



**SHADY SHORES TOWN COUNCIL
REGULAR SESSION
SEPTEMBER 8, 2025; 7:00 PM
101 S.SHADY SHORES ROAD
SHADY SHORES, TX 76208**

TO VIEW THE MEETING LIVE
<https://shadyshorestx.civicclerk.com/>

CALL TO ORDER

ROLL CALL

Establish a quorum.

3. PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG. (HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE.)

PROCLAMATIONS, PRESENTATIONS AND AWARDS

1 United Way Proclamation

COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

- 1 Roads, Drainage, Capital Improvements Report (Engineering)
- 2 Community Relations Reports (Klein)
- 3 Animal Control/Code Enforcement Reports (Belton)
- 4 Municipal Court/Solid Waste Reports (Schuler)
- 5 Planning and Zoning Commission Reports (Schuler, Lea, Nowels)
- 6 Public Safety Reports (Newell)
- 7 Town Administrators Report (Withers)
- 8 Mayor's Update (Aughinbaugh)
- 9 Announcements

CONSENT AGENDA

Each item listed on the consent agenda is considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- 1 Disposal of Physical Property-Consider and take action relative to authorizing staff to advertise for disposal of physical property belonging to the Town of Shady Shores.
- 2 Texas Municipal Retirement System Benefits-Consider and act on an Ordinance regarding the Town of Shady Shores ' Texas Municipal Retirement System Benefits authorizing an increase to the employee contribution rate.

- 3 Denton County Central Appraisal District Board of Directions- Consider and act on approval of a Resolution nominating individuals to be considered for Place 4 and Place 7.
- 4 Ordinance Fee Schedule- Consider and act on approval of an Ordinance amending the fee schedule for the Town of Shady Shores.
- 5 Minutes- Consider and act on approval of the minutes of the August 11, 2025 Regular Town Council and the August 11, 2025 Worksession.

CITIZENS COMMENTS

This agenda exists as an avenue for Citizens to address the Town Council on any item of business not formally scheduled on an Agenda. Citizens who wish to speak should sign up prior the meeting on the sign in sheet provided Citizen’s Comments are permitted at the time specified on the agenda. The Citizens’ Agenda will normally be placed on the agenda directly after the Consent Agenda. a. Citizens Comments will be limited to three minutes each. An additional two minutes may be granted by the Mayor, or upon consensus of the council, time permitting, and the subject matter. b. When called upon, the individual should come to the podium state his/her name and address for the record, and if speaking for the organization identify the group represented. c. Remarks should be addressed to the entire council and not specific members. d. Citizens may wish to register their support or opposition to an agenda item without speaking and may do so on the public sign in sheet. Their comment of support or opposition will be included in the formal minutes. e. In compliance with the Texas Open Meetings Act, the Town Council may not deliberate or vote on any matter not on the agenda for that meeting raised on the Citizens’ Agenda. The exceptions are simply answering a question on existing policy or fact which requires no deliberation, (e.g., “what is the speed limit on Lakeshore “), or, for the purpose of determining whether a matter should be placed on a future Town Council Agenda. The Mayor may request the Town Secretary or other appropriate staff provide additional information on matters of existing policy or general interest to the community or the citizen speaking. f. Presentations of repetitious information is not appropriate. Citizens may present their information in written form. In the interest of time, if there is a group of individuals representing a single item, the group is encouraged to select a spokesperson.

REGULAR AGENDA ITEMS

- 1 2025/2026 FY Budget- Consider and act on approval of the 2025/2026 Fiscal Year Budget.
- 2 Public Hearing- 2025 Ad Valorem Tax Rate for Maintenance and Operation and Interest and Sinking Fund
- 1. Open Public Hearing
 - 2. Public Comment
 - 3. Close Public Hearing
- 3 2025 Tax Rate- Consider and act on approval of the 2025 Ad Valorem Property Tax Rate for Maintenance and Operation and Interest and Sinking Fund to fund the FY 2025/2026 Annual Budget.
- 4 Boardmember Appointments- Consider and act on appointments to the Building and Standards Commission, Planning and Zoning Commission and the Keep Shady Shores Beautiful Committee.

EXECUTIVE SESSION:

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon’s Texas Codes Annotated, The Town Council may hold a closed meeting.

- 1 **551.071- Consultation with Attorney**
- (1) Purchase of Land
 - (2) negotiations for the lease of real property

551.074 Personnel Matters

(A) deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee;

FUTURE AGENDA ITEMS AND STAFF DIRECTION

ADJOURN

The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberation about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development).

I, Wendy Withers, Town Administrator of the Town of Shady Shores do hereby certify that the above notice of the Regular Town Council Meeting was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on 2nd Day of September 2025, at 3:00 P .M.

Wendy Withers
Wendy Withers, Town Administrator



PROCLAMATION

WHEREAS, United Way of Denton County is unparalleled in the power to convene partners, providers, and resources to address the needs of neighbors in crisis; and

WHEREAS, United Way of Denton County has been identifying Denton County's needs and responding to them for over 65 years; and

WHEREAS, United Way of Denton County works with a network of nonprofits across Denton County to address needs, including feeding those who face food insecurity; preparing children for success in school, work, and life; and connecting those in crisis with resources to pay bills and stay in their homes; and

WHEREAS, United Way of Denton County is committed this year more than ever before to bring people together to help our communities recover and thrive;

NOW, THEREFORE, I Cindy Aughinbaugh do hereby proclaim **September 2025 LIVE UNITED Month** and ask you to join United Way of Denton County board, donors, volunteers and partners in calling on all residents of Shady Shores to LIVE UNITED.

Cindy Aughinbaugh, Mayor



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Roads, Drainage, Capital Improvements Report (Engineering)

<u>BACKGROUND/INFORMATION:</u>
<u>FINANCIAL IMPLICATIONS:</u>
<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
None
<u>REVIEWED BY:</u>



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Community Relations Reports (Klein)

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. 2025 Community Relations all in one report- September 2025

REVIEWED BY:

To: Shady Shores Town Council

From: Katie Klein, Code Enforcement Officer #7767

Re: Community Relations/ Code Enforcement

Date: September 2025

Code Enforcement :

Current Focus : (but not limited to) enforcement of:

Education and Compliance

Public and Clean Up Events

2025 Events

Spring Arbor Day- **October 4, 2025**

Fall Clean Up Event-**Tentative November 15**

Holiday Tree Lighting- December 4, 2025

****These items should be found on MS calendars****

Social Media /Town Calendar

Keep Shady Shores Beautiful

1. Affiliate Information:
 - a. Keep Texas Beautiful- Gold Standing
 - b. Tree City- Growth Award
 - c. Bee City
 - d. National Wildlife Habitat Community Habitat
2. Programs/Engagement
 - a. Bags to Benches- New year starts January 2026
 - i. 2025 Completed!
 - b. Adopt a Spot
3. Projects
 - a. Shady Lane Meditation Parklet- Ellie Grimes Gold Girl Scout Project

Public Works

Sign maintenance

Ordinance Review and how it pertains to enforcement concerns

Impervious surfaces- updates

Tree Ordinance – (every 2 years)



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Animal Control/Code Enforcement Reports (Belton)
<u>BACKGROUND/INFORMATION:</u>	
<u>FINANCIAL IMPLICATIONS:</u>	
<u>RECOMMENDATION/ACTION DESIRED:</u>	
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>	
1. Requests_and_Concerns_Report_for_COUNCIL 2. Violation_Report_for_COUNCIL-All_open_Violations 3. August 2025 HCAS	
<u>REVIEWED BY:</u>	

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Reporting System

Requests and Concerns Report for COUNCIL

Complaint Status	Closed Date	Complaint Type	Violation Codes
Referred/Waiting on another department		Traffic and Road Signage	
Follow Up needed from another department		Overgrown Vegetation and Trees	
Follow Up needed from another department		Fire Prevention and Protection	
Courtesy Letter Sent- waiting on response		Overgrown Vegetation and Trees	
Engineering-inquiry		Culvert and Roadside Ditches	
Follow Up needed from another department		Other	
Follow Up needed from another department		Other	
Courtesy Letter Sent- waiting on response		Building Regulations- (Building and Permitting Concerns	
Courtesy Letter Sent- waiting on response		Overgrown Vegetation and Trees	
Courtesy Letter Sent- waiting on response		Overgrown Vegetation and Trees	
Engineering-inquiry		Contractor Complaint	

11 Complaints



Reporting System

Violation Report for COUNCIL-All open Violations

Violation Date	Violation Status	Violation Type
August 23, 2023	Suspended	Dangerous/Substandard Buildings
December 21, 2023	Suspended	Dangerous/Substandard/Dilapidated Structure
January 18, 2024	Closed- Failure to Appear	Private Property Issue
April 8, 2024	Recommended for Dismissal	Abandoned Vehicle
April 8, 2024	Pending Accurant Search	Abandoned or Junked Vehicle
April 23, 2024	Closed- Failure to Appear	Business Regulations
April 24, 2024	Closed- Failure to Appear	Business Regulations
July 3, 2024	Recommended for Dismissal	Business Regulations
November 13, 2024	Sent to Legal	Short Term Rental Concerns
February 24, 2025	Sent to Legal	Waste, Trash and Debris- Health and Sanitation
April 2, 2025	Continuance Requested/Granted through Court	Dangerous/Substandard Buildings
April 3, 2025	Violations Warning Letter Sent-Waiting for response	Nuisances
May 21, 2025	Violations Warning Letter Sent-Waiting for response	Overgrown Vegetation and Trees
June 5, 2025	Violations Warning Letter Sent-Waiting for response	Overgrown Vegetation and Trees
June 17, 2025	Recommended for Dismissal	Nuisances
June 18, 2025	Filed in Municipal Court	Building Regulations-Building and Permitting Concerns
June 18, 2025	Recommended for Dismissal	Building Regulations-Building and Permitting Concerns
June 26, 2025	Filed in Municipal Court	Building Regulations-Building and Permitting Concerns
July 1, 2025	Recommended for Dismissal	Building Regulations-Building and Permitting Concerns
July 3, 2025	Violations Warning Letter Sent-Waiting for response	Dangerous/Substandard Buildings
July 3, 2025	Filed in Municipal Court	Overgrown Vegetation and Trees
July 3, 2025	Violations Warning Letter Sent-Waiting for response	Drainage
July 7, 2025	Violations Warning Letter Sent-Waiting for response	Building Regulations-Building and Permitting Concerns
July 7, 2025	Recommended for Dismissal	Abandoned or Junked Vehicle
July 7, 2025	Violations Warning Letter Sent-Waiting for response	Dangerous/Substandard Buildings
July 7, 2025	Violations Warning Letter Sent-Waiting for response	Abandoned or Junked Vehicle
August 5, 2025	Stop Work Order Issued	Drainage
August 6, 2025	Abatement	Overgrown Vegetation and Trees
July 18, 2025	Violations Warning Letter Sent-Waiting for response	Building Regulations-Building and Permitting Concerns
August 18, 2025		Dangerous/Substandard Buildings
August 18, 2025	Violations Warning Letter Sent-Waiting for response	Nuisances
August 18, 2025	Violations Warning Letter Sent-Waiting for response	Nuisances
August 21, 2025	Open	Overgrown Vegetation and Trees
August 25, 2025	Pending More Documentation Needed	Building Regulations-Building and Permitting



Reporting System

Violation Date	Violation Status	Violation Type
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34 Violations

2025							
SHADY SHORES							
AUGUST							
ITEM	Date	Species	NAME	ADDRESS	Sub-total	TOTAL	
Animals taken into shelter		Canine				0	
		Feline					
Citations						0	Responding Officer
Complaints/Calls	8/26/2025	CANINE	OFFICER PATERSON	300 DOBBS RD	1	3	237
	8/28/2025	CANINE	AMANDA NORTH	131 GARZA RD	1		236
	8/28/2025	FELINE	KATHY ZIMMERMAN	301 BERRY LN	1		320
Rabies Bite Report	8/29/2025	CANINE	KATHERINE HATTAWAY	215 W 6TH ST	2	2	236
Redemption by Owner						0	
						0	
Release (by owner)						0	
Release (Not by Owner)						0	



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Municipal Court/Solid Waste Reports (Schuler)

BACKGROUND/INFORMATION:

Solid Waste

804 Regular Rate
260 Senior Rate

Municipal Court

45 Warnings
33 Citations issued by CPD
2 Citations Issued by Code Enforcement

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
None
<u>REVIEWED BY:</u>



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Planning and Zoning Commission Reports (Schuler, Lea, Nowels)

<u>BACKGROUND/INFORMATION:</u>
<u>FINANCIAL IMPLICATIONS:</u>
<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
None
<u>REVIEWED BY:</u>



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Public Safety Reports (Newell)

<u>BACKGROUND/INFORMATION:</u>
<u>FINANCIAL IMPLICATIONS:</u>
<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
None
<u>REVIEWED BY:</u>



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Town Administrators Report (Withers)

BACKGROUND/INFORMATION:

Building Permits Issued	21 Permits were issued in August
	2 - ROW - Permits issued
	1 - New Construction
	47 - Inspections
Public Information Requests	21 Permits Issued 8/176
Budget/Tax Rate	
Continued work on the COE Lease	
911 Remembrance Walk- September 7	
See you at the Pole- Hickory Creek- September 24	
Prepare for the Audit	
Update on Comprehensive Planning Grant for Grantworks	

FINANCIAL IMPLICATIONS:

<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
None
<u>REVIEWED BY:</u>



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Mayor's Update (Aughinbaugh)

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



DATE:	September 8, 2025
TO:	
FROM:	Wendy withers, Town Administrator
SUBJECT:	Disposal of Physical Property-Consider and take action relative to authorizing staff to advertise for disposal of physical property belonging to the Town of Shady Shores.

