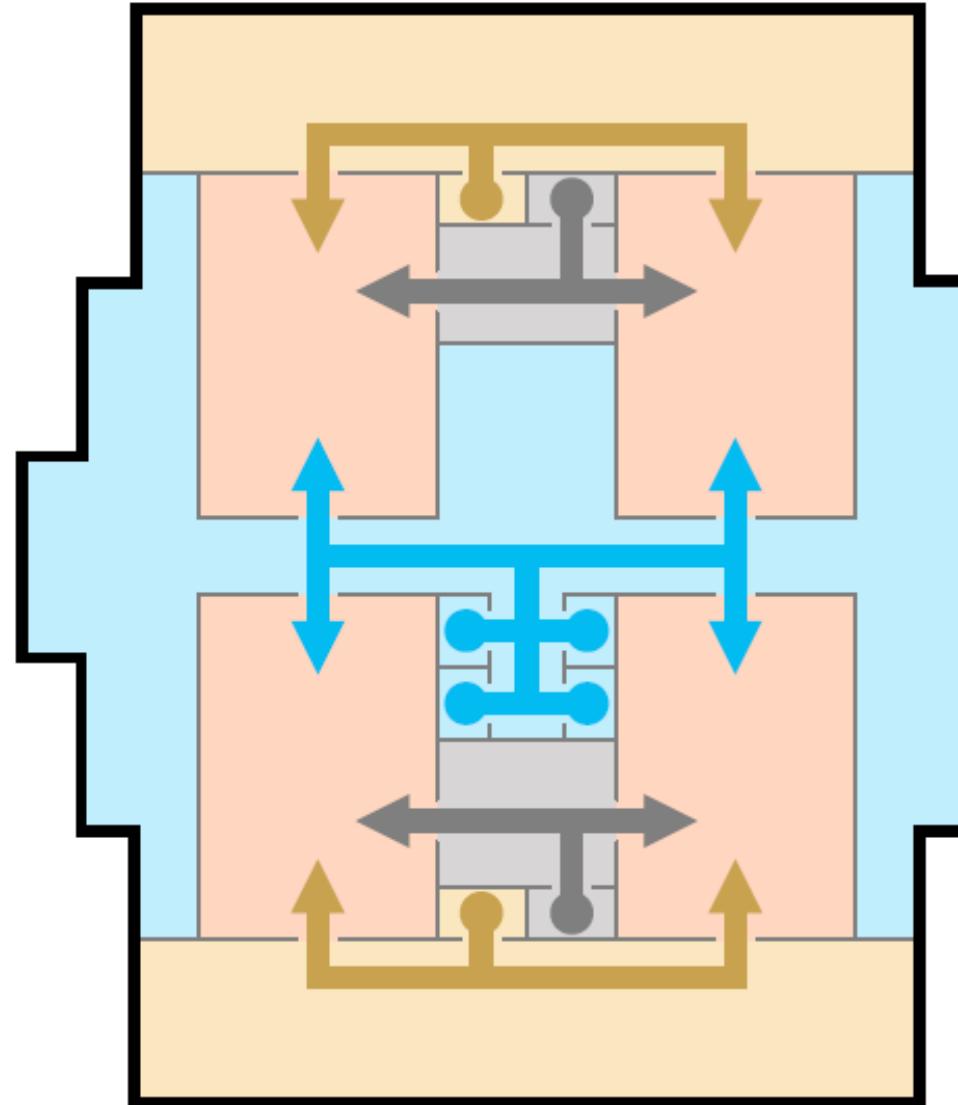
PUBLIC



IN-CUSTODY



JUDGES & STAFF



Safety & Security

Public

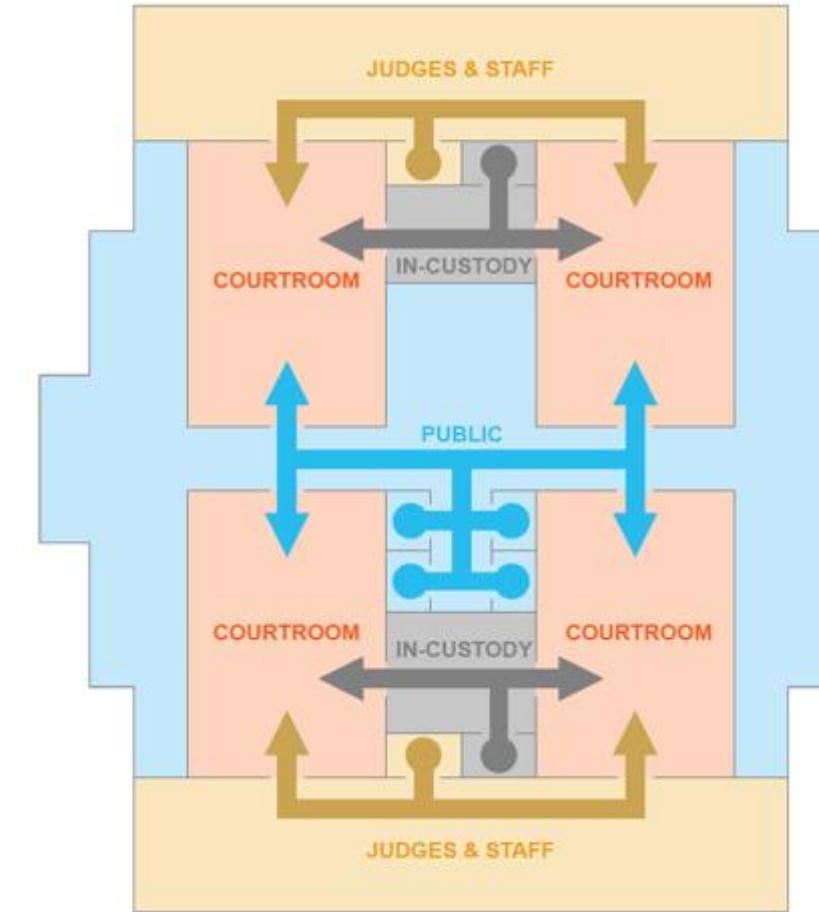
- Internal hallways and corridors that never cross paths with jail inmates except in the courtroom
- Separate elevator systems for the public, apart from jail inmates
- Secure jury deliberation rooms with separate restrooms not accessible by defendants, witnesses or other parties
- Increased security measures at the public entry points and throughout the Courthouse
- Shortened travel distances to courtrooms with easy line of sight and wider hallways

Judges & Staff

- Secured parking from elevator to judge's chambers and admin support
- Direct access from judge's chambers and staff office to courtroom
- Secured entry from public corridors to judge's offices

In-Custody

- In-custody holding cells on each floor that lead directly into each courtroom
- Service elevator from the basement that is connected to the jail tunnel for secure transport of inmates from the jail
- Shortened tunnel length from the Courthouse to the jail



