



# Planning for the Future

Jimmy D. Henry  
Commissioner Pct. 4  
Walker County

# History

- ▶ Our county barn is located on Highway 75 South. Most of New Waverly ISD Schools are located on Highway 75 and this has become a major SAFETY ISSUE trying to get in and out of our facility. We are thankful for the Constable and his four Deputy Constables for directing traffic during school.

## The Secondary Entrance (Back Gate) is the main Drop Off Point for the Elementary

Looking North



Looking South

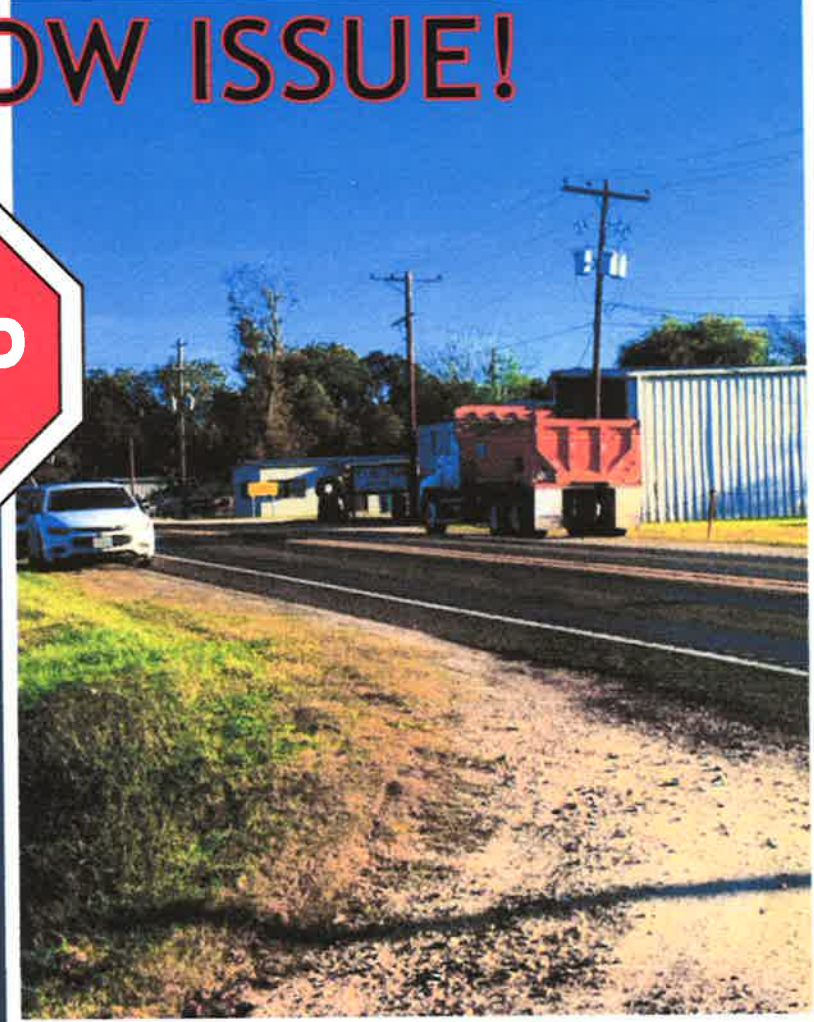
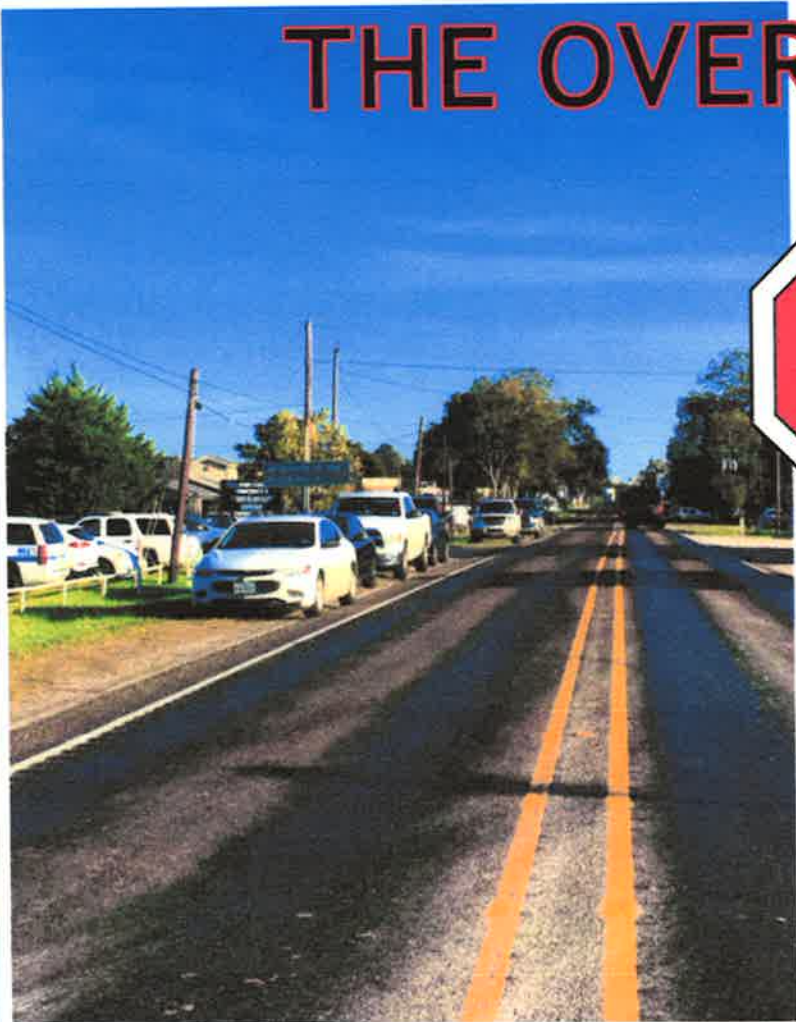




