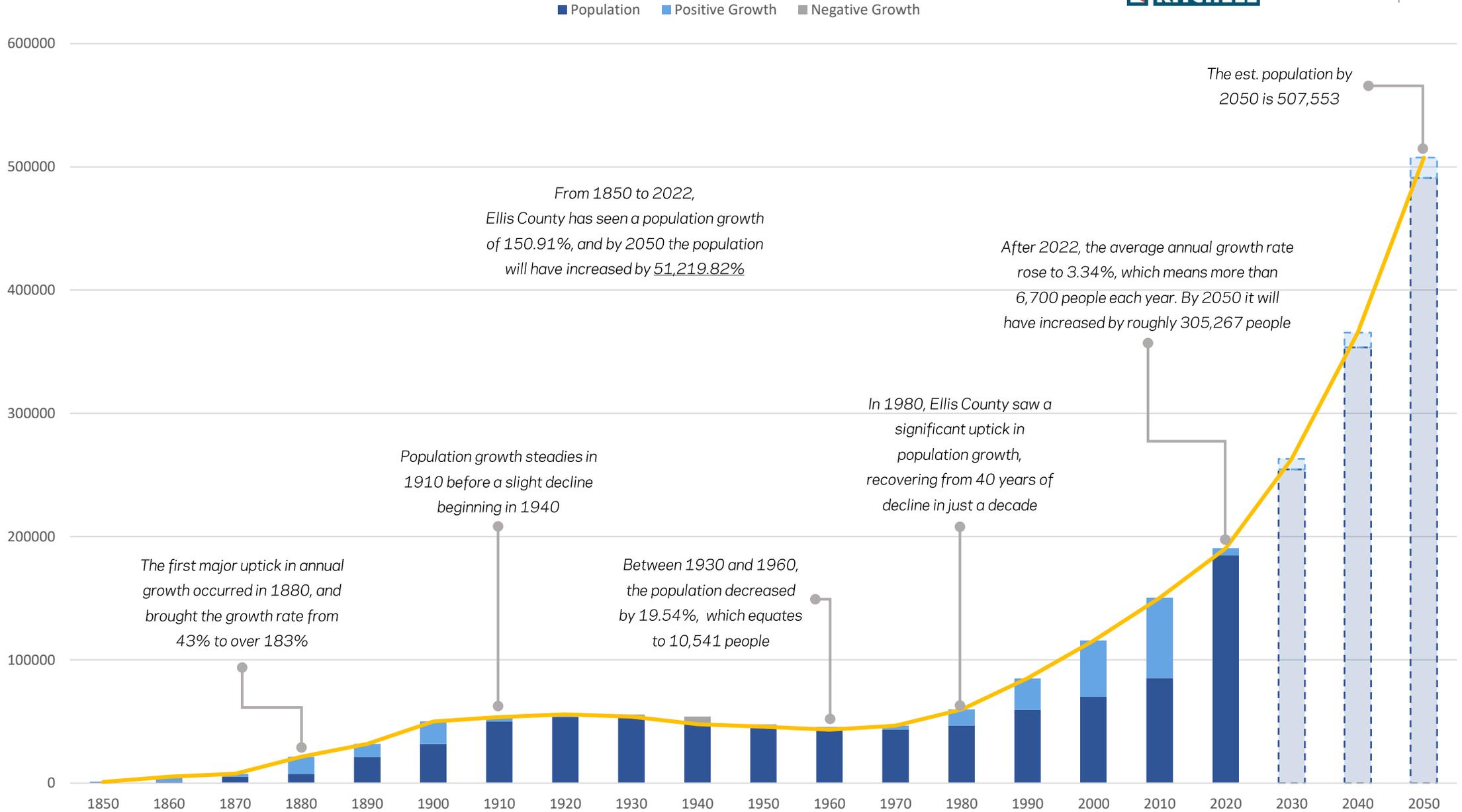
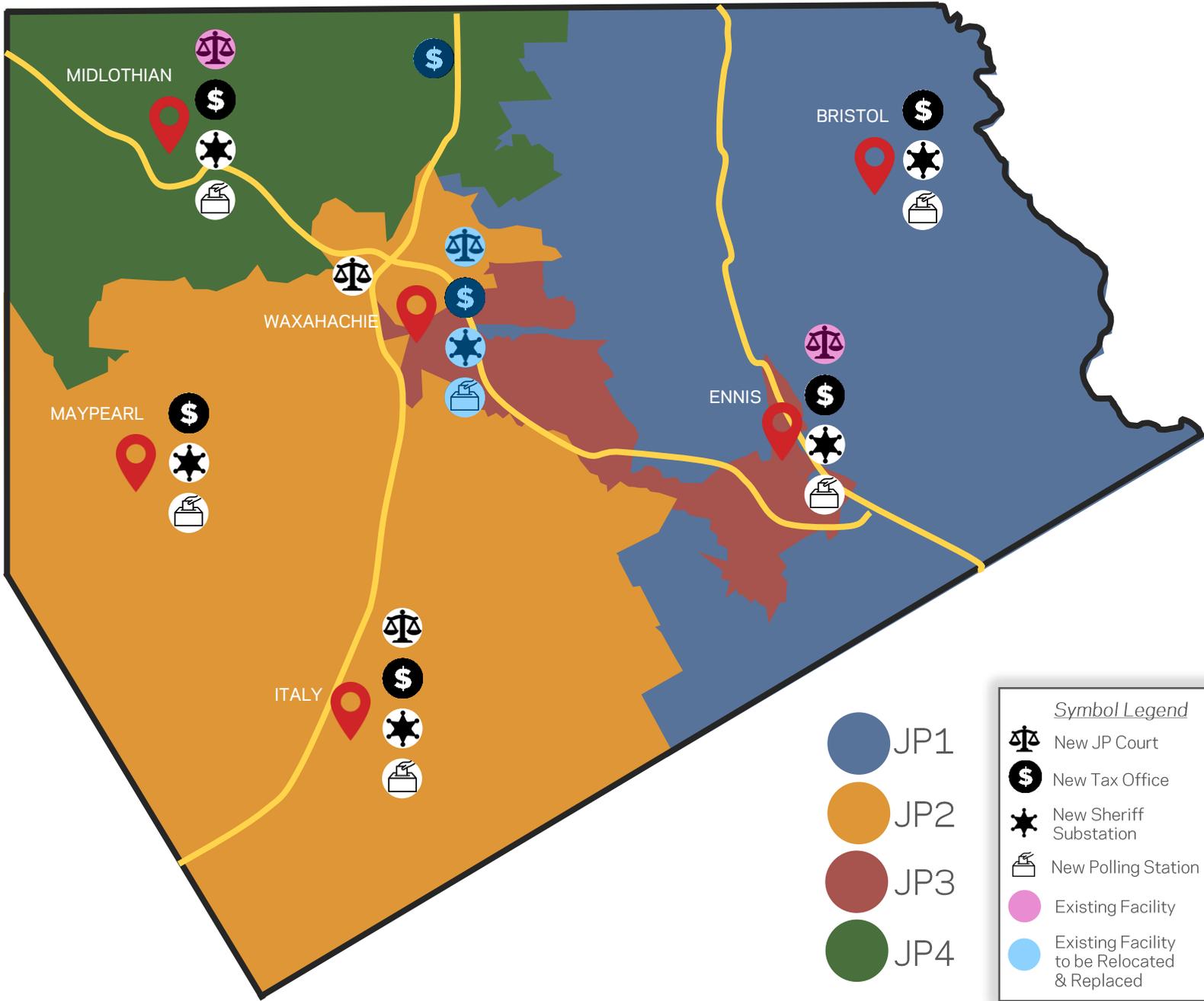


EMERGING ELLIS COUNTY 2050

STRATEGY PUBLIC WORKSHOP

ELLIS COUNTY FUTURE GROWTH RATE





Symbol Legend	
	JP1
	JP2
	JP3
	JP4
	New JP Court
	New Tax Office
	New Sheriff Substation
	New Polling Station
	Existing Facility
	Existing Facility to be Relocated & Replaced

