



CALLAHAN COUNTY

WE THE PEOPLE

PRESENTED BY
CALLAHAN COUNTY COMMISSIONERS' COURT

WWW.CALLAHANCOUNTY.ORG

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G. SCOTT KNIFFEN
COUNTY JUDGE

September 21, 2020

To the Citizens of Callahan County:

In 2020, your courthouse celebrates its 91st year of service to you, the citizens of Callahan County. We would like to thank you all for taking the time to meet with us and provide your insight on the proposed restoration of the courthouse and renovation of the courthouse annex building.

The county has secured partial funding for the restoration of the courthouse through a grant from the Texas Historical Commission but, to be eligible for this grant, the county must provide local funds for that portion not covered by the grant. The commissioners have called a bond election for that purpose.

This meeting is the culmination of years of work by the Commissioners' Court to bring us to this point in time. Numerous individuals have committed a significant amount of time and effort into developing these plans. At this meeting, these individuals will be asked to explain the two propositions, the fiscal impact on the community, and answer any questions you may have about the project.

The commissioners have scheduled three of these meetings at various locations throughout the county for the convenience of the citizens. Some of these meetings will be taped and available on other media sources if you are not able to attend in person.

We hope you find this information useful and that the meetings will provide answers to any questions you may have about these propositions.

Sincerely,

G. Scott Kniffen
Callahan County Judge

ELECTED OFFICIALS

COUNTY JUDGE.....G. SCOTT KNIFFEN
COMMISSIONER PRECINCT 1..... HAROLD HICKS
COMMISSIONER PRECINCT 2.....BRYAN FARMER
COMMISSIONER PRECINCT 3..... TOM WINDHAM
COMMISSIONER PRECINCT 4.....ERWIN CLARK
COUNTY CLERK..... NICOLE CROCKER
COUNTY TREASURER.....JAN F. WINDHAM
COUNTY ATTORNEY.....SHANE DEEL
DISTRICT CLERK.....SHARON OWENS
JUSTICE OF THE PEACE PRECINCT 1..... TOM RUMFIELD
JUSTICE OF THE PEACE PRECINCT 3.....STEVE ODOM
JUSTICE OF THE PEACE PRECINCT 4.....BURLIE TAYLOR
SHERIFF..... TERRY JOY
CONSTABLE.....ED DUNCAN
TAX ASSESSOR COLLECTOR..... TAMMY T. WALKER

PROJECT TEAM

CALLAHAN COUNTY FACILITIES COMMITTEE

STEVE ODOM

JAN WINDHAM

SANDRA ROSE

SAM GOLDSMITH

KOMATSU ARCHITECTURE

KARL KOMATSU

RICK SACY

AMY SIBLEY

TEXAS HISTORICAL COMMISSION

EVA OSBORNE

PROJECT ADVISORS

BICKERSTAFF HEATH DELGADO ACOSTA, LLP

SPECIALIZED PUBLIC FINANCE, INC

COURTHOUSE HISTORIAN ON VOELCKER & DIXON

JOE ROSS

Be it resolved that we the members of the Commissioners' Court of Callahan County express to the Citizens of our county our appreciation for the privilege of having some part in the election and dedication of this courthouse, which we dedicated to the people of Callahan county with the hope that equality and justice to all may always prevail in the administration of county affairs.

SIGNED AND DATED AT BAIRD, TEXAS THIS THE 11TH DAY OF NOVEMBER, A.D. 1929

W.C. WHITE, COUNTY JUDGE

J.W. HAMMONE, COMMISSIONER PRECINCT NO. 1

J.H. CARPENTER, COMMISSIONER PRECINCT NO. 2

W.A. EVERETT, COMMISSIONER PRECINCT NO. 3

G.H. CLIFTON, COMMISSIONER PRECINCT NO. 4

COURTHOUSE TIMELINE

- 1928 BOND PASSED TO BUILD THE CURRENT COURTHOUSE AT A COST OF \$125,000 AND RESULTED IN A TAX OF APPROXIMATELY \$0.10 PER \$100 VALUATION THAT WAS PAID FOR FROM 1928 TO 1968
- 1929 COURTHOUSE DEDICATED ON NOVEMBER 11TH
GREAT DEPRESSION STARTS
- 1938 BOND PASSED TO BUILD THE CURRENT ANNEX BUILDING (FORMER HOSPITAL) AT A COST OF \$35,000 ON A 20 YEAR BOND
- 1941 UNITED STATES ENTERS WORLD WAR II
- 1945 WORLD WAR II ENDS
- 1956 WOMEN SERVE ON A JURY FOR THE FIRST TIME IN CALLAHAN COUNTY
- 1958 ELEVATOR INSTALLED IN THE COURTHOUSE
- 1961 BOND PASSES FOR REPAIRS TO THE COURTHOUSE, BASEMENT FLOOR ISSUES ADDRESSED
- 1968 BOND PAYMENT FOR COURTHOUSE COMPLETES
- 1974 MINOR IMPROVEMENTS TO COURTHOUSE, INCLUDING A NEW BOILER, REMODELING OF THE COUNTY CLERK'S OFFICE, PAINTING HALLWAYS & WINDOWS
- 1990 BIDS FOR WINDOW REPAIR & PAINTING, NEVER ABLE TO BE COMPLETED
- 1998 THE TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM IS ESTABLISHED UNDER GOVERNOR GEORGE W. BUSH

- 1999 JUDGE ROGER CORN IS SWORN IN AS THE 27TH COUNTY JUDGE SINCE THE COUNTY'S FOUNDING IN 1877
- 2002 JUDGE ROGER CORN STARTS DISCUSSION AND INVOLVEMENT IN TEXAS HISTORICAL COMMISSION, TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM (THCPP)
MASTER PLAN EFFORTS BEGAN
- 2004 MASTER PLAN EFFORTS CONTINUED
- 2005 MASTER PLAN COMPLETED
- 2014 ROUND XIII EMERGENCY GRANT APPLICATION
ROUND XIII AWARDED IN THE AMOUNT OF \$450,000
COUNTY REJECTS AWARD
COUNTY RECONSIDERS AWARD
- 2015 PUBLIC PRESENTATIONS ON ROUND XIII, PHASE I, RECEIVES OVERWHELMING SUPPORT FROM THE PUBLIC
- 2016 CERTIFICATES OF OBLIGATION ARE ISSUED FOR \$1.5M
COSTS THE TAX PAYER \$0.016191 PER \$100 OF PROPERTY FOR 2020-2021
CONSTRUCTION BEGINS ON PHASE I
- 2017 COUNTY APPLIES FOR EMERGENCY GRANT FOR ELEVATOR AS A PART OF ROUND IX AND IS DENIED
CONSTRUCTION COMPLETES ON PHASE I
TEXAS INDEPENDENCE DAY, OPEN HOUSE AND BUILDING LIGHTING
- 2018 COUNTY APPLIES FOR PLANNING & SPECIFICATIONS GRANT AS A PART OF ROUND X
COUNTY RECEIVES \$865,109 AWARD FOR PLANNING & SPECS, MORE THAN ANY COUNTY IN TEXAS HAS EVER BEEN AWARDED FOR THIS TYPE OF GRANT
JUDGE ROGER CORN RETIRES AFTER SERVING CALLAHAN COUNTY FOR 20 YEARS. JUDGE CORN IS THE LONGEST SERVING COUNTY JUDGE SINCE THE COUNTY'S FOUNDING IN 1877

2019 JUDGE G. SCOTT KNIFFEN IS SWORN IN AS COUNTY JUDGE, 40 YEARS TO THE DAY AFTER HIS FATHER, MACK KNIFFEN, BECAME COUNTY JUDGE

