FREESTONE COUNTY
GOOD GOVERNANCE
COUNCIL

Freestone County Good Governance Council
Independent research. Informed citizens. Accountable government.
131 FCR 933 • Teague, Texas 75860
713-485-9006 • robert.sharpe@freestonegoodgov.org
www.freestonegoodgov.org

HAND DELIVERED

October 23, 2026

Honorable Lloyd L. Lane
Freestone County Judge / Criminal Justice Center Project Records
118 East Commerce Street, Room 205
Fairfield, Texas 75840

Re: Follow-up to Public Information Act request of September 3, 2026 – Criminal Justice Center Project Scope, Bond, Alternatives and Taxpayer Impact

Dear Judge Lane:

I am following up on my September 3, 2026 request for existing records about the proposed Criminal Justice Center, which has not yet been answered. It asked for:

1. Project scope documents, architectural programs, preliminary plans, and the project schedule.
2. Needs assessments, feasibility and condition studies, and written analyses of alternatives.
3. Financial-advisor presentations, bond scenarios, interest-rate assumptions, and debt-capacity analyses.
4. Cost estimates and contingencies, the projected annual operating budget, and projected savings from reduced outside housing or transport.
5. Presentations, FAQs, and public-information materials.

My October 14 email to you and the Court also asked about topics the request above may not reach. I would also appreciate any existing records on:

1. Annual debt payments and total repayment, including interest, financing costs, and construction-period investment earnings.
2. The breakdown of the roughly $2 million in current jail-related expenses, and which costs the new facility would eliminate or add.
3. Assumptions about revenue from housing other counties' inmates, and how the plan works without it.
4. Tax-base growth assumptions and the estimated effect on individual property tax bills.
5. Agreements for the land purchase, water and sewer improvements, and responsibility for added costs.
6. Commitments on the historic courthouse's restoration and future use, and the cost of the County's plan if the bond does not pass.

If some of these records are already posted or presented publicly, a list of where to find them would fully answer those items.

I sent that October 14 email to [redacted] and [redacted] and have not received a reply or an acknowledgment; a copy is attached. When residents email your office, a brief acknowledgment would be very helpful and reflects good customer service.

More than 10 business days have passed since the request. I would be grateful for the records, or a written date when they will be available under Government Code 552.221(d), within the next 10 business days. If any record is believed to be excepted from disclosure, please release the remainder and identify the exception claimed.

Records may be emailed to my Council email, **robert.sharpe@freestonegoodgov.org**, copied to a USB drive I provide, or uploaded through a secure link I can email you, provided at no cost to the County by Powerhouse Discovery, a litigation-support firm in which my son is a partner. I would appreciate a brief acknowledgment that you received this letter.

Thank you for your time and for your service to Freestone County.

Respectfully submitted,

Robert P. "RancherRob" Sharpe
Founder, Freestone County Good Governance Council (forming)

Attachments: request of September 3, 2026; email of October 14, 2026
cc by email: [redacted]

From: **Robert P. Sharpe** robert.sharpe@freestonegoodgov.org
Subject: Questions for Judge Lane and Commissioners Court on the Proposed $49 Million Jail and Justice Center
Date: October 14, 2026 at 16:53
To: [redacted]

RS

To County Judge Lloyd Lane and the Freestone County Commissioners Court:

Thank you for holding the public discussion about the proposed $49 million jail and justice center and inviting citizens' questions.

The concerns described by the sheriff deserve serious consideration: deteriorating facilities, out-of-county inmate housing, transportation risks, and deputies spending time away from patrol. The courthouse space and restoration challenges also deserve attention.

You have explained that the proposed facility could reduce operating costs and that anticipated tax-base growth could help offset the expense. To evaluate those expectations, I respectfully ask that you publish the supporting documents and address these questions:

1. What are the estimated annual debt payments and total repayment, including interest and financing expenses?
2. What makes up the approximately $2 million in existing jail-related expenses discussed publicly? How much would the new facility eliminate, and what new annual costs would replace those expenses?
3. What is the projected operating budget for the new facility, including staffing, benefits, medical services, utilities, maintenance, insurance, and equipment replacement?
4. Does the financial plan work without revenue from housing other counties' inmates? What calculations support the statements that outside inmates could cover medical staffing and additional jailers?
5. What written analysis supports the 144-bed recommendation, and what alternatives were considered before selecting a combined jail and justice center?
6. What tax-base assumptions support the anticipated taxpayer relief? How would the plan perform if development is delayed or produces less taxable value or revenue than expected?
7. What agreements govern the proposed land purchase, water and sewer improvements, and responsibility for additional costs?
8. What written commitments govern the historic courthouse's restoration and future use, and what would the county's alternative plan cost if the bond does not pass?

Please also show construction-period investment earnings separately from the full debt repayment estimate. Those earnings depend on how much money remains unspent and for how long.