Satellite Substation Recommendations

Overlay

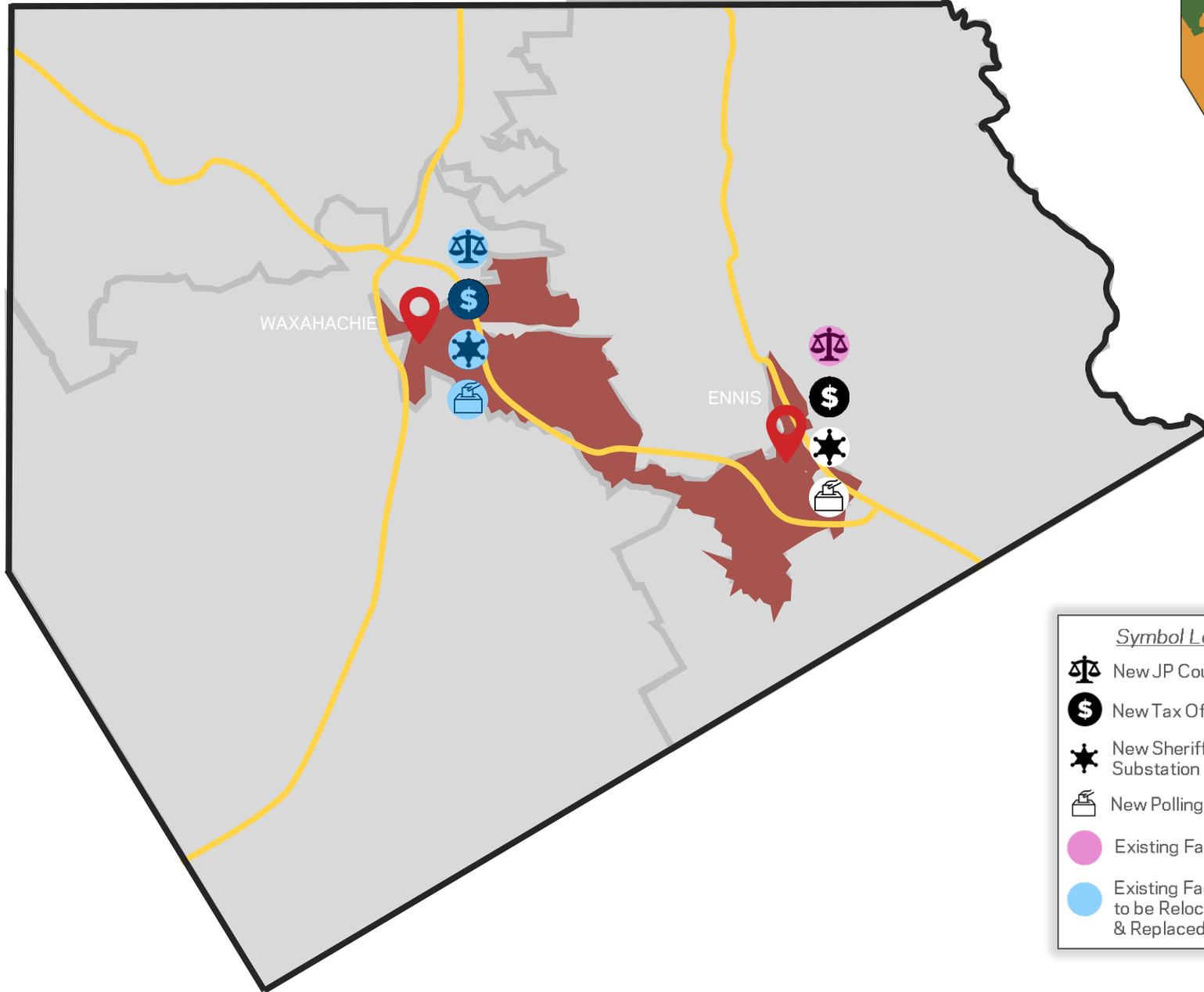
- Existing services
- JP precincts
- Recommended services

The county should consider any newly constructed JP courts to be centrally located within its respective precinct as possible, or in the neighboring largest town to best support the constituents.

Sheriff Substations, Election polling stations and Tax offices can be dispersed around the county in rural areas to balance services.

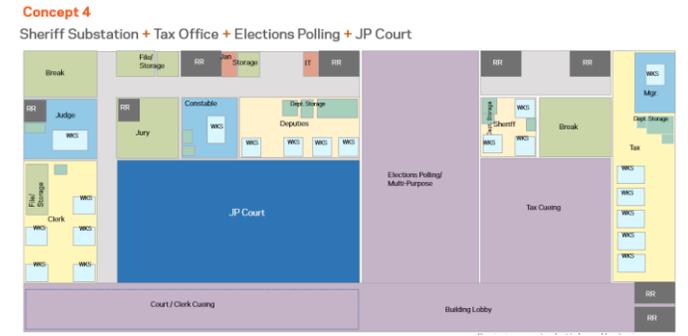
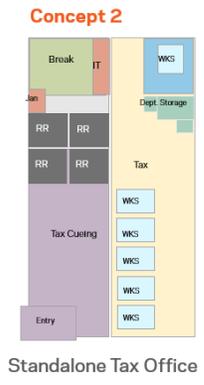
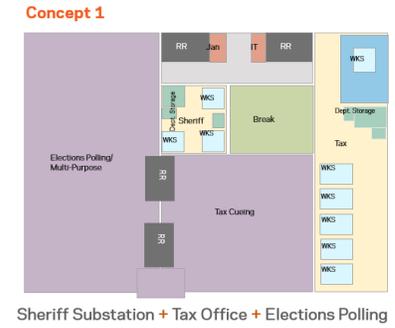
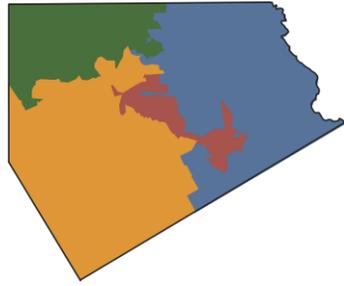
Red Oak should plan for a new tax office under the county portfolio.