FACILITIES COMMITTEE FORMED TO WORK ON NEEDS ASSESSMENT OF ALL COUNTY FACILITIES

REMEDICATION OF MOLD AT THE ANNEX BUILDING IS UNDERTAKEN WHICH INCLUDED DEMOLITION OF THE INTERIOR OF THE EAST END OF THE BUILDING

FACILITIES COMMITTEE PRESENTS FINDINGS TO COMMISSIONERS' COURT AND IS TASKED WITH CONTINUING THE WORK TO BE READY FOR ROUND XI GRANT IN 2020

2020 COUNTY COMMISSIONERS' COURT PASSES A RESOLUTION OF SUPPORT ON TEXAS INDEPENDENCE DAY TO PRESERVE THE HISTORIC 1929 COURTHOUSE TO SERVE FUTURE GENERATIONS

COUNTY APPLIES FOR FULL RESTORATION GRANT AS A PART OF ROUND XI

JUDGE KNIFFEN & SAM GOLDSMITH (VOLUNTEER) TESTIFY BEFORE THE COMMITTEE FOR THE GRANT APPLICATION

CALLAHAN COUNTY IS ONE OF THREE COUNTIES IN TEXAS AWARDED A FULL RESTORATION GRANT (ALONGSIDE MASON & TAYLOR COUNTIES)

COMMISSIONERS' COURT VOTE TO PUT BOND PROPOSITION ON NOVEMBER BALLOT TO FUND THE MATCHING PART OF THE COURTHOUSE GRANT AND TO RENOVATION THE ANNEX BUILDING TO BE USED FOR COUNTY OFFICES. THIS IS THE FIRST TIME CALLAHAN COUNTY HAS PROPOSED A BOND IN ALMOST 60 YEARS.

COUNTY HOLDS PUBLIC HEARINGS TO PRESENT PLANS AND ANSWER QUESTIONS ABOUT THE PROPOSED BOND



20
 YEARS
 OF
 PRESERVATION

TEXAS
 HISTORICAL
 COMMISSION 
 REAL PLACES TELLING REAL STORIES

TEXAS HISTORICAL COMMISSION

real places telling real stories

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

OVERVIEW

Texas courthouses are among the most widely recognized, used, and appreciated assets in our communities. With some courthouses dating from as far back as the mid-19th century, they were among the first permanent structures in many counties. With their brick and stone towers, ornate cupolas, and soaring domes, they represent an impressive collection of public architecture. Not surprisingly, Texas has more historic courthouses than any other state—235 are still in active government use. With decades or even centuries of use, most of these structures have significantly deteriorated due to inadequate maintenance, insensitive modifications, or weather-related damage.

The Texas Historical Commission's nationally recognized and award-winning Texas Historic Courthouse Preservation Program (THCPP), which was established in June 1999 by the Texas Legislature and Gov. George W. Bush, has turned around the trend of disrepair and begun restoring these treasured historic landmarks. The program awards three types of grants: planning grants for the county to produce architectural plans and specifications; construction grants for the county to undertake construction of some kind; and emergency grants to address issues endangering a historic courthouse or its occupants.

Since the program was created, over \$296 million has been appropriated by the Texas Legislature to courthouses in need. To be considered eligible for this program, a building must be at least 50 years old, have served or currently serve as a county courthouse, and have an approved master plan. Grant cycles are contingent upon funding from the legislature and are typically available in the fiscal year following a legislative session. The 86th Legislature, which met in 2019, has allocated \$25 million to the THCPP for the biennium.

To date, the program has restored 70 Texas courthouses and another 29 courthouses have received emergency or planning grants to complete small projects. These restored county courthouses serve as a catalyst to economic revitalization in the business districts that surround courthouse squares throughout the state. Counties with restored historic courthouses also see an impact in the form of increased tourism, accessibility, safety, energy efficiency, and much more.

TEXAS HISTORICAL COMMISSION
real places telling real stories

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

FREQUENTLY ASKED QUESTIONS

Q. Why are Texas courthouses historically and culturally significant?

A: For more than 150 years, the Texas courthouse has been a local symbol of strength, pride, progress and democracy. Courthouses were -- and continue to be -- centers of public and business life in communities throughout the state. Because so many Texas communities literally grew up around a county courthouse, the structures are tangible links to the past. Marriages, trials, elections, parades, festivals, campaign rallies and community celebrations are just some of the events linked to historic county courthouses.

The Texas Historical Commission (THC) has identified approximately 220 courthouses built before 1948 that are still standing. Many of these are superior examples of architectural trends and styles, including Gothic Revival, Art Deco, Neoclassical, Renaissance Revival, Romanesque Revival and Second Empire. Eighty-six Texas courthouses are listed in the National Register of Historic Places; 78 are designated as Recorded Texas Historic Landmarks. Many more are eligible for historical designation.

Q. What is the history of Texas courthouses?

A: Before Texas won its independence from Mexico in 1836, Texans were under a centralized governmental structure based in Mexico City. After the victory at San Jacinto, the new Republic of Texas formed counties to create a framework for a localized governmental system. Courthouses were among the first permanent structures built in the new counties, and they immediately became symbols of local pride and self-government. No one knows the exact number of courthouses built in Texas since 1836, but the THC has identified more than 700 present and former courthouse sites, and other sites likely exist.

The “golden age” of courthouse construction began in 1881, soon after the state Legislature authorized counties to issue bonds to build new courthouses. Structures built between the late 19th and early 20th centuries were constructed as monuments of community justice and strength. Of the more than 220 historic courthouses, some 150 were built prior to 1920, and about 80 of those were built before the turn of the century.

Q. What is the condition of historic Texas courthouses?

A: By including Texas' historic courthouses on its 1998 list of “America's 11 Most Endangered Historic Places,” the National Trust for Historic Preservation determined the combined structures are “threatened by neglect, deterioration, lack of maintenance, insufficient funds, inappropriate development or insensitive public policy.” Most of the state's historic courthouses are in various stages of disrepair, though 201 are still being used for county administration purposes. Existing problems include outdated electrical wiring, old and improper heating and air conditioning, lack of Americans with Disabilities Act (ADA) compliance, leaking roofs and other problems. Many of these buildings are vulnerable to fire, abandonment and even demolition. A few historic courthouses, such as the old Reagan County Courthouse in Stiles and the old Frio County Courthouse in Frio City, have been abandoned.

Q. How much money would be needed to repair and restore all of the state's historic courthouses properly?

A: THC architects who have made broad assessments of the structures estimate the cost could exceed \$750 million

Q. What are master plans and when should they be used?

A: Master plans (master preservation plans) are based on the understanding that each historic property represents a unique and irreplaceable resource. They are a formal document for addressing changes to a resource during the planning process, for exploring alternative plans of action and for minimizing loss, damage or irreversible, adverse effects on historic fabric.

Master plans are prepared to assess and guide the effects of a proposed treatment or construction-related capital project on the existing fabric of a property. They are usually prepared immediately preceding a specific capital improvement project, and the resulting recommendations lead directly to construction documents and a capital improvement project.

