

**NOTICE OF PUBLIC MEETING OF THE
PRAIRIELANDS PUBLIC FACILITY CORPORATION**

SPECIAL MEETING

To be held at: City Hall of the City of Alvarado, Texas
 104 W. College
 Alvarado, Texas 76009
 Thursday, July 16, 2014 – 6:30 PM

NOTICE IS HEREBY GIVEN:

That the Board of Directors of the **Prairielands Public Facility Corporation**, will hold a special meeting at the Alvarado City Hall, 104 W. College, Alvarado, Texas 76009 on Thursday, July 16, 2015 at 6:30 PM for the purpose of conducting the following business:

AGENDA

1. Call to Order, Roll Call & Establishment of Quorum
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from prior meetings
5. Public Comments.

This time is set aside for the public to address the Board on matters no listed on the Agenda. Anyone wishing to address the Board should come to the podium, be recognized by the President, and state their name for the record. If you wish to address the Board on an Agenda item, you so do by approaching the podium as the Board considers that particular Agenda item. You will be given a reasonable amount of time to address the Board.

OPEN MEETING: Proposed Prairieland Detention Center ("Project"); Discussion and action upon the following matters concerning the Project, including development, design, construction, financing, equipping, operating and maintaining the Project, the procurement processes related to the Project, and the following matters:

As used in this Notice the term "**142 Acre Site**" is the site for the Project and means the following:

LEGAL DESCRIPTION

BEING A 142.56 ACRE TRACT OF LAND SITUATED IN THE GEORGE S. MCINTOSH SURVEY, ABSTRACT No. 625, AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO L.J. KYLE AS RECORDED IN VOLUME 1367, PAGE 742, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) AND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AS SR20 ADDITION, BLOCK 1, LOTS 1,2,&3, AN ADDITION TO THE CITY OF ALVARADO, TEXAS, JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 10, PAGE 742, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PIPE IN THE EAST RIGHT OF WAY OF COUNTY ROAD No. 607, SAID PIPE ALSO BEING THE SOUTHEAST CORNER OF SAID KYLE TRACT;

THENCE N 89°49'20" W CROSSING SAID COUNTY ROAD AND ALONG A FENCE, A DISTANCE OF 2314.37 FEET TO A ½" IRON ROD FOUND;

THENCE N 00°02'36" E LEAVING SAID FENCE A DISTANCE OF 350.09 FEET TO A ½" IRON ROD FOUND;

THENCE N 89°50'02" W A DISTANCE OF 349.99 FEET TO A ½" IRON ROD FOUND, SAID IRON ROD BEING IN THE WEST RIGHT OF WAY OF SUNFLOWER LANE;

THENCE N 00°06'11" E ALONG A FENCE A DISTANCE OF 483.38 FEET TO A ½" IRON ROD SET WITH A YELLOW FT. WORTH SURVEYING CAP;

THENCE N 89°55'15" W CROSSING WESTERLY FENCE LINE OF SAID KYLE TRACT, A DISTANCE OF 77.02 FEET TO A ½" IRON ROD SET WITH A YELLOW FT. WORTH SURVEYING CAP;

THENCE N 05°36'50" E A DISTANCE OF 1565.61 FEET TO A ½" IRON ROD SET WITH A YELLOW FT. WORTH SURVEYING CAP;

THENCE S 89°12'10" E A DISTANCE OF 2585.16 FEET TO A ½" IRON ROD SET WITH A YELLOW FT. WORTH SURVEYING CAP, SAID IRON ROD BEING IN THE WEST RIGHT OF WAY OF SAID COUNTY ROAD;

THENCE S 00°03'09" E ALONG AND IN SAID COUNTY ROAD A DISTANCE OF 2363.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 142.56 ACRES OF LAND, MORE OR LESS.

6. Consider and take appropriate action regarding the approval of minutes of the meeting of the Board of Directors of the Prairielands Public Facility Corporation held on July 9, 2015.

7. Consider and take appropriate action regarding authorizing Jacob Wheat, President of the Corporation to, as the act of the Corporation, execute all documents, certificates, waivers, agreements, and writings, of any and every nature, upon such terms as he, in his sole discretion shall deem to be reasonable, to accomplish the closing and acquisition of the 142 Acre Site, including, but not limited to the following:

- (i) Warranty Deed
- (ii) Affiliated Business Arrangement Disclosure Statement
- (iii) Borrower's closing statement

- (iv) Corporate Resolution and Certificate of Resolution
- (v) Closing Verification
- (vi) Copies of Survey
- (vii) Title Company notary certification
- (viii) 1031 Documents (Assignment of Earnest Money Contract and Contract Addendum for Relinquished Property)

8. Consideration and Action upon a resolution scheduling the next meeting of the Board of Directors of the Corporation.

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Public Facility Corporation may convene in Executive Session to deliberate regarding the following matters.

a. §551.071 Consultation with Attorney The Public Facility Corporation may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the Corporation seeks the advice of its Attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provision of Chapter 551, including the following items:

1. Any posted agenda item.

b. §551.087 Economic Development A governmental body is not required to conduct an open meeting to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect meeting this description.

9. Adjournment

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: thomasd@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on July 13, 2015 at 5:55 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read 'Clint Davis', written over a horizontal line.

Clint Davis
City Manager