Satellite Substation Concepts

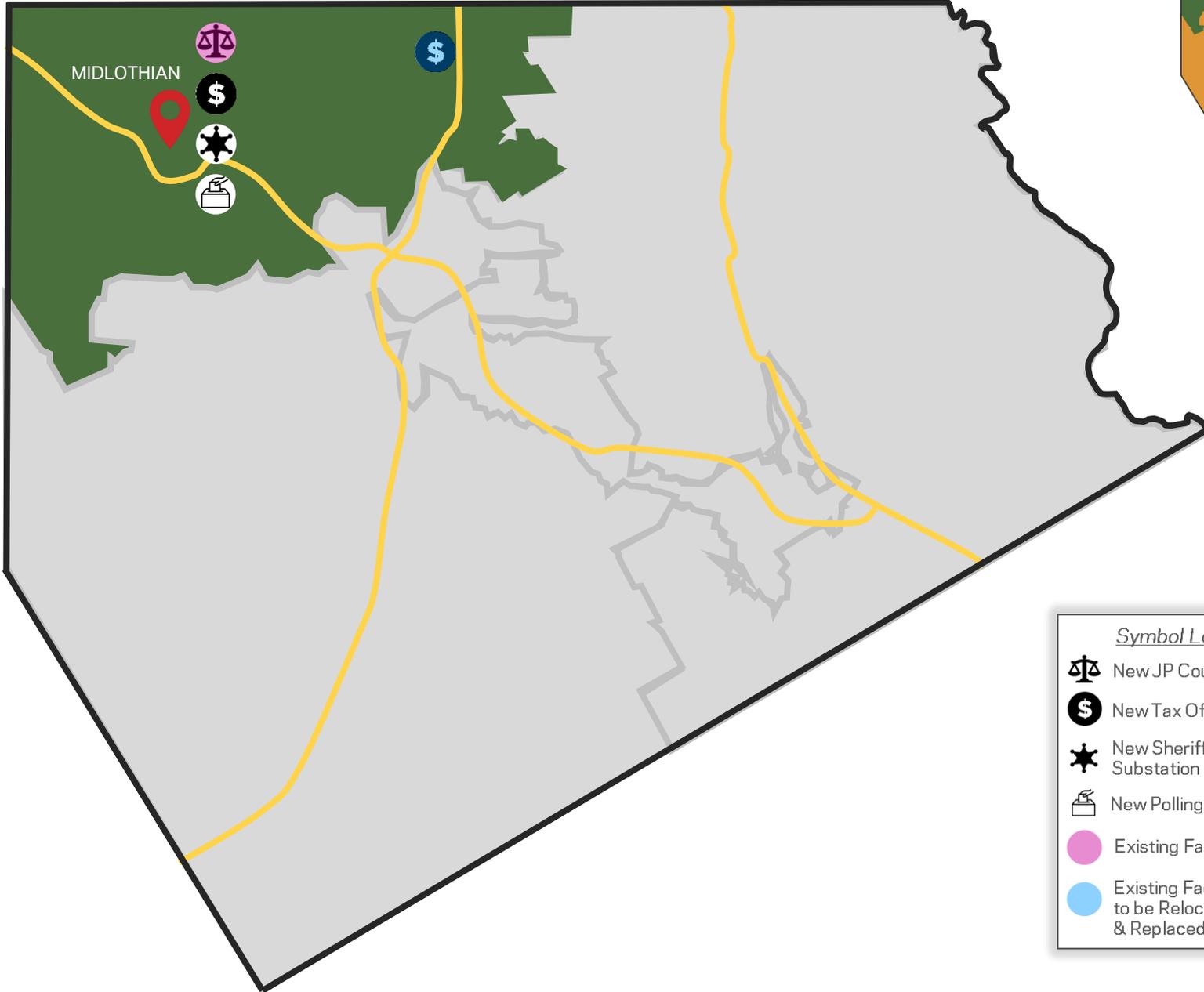


Symbol Legend

- New JP Court
- New Tax Office
- New Sheriff Substation
- New Polling Station
- Existing Facility
- Existing Facility to be Relocated & Replaced

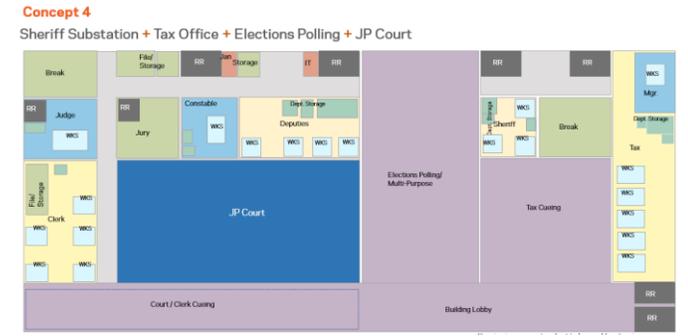
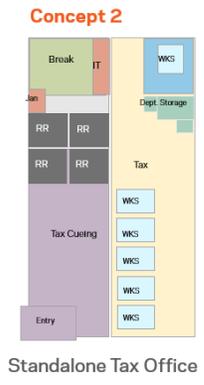
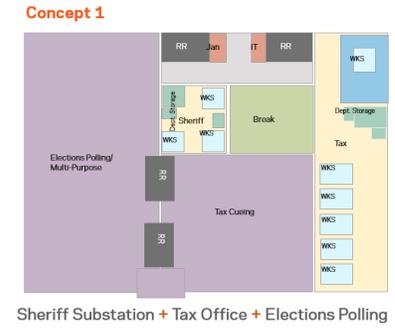


Satellite Substation Concepts



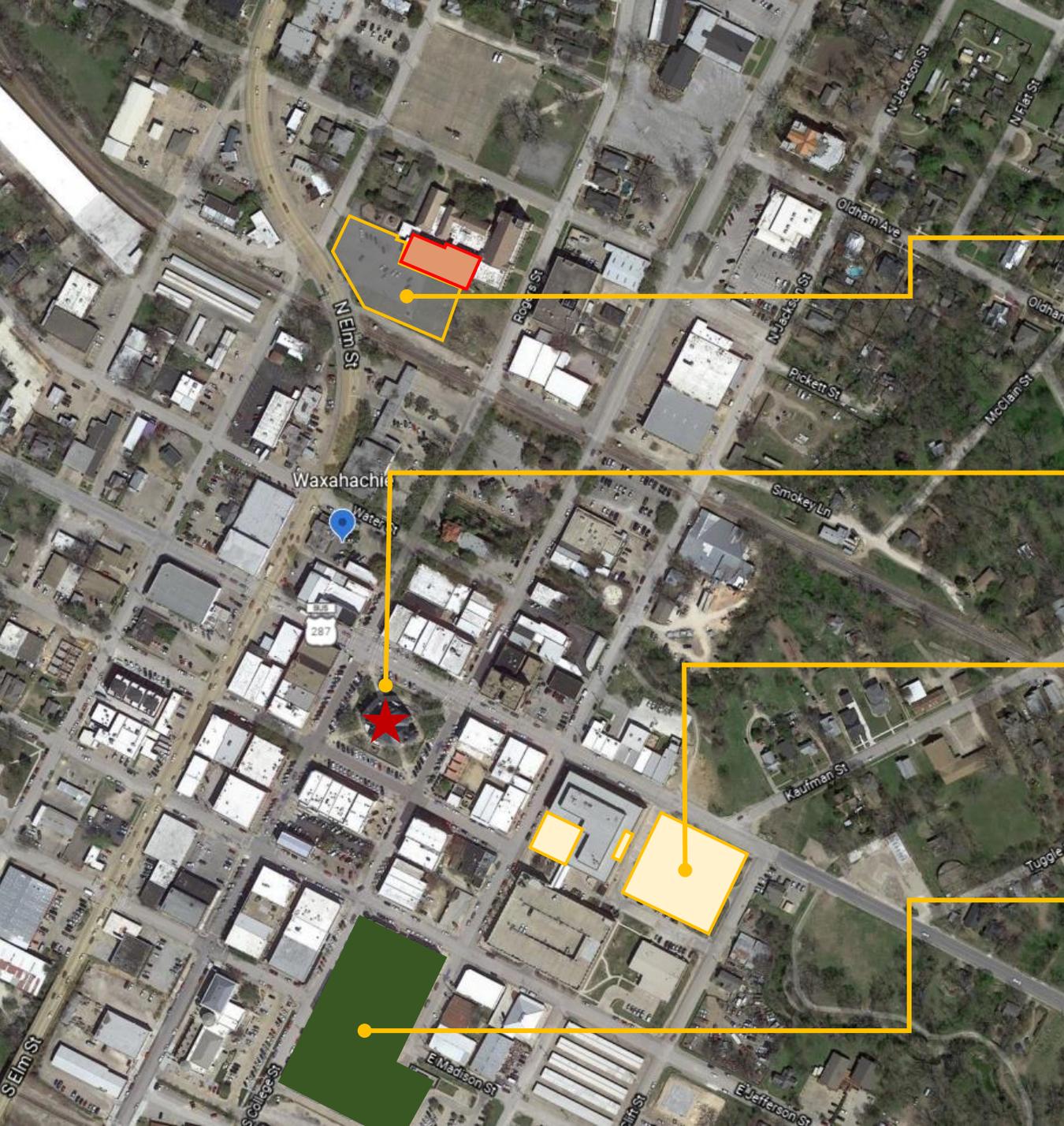
Symbol Legend

- New JP Court
- New Tax Office
- New Sheriff Substation
- New Polling Station
- Existing Facility
- Existing Facility to be Relocated & Replaced