BACKGROUND/INFORMATION:

In an effort to create space and dispose of property that is no longer needed or of value to the town of Shady Shores, Staff is asking permission to dispose of various items. Staff has created a list of items that need to be disposed of and will advertise them for sale for 14 days on the town website and in the Denton Record Chronicle. Any funds received can be deposited back to the general fund. If the items are not purchased, then staff will dispose of them properly. Items being proposed for disposal include:

1. Large Conference Table Wooden
2. Large Conference Table from Executive Session Room
3. Various Office Chairs (? How Many)
4. 42 Dinner Plates
5. 41 Med Plates
6. 39 Dessert Plates
7. 39 Bowls
8. 52 Finger (X Small) Bowls
9. 27 Glass
10. 43 Coffee Cups
11. 12 Cappuccino Cups (with a sugar bowl)
12. 1 hp desktop printer/scanner x 2

13. Multiple cameras
14. Random scanner x 2
15. One page scanner
16. Multiple keyboards-may not have dongles
17. Router
18. Shredder
19. Vinyl letter maker
20. Fios scanner
21. Brother
22. Wooden Bookshelf
23. Wooden Cabinet
24. Various Prints Wall Hangings (Flowers)
25. Wooden Desk

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Texas Municipal Retirement System Benefits-Consider and act on an Ordinance regarding the Town of Shady Shores ' Texas Municipal Retirement System Benefits authorizing an increase to the employee contribution rate.

BACKGROUND/INFORMATION:

The Town of Shady Shores offers qualifying employees the ability to participate in the Texas Municipal Retirement System. The town currently matches participating employees 7% contribution at a match of 2:1. The Texas Municipal Retirement System is now offering a plan that includes an 8% deduction with a 2:1 match. This would allow the staff retirement system to meet current inflation rates. Should Council choose to approve this Ordinance, the Town's contribution rate would increase on October 1 from 9.31% of the employee's gross salary to 10.76%. If no change is made, the town's participation percentage will remain at 9.31% in January 2026. There are currently three (3) employees participating in this program.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Shady Shores Transmittal- 8% EECR
2. Shady Shore - 2026 Plan Change Study - 8%
3. 2025-8-11 TMRS Draft ORD - EECONTRIB for Shady Shores (002)

REVIEWED BY:



August 13, 2025

Wendy Soule-Withers
Town Administrator
City of Shady Shores
101 S. Shady Shores Rd.
Shady Shores, TX 76208-0362

Dear Ms. Soule-Withers:

We are pleased to enclose a model ordinance for your city to adopt:

8% Employee Contribution Rate

Effective October 1, 2025

When the ordinance becomes effective, the city must begin deducting the new contribution rate from each employee's gross monthly compensation.

As reflected in the Plan Change Study you previously received, when the employee's contribution rate increases, the city's contribution rate will be **10.76%** starting October 1, 2025. Beginning January 1, 2026, the city's contribution rate will remain at **10.76%**.

Please make sure the ordinance is adopted and signed **on or after September 1, 2025**, otherwise TMRS will not be able to accept it. When the ordinance is adopted, please send a copy to City Services at cityservices@tmrs.com.

If you have any questions about the model ordinance or anything else, please call me at 512-225-3742.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colin Davidson", is written over a light blue circular background.

Colin Davidson
Director of City and Member Services

2026 Rates • Shady Shores

June 24, 2025

Plan Provisions	Current	Option 1
Employee Contribution Rate	7%	8%
City Matching Ratio	2 to 1	2 to 1
Updated Service Credit (USC)	None	None
Transfer USC *	No	No
COLA	None	None
Retroactive COLA	No	No
Retirement Eligibility	20 years	20 years
Vesting	5 years	5 years
Supplemental Death Benefit	Actives + Retirees	Actives + Retirees
Contribution Rates	2026	2026
Normal Cost Rate	7.97%	9.11%
Prior Service Rate	<u>1.23%</u>	<u>1.54%</u>
Retirement Rate	9.20%	10.65%
Supplemental Death Rate	<u>0.11%</u>	<u>0.11%</u>
Total Contribution Rate	9.31%	10.76%
Unfunded Actuarial Liability	\$9,211	\$14,132
Funded Ratio	96.9%	95.3%
Benefit Increase Amortization Period	8 years	8 years

* As of the December 31, 2024 valuation date, there was 1 employee with service in other TMRS cities eligible for transfer USC.

ORDINANCE NO. _____

AN ORDINANCE REGARDING THE TOWN OF SHADY SHORES' TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE.

Whereas, the Town of Shady Shores, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, House Bill 3161, 89th Texas Legislature, R.S., 2025, amended TMRS Act §855.401(a) to read that each municipality participating in the System shall designate the rate of Member contributions for Employees and shall elect a rate of five, six, seven, or – effective September 1, 2025 – eight percent of the Employees' compensation; and

Whereas, the Town Council finds that it is in the public interest to increase the Employee contribution rate contributed to TMRS, now:

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS:

Increased Employee Contribution Rate.

(a) The rate of Employee contributions to be made by the City to the System shall be **8%** of the compensation of City Employees who are Members of the System, in accordance with TMRS Act §855.401. The City shall submit a monthly payroll report and deposit the amounts deducted from Employees' compensation to the System in accordance with TMRS Act §855.402.

(b) This Ordinance shall be effective on the first day of the month of October, 2025.

Passed and approved _____, 20____.

ATTEST:

APPROVED:

Town Administrator

Mayor



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Denton County Central Appraisal District Board of Directions- Consider and act on approval of a Resolution nominating individuals to be considered for Place 4 and Place 7.

BACKGROUND/INFORMATION:

The attached memo outlines the process for nominations to the Denton Central Appraisal District (DCAD) Board of Directors. The individuals that are being proposed are the same individuals the Town voted for in the previous process.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Approve the Resolution

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. M E M O -2025 Board of Directors' Election Nomination Letter to Entities
2. Resolution for Nomination of a Candidate 2025 DCAD

<u>REVIEWED BY:</u>



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

 (940) 349-3800
 www.dentoncad.com

M E M O

TO: Participating Taxing Entities of Denton County
FROM: Don Spencer, Chief Appraiser
SUBJECT: Request for Nominations for DCAD Board of Directors (Places 4 & 7)
DATE: August 8, 2025

In accordance with Section 6.03(g) of the Texas Property Tax Code, each taxing entity entitled to vote in the election of appraisal district directors is hereby notified of its responsibility to submit nominations for the upcoming Denton Central Appraisal District (DCAD) Board of Directors election.

Open Positions

- **Place 4** – currently held by *Ann Pomykal* (Vice Chair)
- **Place 7** – currently held by *Mike Hennefer*

Each taxing entity may nominate one individual per open place, for a total of up to two nominees. Nominations must be submitted by written resolution before October 15, 2025. Please include the full name and contact information for each nominee. The District will send a short questionnaire to each nominee to provide additional information to the voting entities.

2025 Board Nomination & Appointment Calendar

- **By October 1** – Chief Appraiser will provide each taxing entity its allocated number of votes for the Board election.
- **Before October 15** – Each entity must submit adopted resolution(s) nominating up to two individuals.

- **Before October 30** – The Chief Appraiser will compile and distribute the list of nominees in the form of an official ballot.
 - **Before December 15** – Taxing entities may cast their votes by resolution.
*Note: Per Section 6.03(k-1), any taxing entity entitled to cast at least five percent of the total votes must determine its vote by resolution adopted at the **first or second open meeting** of its governing body after receipt of the ballot, and must submit its vote to the Chief Appraiser **no later than the third day following adoption of the resolution**.*
 - **Before December 31** – The two nominees receiving the highest number of votes will be confirmed and will begin serving on January 1, 2026 for a four-year term ending December 31, 2029.
-

Eligibility & Statutory Guidelines

Legal Framework:

This process is governed by Section 6.03 of the Texas Property Tax Code and is separate from any procedures under the Texas Election Code.

Chief Appraiser's Role:

My role is to initiate and coordinate the nomination and voting process. I do not have the authority to evaluate, investigate, or determine nominee eligibility or qualifications. This responsibility rests with each governing body participating in the election. I am also not permitted to extend statutory deadlines.

Basic Eligibility Requirements:

- Must have resided in Denton County for at least two years prior to taking office.
 - May currently serve on the governing body of a city, county, or school district.
 - Employees of taxing entities served by DCAD are ineligible unless they are elected officials.
 - Must not have conflicts of interest as defined by state law, including:
 - Close relation to DCAD staff
 - Representation of property owners in the district
 - Interest in businesses contracting with DCAD or any taxing entity
-

Term of Office

In accordance with Section 6.031(e) of the Texas Property Tax Code, the two board members selected will serve a four-year term from January 1, 2026 through December 31, 2029.

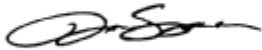
Meeting Frequency

Pursuant to Section 6.04(b) of the Property Tax Code, the Board of Directors is required to meet no less than once each calendar quarter. Historically, the DCAD Board has convened on the second Thursday of most months; however, the meeting schedule is established at the Board's discretion and may be revised to meet operational needs.

Should you have any questions about the process or deadlines, please reach out to my office. Thank you for your ongoing commitment to the work of the Denton Central Appraisal District.

Sincerely,

Don Spencer



Chief Appraiser
Denton Central Appraisal District

Town of Shady Shores
Resolution No. _____

**A RESOLUTION NOMINATING CANDIDATES TO
SERVE ON DENTON CENTRAL APPRAISAL
DISTRICT BOARD OF DIRECTORS PLACE 4
AND PLACE 7.**

WHEREAS, Section 6.03(g) of the Texas Property Tax Code, each taxing entity entitled to vote in the election of appraisal district directors is hereby notified of its responsibility to submit nominations for the upcoming Denton Central Appraisal District (DCAD) Board of Directors election. And:

WHEREAS, Places 4 and 7 are open for re-election

**NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY / TOWN OF
SHADY SHORES, TEXAS:**

Section 1

The Town of Shady Shores hereby nominates

• **Place 4 – Ann Pomykal**

• **Place 7 – Mike Hennefer**

as a candidate for appointment to the Denton Central Appraisal District Board of Directors.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2024.

Cindy Aughinbaugh, Mayor

ATTEST:

APPROVED AS TO FORM:

Wendy Withers, Town Administrator

Kristen Homyk, Attorney



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Ordinance Fee Schedule- Consider and act on approval of an Ordinance amending the fee schedule for the Town of Shady Shores.

BACKGROUND/INFORMATION:

Attached is the new fee schedule for the 2025/2026 Budget years. This fee schedule was developed based on a survey of fees from adjacent and nearby towns, and the town's actual cost for issuance of permits, inspections and services.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. FEE SCHEDULE 2025 Ordinance
2. FEE SCHEDULE-
3. FEE SCHEDULE- red line copy 2025

<u>REVIEWED BY:</u>

ORDINANCE NO.