Q. What information should be included in a master plan?

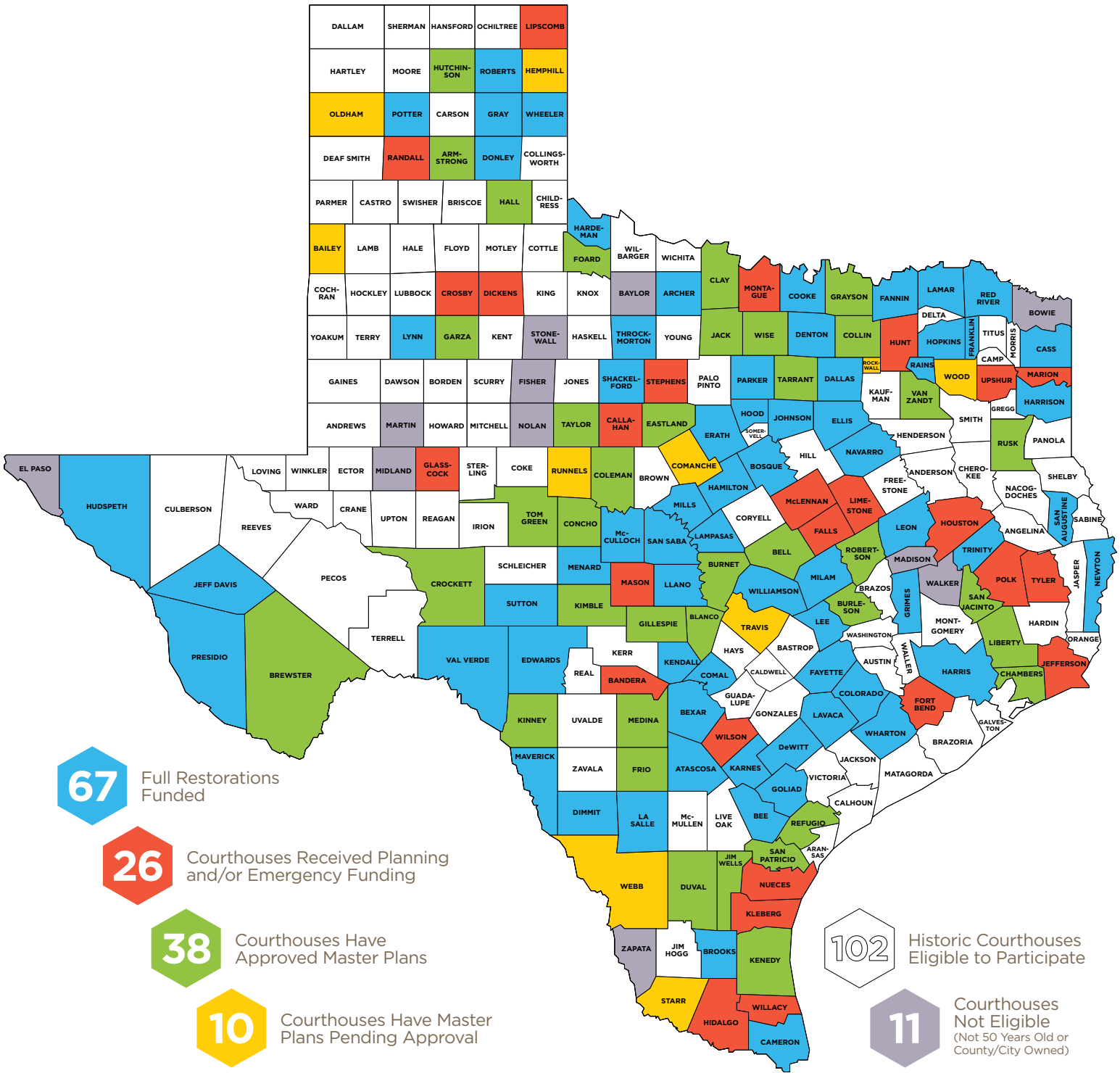
A: Generally, master plans should include the following major sections:

- Introduction
- Historical and Architectural Development
- Evaluation of Existing Conditions
- Rehabilitation Recommendations
- Required Appendices

Q. What is an archival records plan?

A: An archival records plan addresses issues related to the protection, preservation, and accessibility of ALL county records before, during and after the restoration work. The plan should be comprehensive in nature and follow the State Records Management Laws managed by the State Library and Archives.

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM



GUIDELINES

I. Getting Started with a Master Plan

To participate in the grant program, applicants must have prepared a Master Plan for preserving and maintaining their historic county courthouse. Hiring a professional preservation architect to assist in this process will help county representatives evaluate the current state of the courthouse and set priorities for rehabilitating and maintaining the building.

A good master plan includes a history of the building, historic photos and drawings, a thorough evaluation of existing conditions and a plan for the future, with an estimated budget for all the proposed work. The master plan must be submitted to the THC for review and may either be accepted, with suggested changes made and resubmitted, or rejected. Proposed work must comply with the Standards for the Treatment of Historic Properties. The document is a general plan of action and does not include detailed construction plans and specifications.

II. Grant Administration

Following the award of funds, a grant project is administered by THC in partnership with the county and its representatives. The rules adopted for the program administration are found in the Texas Administrative Code, Chapter 12. Further guidance on project oversight procedures are provided in the THCPP grant manuals, available on the THC website.

A. Easement

To ensure that the public interest in the courthouse is protected, all grant recipients will be required to grant an easement to ensure the long-term preservation of the courthouse property. The easement must be fully executed and filed with the deed records of the courthouse property in order to be eligible for reimbursement.

B. Project Execution

Planning documents must be submitted to the THC for review as they are developed until final approval of the documents is given for bidding and construction. The preconstruction and construction phases of the project generally follow the standards of the industry; however, THC will provide architectural review of the work product and play a role in the decision making process.

C. Reimbursement

The program distributes funding on a cost-reimbursement basis. The county shall be responsible for developing a method for paying all project-related expenses as they become due, then requesting reimbursements from the THC. The Total Project Cost for this grant project includes the total construction cost plus related costs, such as professional fees, contractor's overhead and profit, testing, permits, advertising for bids, etc. These costs are eligible for reimbursement under this program providing they have not been incurred prior to the grant award.

D. Project Close-Out

All THCPP funded construction activities require a completion report in order to document the changes that occurred to the property as a result of this project and why they were made. It is the intent of the completion report that further impacts to original materials may be avoided and the historic building fabric may be interpreted in terms of its historic significance. The report also provides a record of the substantive investment of state funds made in the property.

E. Courthouse Stewardship

Stewardship of the courthouse is the responsibility of each county. The state's investment in restoring the building and updating the building systems should make this work easier. The Texas Courthouse Stewardship Program offers a workshop in Austin on an annual basis that provides further education for county officials and facilities personnel. Regional workshops may be available as well.

COUNTY COURTHOUSES

A FOUNDATION OF STATE SERVICES



TESTIMONIALS



"I believe the courthouse restoration was the key to the revitalization of Denton. It was huge for us because we created a showplace that triggered businesses wanting to come to Denton and open up downtown."

DANNY BRUMLEY
Denton County
Facilities Director



"Our county courthouses are our history and heritage. Failing to preserve and keep them functional is, to me, dishonoring our past. Thanks to the Texas Historic Courthouse Preservation Program, we can keep their beauty and usefulness alive!"

H.M. DAVENPORT
Navarro County Judge



"The courthouse restoration brought a lot of new businesses to the town center. It literally brought the town back from the dead."

BARBARA YOUNG
Former chair of the Wharton County Courthouse Committee



"The courthouse restoration was a catalyst that really helped redevelop downtown. It was the basis for a long-range plan for the revitalization of the downtown area and resulted in a reinvestment of \$9 million in a two-year period."

DR. BARBARA WELDER
Former chair of the Bee County Historical Commission



The Republics County Courthouses in Sulphur Springs is located in the Texas Lakes Trail Region.

Laura Bush On Historic Texas Courthouses



This excerpt of an exclusive interview with Mrs. Laura Bush in 2013 was granted to the National Trust for Historic Preservation for publication in *Preservation* magazine and online at PreservationNation.org.

Thinking back on your childhood in Midland, Texas, what is your earliest, or most vivid, memory of being in a place that you knew was special?