# History

- ▶ When JP 4 is holding court, cars are parked on both sides of Highway 75, thus making people cross the road to access the JP court. Visibility is limited and access to both facilities is affected. Another serious SAFETY ISSUE.

# THE OVERFLOW ISSUE!





# History

- ▶ When the weight station is open, Highway 75 becomes even worse with eighteen wheelers that dodge the weight station. After working with TXDOT for over a year, we were turned down trying to establish a truck route at Shepard Hill & Highway 75 N. This would have made all heavy trucks get on the IH-45 north ramp to enter the freeway.

# Problem

- ▶ WE ARE EXPERIENCING MAJOR GROWTH in Walker County. We are all aware of the issues we are facing. Judge Cole, Constable Bartee, and Commissioner Henry are out of room. As the county grows so will the need for County Government. We are all located on 2 acres. In comparison, Precinct 3 is grouped together on 11+ acres. Precinct 2 R&B has 5.5 acres and Precinct 1 R&B sits on 4 acres.

# JUDGE STEPHEN P. COLE

## JUSTICE OF THE PEACE, PRECINCT FOUR



- ▶ Current Concerns of the Justice Pct. 4 Complex
- ▶ ADA Compliance:
  - ▶ • Court Room is not compliant for anyone with a disability to enter neither the jury box nor the witness stands.
  - ▶ • The judge's bench is too tight for anyone with a handicap to access safely; there is about 24 inches currently for people to walk through when accessing any part of the bench.
  - ▶ • Access to the bathrooms could be seen as a difficult maneuver for a person with handicap needs due to the sharp corners they have to make while going down the hallway and where our office door exits into that same hallway blocks the space where the 90 degree turn is to enter the second hallway/entrance into the designated handicapped bathroom.
  - ▶ • Each desk for the clerks are not ADA compliant, they would not support the space needed for a person in a wheel chair or any other handicap equipment needed for the disabled person or personal injury.



# JUDGE STEPHEN P. COLE JUSTICE OF THE PEACE, PRECINCT FOUR



- ▶ Capacity:
  - ▶ •Our court room capacity is an issue for the fire code.
  
- ▶ Exits from building:
  - ▶ •Safety when exiting the building on the South side and the North side of the building.
  - ▶ oCurrently our exit doors open into areas where employees park along with deputy cars and a storage building. Due to lack of parking spaces for the public the employees of JP4 park their vehicles on the South and North sides of the building, usually 3-5 cars (depends on shifts) on each side. When these cars are parked, if an emergency was to happen, the population would have a difficult time exiting safely and efficiently (they would literally be exiting into a crowd of parked cars and would have to zig zag through them to get away from the building). And on either side of those cars are tall chain link fences that are not accessible to get through if there was an emergency and need to get far away from the building.