PUBLIC

IN-CUSTODY

JUDGES & STAFF



SAFETY AND SECURITY



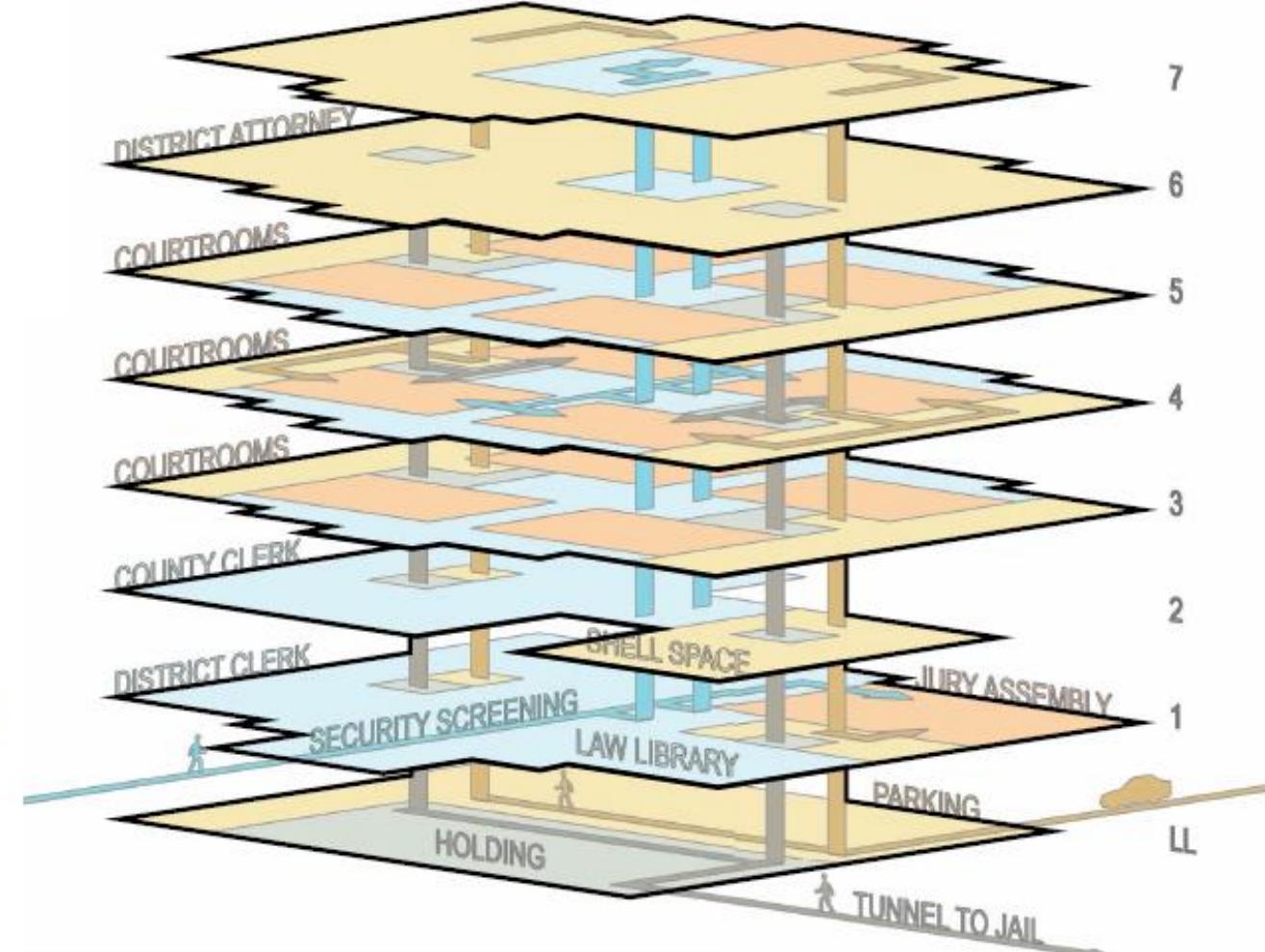