AN ORDINANCE OF THE TOWN OF SHADY SHORES, TEXAS, ADOPTING A FEE SCHEDULE FOR THE TOWN'S FEES, COSTS AND EXPENSES, REVOKING ANY PRIOR FEE SCHEDULES TO THE EXTENT IN CONFLICT WITH THE FEE SCHEDULES ATTACHED HERETO AS EXHIPIT A, REQUIRING PAYMENTS OF THE AMOUNTS LISTED ON THE APPROVED FEE SCHEDULES; PROVIDING A PENALTY CLAUSE, A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the town council of the Town of Shady Shores has determined that the fees, costs and expenses charged to citizens for services provided by the Town should be a balance between expenditures of the general fund, and user fees as requested by those requesting services by the Town; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS AS FOLLOWS:

SECTION 1. The document attached hereto and designated "Fee Schedule" of the Town of Shady Shores is hereby adopted and approved by the Town Council. Payment of the fees listed thereon for the services designated is required prior to or within the time period allowed in the fee schedule by those requesting or being provided the services listed here on.

SECTION 2. PENALTY CLAUSE: Any person violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Five Hundred Dollars (\$500.00), plus costs of court.

SECTION 3. SEVERABILITY CLAUSE: It is the intent of the Town Council that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 4. EFFECTIVE DATE: This Ordinance shall take effect immediately from its passage and publication of the caption as the law in such cases provides.

PASSED AND APPROVED this _____ day of _____, 2024.

TOWN OF SHADY SHORES, TEXAS

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator/Secretary

APPROVED AS TO FORM:

Kristen Homyk, Town Attorney

FEE SCHEDULE

§ A1.003. Development fee schedule.

Site Plans and Platting:	Method of Calculation	Proposed	Min.
Predevelopment conference	Flat fee	\$750per hour	\$750
Preliminary, Final Plat or Replat	Flat fee	\$1,000.00	
Site and Landscape Plan Review	Base fee	\$1,500.00 + \$50.00 per lot	
Engineering Review Fees, Third and Subsequent Reviews	% of actual cost	120%	\$500.00
Infrastructure inspection fees	% of construction costs	4%	
Zoning change	Base fee	\$600.00	\$600.00
	Per acre	\$50.00	\$50.00
	Maximum	\$3,000.00	\$3,000.00
Variance application	Flat fee	\$500.00	
Zoning Verification Letter	Flat Fee	N	
Publication cost	% + actual	Actual cost + 15%	
Abandonment Public Right of Way/Easement	% + actual	\$100 + Engineering Review	
Continuance Requested by Applicant (notice of Public Hearing)	Flat Fee	\$100	

§ A1.004. Residential building fee schedule.

Residential Permit Type	Method of Calculation	Proposed	Min.
New residential	Price per square foot + required inspections	\$2.00	\$1,000.00
Meet with Building Inspector	Per Hour	\$100	
Plan review	Flat fee	\$100	
Application Fee	Flat Fee	\$ 50	
Contractor Change Out	Flat Fee	\$25	
Engineer review (this is a cost charged for building permits , new	Flat fee	\$400	

homes and building inspections
only, the flat fee does not apply to
platting and zoning reviews)

Special Circumstances Fee- Inspections for which there is no clear fee established	Flat Fee	\$ 75
After hours/Emergency Inspection	Flat Fee	\$150
Erosion control, porta privy, trash bin	Flat fee	\$150.00
T-pole	Flat fee	\$75.00
Piers (if applicable)	Flat Fee	\$75.00
Plumbing rough	Flat fee	\$150.00
Foundation	Flat fee	\$120.00
Seconds inspections	Flat fee	\$450.00
Sheathing inspection	Flat fee	\$75.00

Residential Permit Type	Method of Calculation	Proposed	Min.
Window inspection	Flat fee	\$75.00	
Flatwork approach/culvert	Flat fee	\$75.00	
Grinder Pump Inspection	Flat fee	\$ 75.00	
Sheetrock Inspection	Flat fee	\$75.00	
Meter release	Flat fee		
-Gas	Flat fee	\$75.00	
-Electric	Flat fee	\$750.00	
Finals	Flat fee		
- Building	Flat fee	\$75.00	
- Mechanical	Flat fee	\$75.00	
- Plumbing	Flat fee	\$75.00	
- Electrical	Flat fee	\$75.00	
Temporary Certificate of Occupancy	Flat Fee	\$ 300 per month	
Certificate of occupancy	Flat fee	\$300.00	
Accessory structure	Square footage + required inspections	\$1.50 per square foot + inspections	\$200.00
Outdoor patio/living structure no utilities	Flat fee	\$235.00	
Outdoor patio/living structure utilities	Flat fee	\$350.00	
Approach/flatwork	Flat fee	\$200.00	
Culvert permit	Flat fee	\$500.00	
Foundation repair	Flat fee	\$225.00	
Demo/removal permit	Flat fee	\$250.00	
Mechanical permit (HVAC)	Flat fee	\$275.00	
Mechanical permit (plumbing, electrical, water heater)	Flat fee	\$175.00	
Red tag inspections	Flat fee	\$125.00	
Energy permit	Flat fee	\$150.00	
Fence permit	Per 300 linear feet	\$150.00	
Expired permit re-issue/Extension	Flat fee	Underlying permit fee x .5	
Irrigation permit	Flat fee	\$250.00	

§ A1.004

§ A1.004

Grading Inspection	Flat Fee	\$ 400
Back flow permit	Flat fee	\$125.00
Water well permit	Flat fee	\$500
Retaining Wall	Flat Fee + Inspections	\$ 400

§ A1.004

§ A1.005

Residential Permit Type	Method of Calculation	Proposed	Min.
\			
Roofing permit	Flat fee	\$150.00	
Septic system permit	Flat fee		
-New	Flat fee	\$560.00	
-Repair	Flat fee	\$275.00	
-Substantiated complaint	Flat fee	\$150.00	
-Unsubstantiated complaint	Flat fee	\$0.00	
Solar permit	Flat fee	\$300.00	
Hot Tub/Spa permit	Flat fee	\$200.00	
In ground swimming pool permit	Flat fee	\$1290.00	
Above ground swimming pool	Flat fee	\$200.00	
Decking	Flat fee	\$150.00	
Unpermitted work fee	Flat fee	2 X permit	
Denied plan review	Flat fee	\$175.00	
Window replacement permit	Flat fee	\$150.00	
Moving permit (building)	Flat fee	\$350.00	
Temporary storage unit	Flat fee		
-First 3 months	Flat fee	\$100.00	
-Additional 3 months	Flat fee	\$300.00	

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§ A1.005. Miscellaneous fees.

Misc.	Method of Calculation	Proposed	Min.
Peddlers fee	Flat fee +	\$35.00	
	Application fee		
Health inspections	Flat fee	\$125.00	
Administrative fee	Flat fee	\$250.00	
Solid waste connect fee	Flat fee	\$25.00	
Solid waste late fee	Flat fee	\$15.00	
Solid waste user fees* set by current contract	Flat fee		

Misc.	Method of Calculation	Proposed	Min.
-	Flat fee		
Regular residential			
-Senior rate	Flat fee		
Deposit	Flat fee	\$100	
Returned check/ACH	Flat fee	\$50.00	
Newsletter Advertising	Flat Fee	\$25	
Right of Way Permit	Flat Fee	\$ 500	
Credit card processing fees	%	3.5%	
Short-term rental	Flat fee	\$1,500.00	
Community center rental			
Residents		\$100.00	
Non-residents		\$300.00	
Deposit		\$200.00	
Notary Service		Documents up to 5 pages free, documents 6 or more pages notarized by appointment only and notary service charges will apply.)	
Certification of Public Documents		\$3.00	
Public Information Requests	Follows State Regulations	Charges for public information requests will be in accordance with the Public Information Act as set forth by the State of Texas.	

A1.006

Commercial Building fees will be charged in accordance with the Uniform Building Code Fee Schedule currently adopted by this code.

FEE SCHEDULE

§ A1.003. Development fee schedule.

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	Per acre	\$50.00	\$50.00
	Maximum	\$3,000.00	\$3,000.00
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Zoning Verification Letter	Flat Fee	N	
Publication cost	% + actual	Actual cost + 15%	
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homes and building inspections
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Finals	Flat fee		
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Irrigation permit	Flat fee	\$250.00	

§ A1.004

§ A1.004

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Water well permit	Flat fee	\$500
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§ A1.004

§ A1.005

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Regular residential			
-Senior rate	Flat fee		
Deposit	Flat fee	\$100	
Returned check/ACH	Flat fee	\$50.00	
Newsletter Advertising	Flat Fee	\$25	
Right of Way Permit	Flat Fee	\$ 500	
Credit card processing fees	%	3.5%	
Short-term rental	Flat fee	\$1,500.00	
Community center rental			
Residents		\$100.00	
Non-residents		\$300.00	
Deposit		\$200.00	
Notary Service		Documents up to 5 pages free, documents 6 or more pages notarized by appointment only and notary service charges will apply.)	
Certification of Public Documents		\$3.00	
Public Information Requests	Follows State Regulations	Charges for public information requests will be in accordance with the Public Information Act as set forth by the State of Texas.	

A1.006

Commercial Building fees will be charged in accordance with the Uniform Building Code Fee Schedule currently adopted by this code.



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
REGULAR SESSION
AUGUST 11, 2025; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 7:00 pm

ROLL CALL

Establish a quorum.

MEMBERS PRESENT

Councilmember, Place 5 Charles Grimes, Mayor Pro Tem (3) Tom Newell, Councilmember, Place 2 Mike Nowels, Councilmember, Place 1 Jeff Belton, Place 4 Josh Juve

STAFF PRESENT:

Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Tammy Stevens, Building Permit Tech; Katie Klein, Community Relations Administrator; Kristen Homyk, Town Attorney; Richard Arvizu, Town Engineer

3. PLEDGE ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG. (HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE.)

PROCLAMATIONS, PRESENTATIONS AND AWARDS

COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

1. Roads, Drainage, Capital Improvements Report (Engineering)
Town Engineer Richard Arvizu gave the engineering report with updates for:
S. Shady Shores Road
Dobbs Road
Current Road Projects in the Town of Shady Shores
W. Shady Shores Road
2. Community Relations Reports (Klein)

Katie Klein, Community Relations Administrator gave the Community Relations report.

3. Animal Control/Code Enforcement Reports (Belton)

Councilmember Jeff Belton gave the Animal Control and Code Enforcement Reports.

4. Municipal Court/Solid Waste Reports (Schuler)

Municipal Court Administrator Amber Schuler gave the municipal court and solid waste reports. 4th Quarter Invoices will be due on September 15, 2025.

5. Town Administrators Report (Withers)

Wendy Withers, gave the Town Administrator's report.

6. Public Safety Reports (Newell)

Captain Jimmie Gregg gave the 2nd quarter statistics

Mayor Pro Tem Tom Newell gave the Police and Fire Department reports.

7. Announcements

CONSENT AGENDA

Each item listed on the consent agenda is considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Councilmember, Place 2 Mike Nowels; to approve the items on the consent agenda as presented. The motion carried.

Yes: 5 - Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton, Josh Juve

No: 0 - None

Recused: 0 - None

1. Ordinance Amending the Stop Sign Ordinance- Consider and act on approval of an Ordinance amending the Stop Sign Ordinance adding stop signs for the Lakeshore Bluffs Subdivision.

ORDINANCE 401-08-2025

2. Letter of Agreement- Letter of Agreement for reallocation and distribution of Denton County Reimbursement for Broadband Project.

APPROVED

3. Minutes- Consider and act on approval of the minutes of the July 14, 2025 Regular Town Council meeting and the July 14, 2025 Council Worksession.