The building that was special in Midland was the county courthouse. It was in the very center of the city on a big, wide, green lawn, and there weren't that many green lawns out there in West Texas. I went there as a young child with my mother, because the Midland County Public Library was in the basement of the county courthouse. That was very exotic because very few houses had basements in Midland, so it really was the only basement that I had ever been in. And you could imagine what it was like walking down those stairs as a little girl: kind of dark, shelves full of books. It was always a lot of fun for me. And of course going to the library with my mother meant we would come home with lots of stories to read, and that made it even more fun.

That courthouse is still there in the middle of Midland, although the library is no longer there. They built a separate library building in the 1950s. Then I was just back a few weeks ago in Midland, for the opening of their newest library, which is in a shopping center, sort of a big shopping strip. It was one of the big box stores and now it's this great big, very attractive public library. But the county courthouse stayed important to us, really, for the rest of our lives. That's where George, when he moved back to Midland in the early 1970s, went to read records, and it's where George and I went to get our marriage license.

It's interesting in Midland because they are considering selling the county courthouse property. And they did redo the courthouse, I think in the 1970s or maybe slightly earlier, so the facade is nothing like it was. It's not historic. But right now Midland County

is talking about selling the old building. I actually rode with the county judge through Midland when I went back for the new library opening and said that I didn't think that was a great idea, but I don't know if I was very persuasive.

Tell us about the Texas Historic Courthouse Preservation program.

George really founded that. One of our historic courthouses had burned, and [the state legislators] realized how important all the courthouses are. Every county has one, and everyone who's my age really remembers the courthouse in their town. In fact, [when I was younger] people used to drive around the county courthouse square on Friday nights. That's just what kids did, especially in smaller towns that didn't have a drive-in restaurant like we did in Midland.

So because we had lost that one historic courthouse, it spurred the Texas Legislature and our strong Texas Historical Commission to spread the legislation, and with George as governor and Bob Bullock as lieutenant governor, who was also very interested in Texas history, the courthouse preservation program was started. And a lot of our courthouses have since been restored.

What people may not realize about courthouses is that they have archives of your county. That is where the births are recorded, and where the marriages are recorded, and where the deaths are recorded. With those old archives, those old papers and books, which are easy to be destroyed by both light and temperature, much less by fire, it's really important to restore those archives and make sure they're protected.



Midland County Courthouse, Midland, circa 1933
Architect: Voelcker & Dixon, Wichita Falls | Modified 1974, Razed 2015

COURTHOUSE RESTORATION

TOTAL COST OF PROJECT	\$11,664,828
<i>TEXAS HISTORICAL COMMISSION GRANT</i>	<i>(\$4,684,891)</i>
COUNTY TOTAL COST – “PROPOSITION A”	\$6,979,937

~ ~ ~

CALLAHAN COUNTY PROPOSITION A

“THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$6,980,000 TO RESTORE AND IMPROVE THE 1929 COUNTY COURTHOUSE AND FOR THE COSTS OF ISSUANCE OF THE BONDS; AND THE LEVY OF A TAX IN PAYMENT THEREOF.”

~ ~ ~

BREAK DOWN OF COUNTY COSTS

CONSTRUCTION COST MATCH FOR GRANT	\$4,287,941
SOFT COSTS	\$64,924
Financial Advisor, Attorneys, Public Meeting Displays and Publications	
MOBILIZATION	\$1,770,000
Equipment for Courthouse, Furniture for Courthouse, Document Storage, Moving Expense, Insurance & Utilities on Temporary Space, Storage Fees, Non-Eligible Building Expenses such as Information Technology & Security Improvements for Courthouse	
CONTINGENCY FOR PROJECT	\$857,072
Required by the THC Grant and required for a project of this size. If project comes in under budget these funds can be used to reduce the term of the bond	

COURTHOUSE RESTORATION - PROPOSITION A

CURRENT CHALLENGES

- The only elevator in the building is not compliant with 1990 Americans with Disabilities Act standards and was not operational for over 6 weeks during 2020. The elevator outage has affected District Court proceedings, employee access to second and third floor offices and public access to Commissioner's Court meetings.
- Water infiltrating the masonry and roofing drainage problems cause water to drip inside offices when it rains. Water seeps through cracks in the basement foundation and walls, flooding the elevator shaft, boiler room and library.
- Although significant electrical upgrades were made to the "trunk" of the electrical tree in 2016, hazardous original cloth wiring "branches" still serve individual offices.
- There is no hot water serving the building. This affects employee health and building cleanliness.
- Plumbing issues are beginning to require multi-floor replacement of pipes due to the age of pipes and fixtures. Locations of water mains endanger historic records.

FULL RESTORATION PLAN

- Moves and enlarges the elevator. Due to structural elements, this requires that the elevator shaft and electrical infrastructure be relocated to the north, with a new vestibule added to meet Texas Historical Commission standards regarding original corridor preservation.
- Installs a new roof and repairs roofing drainage issues
- Adds an emergency fire exit with places of refuge which will also reach the 4th floor
- Expands the original "Courthouse Square," rebuilds West Street between the Courthouse and Annex and adds handicap accessible parking and ramps to the main entrance
- Builds secure storage for each office in locked areas on the 4th floor
- Restores historic furnishings, including original Courtroom benches, railing, corridor doors and reinstalls the jury room circular staircase accessing the District Courtroom (for viewing only.)
- Assesses and repairs original masonry by Courthouse restoration experts
- Provides modernized, more efficient offices with smart security, heating, air conditioning and fire protection systems

NO.	DATE	APPROVED	REVISIONS

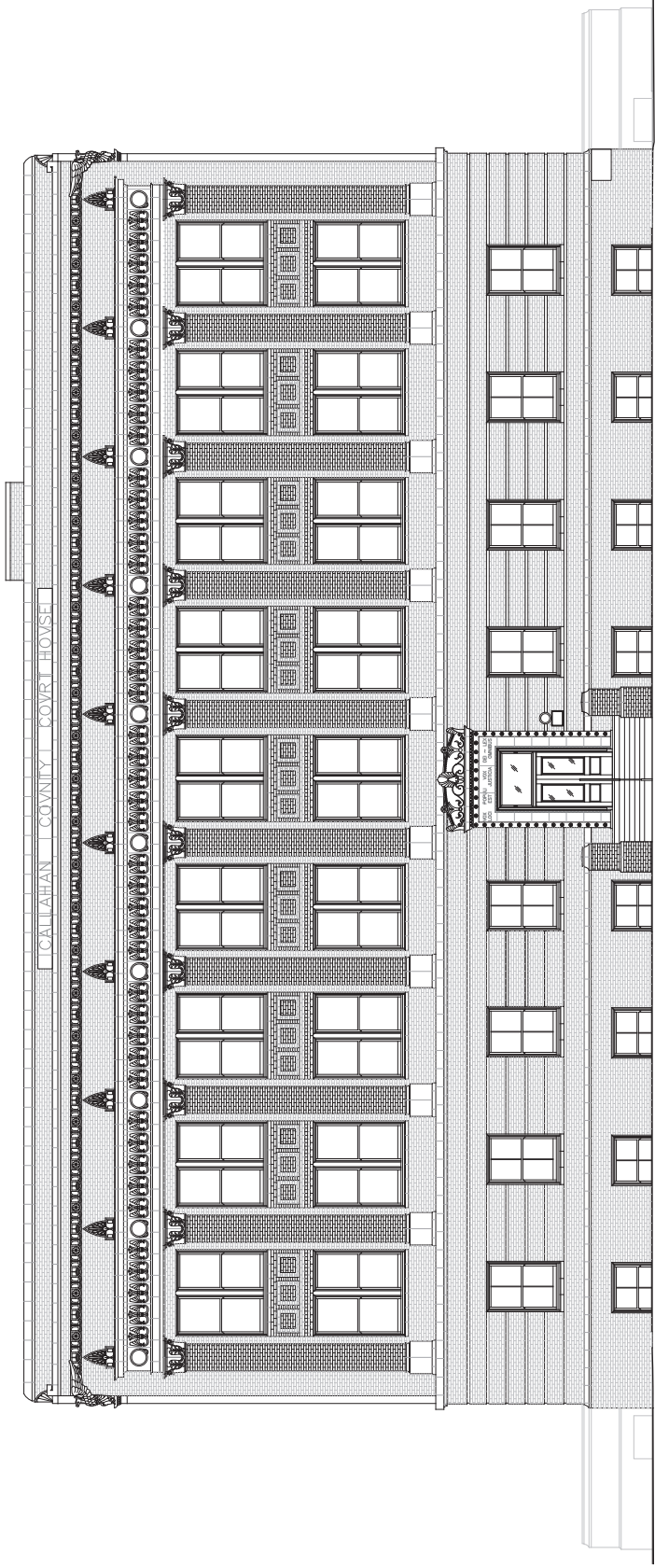
KOMATSU
ARCHITECTURE

FOR THE ARCHITECT OF RECORD, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