A lower tax rate does not automatically mean a lower individual tax bill. Residents need a clear explanation of the potential effect on their properties under the financial scenarios being considered.

Publishing the estimates, assumptions, agreements, and comparisons together would help citizens make an informed decision. Please identify which documents are already available and where residents can find them.

As organizer of the proposed Freestone County Good Governance Council, my purpose is to help build a shared, documented understanding of public spending and services. I welcome your answers and supporting records.

Robert P. Sharpe — RancherRob
Organizer, Freestone County Good Governance Council

Robert P. Sharpe - RancherRob
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HAND DELIVERED

ROBERT P. SHARPE
131 County Road 933 • Teague, Texas 75860
[redacted] • 713-485-9006

September 3, 2026

Honorable Lloyd L. Lane
Freestone County Judge / Criminal Justice Center Project Records
118 East Commerce Street, Room 205
Fairfield, Texas 75840

Subject: Criminal Justice Center - Project Scope, Bond, Alternatives and Taxpayer Impact

I am trying to assemble the same information I would want in front of me before making a major private investment: the problem, the alternatives, the capital cost, the financing cost, the operating cost, the risks, and the expected result. My intent is to understand the proposal fairly and provide voters with a factual summary.

I am making this request as a private citizen to assemble a reliable factual record, answer existing questions accurately, and perform a fair analysis of the need, cost, alternatives, financing, operations, and taxpayer impact associated with the proposed Criminal Justice Center bond and the separate long-range countywide healthcare discussion. The records are necessary so any eventual support, opposition, or recommendation can be based on documented facts rather than assumptions. I am requesting existing records only; I am not asking your office to create a new analysis or answer questions that are not already reflected in existing records.

I appreciate the time your office has already spent responding to prior requests. I am specifically trying to avoid duplication. Electronic copies in native or text-searchable format are preferred whenever available.

Respectfully requested,

Robert P. Sharpe
131 County Road 933
Teague, Texas 75860
[redacted] • 713-485-9006
(Submitted solely as a private citizen; not in any official party capacity)

HAND DELIVERED

ROBERT P. SHARPE
131 County Road 933 • Teague, Texas 75860
[redacted] • 713-485-9006

TEXAS PUBLIC INFORMATION ACT REQUEST

Judge Lloyd L. Lane / Criminal Justice Center Project Records

Subject: Criminal Justice Center - Project Scope, Bond, Alternatives and Taxpayer Impact

Under the Texas Public Information Act, Chapter 552 of the Texas Government Code, I request electronic copies of the following existing records. Unless otherwise stated, the requested period is January 1, 2021 through the date the request is processed. For jail-capacity and outside-housing records that are readily available, I also request responsive records from January 1, 2019 through December 31, 2020.

Prior-production exclusion. Please exclude any documents your office has already produced to me in response to my prior public-information requests. I do not want duplicate copies or duplicate charges.

1. Project scope documents, architectural programs, preliminary plans, site information, space allocations, bed counts, courtroom/office components, parking, security, evidence/records areas, and other planned components.
2. Needs assessments, feasibility studies, condition assessments, repair estimates, capacity studies, population forecasts, staffing studies, and lifecycle analyses supporting the project.
3. All existing written alternatives analyses comparing the proposed project with renovation, expansion, phased construction, smaller scope, continued outside housing, regional/shared jail options, or no-build alternatives.
4. Financial-advisor presentations, bond scenarios, interest-rate assumptions, term assumptions, debt-service schedules, issuance costs, total repayment estimates, tax-rate impact calculations, and taxpayer examples by taxable property value.
5. Existing County debt-capacity or debt-affordability analyses used in considering the proposed bond.
6. Cost estimates, contingencies, escalation assumptions, site-development costs, furniture/fixtures/equipment estimates, technology costs, professional fees, and owner contingency.
7. Projected annual operating budget for the new facility, including staffing, salaries/benefits, utilities, food, medical care, technology, insurance, maintenance, transport, and capital replacement.
8. Any projected savings or avoided costs attributed to reduced outside inmate housing, reduced transport, reduced overtime, reduced repair expense, or other efficiencies.
9. Any presentations, FAQs, public-information materials, talking points, or factual voter-information materials prepared by or for the County concerning the bond.
10. Any schedule or project timeline showing design, procurement, construction, staffing, opening and bond-issuance milestones.

Please provide responsive records electronically when reasonably available. If a record contains confidential or protected information, I request the releasable portion with only the protected information redacted rather than withholding an otherwise public record in full. I am not requesting protected patient medical records, inmate medical charts, Social Security numbers, or other personally identifying medical information.

If clarification or narrowing would materially reduce the burden or cost of this request, please contact me before processing a large volume of records. If estimated charges will exceed $40, please provide an itemized written estimate before incurring the cost.

Respectfully requested,

Robert P. Sharpe
131 County Road 933
Teague, Texas 75860
[redacted] • 713-485-9006
(Submitted solely as a private citizen; not in any official party capacity)