# JUDGE STEPHEN P. COLE

## JUSTICE OF THE PEACE, PRECINCT FOUR



- ▶ Parking Lot issues:
  - ▶ • Currently there are only 2 handicapped spaces for the building- during high volumes of court traffic we have several people needing handicapped spaces.
  - ▶ • The staff of the complex takes up ½ of the parking spots when they are not parking in non-designated spots on the side of the building to allow ample spaces for the public.
  - ▶ • The parking lot is pavement is severely damaged and uneven.
    - o This causes water to enter into the building during heavy rains.
    - o The uneven parking lot makes it very difficult for the handicap to maneuver through safely; it is extremely difficult to use a wheelchair and other medical devices and could potentially lead to a person with disabilities falling.
  - ▶ • Parking during heavy court dockets and Jury trials leads to people having to park on main highway; HWY 75.
    - o This puts so many lives in danger (fast traffic could lead to a person being hit)
    - o Cars are in jeopardy of being hit while parked on a main thoroughfare.
    - o During inclement weather the safety of the person and their vehicle is in even in more danger due to low visibility from both driver and now pedestrian (person attending our court).

# JUDGE STEPHEN P. COLE

## JUSTICE OF THE PEACE, PRECINCT FOUR



- ▶ Precinct 4 Court Security:
- ▶ •The entry way does not provide enough space for metal detector to be placed as extra protection to the court.
- ▶ •The current foyer does not have enough room for a bailiff to stand guard along with incoming traffic to come to the clerks counter when trials are being held.
- ▶ •The space is too small for multiple people to be in during court proceedings; before, during and after court. Also when the public comes into the office for things, not too many people can be present in the foyer while conducting their business.
- ▶ •The judge's bench is too close to the public for his safety as per the Texas Justice Court Center's recommendations for Judge and staff security.
- ▶ •There are no concrete poles in front of our doors to prevent drivers from driving into the building, deliberately or not.



# JUDGE STEPHEN P. COLE

## JUSTICE OF THE PEACE, PRECINCT FOUR



- ▶ Constables office space:
  - ▶ • Overcrowding for the Constable elect and his patrol staff.
  - ▶ • There is currently enough room for 2 desks. As the department grows that area will need to enlarge in order to support a growing staff.
  - ▶ • The closet that is in the office is narrow and does not allow enough space for storage of supplies and /or evidence.
  - ▶ o This closet is also not secure. Anyone can access it from the overhead removable ceiling tiles.

# GENE BARTEE

## CONSTABLE PCT. 4



- ▶ Current Needs and Concerns at the Pct. 4 Constables Office
- ▶ Starting in 2005 as a single officer department I have grown into a 5 officer department
- ▶ •I still have the same office space 10 x 12 and storage space as I did in 2005
- ▶ •4 Deputies share one desk
- ▶ •4 desk drawers for keeping all documents and supplies needed for their duties
- ▶ •1 Computer
- ▶ •We all 5 share 1 Printer
- ▶ •We have 2 file cabinets that are almost full with no more room for more cabinets
- ▶ •I have a 4 x10 closet that serves as supply storage
- ▶ •Evidence Storage ( THAT IS NOT SECURE)
- ▶ •Secure Storage needed for Firearms - Ammo

# GENE BARTEE

## CONSTABLE PCT. 4



- ▶ • Constable 4 is over all incidents and security for NWISD, when we have to arrest a Juvenile a separate secure area is required, parents have to be present as well
- ▶ • Multiple Juveniles means multiple parents,
- ▶ • JP 4 Building is also used by the Sheriff's Department when dealing with Juveniles from Gulf Coast Trades Center
- ▶ • A large room for training could serve many purposes , like overflow on court days when there is bad weather
- ▶ • Additional Staging area Command Post , for first responders during disasters
- ▶ • Other LEO agencies use this facility for pre-operation briefing and post opt. briefing when they are in this area
- ▶ • WCSO and their multi county Drug Task force
- ▶ • The layout of the JP side raises numerous security concerns for the Judge as well as court personnel on court days as well as any regular day
- ▶ • I also have concerns about the LACK of parking on court days
- ▶ • Parking on the very BUSY Hwy 75 , passenger cars and heavy trucks