The Courts Building

Project Dependency



Annex

- Parking lot expansion & re-stripe
- Renovation & County departments migration

Ellis County Courthouse

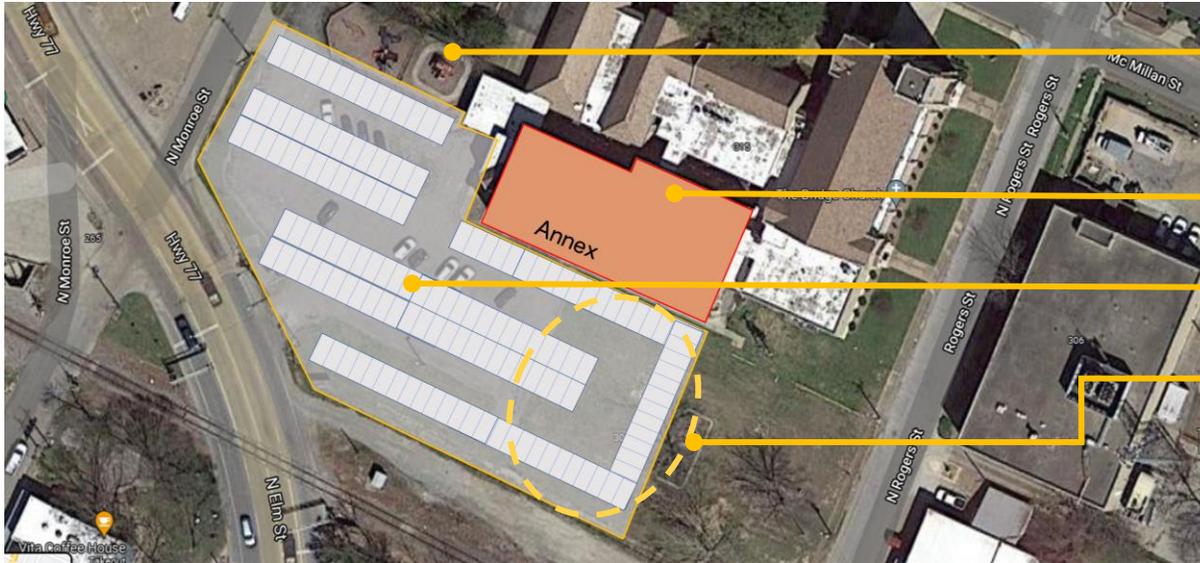
- Renovations & facility additions in proximity

Courts + Administration

- Courts renovation & expansion
- Main entry change
- Parking garage addition

Jail + Jail Administration

- Relocate all services



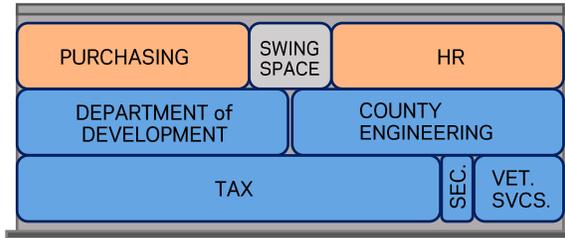
Public Outdoor Area

Annex Building

Parking Lot Expansion

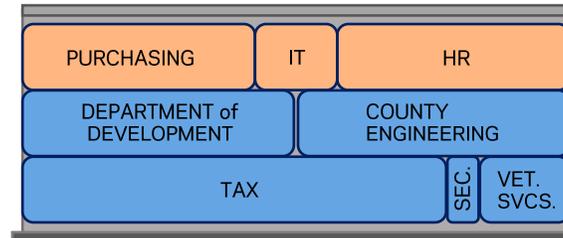
Property Line Expansion

Annex Building Stacking Diagram



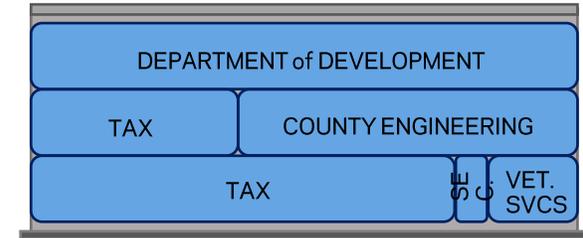
Phase 1

Phase one of building occupancy moves county functions such as Tax, Department of Development, County Engineering and Veteran's Services **permanently** into the Annex, as well as functions that require **temporary space** until a new County Administration building is constructed to house the temporarily placed functions (Purchasing & H.R.).



Phase 2

Phase two moves part of I.T. into a **temporary space** until a new County Administration building is ready to permanently house them for future growth. This step is required to provide the I.T. group operation space while the Courts & Administration building undergoes renovation projects that support the addition of new court rooms and an addition of a central jury pool room.



Phase 3

Phase three is contingent on the completion of the County Administration building. The temporarily housed functions (Purchasing, I.T. and H.R.) move out, and the space required for projected growth and expansion for the functions remaining in their **permanent space** is available over the coming years.

Exterior Renovation Concept

Photo rendering visualization of conceptual redesign

What currently serves as the back of the building will be renovated to incorporate a newly designed main entry that better serves the resources held within the facility. The building will now open to a security vestibule with better public egress; Moreover, alongside the parking garage addition, a new skybridge will provide access to the third floor for staff and authorized personnel.

