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
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(Submitted solely as a private citizen; not in any official party capacity)

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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,

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