APPROVED

4. Approval of the Town of Shady Shores to become a National Wildlife Federation Community Wildlife Habitat Affiliate.

APPROVED

CITIZENS COMMENTS

This agenda exists as an avenue for Citizens to address the Town Council on any item of business not formally scheduled on an Agenda. Citizens who wish to speak should sign up prior the meeting on the sign in sheet provided Citizen's Comments are permitted at the time specified on the agenda. The Citizens' Agenda will normally be placed on the agenda directly after the Consent Agenda. a. Citizens Comments will be limited to three minutes each. An additional two minutes may be granted by the Mayor, or upon consensus of the council, time permitting, and the subject matter. b. When called upon, the individual should come to the podium state his/her name and address for the record, and if speaking for the organization identify the group represented. c. Remarks should be addressed to the entire council and not specific members. d. Citizens may wish to register their support or opposition to an agenda item without speaking and may do so on the public sign in sheet. Their comment of support or opposition will be included in the formal minutes. e. In compliance with the Texas Open Meetings Act, the Town Council may not deliberate or vote on any matter not on the agenda for that meeting raised on the Citizens' Agenda. The exceptions are simply answering a question on existing policy or fact which requires no deliberation, (e.g., "what is the speed limit on Lakeshore "), or, for the purpose of determining whether a matter should be placed on a future Town Council Agenda. The Mayor may request the Town

Secretary or other appropriate staff provide additional information on matters of existing policy or general interest to the community or the citizen speaking. f. Presentations of repetitious information is not appropriate. Citizens may present their information in written form. In the interest of time, if there is a group of individuals representing a single item, the group is encouraged to select a spokesperson.

Frank Graham signed up to speak but declined to comment.

REGULAR AGENDA ITEMS

1. Public Hearing-Conduct a Public Hearing Relative to the 2025/2026 Fiscal Year Budget.

A. Open Public Hearing

B. Public Comment

C. Close Public Hearing

Mayor Aughinbaugh opened the public hearing at 7:45 pm

No one spoke regarding the budget

Mayor Aughinbaugh closed the public hearing at 7:45 pm

2. LCMUA- Receive a report from Lake Cities Municipal Authority and Upper Trinity relative to water availability and resources.

Lake Cities General Manager Mike Fairfield was present and gave an update relative to the future ability to service the Town of Shady Shores for water and sewer, including a proposed new water tower.

Jason Pierce General Manager of Government Affairs from Upper Trinity gave a report on the ability to currently provide water service and the ability to provide water service in the future.

3. Keatings Kove Bids for Tree Removal- Consider and take appropriate action relative to accepting a bid for tree removal in the subdivision known as Keatings Kove (Brown Terrace).

A motion was made by Councilmember, Place 2 Mike Nowels, seconded by Place 5 Josh Juve; to reject the bids for Tree Removal in Keatings Kove. The motion carried.

Yes: 5 - Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton, Josh Juve

No: 0 - None

Recused: 0 - None

EXECUTIVE SESSION:

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated, the Town Council may hold a closed meeting.

1. 551.071- Consultation with Attorney

(1) Purchase of Land

(2) Negotiations for the lease of real property

A motion was made by Councilmember, Place 1 Jeff Belton, seconded by Mayor Pro Tem (3) Tom Newell; to recess into Executive Session at 8:21 pm. The motion carried.

Yes: 5 - Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton, Josh Juve

No: 0 - None

Recused: 0 - None

A motion was made by Councilmember, Place 5 Charles Grimes, seconded by Councilmember Place 4, Jeff Belton; to reconvene into Open Session at _____ pm. The motion carried.

Yes: 5 - Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton, Josh Juve

No: 0 - None

Recused: 0 – None

ACTION REGARDING EXECUTIVE SESSION

There was no action taken as a result of Executive Session.

FUTURE AGENDA ITEMS AND STAFF DIRECTION

ADJOURN

PASSED AND APPROVED THIS THE _____ DAY OF _____,2025.

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
WORK SESSION
AUGUST 11, 2025; 6:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

CALL TO ORDER

Mayor Aughinaugh called the meeting order at 6:00 pm.

ROLL CALL

Establish a quorum.

MEMBERS PRESENT

Cindy Aughinbaugh, Mayor; Jeff Belton, Councilmember Place 1; Mike Nowels, Councilmember Place 2; Tom Newell, Mayor Pro-Tem (3); Josh Juve, Councilmember Place 4; Charles Grimes, Councilmember Place 5

STAFF PRESENT:

Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Katie Klein, Community Relations Admin; Tammy Stevens, Building Permit Tech; Kristen Homyk, Tow Attorney

Conduct a worksession and receive information regarding the 2025-2027 Strategic Plan

Wendy Withers gave a presentation relative to the Status of the Strategic Plan YTD

Katie Klein, Code Enforcement Officer, gave a report regarding Dangerous Structures

ADJOURN

The meeting was adjourned at 6:17 pm.

Passed and approved this the _____ day of _____, 2025

Approved:

Cindy Aughinbaugh, Mayor

Attest:

Wendy Withers, Town Administrator



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	2025/2026 FY Budget- Consider and act on approval of the 2025/2026 Fiscal Year Budget.

BACKGROUND/INFORMATION:

The proposed budget will raise more revenue from property taxes than last year by \$94,222, which is a 5.6% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$ 6,501,852.

The annual budget serves as a guide for the Town to provide services, facilities, and amenities to its residents. This budget document is intended to give a comprehensive view of funding for the day-to-day operations, capital improvements, and reserve funds for the Town of Shady Shores. Expenditures are organized by departments to give the public a clear understanding of how resources are allocated.

The Town of Shady Shores views its planning and operational activities in a strategic manner. Accordingly, the 2025/26 Budget was prepared with the goal of achieving certain key objectives. Those objectives include:

- Developing a budget and financial plan that meets the short-term and long-term needs of the Town.
- Continuing to provide high-quality, cost-effective services.
- Providing funds for enhancements to services as needed and appropriate

- Maintaining and replacing infrastructure as needed
- Creating financial flexibility for changing conditions and opportunities

According to the 2024 Fiscal Year audit, the Town of Shady Shores is in excellent financial condition. Conservative fiscal management has allowed the Town to achieve a significant reserve fund and provide flexibility on budgetary issues. Shady Shores continues to balance revenues and expenditures and seek ways to provide goods and services in an economical manner to our residents.

A public hearing was conducted relative to the budget on August 11, 2025.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Approve the budget:

Suggested Motion:

I motion to approve the 2025/2026 Fiscal Year Budget for the Town of Shady Shores which will raise revenue from property taxes than last year by \$94,222, which is a 5.6% increase from last year's budget, property tax revenue to be raised from new property added to the tax roll this year is \$ 6,501,852.

This will require a record vote.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Ord_Budget 25-26
2. Annual Budget 08.28.2025
3. EXHIBIT A PROPOSED CAPITAL IMPROVEMENTS
4. Draft Budget 2025-26 FY
5. Budget VS Actual Expenses Exhibit C

REVIEWED BY:

ORDINANCE NO.
(Adopting FY 2024-2025 Budget)

AN ORDINANCE OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE TOWN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as required by law, the Mayor has prepared and submitted to the Town Council a proposed budget reflecting financial policies for the year and forecasting revenues and expenditures for conducting the affairs of the Town and providing a complete financial plan for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and

WHEREAS, the Town Council has received the Mayor's proposed budget, a copy of which and all supporting schedules have been filed with the Town Secretary of the Town of Shady Shores, Texas; and

WHEREAS, the Town Council has conducted the necessary public hearings as required by law;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS AS FOLLOWS:

SECTION 1. The proposed budget of the revenue and expenditures necessary for conducting the affairs of the Town of Shady Shores, Texas, said budget being in the amount of \$ 2,324,840, for General Fund Expenses, Debt Service Expenses of \$ 222,127; Special Revenue Funds of \$ 26,150, Solid Waste Expenses in the amount of \$ 259,991 for a total budget of \$ 2,833,108 providing a complete financial plan for the fiscal year beginning October 1, 2024, and ending September 30, 2025, as submitted to the Town Council by the Mayor, attached hereto as Exhibit "A", be and the same is hereby adopted and approved as the budget of the Town of Shady Shores, Texas for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

SECTION 2. The sum of \$ 2,833,108 is hereby appropriated for the payment of the expenditures established in the approved budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

SECTION 3. The expenditures during the fiscal year beginning October 1, 2024, and ending September 30, 2025, shall be made in accordance with the budget approved by this ordinance unless otherwise authorized by a duly enacted ordinance of the Town of Shady Shores, Texas.

SECTION 4. All budget amendments and transfers of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2023-2024 are hereby ratified, and the budget Ordinance for fiscal year 2024-2025, heretofore enacted by the Town Council, be and the same is hereby, amended to the extent of such transfers and amendments for all purposes.

SECTION 5. Specific authority is given to the Mayor, with the approval of a majority of the Town Council, to make the following adjustments:

- A. The transfer of appropriations budgeted from one account classification to another account classification within the same department.
- B. The transfer of appropriations from one department or activity to another department or activity within the same fund.

State law regulating budget amendments must also be followed for any budget amendments.

SECTION 6. All notices and public hearings required by law have been duly completed.

SECTION 7. All provisions of the Ordinances of the Town of Shady Shores, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other

provisions of the Ordinances of the Town of Shady Shores, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 8. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 9. This Ordinance shall take effect from and after its passage as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Shady Shores, Texas, on the _____ day of September 2024, with Councilmembers voting as follows:

In favor: _____

Opposed: _____

APPROVED:

Cindy Aughinbaugh, Mayor

ATTESTED:

Wendy Withers, Town Secretary

APPROVED AS TO FORM:

Kris Homyk, Town Attorney

DRAFT



Shady Shores

Life Happens Here

Annual Budget

2025/2026

October 2025

DRAFT



Due to the passage of S.B. No. 656, Section 102.007 of the Texas Local Government Code was amended to require that the following information be included as the cover page for a budget document:

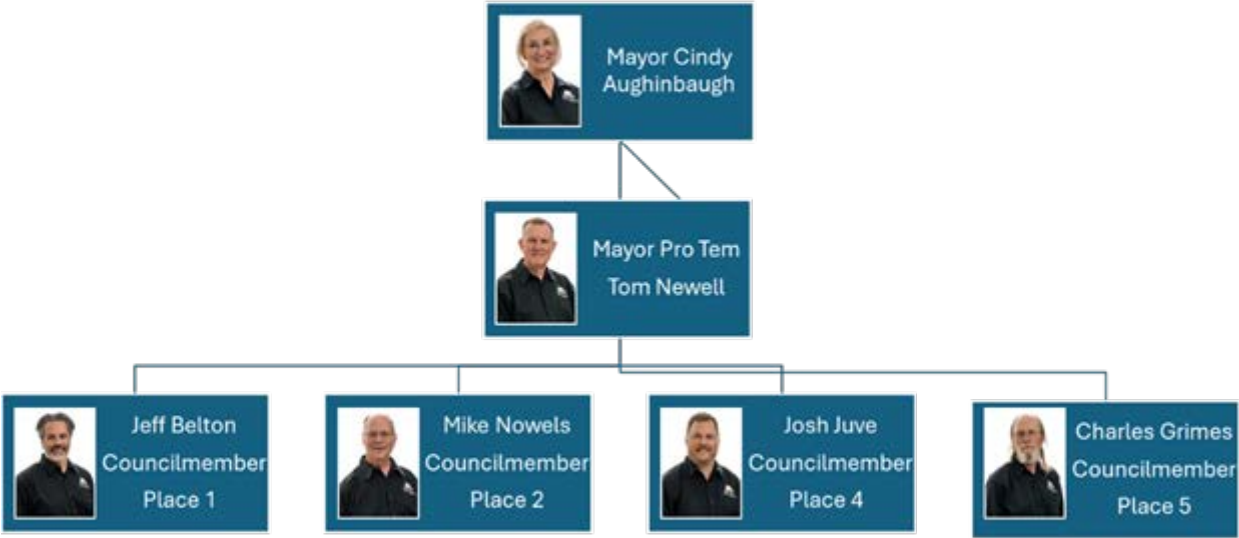
This budget will raise more revenue from property taxes than last year by \$ 94,222 which is a 5.6% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$ 6,501,852.