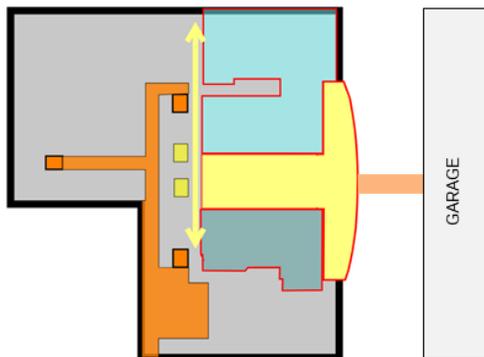


Existing Facility



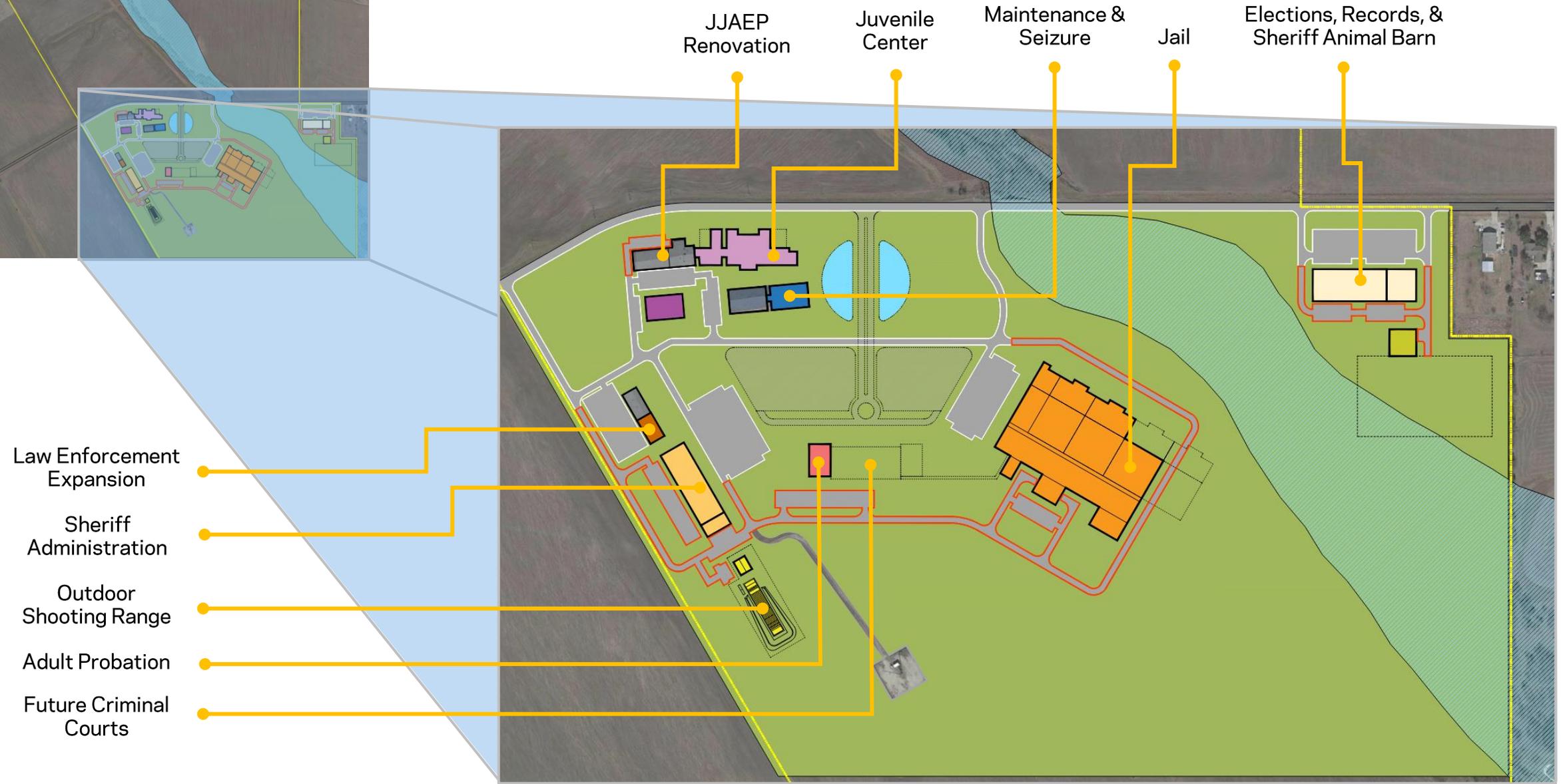
Exterior renovation concept rendering

- 1 New Building Entrance
- 2 Skybridge
- 3 Parking Garage Addition



Ellis County Farm - Site Plan

Future expansion concept map & location callouts



Ellis County Farm - Site Plan

County AgriLife Expo / County Fair facility

The county can also consider **purchasing property** along the I-35 corridor to support the **AgriLife program**. An Exposition Center/ Fair Grounds, and Arena facility would tie the centrally located AgriLife Extension office in Waxahachie to rural needs of the county as well as foster its ties with small rural programs in need of agricultural and **livestock space** not supported in the urban office location. A partnership with the Ellis County Expo Association (ECEA) could be leveraged in the maintenance and operations of the facility. This would potentially provide a revenue source for the county as well as maintain the strong tie to **agriculture and sustainability** Ellis county has long been a part of.