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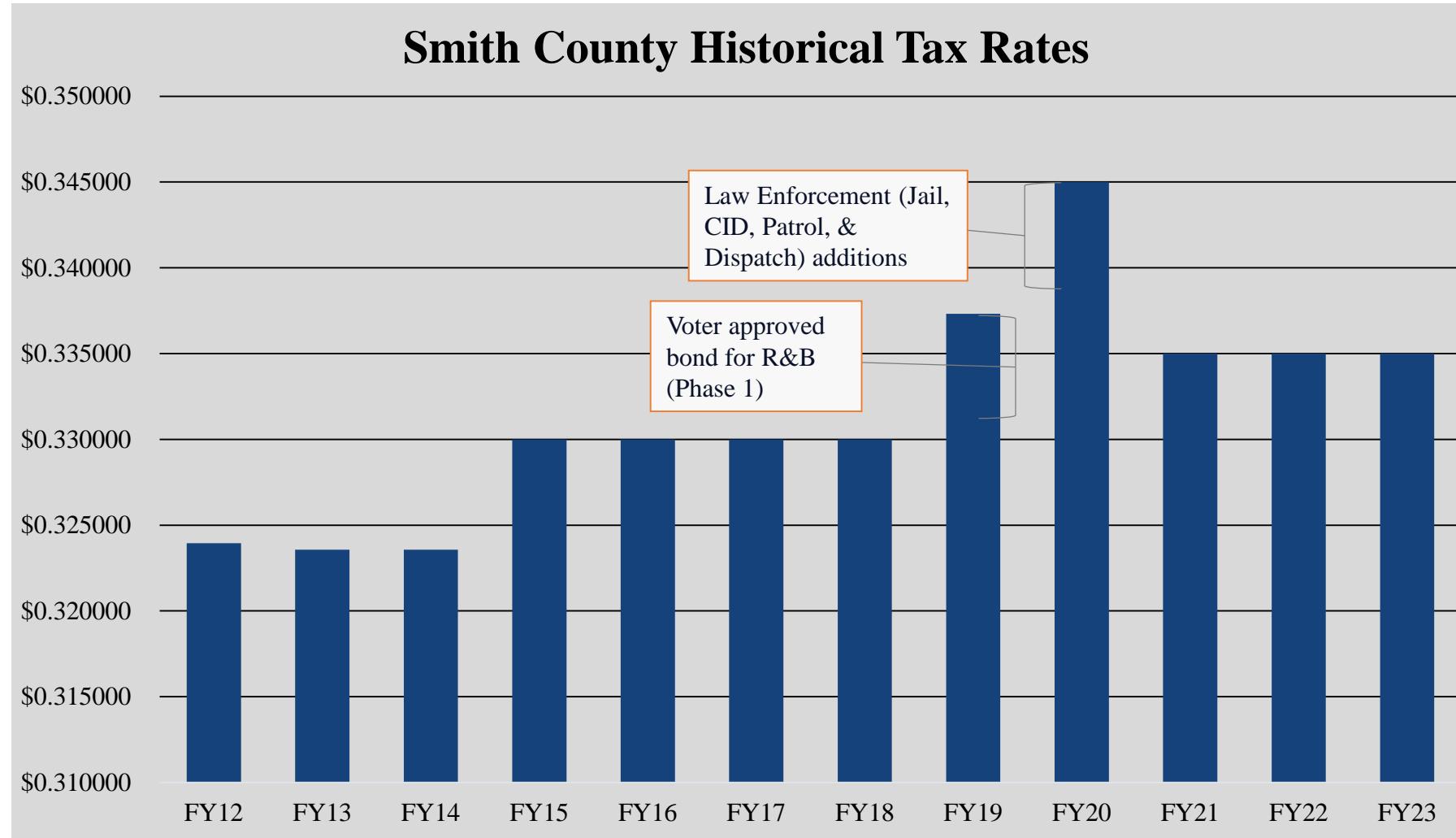