The record vote of the Shady Shores Town Council Members on the adoption of the 2025/2026 Budget:

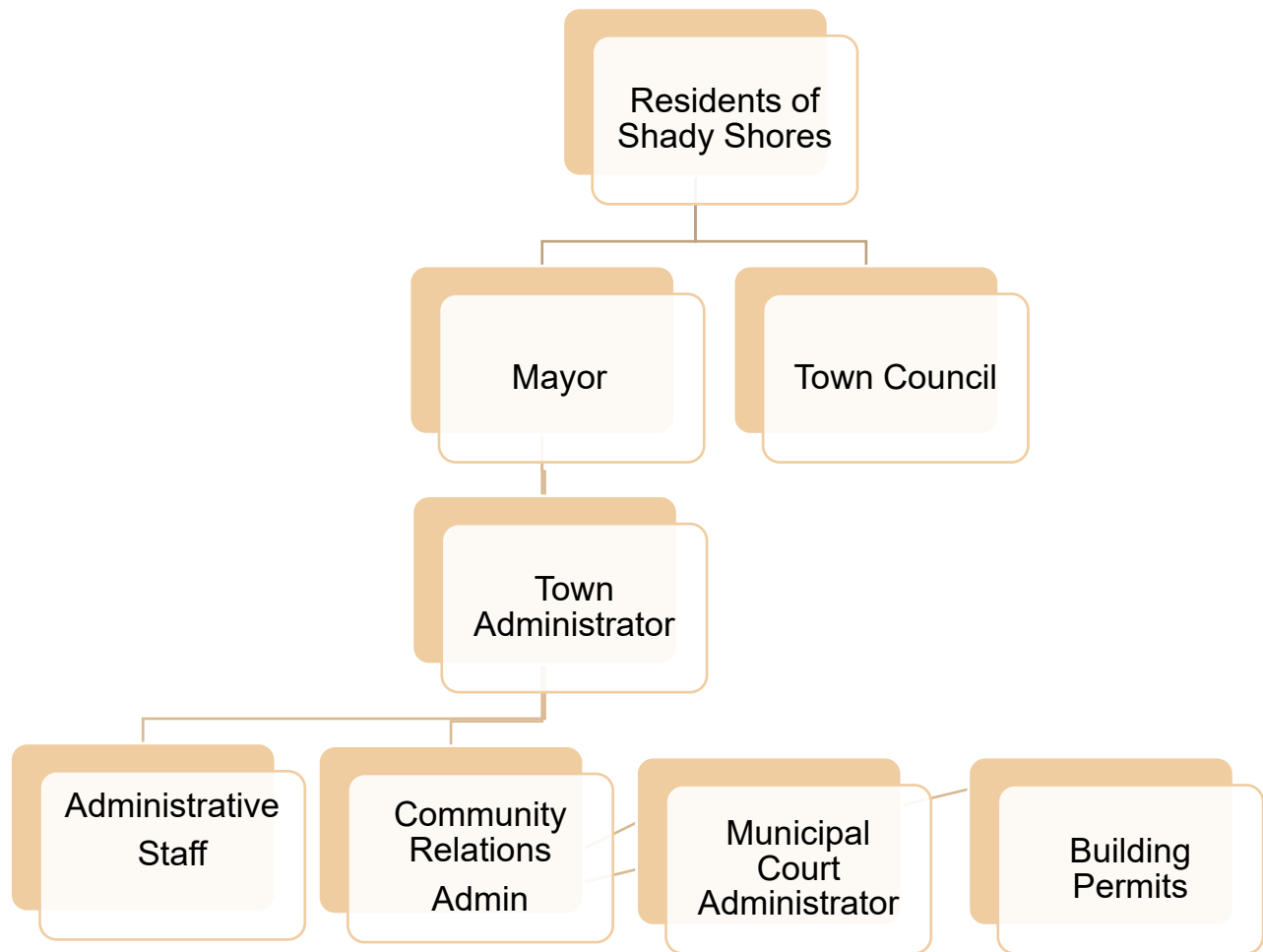
<u>Councilmember</u>	<u>Position</u>	<u>Vote</u>
Cindy Aughinbaugh	Mayor	
Tom Newell	Mayor Pro Tem	
Jeff Belton	Councilmember Place 1	
Mike Nowels	Councilmember Place 2	
Josh Juve	Councilmember Place 4	
Charles Grimes	Councilmember Place 5	

Last Year's Rate	.290985
No-New-Revenue Rate	.275377
Voter-Approval Rate	.290565
Di Minimis Rate	.356790
2025 Tax Rate	.253910
2025 Debt Service	.036566
2025 Total Tax Rate	.290476

Shady Shores Town Council 2025



TOWN OF SHADY SHORES ORGANIZATIONAL CHART



1. 2024 BUDGET MESSAGE

AUGUST 2025

To the Mayor Cindy Aughinbaugh, Councilmembers and Shady Shores Residents:

It is my pleasure to submit the Town of Shady Shores annual budget for the fiscal year October 1, 2025, through September 30, 2026. The following narrative is designed to give the reader a summary of relevant information regarding the budgeting process and fiscal environment.

The annual budget serves as a guide for the Town to provide services, facilities, and amenities to its residents. This budget document is intended to give a comprehensive view of funding for the day-to-day operations, capital improvements, and reserve funds for the Town of Shady Shores. Expenditures are organized by departments to give the public a clear understanding of how resources are allocated.

The Town of Shady Shores views its planning and operational activities in a strategic manner. Accordingly, the 2025/26 Budget was prepared with the goal of achieving certain key objectives. Those objectives include:

- Developing a budget and financial plan that meets the short-term and long-term needs of the Town
- Continuing to provide high-quality, cost-effective services
- Providing funds for enhancements to services as needed and appropriate
- Maintaining and replacing infrastructure as needed
- Creating financial flexibility for changing conditions and opportunities

According to the 2024 Fiscal Year audit, the Town of Shady Shores is in excellent financial condition. Conservative fiscal management has allowed the Town to achieve a significant reserve fund and provide flexibility on budgetary issues. Shady Shores continues to balance revenues and expenditures and seek ways to provide goods and services in an economical manner to our residents.

Sincerely,



Wendy Withers, Town Administrator

2. BUDGET DEVELOPMENT

- **Mission statement:** The Town of Shady Shores endeavors to preserve the original charm of the town while providing efficient and effective service at a reasonable cost to our residents. We remain committed to encouraging citizen involvement through transparency, active volunteerism, and sound fiscal management.
- **Vision Statement:** Shady Shores, an ideal Lakeside Community, where life happens.
- **History:** The Town of Shady Shores is a Type A General Law Municipality that was incorporated in 1960. The current population as of the 2020 Census is approximately 2940. and covers 3.1 square miles of property just south of Denton, Texas. Shady Shores is a thriving community that boasts excellent fire, emergency, and police protection, provided by The Lake Cities Fire Department and the Corinth Police Department. Our residents enjoy a quiet lifestyle with ready access to the lake while only a short drive from DFW airport, and nearby shopping and restaurants.
- **Operational structure:** The Town is governed by the Shady Shores Town Council which consists of the mayor and five alderman who are elected at-large each year. Day-to-day operations are carried out by the town staff under the direction of the Mayor and the Town Council.
- **Budget Development Process:** The Town has an important responsibility to its citizens and taxpayers to carefully account for public funds, to manage the Town finances wisely, and to plan for the adequate funding of services desired by the public. To facilitate this responsibility, the Budget Committee begins planning many months prior to the adoption of the budget, through discussion, evaluation, and analysis. The final 2025/26 budget reflects the Town Council's willingness to follow previously defined financial policies, as well as the Strategic Plan for 2025-2027, while preserving the Town's sound financial position.

3. TOWN OF SHADY SHORES STRATEGIC PLAN

Through many discussions and exercises, including completing a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) and completing a brainstorming exercise called Start-Stop-Accelerate, the council discussed programs that were working, those that were not and those that could be built upon. The council also used information received from a resident survey and the objectives of the Strategic Planning Committee. Through these exercises, the Town Council identified 5 Strategic Goals to focus on for the next two years.



2025–2027 Strategic Plan

Mission Statement

The Town of Shady Shores endeavors to preserve the original charm of the town, while providing efficient and effective service at reasonable costs to our residents. We remain committed to encouraging citizen involvement through transparency, active volunteerism, and sound fiscal management.

Vision Statement

Shady Shores, an ideal lakeside community where life happens.

Goals

1

To Develop and Adopt a Comprehensive Plan

2

To Implement Quality Development and Redevelopment

3

To Cultivate Relationships with Citizens and Partners

4

To Research and Implement Additional Revenue Generation Opportunities

5

To Secure and Leverage Opportunities with Corps of Engineers on Potential Properties

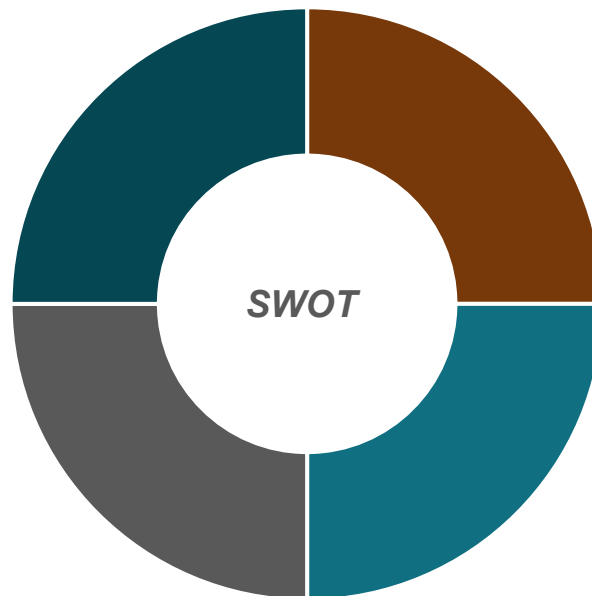
- **SWOT analysis:**

STRENGTHS

- Location
- Relationships
- Small Town
- Lakeside Living
- Strong Council
- Great Staff
- Local Cooperation

OPPORTUNITIES

- Hiking Trails
- Cooperation with COE
- Re-Development
- Diversification of Revenue Sources
- Green Space
- Assess Growth
- Developments in Progress
- Progressive County (Roads)



WEAKNESSES

- Limited Sales Tax
- Aging Infrastructure
- Roads
- Limited Revenue
- Cost of Essential Services
- Resident Expectations

THREATS

- State Control
- Rising Costs
- Legislative Mandates
- Landlocked with no future growth
- Ongoing revenue streams
- Government Pre-emption

- **Budget Development:** The 2025/26 Fiscal Year Budget was developed using the five (5) strategic goals outlined in the Strategic Plan.
- **Departments:** The Annual Budget is divided into various departments that perform a unique service within the town which allows staff to track costs and allocate funds correctly. , Within each department are programs that have been developed or enhanced to meet our strategic goals.
 - Administration
 - Solid Waste
 - Public Safety
 - Municipal Court
 - Public Works
 - Engineering
 - Development Services

STRATEGIC GOAL I – DEVELOP AND ADOPT A COMPREHENSIVE PLAN

2024 ACHEIVEMENTS

- ADOPTED AN AMENDED THOROUGHFARE PLAN 03/2025
- LAKESHORE BLUFFS 54 HOME SUBDIVISION (Sidewalks and designated green space)
- SKORBURG DEVELOPMENT- Planning Stages
- COMPREHENSIVE PLANNING GRANT- Submitted fall 2024

BUDGET CONSIDERATIONS

- Potential lease agreement with the US Army Corps of Engineers

Certificates of Obligation: Prior to the issuance of General Obligation Bonds in 2021, road repairs were made on a pay-as-you-go schedule. In other words, as the town had money for the repairs that would be made., This was problematic in that it was difficult to acquire funds to pay for larger projects out of our yearly Ad Valorem Tax Collection and maintain a healthy level of reserve funds. At that time, our engineers from Binkley & Barfield prepared a list of projects to be completed over a ten-year period using existing and new funds. In 2021 interest rates fell to a level that was in the best interest of the Town to leverage Certificates of Obligation to do most road repairs that were originally projected to be completed over a ten-year period. The bonds were issued for 2.1 million dollars at an interest rate of 1.23% to be repaid over ten years. **THIS YEAR'S DEBT SERVICE PAYMENT IS \$224,575.50**