1



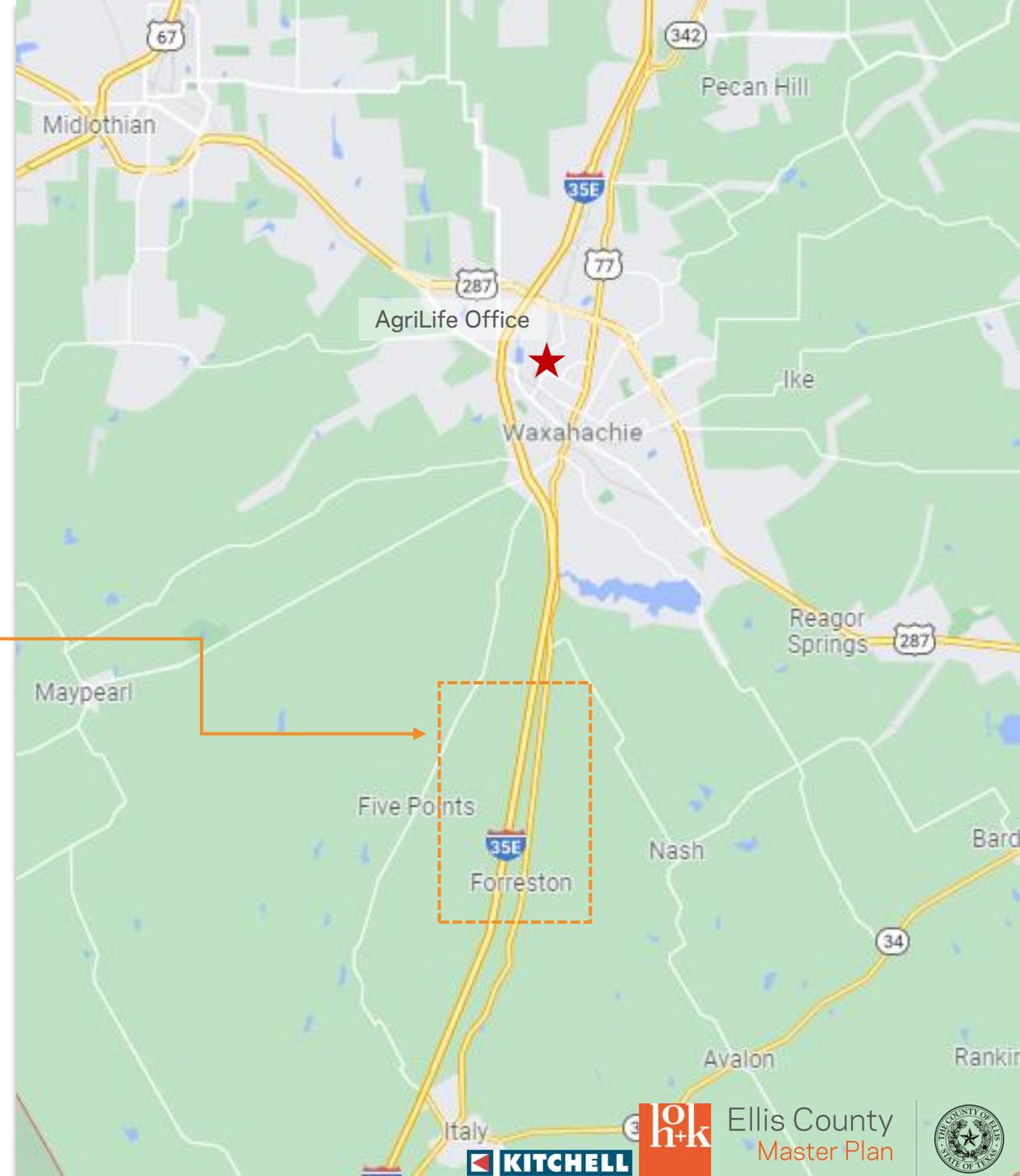
Livestock space

2



Agriculture & sustainability

Proposed land purchase area
80-120 acres



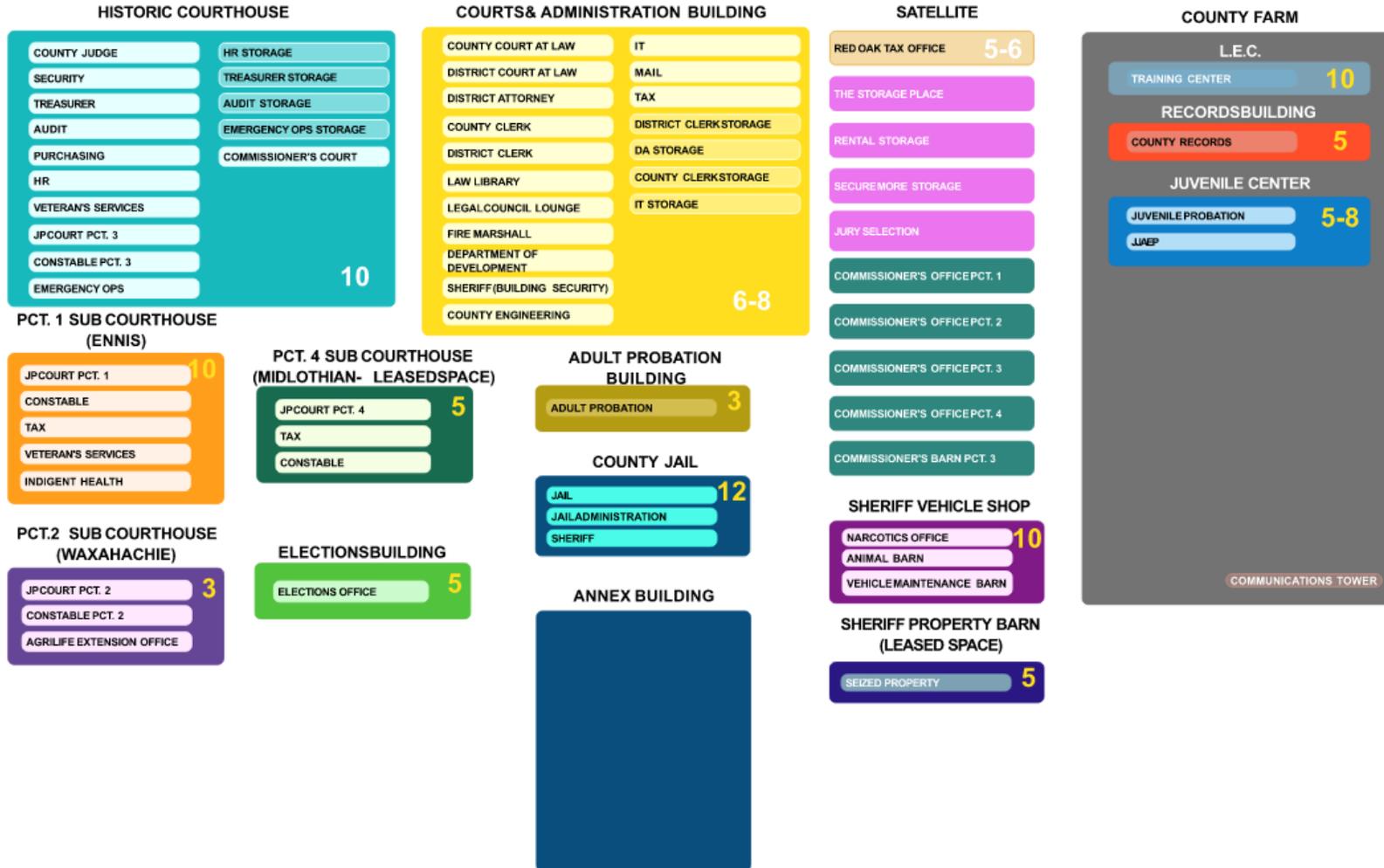
Property Strategy Matrix

The current list of properties in the county's portfolio

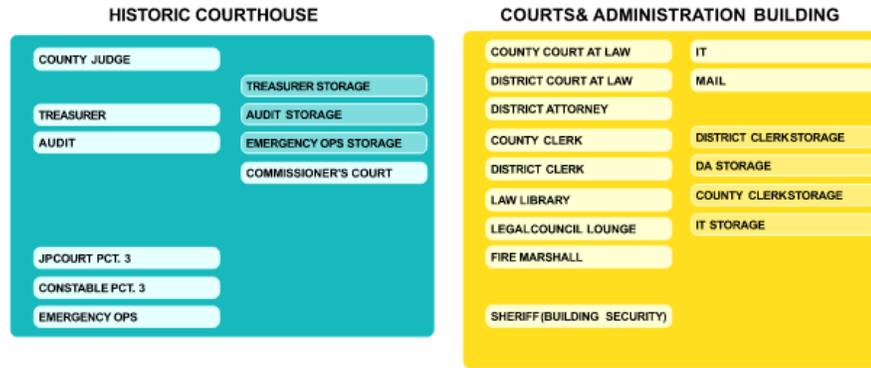


Property	Renovate	Relocate	Divest	Leave As-Is	Tipping Point	Description
Historic Courthouse				X	10 years	
Tax Office- Red Oak	X				5-6 years	
Commissioner Pct. 3 Maypearl Barn				X	5-6 years	
Commissioner Pct. 1 Palmer				X	5-6 years	
Waxahachie Subcourthouse		X			3 years	New property required. Design & Program complete
Commissioner Pct. 2 Ennis				X	5-6 years	
Commissioner Pct. 4 Midlothian				X	5-6 years	
Commissioner Pct. 3 Italy				X	5-6 years	
Sheriff Vehicle Shop		X	X		10 years	Relocate to County Farm
Lease Sheriff Property Barn		X			5 years	Leased property
Courts & Admin Bldg.	X				6-8 years	Currently unable to accommodate future growth
Communication Tower				X	NA	
Juvenile Probation & JJAP	X				5-8 years	Currently unable to accommodate future growth
Records Storage	X	X			5 years	Bldg. should be repurposed and records moved to new facility.
Law Enforcement Center (LEC)	X				10 years	
Lease The Storage Place (Rented)		X	X		NA	Contents should be moved to new storage facilities on County Farm
Lease Rental Storage (Rented)		X	X		NA	Contents should be moved to new storage facilities on County Farm
Lease Secure More Storage (Rented)		X	X		NA	Contents should be moved to new storage facilities on County Farm
Sheriff's Office		X	X		6-8 years	Relocate to County Farm
Jail & Jail Administration		X	X		12 years	Relocate to County Farm
Ennis Sub-courthouse (PCT. 1)	X				10 years	Will require renovation for future growth and efficiency.
Adult Probation		X			3 years	Relocate to County Farm
Ellis county Elections	X	X			5 years	Bldg. should be repurposed and Elections moved to new facility at County Farm.
Lease Midlothian Sub-courthouse (PCT. 4)	X	X			5 years	Relocate to new property purchase. Purpose build a satellite substation with JP
Annex (New property)	X				NA	Renovate as part of overall migration strategy.
Lease Jury Selection		X			5-6 years	
Lease Midlothian Tax Office		X			5 years	

CURRENT BUILDING FUNCTIONS



PHASE 1 MIGRATION

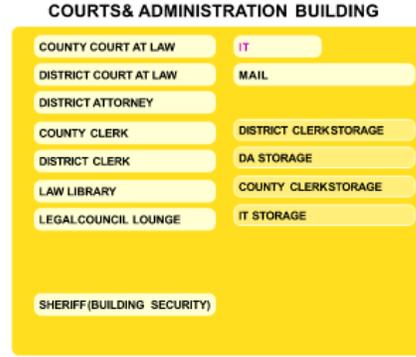
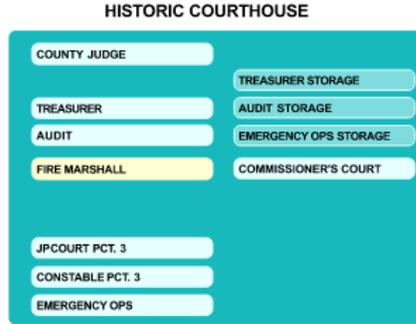


FUNCTIONS MOVE OUT OF HISTORIC COURTHOUSE AND COURTS BUILDING TO FILL ANNEX BASED ON ADJACENCY NEEDS, PUBLIC ACCESS AND GROWTH PROJECTIONS.

DEPARTMENT OF DEVELOPMENT AND COUNTY ENGINEERING MOVE FROM THE COURTS & ADMINISTRATION BUILDING AND CAN OCCUPY ANNEX SPACE FOR 10 YEARS UNTIL THEY OUTGROW THE SPACE UNDER CURRENT GROWTH PROJECTIONS.



PHASE2 MIGRATION



THE COURTS PROJECT CAN BE PHASED IN 3 DISTINCT PHASES

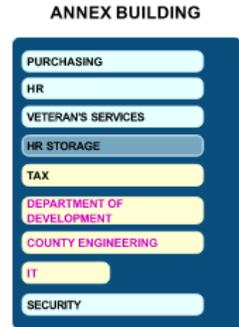
- 2.1 BUILD NEW PARKING GARAGE, REWORK THE BUILDING ENTRY AND ADD THE JURY POOL
- 2.2 EXPAND THE CLERK OFFICES TO ACCOMMODATE GROWTH AND SERVICE NEED
- 2.3 ADD THE NEEDED COURTROOMS AND EXPAND THE DA'S OFFICE FOR REQUIRED GROWTH



FUNCTIONS MOVE OUT OF THE COURTS BUILDING AS SPACE BECOMES AVAILABLE IN THE HISTORIC COURTHOUSE. MOVES BASED ON ADJACENCY NEEDS, PUBLIC ACCESS AND GROWTH PROJECTIONS.