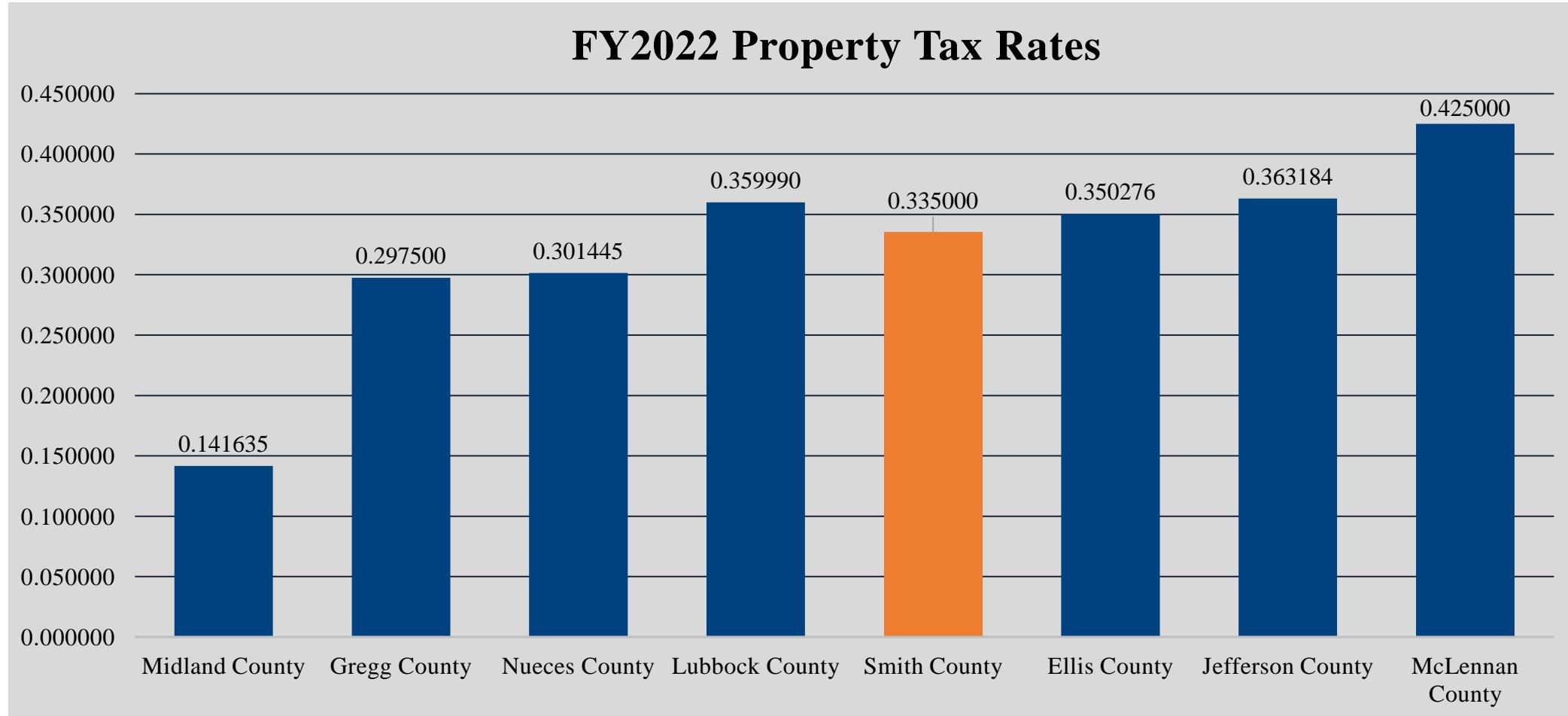
STEWARDSHIP OF TAXPAYER DOLLARS



Tax Rate Historic Trends



County Tax Rate Comparison



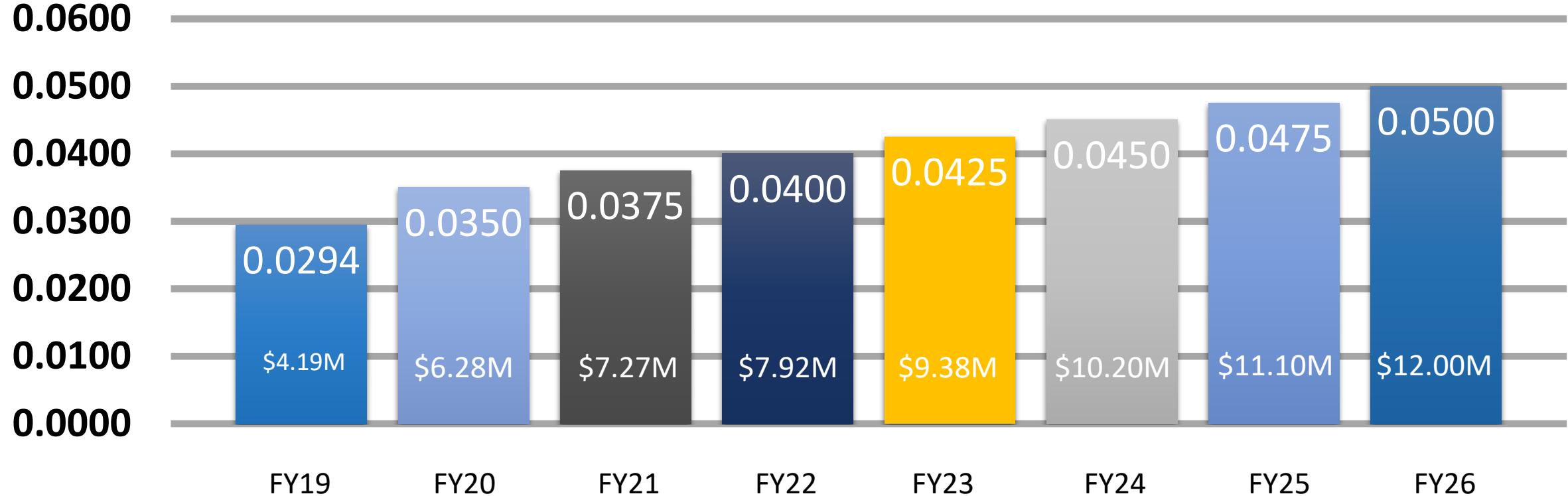
Road & Bridge Stewardship

Fiscal Year	Dedicated Tax Rate	Interbudget Transfer to R&B
FY15	2.9436 cents	\$2,000,000
FY16	2.9436 cents	\$2,000,000
FY17	2.9436 cents	\$4,000,000
FY18	2.9436 cents	\$3,500,000
FY19	2.9436 cents	\$2,150,000
FY20	3.5000 cents	\$2,150,000
FY21	3.5000 cents	\$0
FY22	3.7500 cents	\$1,176,955
FY23	4.2500 cents	\$11,000,000

- The goal over the next 3-4 fiscal years is to increase the dedicated portion of the tax rate for Roads & Bridges from the 2.9436 cents (FY19) to 5.0 cents so that Road & Bridge is adequately funded long-term.
- For FY23, the dedicated tax rate for R&B will increase by half a penny to 4.25 cents.
- For FY23, each penny on the tax rate is expected to generate \$2,200,000.
- \$11 Million transfer to the Road & Bridge Fund is intended to make up the gap between the \$45 Million in bonds approved by voters and the total \$56 Million of projects to be done over the next 3 years so that the R&B 6-year program is fully funded.