CALLAHAN COUNTY COURTHOUSE
100 W. 4th Street
Baird, Texas, 79504
EXTERIOR ELEVATIONS-PROPOSED

SHEET SIZE: 22 x 34
SCALE: 1/8" = 1'-0"
DRAWING NO.: 2014.010
PROJECT NO.: 2014.010
SHEET NO.: 2014.010

A2.02



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
A2.02

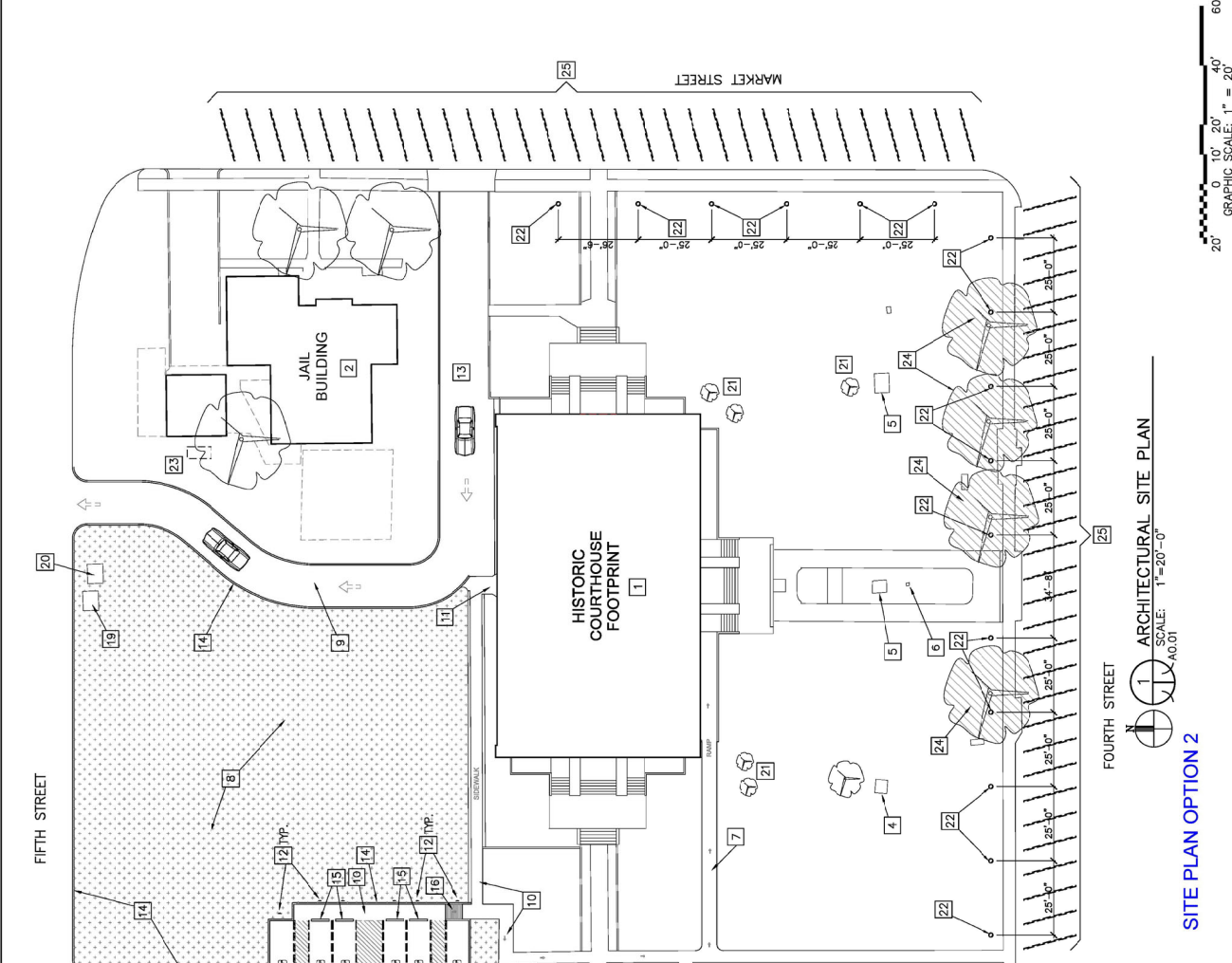
NO.	DATE	REVISIONS

ARCHITECTURAL SITE PLAN
 CALLAHAN COUNTY COURTHOUSE
 100 W. 4th Street
 Boield, Texas, 79504

ARCHITECTURAL SITE PLAN
 24.24
 1/4" = 20'-0"
 SHEET NO. A0.01
 OF 24
 DATE: 08/20/2018
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT NO.: 2018-001

COMATSU ARCHITECTURE
 100 W. 4th Street
 Boield, Texas, 79504
 TEL: 817.781.1111
 WWW.COMATSUARCHITECTURE.COM

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ARCHITECTURAL SITE PLAN
 SCALE: 1"=20'-0"
 A0.01
 NORTH

GRAPHIC SCALE: 1" = 20'
 0 10 20 30 40 60
 20'

SITE PLAN OPTION 2

RELOCATE EXISTING BUILDING
 COUNTY BUILDING
 NEW PARKING AREA

BUILDING EXPANSION
 COUNTY ANNEX BUILDING FOOTPRINT

- NOTES BY SYMBOL**
- COURTHOUSE FOOTPRINT—c.1928
 - HISTORIC JAIL—c.1898
 - NEW REPLICATED CONCRETE DRIVE IN HISTORIC LOCATION
 - MONUMENT SIGN
 - FLAG POLE
 - NEW ACCESSIBLE RAMP TO LOWER LEVEL ENTRY DOORS
 - NEW YARD DEVELOPMENT, SEE CIVIL SHEET C1.0
 - CONCRETE WALKWAY, REFER TO CIVIL FOR ADDITIONAL INFORMATION
 - PROPOSED NEW LOCATION FOR SERVICE ENTRY
 - NEW H/C PARKING SIGN
 - REMOVED DRIVE, SEE CIVIL SHEET C1.0
 - CONCRETE WALK STOP
 - SLOPED CURB RAMP
 - STRIPPED ACCESS AISLE
 - PAINTED H/V SYMBOL
 - EXISTING TRANSFORMER AND PAD
 - EXISTING ELECTRICAL PANEL BOX
 - EXISTING GRAPE VINE
 - REPLICATED EXTERIOR LAMP POST. SEE LIGHTING PLANS FOR FURTHER DETAILS
 - PROPOSED LOCATION OF NEW EMERGENCY GENERATOR AND PAD
 - TO BE REMOVED. REGRADE SOIL TO FILL VOID AND STRIP
 - RE-STRIPING OF PARKING SPACES, 4" WIDE MARKINGS AT 18' IN LENGTH, 8'-0" SPACE O.C., WHITE.