THE RENOVATION OF THE COURTS & ADMINISTRATION BUILDING WILL REQUIRE THE I.T. DEPARTMENT TO OFFICE IN THE ANNEX AND MAINTAIN THE STORAGE AND IMAGING FUNCTIONS AT THE COURTS & ADMIN. BUILDING.

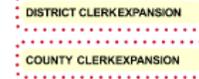
I.T. CAN UTILIZE SWING SPACE FOR 10 YEARS UNTIL THEY OUTGROW THE SPACE UNDER CURRENT GROWTH PROJECTIONS.



PHASE 2.1



PHASE 2.2



PHASE 2.3





PHASE3 MIGRATION

HISTORIC COURTHOUSE

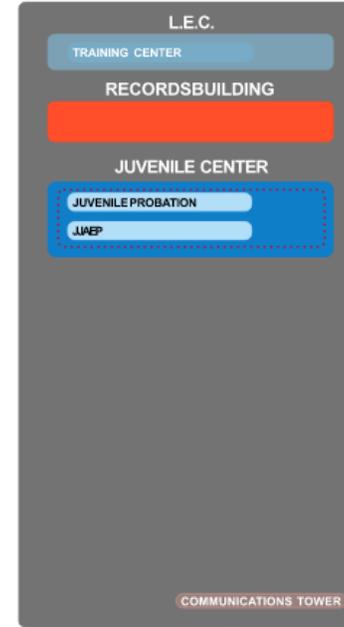


THE FARM MIGRATION REQUIRES BUILDING REPLACEMENT BUILDINGS TO ACCOMMODATE FOR FUTURE GROWTH AND ADJACENCY, AND ALLOWS FOR THE REPURPOSING OF SOME BUILDINGS AS WELL AS DIVESTING PROPERTY IN THE COUNTY REAL ESTATE PORTFOLIO.

SATELLITES



COUNTY FARM



ADULT PROBATION BUILDING



COUNTY JAIL



ELECTIONS BUILDING



SHERIFF VEHICLE SHOP



SHERIFF PROPERTY BARN (LEASED SPACE)





PHASE 3.1 REQUIRES THE COUNTY TO BUILD THE APPROPRIATELY SIZED BUILDINGS SUITED FOR GROWTH. THE NEW BUILDINGS ALSO WILL ALLOW REAL ESTATE DIVESTMENT IN OTHER PARTS OF THE COUNTY AND BECOME THE KEYSTONES TO FARM MASTER PLAN.



PHASE 3.2 REQUIRES THE COUNTY TO BUILD A SHERIFF ADMINISTRATION BUILDING. THE FUNCTIONS PLANNED THEREIN WILL OUT GROW THEIR CURRENT BUILDING SPACES WITHIN 10 YEARS, AND REQUIRE A MODERN ADMINISTRATION BUILDING THAT ALLOWS FOR GROWTH AND ADJACENCY REQUIRED ACROSS THE DEPARTMENTS AND FUNCTIONS AT THE FARM.



PHASE 3.3 REQUIRES THE FINAL GROUP TO MIGRATE INTO THE NEW SHERIFF ADMINISTRATION BUILDING. UPON COMPLETION OF PHASE 3.1, THIS PHASE ALLOWS THE DIVESTMENT OF THE SHERIFF PROPERTY HOUSE, THE LEASE TERMINATION OF THE SEIZED PROPERTY BARN, AND THE REPURPOSING OF THE RECORDS BUILDING INTO A VEHICLE MAINTENANCE BARN.

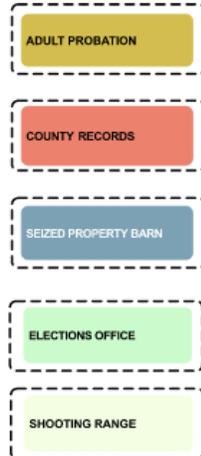


PHASE 3.4 IS COMPLETING THE JUSTICE COMPLEX AT THE FARM WITH THE NEW JAIL AND JAIL ADMINISTRATION BUILDING. THIS WILL ALLOW THE COUNTY TO MAINTAIN A CAMPUS FOR ALL SIMILAR FUNCTIONS, GROW AS NEEDED, AND DIVEST A VALUABLE PIECE OF PROPERTY IN DOWNTOWN WAXAHACHIE. THE JUVENILE CENTER SHOULD ALSO BE EXPANDED AS PART OF THE JUSTICE CENTER CAMPUS.



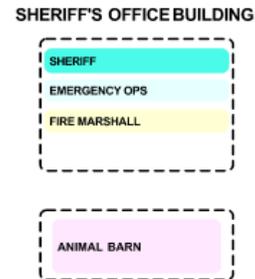
PHASE 3.1

PROPOSED NEW BUILDINGS



PHASE 3.2

PROPOSED NEW BUILDINGS



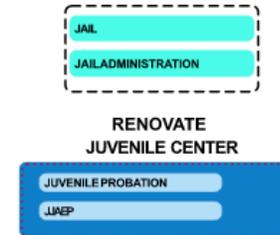
PHASE 3.3

MOVE MIGRATION SHERIFF'S OFFICE BUILDING



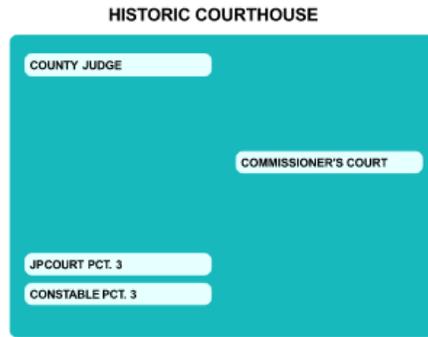
PHASE 3.4

PROPOSED NEW BUILDING



END LEASES ON ALL STORAGE FACILITIES ACROSS THE COUNTY FOR DEPARTMENTAL USE

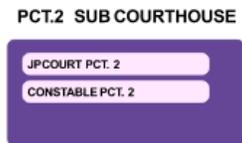
PHASE 4 MIGRATION



i PHASE 4 REPURPOSES SOME EXISTING BUILDINGS, MOVES COUNTY FUNCTIONS THAT ARE GROWING TOO LARGE FOR CURRENT SPACE, AND ADDS A NEW BUILDING TO HOUSE A "COUNTY ADMINISTRATION" BUILDING.

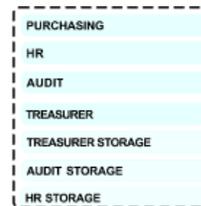


AGRILIFE EXTENSION SHOULD MOVE FROM PCT. 2 COURTHOUSE TO THE FORMER ELECTIONS BUILDING TO BEST SUPPORT THE LARGE GATHERING FUNCTIONS THEY HOST.



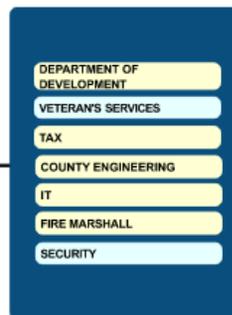
AUDIT AND TREASURER WILL OUTGROW THE HISTORIC COURTHOUSE LOCATION AND REQUIRE MORE ROOM. A NEWLY CONSTRUCTED BUILDING THAT HOUSES ADMINISTRATION FUNCTIONS IN A SINGULAR LOCATION WILL ALLOW APPROPRIATE ROOM FOR GROWTH AND MAINTAIN "BACK OF HOUSE" COUNTY FUNCTION TO CO-LOCATE AND MAINTAIN WORKING ADJACENCY REQUIREMENTS. PURCHASING AND H.R. WILL ALSO HAVE THE REQUIRED SPACE NEEDED TO GROW.