Tax Rate Distribution - Road & Bridge Fund



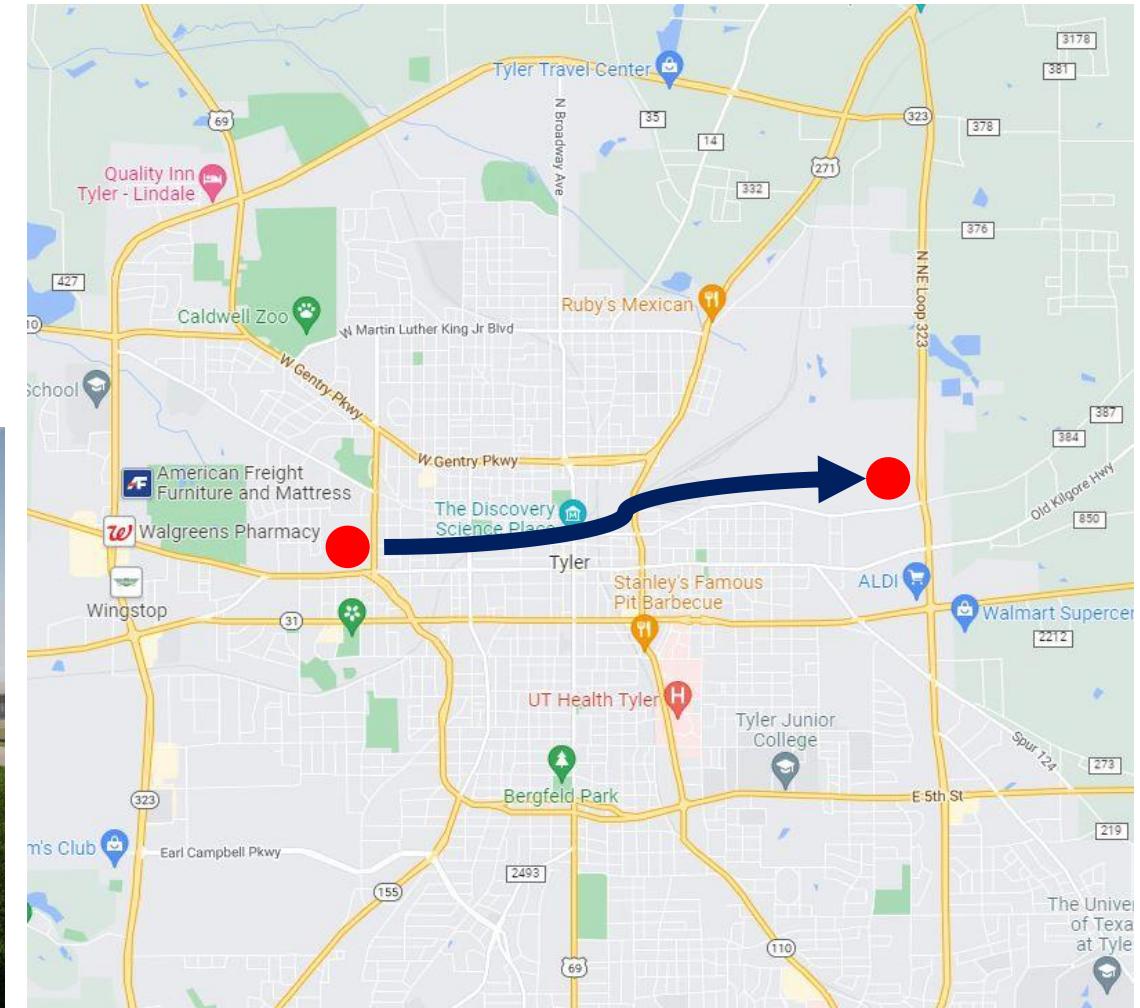


Smith County



Road & Bridge Bonds

Road & Bridge Facility - Future



Inside the 33.5 Cent Tax Rate

0.75 cents of voter-approved 2017 Road & Bridge bonds

0.75 cents of voter-approved 2021 Road & Bridge bonds

1.35 cents for Road & Bridge funding (up from 2.9 cents to 4.25 cents)

2.85 cents of additional funding for Roads & Bridges inside the 33.5 cents



OTHER STEWARDSHIP STEPS



Major Cash Capital Improvements

- New Road & Bridge facility
- Fleet Enhancement and Investment
- Emergency Services/Law Enforcement Radio Replacements
- Facility Upgrades in HVAC, Mechanical & Electrical, Plumbing, Roofs, Parking Lots to all structures
- Jail facility upgrades for doors, control systems, and other renovations.

Other Stewardship Steps

- Purchasing 5 of 11 needed properties in cash in the past 2 years.
- Using over \$15 Million from general fund reserves during FY23. Since 2016, we have used over \$25 Million from general fund reserves for county expenditures.
- Using ARPA funds to reduce local taxpayer burden through use on one-time capital purchases.
- Paying off the 2011 Jail bond debt on August 15, 2022 (\$717,000).



Smith County
TEXAS

INTANGIBLES



The Intangibles

- Safety and Security
- Law and Order
- Justice and Mercy
- Citizenship and Community
- Reverence and Respect

Conclusion

The citizens of Smith County should have the opportunity to make this decision and determine the future of their courthouse.

It's their money and their courthouse.

PROPOSED NEW SMITH COUNTY
COURTHOUSE