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2022	200,000	1.230%	22,447.50	222,447.50
09/30/2023	200,000	1.230%	22,140.00	222,140.00
09/30/2024	205,000	1.230%	19,649.25	224,649.25
09/30/2025	205,000	1.230%	17,127.75	222,127.75
09/30/2026	210,000	1.230%	14,575.50	224,575.50
09/30/2027	210,000	1.230%	11,992.50	221,992.50
09/30/2028	215,000	1.230%	9,378.75	224,378.75
09/30/2029	215,000	1.230%	6,734.25	221,734.25
09/30/2030	220,000	1.230%	4,059.00	224,059.00
09/30/2031	220,000	1.230%	1,353.00	221,353.00
	2,100,000		129,457.50	2,229,457.50

THE FOLLOWING ROAD AND DRAINAGE PROJECTS WERE ONGOING OR COMPLETED IN THE 2025 BUDGET YEAR:

Franck's Circle Drainage Repairs	Complete
Shahan Lane Paving Improvements	Complete
Mustang Estates Various Repairs	Complete
Crack Seal Various Roads	Complete
Shahan Lane Asphalt	Complete
Carolyn Lane Asphalt	Complete
Dobbs Road	Under Construction
S. Shady Shores Road	Under Construction
Mustang Estates Pavement Repairs	Complete

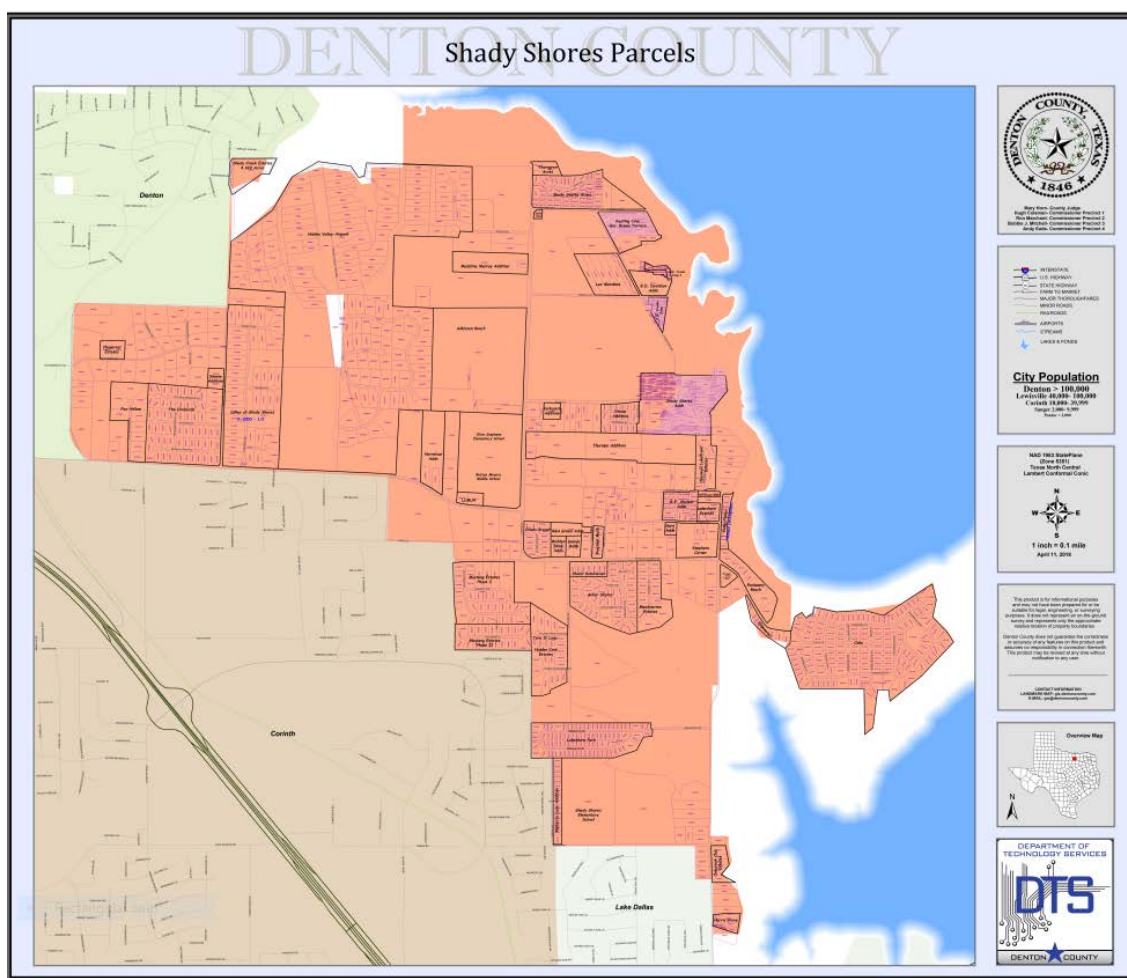
Denton County Road Project: In 2022 voters approved the Bond Project called Trip 22 which authorized \$8.4 billion dollars in funds to improve roads in Denton County. These projects have begun and are in various stages of progress; the projections are included for planning purposes. The following projects were submitted and approved for the Town of Shady Shores:

Road	Partners	Cost Estimate	SS Potential Cost	Status
Dobbs Road	Corinth/Lake Dallas/SS	\$ 5 million	\$ 38,000 paid for 30% design	30% Design completed/Engineering authorized for completion
W. Shady Shores Road	Corinth/Denton/Shady Shores	\$ 20 million	\$600,000	Engineering authorized to begin
S. Shady Shores Road	Lake Dallas/Shady Shores	Commitment to finishing the project to Swisher Road	\$740,000 paid in 2018	Construction to begin in 2025.

2024 and Beyond: The Infrastructure Committee has listed the following future projects. Exhibit A

Key Budget Strategies

- Town Council has approved a road repair contract to secure best and fixed pricing for various road repairs.
- Continued public works contract to ensure proper repairs to potholes and other street and drainage issues.
- Continued bi-weekly updates with Engineering Department
- Continued Crack Seal Program
- In November 2024, the voters of Shady Shores approved an additional 1% sales tax dedicated to Road and Street Repair.
 - Pursuit of Alternate Funding Sources for Road Repairs
 - Grants
 - Bonds
 - County Assistance



STRATEGIC GOAL 2- IMPLEMENT QUALITY DEVELOPMENT AND RE- DEVELOPMENT

Over the last several years we have been actively reaching out to our residents to proactively plan the future of the Town of Shady Shores. During that time, the Town has adopted exciting new policies and plans to guide future community, economic, and infrastructure development. The Town is in the beginning phase of creating a strategic plan for the next 5 years. As the

Town grows and demographics in the community change, so do the wants and needs of our residents. Strategic Goal 2 focuses on the development of the remaining land within the Town of Shady Sores as well as re-development of some of the older sections of the Town, while preserving the Town's unique personality and beauty and maintaining the safe feel of a small town.

Strategic Planning: Council approved the 2025/27 Strategic Plan in February of 2025

- Addressing current Legislative trends which seek to limit local control and the ability to assess Ad Valorem taxes as well as lot size.
- **Staffing:** Staff has been hired to manage the new growth that is anticipated as well as the reallocation of staff duties in order to best manage the growing needs of our residents and other state and local requirements. In addition, we are seeking opportunities for staff retention, longevity, and succession planning.
 - **Infrastructure:** Review of existing infrastructure and safety issues within the Town of Shady Shores
- **Comprehensive Plan:** A comprehensive plan is a document that guides the future actions of a community in terms of development, land use, and the built environment. It is based on an ordered process that determines community goals and aspirations. It explains a future vision with long-term goals and objectives for all activities that affect the local government. The Town staff, along with Planning and Zoning, and the Town Council will continue their work on the comprehensive plan. Shady Shores has applied for a Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program (RCP). If awarded, the Town could receive up to \$300,000 in financial assistance in preparing a Comprehensive Plan that includes mitigation of identified hazards. (Also meets Goal 1)
 - Promote, protect and preserve greenspace and promote pathways for connectivity
 - Negotiating a Lease Agreement with the USACOE
 - Town Hall Walking Track and Demonstration Gardens
 - Shady Lane Parklet
 - Approval and development of hiking and biking trail
 - Garza Road Sidewalks
 - Coordination with adjacent cities for trail access
 - Lake Lewisville Paddle Trail

STRATEGIC GOAL 3- CULTIVATING RELATIONSHIPS WITH CITIZENS AND PARTNERS

This goal exemplifies the Shady Shores Vision Statement: Shady Shores, an ideal lakeside community, where life happens. As the town develops, the town leadership would like to maintain the integrity and beauty of its lakeside location. Developing green spaces for community use, as well as the mental and physical health of our residents, is a key to the town's strategic goals.

Effective community engagement has often meant the difference between projects that were successfully implemented, and great plans that are never completed. The Town of Shady Shores is committed to engaging our residents, to both educate them about their government processes and gather input and desires in order to make future decisions that affect our community and living space.

- **Key Budget Issues Addressing Strategic Goal 3**

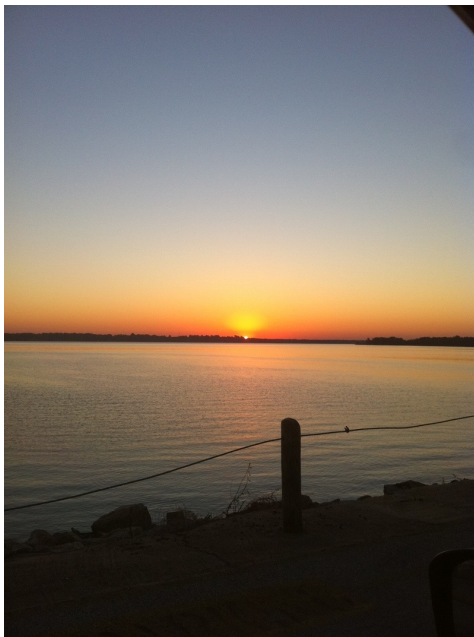
Opportunity	Goal	Cost	Outcomes
Walk with The Mayor	Allow residents the opportunity to walk in their neighborhood with the mayor and address specific neighborhood issues.	\$300	Increase awareness for councilmembers and local residents
Shady Shores Night Out	Held on Town Hall property residents could meet neighbors, elected officials and local community partners (public safety)	\$ 500	Neighbors have the opportunity to meet each other and recognize who should be in the neighborhood.

December Tree Lighting	Encourage Resident Attendance	\$300	Community Spirit
Movie in The Park	Community Enhancement	\$250	Historic/Community Spirit- Cohesiveness/Pride
Mayor's Musings Newsletter	Transparency/Information	\$ 2,600 (software)	Provide information to our residents
Website/Social Media	Transparency/Information	\$14,000 per year	Provide information to the residents
Town Council Meetings Recorded	Transparency/Information		Allow residents to review council decisions and actions without having to be present in the council chambers- gives more detail than the regular minutes. Equipment needs to be replaced and updated
Community Clean Up Days	Community Pride/Stormwater Cooperation/Help	\$1,000	
Staff Development	Provide opportunities for council and staff to network and attend local /state and federal programs for education, and implementation of new regulations and latest trends.		

STRATEGIC GOAL 4- RESEARCH AND IMPLEMENT ADDITIONAL REVENUE SOURCES

Key Budget Issues Addressing Strategic Goal 4

- Review of Town Contracts for Best Pricing
- Review of Town Processes and Staff duties to ensure efficiency and reduce costs
- Research and apply for Grant and funding opportunities
- Promote Sales Tax Orders and acceptable home-based business that generate sales tax.