- GENERAL NOTES**
- ALL TRESS, EXTERIOR LIGHTING, ALL MONUMENTS ARE TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. DAMAGES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB CONTRACTOR.
 - ARCHITECTURAL SITE PLAN IS NOT COMPLETE. OF ALL CONSTRUCTION DIRECTIVES AND CONSTRUCTION DETAILS REFER TO ARCHITECTURAL FLOOR PLANS FOR MONUMENT AND STAIR NOTES AND NEW HANDRAIL INSTALLATIONS

ANNEX RENOVATION

COUNTY TOTAL COST – “PROPOSITION B”\$7,999,099

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### CALLAHAN COUNTY PROPOSITION B

“THE ISSUANCE OF GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$8,000,000 TO RENOVATE, EXPAND, AND IMPROVE THE COUNTY ANNEX BUILDING, THE CALVO BUILDING AND THE HISTORIC 1877 JAIL BUILDING FOR USE AS COUNTY OFFICE AND RECORDS ARCHIVE SPACE IN THE COUNTY SEAT AND FOR THE COSTS OF ISSUANCE OF THE BONDS; AND THE LEVY OF A TAX IN PAYMENT THEREOF.”

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BREAK DOWN OF COUNTY COSTS

ANNEX CONSTRUCTION COST\$4,836,387

HISTORIC 1877 JAIL & CALVO PROPERTY
CONSTRUCTION COSTS.....\$314,427
Includes Improvements that meet THC Guidelines, & Remediation of Hazardous Materials

SOFT COSTS\$761,357
Architectural Design & Engineering, Financial Advisor, Attorneys, Public Meeting Displays
and Publications, State Filing Fees & Inspection

MOBILIZATION\$744,000
Furniture for Annex Building (including specialized furniture for 9-1-1 & Dispatch
Operations and new Emergency Operations Center), Public Safety Radio System
Improvements

CONTINGENCY FOR PROJECT.....\$1,342,928
Required for a project of this size, if project comes in under budget these funds can be
used to reduce the term of the bond

ANNEX RENOVATION - PROPOSITION B

CURRENT CHALLENGES

- Current roofing conditions allow water to get into the Annex building. Water seeps through cracks in the basement foundation and walls, and a pump malfunction in 2019 caused significant mold growth which had to be remediated. The demolished interior east end of the building is currently unused.
- Entrances to the annex property for current Central Appraisal District customers do not meet ADA standards.
- The current location for dispatch and 911 operations is in an office in the current jail which does not provide adequate space and presents difficulties in retrofitting current technology standards
- The Calvo building has been examined for mold, lead and asbestos, all of which are present in small quantities. These hazardous materials must be remediated before the building can be used.
- The eaves and windows of the historic 1877 jail must meet Texas Historic Preservation guidelines, and the interior does not meet climate-controlled records storage guidelines
- The County does not have an Emergency Operations center in a first floor, secured building

ANNEX PROPERTIES PLAN

- Expands the current footprint of the Annex building to the north edge of the current storage building. Includes new purpose-built space for all Law Enforcement functions, including the Sheriff's Office, Game Warden, DPS and Driver's License offices and relocates Dispatch to a purpose-built space.
- Expands the size of the Tax Assessor's Office, builds up to 6 handicap accessible teller windows and adds an after-hours drop box.
- Current plans include office space for the Central Appraisal District, with dedicated reception area, offices, and map room and shared access to expanded conference rooms and restrooms.
- Replaces the roof and seals the basements
- Makes necessary improvements to the Calvo building and Historic 1877 jail building to use them for climate-controlled records storage.

NO.	DATE	APPROVED	DESCRIPTION

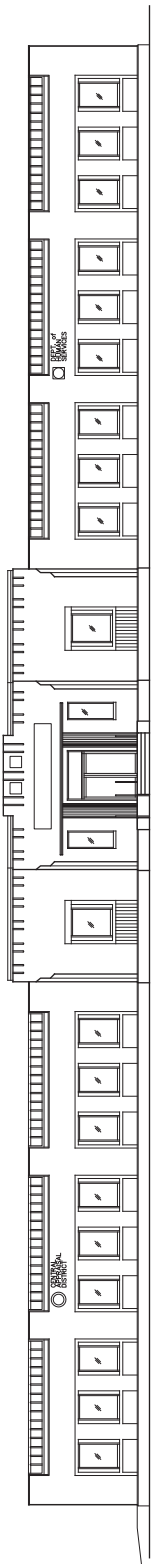


THE ARCHITECT HAS PREPARED THESE PLANS FOR THE ARCHITECT'S CLIENT AND FOR THE ARCHITECT'S OWN USE ONLY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROJECT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROJECT.

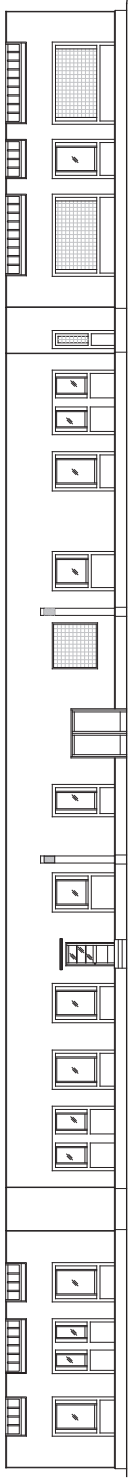
CALLAHAN COUNTY
COURTHOUSE ANNEX
100 W. 4th Street
Baird, Texas, 79504

SHEET SIZE	22 x 34
SCALE	1/8" = 1'-0"
DATE	02/01/19
PROJECT NO.	19-001
SHEET NO.	1
TOTAL SHEETS	1

A0.01



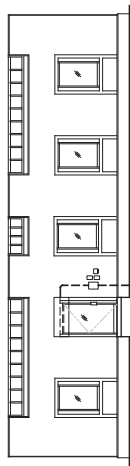
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
A0.01