PROPOSED COUNTY ADMINISTRATION BUILDING



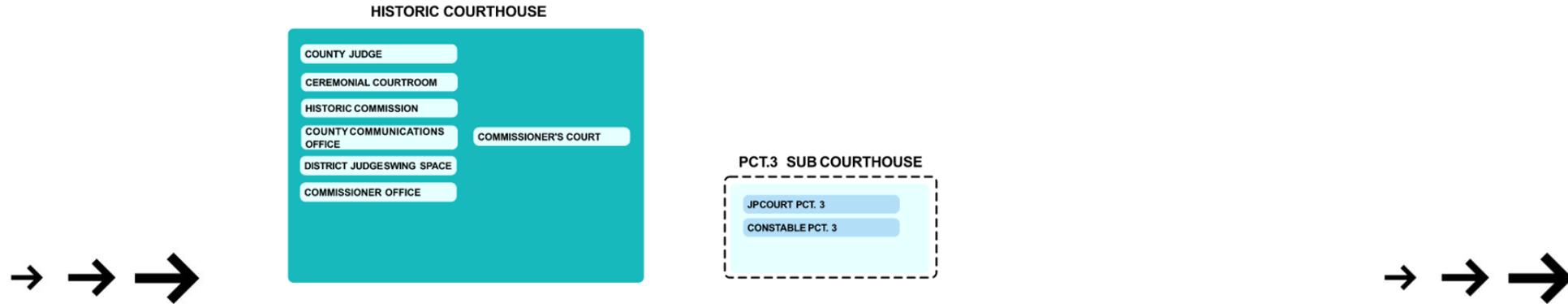
THE OLD ADULT PROBATION OFFICE SHOULD BE TORN DOWN AND A NEW "COUNTY ADMINISTRATION" BUILDING BUILT ON THE PROPERTY. THIS WILL ACCOMMODATE 30 YEAR GROWTH NUMBERS FOR PURCHASING, H.R. AUDIT, TREASURER.

ANNEX BUILDING



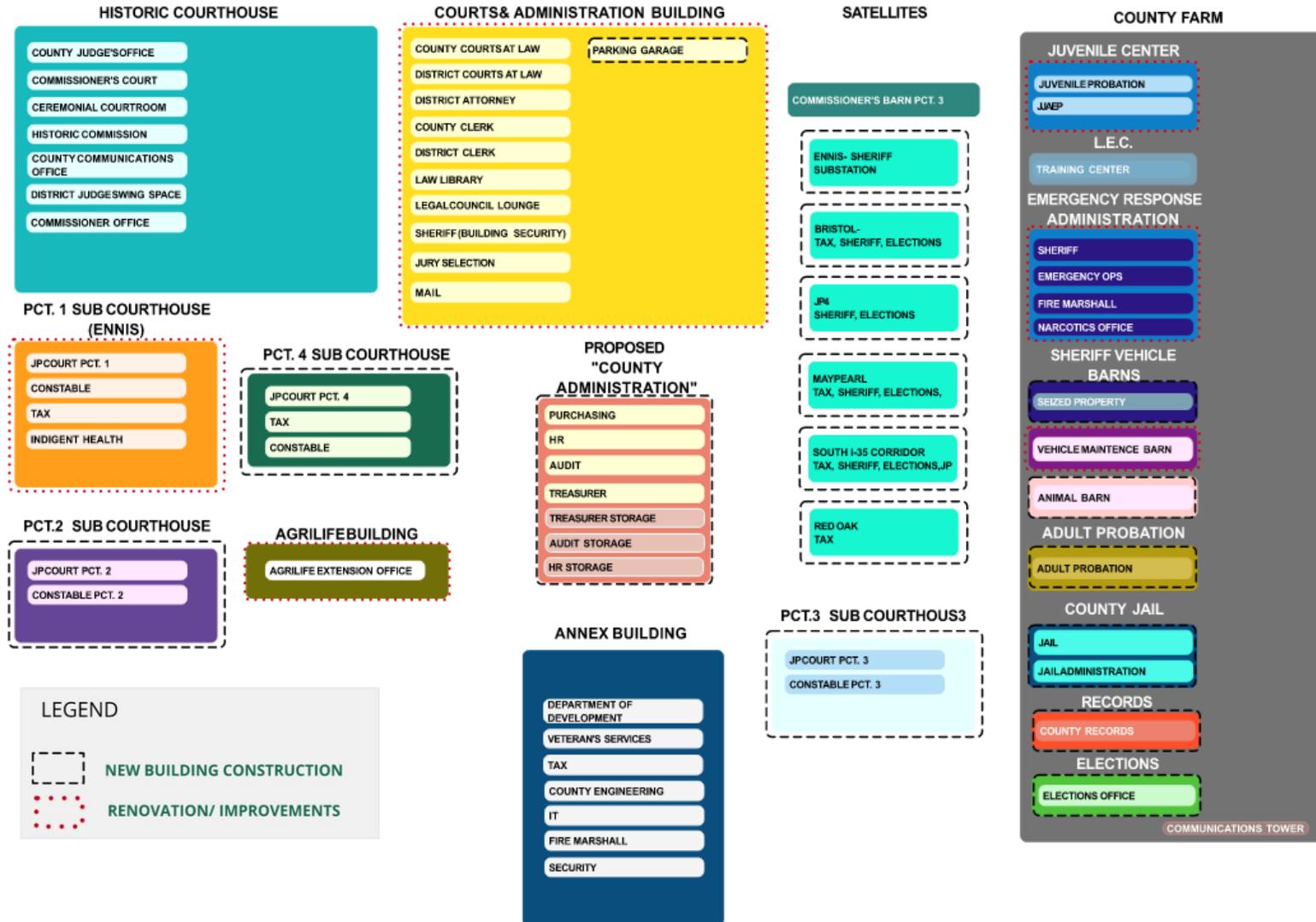
MOVING THE ADMINISTRATION FUNCTIONS OUT OF THE ANNEX WILL ALLOW FOR A "ONE STOP SHOP" FOR PUBLIC FACING FUNCTIONS IN ONE BUILDING LOCATION AS WELL AS ACCOMMODATE DEPARTMENTAL GROWTH.

PHASE5 MIGRATION



PHASE 5 REQUIRES THE CONSTRUCTION OF A JP SUBCOURTHOUSE. JP3COURT AND THE CONSTABLE OF PCT. 3 CAN BE MOVED INTO A NEW BUILDING AND THE COUNTY CAN CONTINUE TO UTILIZE THE COURTHOUSE AS A MUSEUM SPACE AS WELL AS HOSTING CEREMONIAL SERVICES IN THE HISTORIC COURTROOM.

FUTUREBUILDING FUNCTIONS OPTION 2





OPEN PHASE



OPEN PHASE MEANS THESE SATELLITE PROJECTS CAN HAPPEN AT ANY POINT ALONG THE TIMELINE WITHOUT ANY LARGERSCOPE IMPACT. AS THE COUNTY HAS THE FUNDING OR PROPERTY OPPORTUNITY, IT SHOULD MAKE IMPROVEMENTS, ADD BUILDINGS WHERE APPROPRIATE.

SATELLITES

PROPOSED NEW BUILDINGS

PCT. 1 SUB COURTHOUSE (ENNIS)

- JPCOURT PCT. 1
- CONSTABLE
- TAX
- INDIGENT HEALTH

PCT. 4 SUB COURTHOUSE

- JPCOURT PCT. 4
- TAX
- CONSTABLE

PCT.2 SUB COURTHOUSE

- JPCOURT PCT. 2
- CONSTABLE PCT. 2

AGRILIFE PROPERTY

- AGRILIFE LAND USE

- ENNIS- SHERIFF SUBSTATION

- BRISTOL- TAX, SHERIFF, ELECTIONS

- JM TAX, SHERIFF, ELECTIONS,JP

- MAYPEARL TAX, SHERIFF, ELECTIONS,

- ITALY TAX, SHERIFF, ELECTIONS,JP

- RED OAK TAX