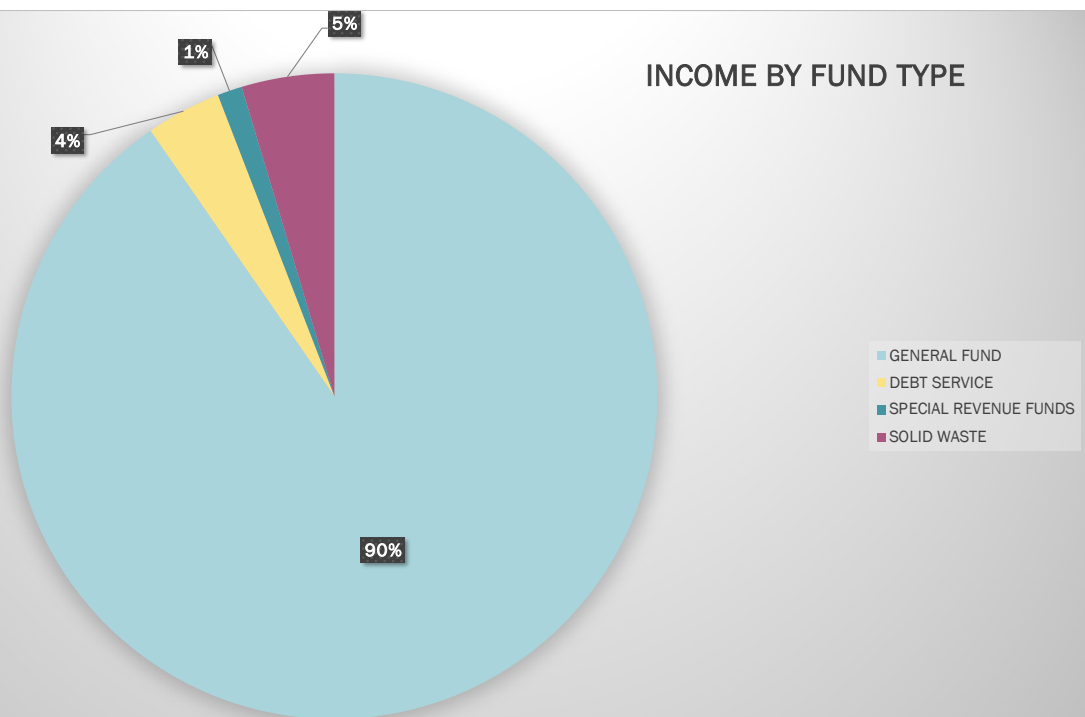
STRATEGIC GOAL 5- TO SECURE AND LEVERAGE WITH THE CORE OF ENGINEERS ON POTENTIAL PROPERTIES

KEY BUDGET ITEMS - GOAL 5

- Identify properties of interest that align with the Town's Comprehensive Plan.
- Engage the US Army Corps of Engineers in negotiations
- Develop a 5-10 year plan



REVENUES



General Fund Revenues make up approximately 90% of the Town of Shady Shores Budget. Other income streams include Special Revenue Funds, Debt Service Funds and Solid Waste Funds.

GENERAL FUND INCOME	
Ad Valorem Taxes	\$1,540,458
Sales Tax	\$ 200,000
Franchise Fees	\$ 157,100
Leases and Rents	\$ 8,900
Interest	\$ 50,000
Permits	\$ 260,000
Other Revenue Sources	\$ 150
Total	\$ 2,216,608

SPECIAL REVENUE FUNDS

Grants	\$4,000
Debt Service Collections	\$224,571
Street Maintenance Sales Tax	\$200,000
Donations	\$500
Hotel Motel Sales Tax	\$24,000
Municipal Court Fines	\$45,000
Total	\$498,071

SOLID WASTE INCOME

Solid Waste Payments	\$293,990
Total	\$293,900
Total Income	\$ 3,033,673

AVG HOME PRICE

The appraised value of properties in Shady Shores increased by 7.37%. The proposed combined tax rate of .290476, would result in yearly taxes for the average homeowner of \$1570 per month or approximately \$ 111 per year, an increase of \$ 9.257 per month.

Fiscal Year	Taxable Value	Increase %	Average Home Value	M&O Rate	Average Property Tax
FY 2020	\$345,008,976	3.1%	\$347,410	0.321958	\$1,118
FY 2021	\$388,968,183	9.5%	\$358,493	0.321452	\$1,152
FY 2022	\$430,768,537	12%	\$403,085	0.319109	\$1,286
FY 2023	\$516,286,453	16%	\$455,663	0.2997	\$1,365
FY 2024	\$571,956,930	9%	\$501,625	0.290985	\$1,459
FY 2025	\$614,153,146	7.37%	\$540,742	.290476	\$1570.

EXPENDITURES



EXPENSE CATEGORIES DEFINED

WAGES AND SALARIES

The Town of Shady Shores currently employs 4 full-time employees and 2 part- time employees.

This expense category contains the following budget line items.

EEeC

	2024-2025 Budgeted	Proposed 2026
Salaries	\$312,914	\$ 364,461
Payroll Taxes	\$ 25,600	\$ 29,100
Staff Development*	\$15,500	\$ 26,500
Health Insurance	\$ 30,000	\$ 39,000
TMRS	\$ 22,208	\$ 32,272
Benefits	\$10,500	\$ 13,704
Other/Misc		\$ 7,000
Total Personnel and Payroll	\$416,722	\$ 512,007

Wages and Salaries Breakdown by Department

Department	Staff	2024-2025 Budgeted	2025-2026
Administration	Town Administrator Deputy Town Secretary Executive Assistant Office Assistant	\$ 267,178	\$305,145
Solid Waste	Billing Clerk*	\$ 16,300	\$ 17,196
Municipal Court	Municipal Court Clerk*	\$ 24,704	\$ 28,649
Development Services	Permit Tech	\$ 37,200	\$ 78,155
Public Safety	Code Enforcement*	\$ 14,300	\$16,940
Community Relations	Community Relations Admin*	\$ 46,500	\$ 65,922
Totals		\$416,722	\$ 512,007

- Items with an asterisk represent positions that are filled by one person

Professional Fees

This category includes services that are provided by licensed professionals including:

Department	Service Provided	2024-2025 Budgeted	2025-2026	Funded
Administration	Town Attorney Town Auditor	\$47,000	\$47,000	General Fund Fees
Development Service	Building Inspector	\$60,000	\$60,000	Permit Fees
Engineering	Town Engineer Land Use Attorney	\$205,000	\$280,000	Permit and Zoning Fees General Fund Fees
Municipal Court	Prosecuting Attorney Municipal Judge	\$14,000	\$19,000	General Fund Fees/Court Fines
Public Safety	Town Attorney	0	\$10,000	General Fund Fees
Totals		\$326,000	\$416,000	

OFFICE AND SUPPLIES

Expenses in this category include but are not limited to office supplies, legal advertising, and postage.

	2024-2025	2025-2026
Administration	\$14,700	\$15,790
Solid Waste	\$ 300	\$ 300
Municipal Court	\$ 2,350	\$ 2,350
Community Outreach	\$2,000	\$ 2,000
Total	\$19,350	\$20,440

PUBLIC SAFETY

Expenses in this fund include Police, Fire and Animal Control Services. The Town of Shady Shores contracts with the City of Corinth for Police and Fire Services and The Town of Hickory Creek provides animal control through the current police contract.

	2024-2025	2025-2026
Police SVS	\$314,030	\$324,916
Fire Department	\$ 540,238	\$552,597
Total	\$854,268	\$877,51352

CONTINGENCY PROVISIONS

The contingency provisions category provides funding for special projects that may occur throughout the year., This year's budget includes:

Department	Budgeted Amount	Proposed Expenditures	Funded by:
Administration	\$100,000	Audio Visual Improvements	General Fund
Public Safety	\$ 30,000	Dangerous Structures Abatement/Code Compliance Abatements	General Fund/Fees and Fines (funds may be recovered upon payment of liens that are filed against the property.)

SOLID WASTE

This is the cost of operating the solid waste contract

	2024-25 Budgeted Amount	2025-2026 Proposed
Solid Waste Contract	\$ 250,000	\$ 257,500
Deposit Refunds	\$ 7,991	\$ 7,991
Postage	\$2,000	\$ 2,0000
Total	\$259,991	\$ 267,491

TECHNOLOGY

Items included in this category would be software used to operate the city programs as well as computers and contracts for IT and copiers.

		2024-2025	2025-2026
Administration	Financial Software Public Information Word Processing Tools Email Accounts Agenda Management	\$60,000	\$60,000
Solid Waste	Utility Billing	\$4,200	\$ 4,000
Development Permits	Permitting	\$8,000	\$6,000
Municipal Court	Case and Fee Tracking Computers	\$6,000	\$7,000
Code Enforcement	Code Case Tracking	\$8,000	\$4,750
Community Outreach	Website Social Media Archiving Video Conferencing Live Streaming	\$23,000	\$23,000
Total		\$109,200	\$104,750

COMMUNITY OUTREACH

Community Programs designed to follow Strategic Goal

Programs included in this category are funded by General Fund Incomes, grants and donations and include the following:

Community Events	SS Night Out Movie in the Park Tree Lighting
Keep Shady Shores Beautiful	Annual Clean Ups Stormwater Compliance Tree City Bee City
Promotional Items	T-shirts Shady Shores Promotional Items
Span	Meals on Wheels
MHMR	Donation to Denton County MHMR
Local Programs	Lake Cities Chamber of Commerce Sponsorships School ISD Support

CONTRACT SERVICES

Companies or individuals that are contracted to provide specialized services, such as Codification of the Town’s Code of Ordinances, Election Services, and Ad Valorem Taxes. Expenses in this category are paid for through general fund incomes.

	2024-25	2025-2026
Election Services	\$28,000	\$18,000
Ad Valorem Tax Collection	\$9,000	\$12,000

Codification Services	\$5,000	\$ 5,000
Total	\$42,000	\$35,000

PUBLIC WORKS

The public works category accounts for expenses in the day-to-day operation of the Town. These include a yearly maintenance contract with the Town of Hickory Creek, supplies and signage.

	2024-2025	2025-2026
Public Works Contract	\$52,000	\$55,000
Signage	\$5,000	\$ 6,000
Public Works Materials	\$23,000	\$ 20,000
Greenspace Maintenance	\$25,000	\$25,000
Total	\$105,000	\$106,000

Capital Outlay and Infrastructure Improvements

Road and Drainage Repairs

	2024-2025	2025-2026
Roads and Capital Outlay	\$259,000	\$500,000
Total	\$259,000	\$500,000

ATTACHMENTS

EXHIBIT A CAPITAL IMPROVEMENTS LIST

EXHIBIT B PROPOSED 2025/26 BUDGET

EXHIBIT C PROPOSED BUDGET VS ACTUAL EXPENDITURES

EXHIBIT A

CAPITAL IMPROVEMENTS 2026

Project	Description	Magnitude of Cost *
1st Street & Spring Park grading and gravel (parking?)	Re-grade and add flexible base (gravel)	\$100,000
6th Street Paving - Lakeshore Rd to Jones Rd	Replace deteriorated asphalt and reconstruct to 6" of asphalt on 6" of treated subgrade (200 LF)	\$69,500
6th Street Paving & Drainage Improvements, including Sidewalk/Trail	Paving and drainage improvements, including sidewalk/trail **	\$980,000
9th Street & June Road Paving	Reconstruct gravel roadway with asphalt roadway to eliminate mudholes, etc.	\$115,000
Brown Terrace - Road B, C, D, E	Clear right-of-way and add flexible base (re-gravel)	\$100,000
Carolyn Lane	Replace turnaround at dead end	
Cielo Lane	re-pave from Town hall to entrance of Cielo Ranch	\$764,000
Dobbs road		\$38,500
Fritz Lane Bridge	Replace culvert with bridge to bring the roadway above 100-year floodplain	\$1,250,000
Garza Rd Sidewalk	Project to complete the sidewalk along Garza Rd from Skorburg develoments to the end of Garza Rd. This may include easements and right-of-way, ditch improvements and grading, driveway improvements, and tree trimming/removals.	\$0
Jay St & Laura St Paving & Drainage and Franck's Cir Paving from Lakeshore Rd to USACE property line at curve	Existing gravel roads X Insufficient drainage capacity in the road rights-of-way X Drainage sheet flows across properties and roads X Narrow road X Franck's Cir ditches require re-grading/re-shaping X Franck's Cir roadway requires re-grading and shoring up of edges	\$886,250
Lakeshore Estates Drainage Improvements	Project to improve drainage in rear yards of Lakeshore Estates and two properties north of there. Improved swale will tie into Shahan Addition drainage improvements to the south and north.	\$165,000
McClintock Drive - Joint & Pavement Repairs	Repair displaced expansion joints and damaged pavement areas	\$45,000
Meadowlark Ln Culvert	Replace 18" CMP culvert which is undersized and set too high	\$220,000
Mustang Estates: Palomino Ct & Bronco Circle - 3 areas	Asphalt repairs (Edge of road failure) one area complete	\$16,500
Oakwood Cir Drainage Phase 1 (410 Oakwood Cir to 420 Oakwood Cir)	Existing driveway culverts in area set at incorrect elevations and/or grades X One ditch is filled in and replaced with a buried undersized pipe X Driveway railroad tie retaining wall at 414 Oakwood Circle encroaches slightly into drainage easement	\$200,000
Oakwood Cir Phase 2 (334 Oakwood Cir to 408 Oakwood Cir)	Existing driveway culverts in area are at incorrect elevations and/or grades	\$325,000
Shady Lane (Asphalt)	Reconstruct with asphalt	\$101,500
Shady Lane - Gravel	Re-grade and add flexible base (gravel)	\$40,000
Shady Lane at 6th Street Culverts	Replace small culvert crossing Shady Ln at 6th St and replace large crushed arch culvert crossing 6th Street	\$275,000
South Shady Shores Rd spot repairs	asphalt repair for several spots	\$64,500
South SS bridges		\$700,000
South SS road the rest on the county bond project		\$0
Taylor Lane ***	X Drainage from offsite and properties in the Vinson Addition flows across the yards between 6th Street and Harrison Ct and into the ditch X Recommend re-grading of ditch on east side X Additive Alternate - Recommend analysis of drainage in area and potential upgrading of cross culverts near Harrison and at 6th Street	\$110,000
West Shady Shores bond package project	Redesign and upgrade of west shady shores from the railroad tracks to Townhall with sidewalks	\$500,000
West Shady Shores Road - Everett Ct to S Shady Shores Rd	Reconstruct asphalt pavement in failed subgrade areas	\$132,500