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A0.01



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"
A0.01



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
A0.01

NO.	DATE	DESCRIPTION

KOMATSU ARCHITECTURE



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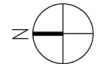
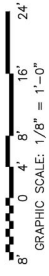
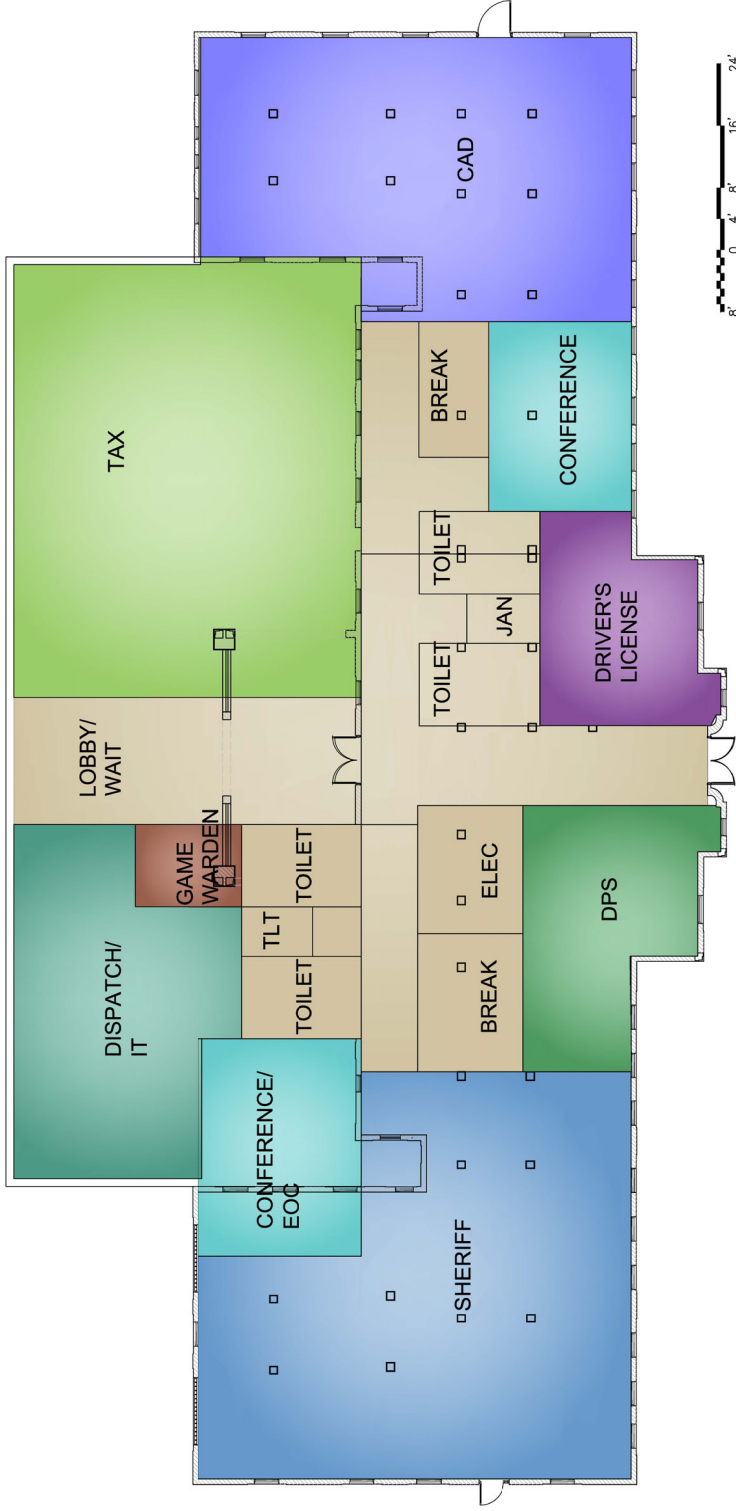
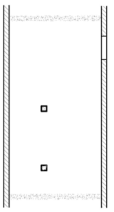


CALLAHAN COUNTY COURTHOUSE ANNEX
 100 W. 4th Street
 Baird, Texas, 79504
 ANNEX PROPOSED BLOCKING PLAN

SHEET SIZE: 24" x 36"
 SCALE: 1/8" = 1'-0"
 KEY JOB NUMBER: 0000108
 SPECIFICATIONS NO.: SHEET #
 SHEET 01 OF 02

A0.01B

(BASEMENT PLAN REMAINS THE SAME)



1 ANNEX PROPOSED BLOCKING PLAN
 SCALE: 1/8" = 1'-0"
 A0.01B

Financing Overview of Proposition A & Proposition B

Callahan County, Texas

September 26, 2020

An Overview of the Plan of Finance

- Callahan County (the “County”) has called an election for two propositions to finance the following:
 - **Proposition A**: \$6,980,000 providing funds to restore and improve the 1929 County courthouse.
 - If approved by voters, this will provide the County’s matching portion of the Texas Historic Courthouse Preservation Program grant of \$4,684,891.
 - **Proposition B**: \$8,000,000 providing funds to restore, expand, and improve the County Annex Building, the Calvo Building, and the Historic 1877 Jail Building.
 - If approved by voters, this will provide renovated spaces for the Tax Office, Central Appraisal District, Sheriff’s Office, emergency dispatch, DPS, Game Warden and Driver’s License offices, as well as long term records storage.
- The following slides review a potential bond issuance to finance the amounts listed above.
 - Assumes a 30-year term.
 - Assumes interest rate at 2.96% (current market plus 0.50% cushion for unanticipated movements).
 - 2020 Net Taxable Assessed Value.

Proposition A & B

Estimated Tax Rate Impact on the Homeowner *

Proposition A: Impact to the Homeowner with an estimated \$0.034 Cent Tax Rate Impact

Homeowner Market Value	Annual Impact of Tax Rate Increase on Homeowner	Monthly Impact of Tax Rate Increase on Homeowner	Daily Impact of Tax Rate Increase on Homeowner
\$50,000 Homeowner Market Value	\$13.60	\$1.13	\$0.04
\$75,000 Homeowner Market Value	\$20.40	\$1.70	\$0.06
\$100,000 Homeowner Market Value	\$27.20	\$2.27	\$0.08

Proposition B: Impact to the Homeowner with an estimated \$0.039 Cent Tax Rate Impact

Homeowner Market Value	Annual Impact of Tax Rate Increase on Homeowner	Monthly Impact of Tax Rate Increase on Homeowner	Daily Impact of Tax Rate Increase on Homeowner
\$50,000 Homeowner Market Value	\$15.60	\$1.30	\$0.04
\$75,000 Homeowner Market Value	\$23.40	\$1.95	\$0.07
\$100,000 Homeowner Market Value	\$31.20	\$2.60	\$0.09

If both Propositions A & B Pass: Impact to the Homeowner with an estimated \$0.073 Cent Tax Rate Impact

Homeowner Market Value	Annual Impact of Tax Rate Increase on Homeowner	Monthly Impact of Tax Rate Increase on Homeowner	Daily Impact of Tax Rate Increase on Homeowner
\$50,000 Homeowner Market Value	\$29.20	\$2.43	\$0.08
\$75,000 Homeowner Market Value	\$43.80	\$3.65	\$0.12
\$100,000 Homeowner Market Value	\$58.40	\$4.87	\$0.16

* Reflects Homestead Exemption.

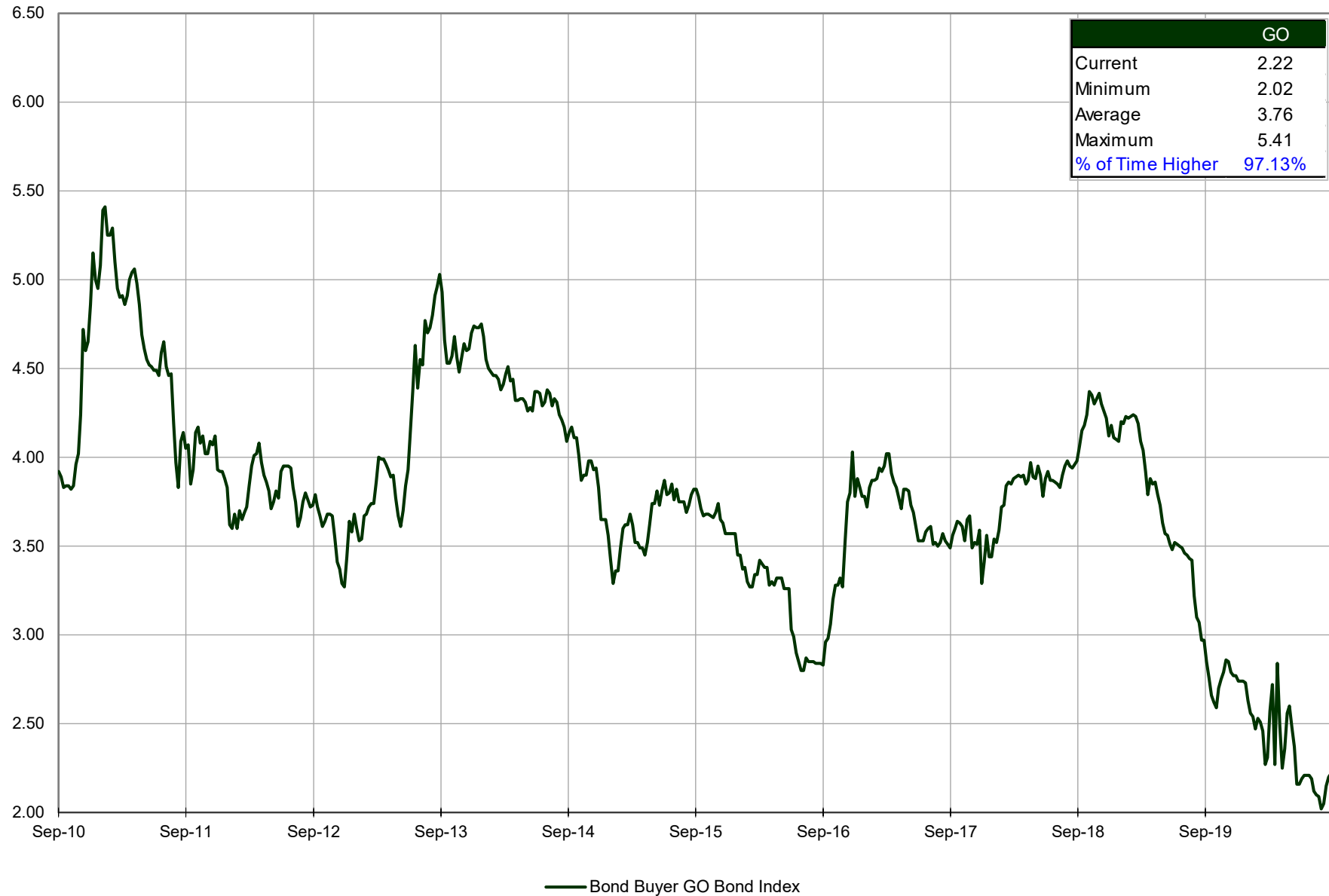
Homestead Exemption for Callahan County is equal to 20% of the market value with a minimum exemption of \$5,000.