# GENE BARTEE

## CONSTABLE PCT. 4



- ▶ The south end of the county is growing fast as you well know, as a lifelong resident I believe this is needed to attempt to stay up with the growth and be able to provide more county services to the fast growing end of the county.
- ▶ I pray the court will look hard at these issues and the other needs being brought forward at this time.
- ▶ Honored to Serve Walker County,
- ▶ Gene Bartee
- ▶ Constable Pct. 4



CONSTABLE BARTEE AND DEPUTIES

## Solution

- ▶ Acquire land today to provide for a necessary public purpose for tomorrow.
- ▶ Planning today for the best interest to better serve the public in the future.



# Proposal

- ▶ The proposal presented today is to acquire ten acres for the *future* location of Walker County Precinct 4. *Future* could be five plus years.

## IN KIND LAND/ROAD PROPOSAL FOR WALKER COUNTY Pct. 4 & NEW WAVERLY VENTURES

### INTENT:

- ▶ The intent of this proposal is a trade of 10 acres of land to be given to Walker County for the building of approximately 7700' of roadway. This roadway is to be accepted by the County as a County Maintained Road upon completion.

## IN KIND LAND/ROAD PROPOSAL FOR WALKER COUNTY Pct. 4 & NEW WAVERLY VENTURES

### PROPERTY:

- ▶ Namken, Inc. will survey out two tracts of land. One tract is located on FM 1375 E and will be three acres. This piece will be reserved for future growth of the JP, Constable and other offices. The other tract will be seven acres located at the intersection of the roads to be built. This property will be used for Road & Bridge Pct 4 facilities. (see map, next slide) The drainage plan will be provided by New Waverly Ventures and prepared by Mike Methina. This land has been valued at \$25K per acre for the three acres of State road frontage and \$20K per acre for the seven acres with County road frontage.





Walker Co., TX

For illustration purposes only.

## IN KIND LAND/ROAD PROPOSAL FOR WALKER COUNTY Pct. 4 & NEW WAVERLY VENTURES SCOPE OF WORK:

- ▶ 1. New Waverly Ventures proposes to clear the ROW and bed the roads to county specs. Install drainage pipes according to provided drainage plans.
- ▶ 2. Walker County Pct 4 will stabilize the road bed/subgrade. New Waverly Ventures will provide the stabilizer.
- ▶ 3. New Waverly Ventures will provide and haul base materials for roadways. Walker County Pct 4 will process the base materials.
- ▶ 4. New Waverly Ventures will provide asphalt. Walker County Pct 4 will haul and place asphalt.
- ▶ 5. Walker County Pct 4 will provide and install necessary road signage.



## Notes:

- ▶ All labor costs for Walker County Pct 4 will be based off of FEMA rates.
- ▶ Title Fees and Title Insurance will be covered by New Waverly Ventures.
- ▶ Project is agreed to be completed by both parties within 2 years. A natural disaster will be the only exception in prolonging this project.



# New Waverly Ventures In Kind Land / Road Proposal



## New Waverly Ventures In Kind Land/Road Proposal

Walker County Precinct 4

April 2020



## Cooperative Opportunity

New Waverly Ventures (NWV) currently is owner of a piece of property between Elmina Road, FM 2793 and FM 1375 (see map attached) that could possibly be a good location for Walker County Precinct 4 expansion. In the interest of minimal monetary impact to the county, NWV would be interested in a joint venture with the county to work in developing a county road through the property which would allow the county to have a lower traffic frontage area for their county equipment and road supplies; while also allowing for property to be used by the county for other precinct offices in a more desirable location for public traffic. These offices could potentially hold constable offices, JP offices, and other county services. NWV would be willing to put a monetary value on the land necessary on a per-acre basis and convey that property over to the county in exchange for road construction. The expense of the road construction will likely be more than the land value, so NWV would share the cost and work to make the transaction equal. NWV can also assist in providing right-of-way clearing, hauling of road construction materials and performing various other services conducive to the project. All roads would be built to county specifications.

Values would be set according to fair market value and comparisons and the road construction cost would be set by the county.

All accounting will be transparent and available for county auditing.

An alternative option on the map would be to cut the leg off from Elmina Road to the interior of the property if the cost analysis is too sensitive.

New Waverly is a growing area and we hope this could provide an opportunity for the county offices to be proactive in planning to serve the constituents.





Walker Co., TX

For illustration purposes only



# Flood Plane Elmina Road



# Partnership



## Land

Subject property is currently owned by New Waverly Ventures, LLC. Necessary acreages for Walker County, Precinct 4 facilities to be determined and conveyed.



## Road

Road construction according to attached map to be build to county specifications. Work to be performed by both parties.



## ROW/Dirt

Right-of-way to be determined by what is most beneficial to both parties.



## Labor

Labor will be shared on the project.



## Cost

Cost will be clearly documented and shared by both entities. Road work will incur out of pocket cost for New Waverly Ventures.





Thank You

Chris deMilliano, 936.661.1083

[demilliano@steelylumber.com](mailto:demilliano@steelylumber.com)



You have heard the proposal -  
let's briefly go over some  
price comparison.



# 18.28 acres New Waverly Land Ready to Build \$437,500

## New Waverly Land Ready to Build

000 Podraza Rd, New Waverly (/search/TX/New-Waverly-land-for-sale/), TX (/search/Texas-land-for-sale/) | Walker County, TX (/search/TX/Walker-County-land-for-sale/)

\$437,500 18.28 acres

♥ Save ✂ Share

Listing Status: Active

Listing Type: Sale

Property Type(s): [Ranches \(/search/TX/Walker-County/Ranches-for-sale/\)](#)  
[Recreational Land \(/search/TX/Walker-County/Recreational-Land-for-sale/\)](#)  
[Undeveloped Land \(/search/TX/Walker-County/Undeveloped-Land-for-sale/\)](#)

MLS ID: 20108142

Irrigated: No

Residence: No

Property ID: 10396042

### Property Description

Beautiful property with convenient access to New Waverly! Just cross a few cattle guards and your country estate awaits you! The main tract is currently partially cleared to include potential driveways and an excellent site to build your home on! Upon entering the property through one of the potential driveways, you will find yourself saying WOW - what a gorgeous lake view! The approx 20 foot deep lake is stocked with multiple breeds of fish such as channel cat, bass, and perch. Wildlife is abundant in this area! The smaller tract contains a small pond and carries scattered pines throughout. If you've been





# 16.6 acres New Waverly \$913,000

## New Waverly 16.6

I-45 Service Rd, New Waverly (/search/TX/New-Waverly-land-for-sale/), TX (/search/Texas-land-for-sale/) | Walker County, TX (/search/TX/Walker-County-land-for-sale/)

\$913,000 16.6 acres

♥ Save ✂ Share

Listing Status: Active

Listing Type: Sale

Property Type(s): Commercial Land (/search/TX/Walker-County/Commercial-Land-for-sale/)  
Residential Land (/search/TX/Walker-County/Residential-Land-for-sale/)  
Undeveloped Land (/search/TX/Walker-County/Undeveloped-Land-for-sale/)

MLS ID: 35006791

Irrigated: No

Residence: No

Property ID: 10753439

Property Website (/PropertyProfile/PropertyWebsiteClicked?propertyId=10753439)

### Property Description

Great opportunity in New Waverly between Chambers Creek Ranch and Texas Grand Ranch. 16.6 acres fronting on the southbound Service Road of I-45. 300+ feet of frontage. Tract is level, no flood plain, and heavily wooded. Bring your vision to this booming area!





# 2.3 Acres in Walker County

## \$79,900

### 2.3 Acres in Walker County

0 State Highway 150, New Waverly (/search/TX/New-Waverly-land-for-sale/), TX (/search/Texas-land-for-sale/) | Walker County, TX (/search/TX/Walker-County-land-for-sale/)

\$79,900 2.3 acres

♥ Save    ✂ Share

Listing Status: Active

Listing Type: Sale

Property Type(s): Undeveloped Land (/search/TX/Walker-County/Undeveloped-Land-for-sale/)

MLS ID: 46657495

Irrigated: No

Residence: No

Property ID: 10122274

#### Property Description

Great 2.3 Acreage Lot for a homesite off Highway 150 .Perfect place to build a New Home, Barndominium, Modular Home w/ Foundation - Horses allowed.