Taxes are levied on the reduced value (Market value minus exemptions).

History of Municipal Interest Rates

Bond Buyer's G.O. Index

Ten-Year History of The Bond Buyer's 20 Bond G.O. Index



SPECIAL THANKS

CHRIS ANDREWS - NASHVILLE

BRUCE & DONNA BELL – BAIRD

BLACKLISTED.TV – COPPELL

CALLAHAN COUNTY COURTHOUSE STAFF

CALLAHAN COUNTY ELECTED OFFICIALS

AMBER TINSLEY DOUGLAS – CLYDE

GOLDSMITH SOLUTIONS – PLANO

SAM GOLDSMITH – BAIRD

BRADY GRANGER - LUBBOCK

JIM HATCHETT – BAIRD

HILLIARD OFFICE SOLUTIONS – ABILENE

DON LEWIS - ABILENE

BLANE PACK – EULA

BRENDA PEÑA - MCKINNEY

BARRY JACKSON PHOTOGRAPHY – PROSPER

HONORABLE G. SCOTT KNIFFEN - CLYDE

CLIFF & CONNIE KIRKHAM – CROSS PLAINS

SUZEE ODOM – BAIRD

JASON OWENS – CLYDE

KIM PEAVY – CLYDE

HANNAH ROSE – COLEMAN

JOE ROSS – WICHITA FALLS

KAITIE SAUNDERS – CLYDE

JIMMY SPARKS – EDMOND, OK

VIDEO PRESENTATION

“WE THE PEOPLE”

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SAM GOLDSMITH

PRODUCER

MICAH WHITEHEAD

BLACKLISTED.TV

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MICAH WHITEHEAD

WRITER

SANDRA ROSE

COPY EDITOR

BRADY GRANGER

VOICE TALENT

CHRIS ANDREWS

RESEARCH & BACKGROUND

HANNAH ROSE

A SPECIAL THANKS TO THE CITIZENS OF CALLAHAN COUNTY

WHO TOOK TIME TO SHARE.

YOU MADE THIS VIDEO PRESENTATION POSSIBLE!

QUESTIONS & ADDITIONAL INFORMATION

FOR QUESTIONS ABOUT THE PROPOSED PROJECTS WE ENCOURAGE YOU TO VISIT
THE COUNTY'S WEBSITE & SOCIAL MEDIA PAGES

ADDITIONAL QUESTIONS AND MEDIA REQUESTS
CAN ALL BE DIRECTED TO THE COUNTY JUDGE'S OFFICE

(SEE LAST PAGE FOR CONTACT INFORMATION)

~*~



LAST DAY TO REGISTER TO VOTE IN TEXAS IS OCTOBER 5, 2020

CONTACT CALLAHAN COUNTY VOTER REGISTRAR TO REGISTER TO VOTE
IN CALLAHAN COUNTY OR TO VERIFY YOU ARE REGISTERED

PHONE: 325.854.5820

EMAIL: TAX.INFO@CALLAHANCOUNTY.ORG

VOTING INFORMATION

VOTING ON THE CALLAHAN COUNTY PROPOSED BONDS,
“PROPOSITION A” & “PROPOSITION B” WILL BE DURING
THE 2020 GENERAL ELECTION

~~~

**EARLY VOTING (WEEKDAYS)**

OCTOBER 13, 2020 - OCTOBER 30, 2020  
8:00 AM TO 5:00 PM

EXTENDED HOURS

*OCTOBER 20, 2020 & OCTOBER 27, 2020*  
*7:00 PM - 7:00 PM*

**EARLY VOTING LOCATIONS**

BAIRD .....COURTHOUSE - 100 WEST 4TH STREET  
CLYDE..... JUSTICE OF THE PEACE, PCT 1 OFFICE - 208 OAK STREET  
CROSS PLAINS.....COMMUNITY CENTER - 108 BEECH

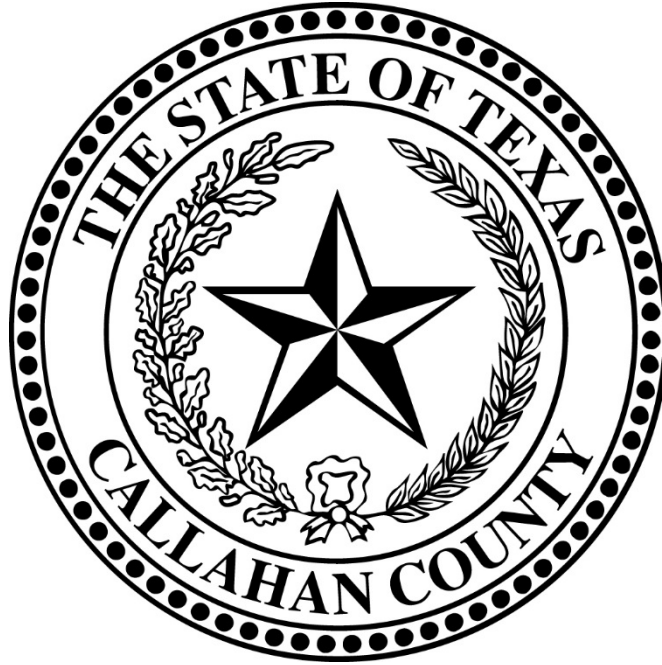
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ELECTION DAY

TUESDAY, NOVEMBER 3, 2020
7:00 AM - 7:00 PM

ELECTION DAY VOTING LOCATIONS

BAIRDCOURTHOUSE - 100 WEST 4TH STREET
CLYDE..... JUSTICE OF THE PEACE, PCT 1 OFFICE - 208 OAK STREET
CROSS PLAINS.....COMMUNITY CENTER - 108 BEECH
EULA.....LIONS CLUB – 5600 FM 603



100 W. 4TH STREET

BAIRD, TEXAS 79504

325.854.5805

INFO@CALLAHANCOUNTY.ORG

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