* Preliminary construction cost estimate for order of magnitude budgeting estimate

** Requires 6th Street culvert to be replaced by separate project or in conjunction

*** West side ditch grading only = \$35,000

Denton County Bond Projects

Town-wide maintenance contract potential project

Totals\$7,098,250

Shahan Dr Additional Pavement Failure Issue	Reconstruct road	\$384,000
Carolyn Lane	Rehabilitate deteriorating asphalt roadway, what do the trash trucks do?	\$202,000
Mustang Estates: Palomino Ct & Bronco Circle - 3 areas	Asphalt repairs (Edge of road failure)	\$30,000

EXHIBIT B

Town of Shady Shores 2025/2026 FY Budget					
	General Fund	Debt and Reserve Funds	Special Revenue Funds	Solid Waste Funds	Total
Estimated Beginning Fund Balance	\$2,591,475				\$2,591,475
Ad Valorem Taxes	\$1,540,458	\$224,575			\$1,765,033
Sales Tax	\$200,000		\$200,000		\$400,000
Business and Franchise	\$156,100		\$1,000		\$157,100
HOT Funds Tax			\$24,000		\$24,000
Municipal Court Fines			\$45,000		\$45,000
Leases and Rents	\$8,900				\$8,900
Interest Earned	\$75,000				\$75,000
Licenses and Permits	\$260,000				\$260,000
Solid Waste Fees				\$293,990	\$293,990
Other Revenue Sources	\$150				\$150
Community Outreach Income Donation			\$500		\$500
Grants			\$4,000		\$4,000
Total	\$4,832,083	\$224,575	\$274,500	\$293,990	\$5,625,148
EXPENSES					
Wages and Salaries	\$512,007.00				\$512,007.00
Professional Fees	\$416,150.00				\$416,150.00
Office and Supplies	\$22,940.00				\$22,940.00
Public Safety	\$877,513.00				\$877,513.00
Debt Service		\$224,575.00			\$224,575.00
Capital Outlay	\$300,000.00		\$200,000.00		\$500,000.00
Contingency Provisions	\$130,000.00				\$130,000.00
Grants and Donations			\$4,000.00		\$4,000.00
Solid Waste				\$267,491.00	\$267,491.00
Technolgy	\$104,750.00				\$104,750.00

Community Outreach	\$25,500.00				\$25,500.00
Building Maintenance & Utilities	\$110,500.00				\$110,500.00
Court Fines Due to State			\$22,000.00	\$0.00	\$22,000.00
Contract Services	\$35,500.00				\$35,500.00
Public Works	\$106,000.00				\$106,000.00
Total	\$2,640,860.00	\$224,575.00	\$226,000.00	\$267,491.00	\$3,358,926.00
Estimated Ending Fund Balance					\$2,266,222.00

Town of Shady Shores
Budget Report
2025 - 2026 Budget Comparison

EXHIBIT C
Appendix C

100 - General Fund	2025 Current	2025 YTD	2026 Requested
Revenue Summary			
Business & Franchise	\$156,100	\$169,758	\$157,100
Court Revenue	\$45,000	\$22,069	\$45,000
Grants & Donations	\$28,000	\$10,496	\$28,000
Interest Income	\$35,000	\$89,397	\$75,000
Leases & Rents	\$500	\$2,800	\$8,900
Licenses & Permits	\$260,000	\$97,542	\$260,000
Not categorized	\$154,657	\$154,657	\$325,253
Other Revenue Sources	\$8,550	\$18,829	\$150
Property & Sales Tax	\$1,870,811	\$1,922,753	\$2,165,033
Sales & Receipts	\$500	\$860	\$500
Solid Waste Income	\$273,990	\$314,402	\$293,990
Revenue Totals	\$2,833,108	\$2,803,563	\$3,358,926
Expense Summary			
Building Maintenance/Utilities/Building	104,600.00	62,073.00	110,500.00
Capital Outlay Infrastructure Improver	481,127.00	470,779.40	724,575.00
Community Programs & Donations	42,500.00	12,525.45	32,000.00
Contracted Services	42,000.00	29,798.34	35,500.00
Fees, Fines & Taxes	22,150.00	17,010.00	22,150.00
Grant Expense	0.00	0.00	0.00
Legal & Professional Fees	326,000.00	320,789.07	416,000.00
Not categorized	0.00	0.00	0.00
Office & Supplies	19,350.00	14,365.69	20,440.00
Other Expenses	50,200.00	13,744.17	130,000.00

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Public Safety	854,268.00	832,926.24	877,513.00
Public Works	105,000.00	150,454.92	106,000.00
Solid Waste	259,991.00	245,327.91	267,491.00
Technology	109,200.00	146,224.23	104,750.00
Expense Totals	2,833,108.00	2,696,944.30	3,358,926.00

Project	Description	Magnitude of Cost *
1st Street & Spring Park grading and gravel (parking?)	Re-grade and add flexible base (gravel)	\$100,000
6th Street Paving - Lakeshore Rd to Jones Rd	Replace deteriorated asphalt and reconstruct to 6" of asphalt on 6" of treated subgrade (200 LF)	\$69,500
6th Street Paving & Drainage Improvements, including Sidewalk/Trail	Paving and drainage improvements, including sidewalk/trail **	\$980,000
9th Street & June Road Paving	Reconstruct gravel roadway with asphalt roadway to eliminate mudholes, etc.	\$115,000
Brown Terrace - Road B, C, D, E	Clear right-of-way and add flexible base (re-gravel)	\$100,000
Carolyn Lane	Replace turnaround at dead end	
Cielo Lane	re-pave from Town hall to entrance of Cielo Ranch	\$764,000
Dobbs road		\$38,500
Fritz Lane Bridge	Replace culvert with bridge to bring the roadway above 100-year floodplain	\$1,250,000
Garza Rd Sidewalk	Project to complete the sidewalk along Garza Rd from Skorburg develoments to the end of Garza Rd. This may include easements and right-of-way, ditch improvements and grading, driveway improvements, and tree trimming/removals.	\$0
Jay St & Laura St Paving & Drainage and Franck's Cir Paving from Lakeshore Rd to USACE property line at curve	Existing gravel roads X Insufficient drainage capacity in the road rights-of-way X Drainage sheet flows across properties and roads X Narrow road X Franck's Cir ditches require re-grading/re-shaping X Franck's Cir roadway requires re-grading and shoring up of edges	\$886,250
Lakeshore Estates Drainage Improvements	Project to improve drainage in rear yards of Lakeshore Estates and two properties north of there. Improved swale will tie into Shahan Addition drainage improvements to the south and north.	\$165,000
McClintock Drive - Joint & Pavement Repairs	Repair displaced expansion joints and damaged pavement areas	\$45,000
Meadowlark Ln Culvert	Replace 18" CMP culvert which is undersized and set too high	\$220,000
Mustang Estates: Palomino Ct & Bronco Circle - 3 areas	Asphalt repairs (Edge of road failure) one area complete	\$16,500
Oakwood Cir Drainage Phase 1 (410 Oakwood Cir to 420 Oakwood Cir)	Existing driveway culverts in area set at incorrect elevations and/or grades X One ditch is filled in and replaced with a buried undersized pipe X Driveway railroad tie retaining wall at 414 Oakwood Circle encroaches slightly into drainage easement	\$200,000
Oakwood Cir Phase 2 (334 Oakwood Cir to 408 Oakwood Cir)	Existing driveway culverts in area are at incorrect elevations and/or grades	\$325,000
Shady Lane (Asphalt)	Reconstruct with asphalt	\$101,500
Shady Lane - Gravel	Re-grade and add flexible base (gravel)	\$40,000
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Denton County Bond Projects	
Town-wide maintenance contract potential project	
Totals	\$7,098,250

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Carolyn Lane	Rehabilitate deteriorating asphalt roadway, what do the trash trucks do?	\$202,000
Mustang Estates: Palomino Ct & Bronco Circle - 3 areas	Asphalt repairs (Edge of road failure)	\$30,000

Account Description	2024-2025 Current	Current YTD	2025-2026 Requ	% Change
Ad Valorem-Debt Service	222126	184499.08	222127	1.29%
Ad ValoremTax	1448685	1474602.83	1706047	15.09%
Sales Tax	200000	142537.9	200000	0.00%
Hotel/Motel Sales Tax	24000	7910.71	24000	0.00%
Sales Tax - Street Maintenance	0	24746.11	200000	0.00%
ONCOR	95000	104194.63	95000	0.00%
Atmos Energy	40000	42765.75	40000	0.00%
CoServe	100	0	100	0.00%
Telephone Franchise	1000	142	1000	0.00%
Charter Communication	20000	15543	20000	0.00%
Pavlov Communcation	0	0	1000	0.00%
Public Information Requests	50	-115.86	50	0.00%
Other Income	8400	4477.84	0	-100.00%
Interest Earned	35000	68318.79	50000	42.86%
Facility Rental	500	100	500	0.00%
Reimbursements	100	0	100	0.00%
Community Events Income	500	520.4	500	0.00%
MUN Court SVC Fee Retained	25000	3061.94	25000	0.00%
Local government grants	4000	3539.31	4000	0.00%
Municipal Court Fines	20000	10302	20000	0.00%
Zoning Building Permit Fees	0	0	5000	0.00%
Variances	5000	1000	5000	0.00%
Building Permit Fees	100000	76360.87	100000	0.00%
Inspections	150000	-2128.75	150000	-100.00%
Platting; Zoning Changes	5000	3765	0	-100.00%
COVID-19 FUNDS	0	-208.64	0	0.00%
Hut Agreement			8400	
BOND PROCEEDS	0	14194.25	0	0.00%
Total	2404461	2180129.16	2877824	10.04%
 BUDGETED FUND BALANCE	 154657	 0	 0	 -100.00%
Fund Balance Transfer	0	0	0	0.00%
Total	154657	0	0	-100.00%
 Solid Waste Revenue				
Solid Waste Collections	260000	278564.76	280000	7.69%
Solid Waste Collection-Late Fee	3500	150.99	3500	0.00%
Connect Fees	2500	0	2500	0.00%
Undistributed Solid Waste Revenue	7990	0	7990	0.00%
	273990	278715.75	293990	
 Total Income	 2833108	 2458844.91	 3171814	
 Administration				
Salary Adjustments	50000	5367.25	4000	-70.00%
Social Security/Medicare	0	11889.9	0	0.00%
Bank Service Charges	150	1172.76	150	0.00%

Account Description	2024-2025 Current	Current YTD	2025-2026 Requ	% Change
Software	30000	78726.17	30000	0.00%
Attorney Fees	35000	12145	35000	0.00%
Office Supplies	4500	4222.56	4590	0.00%
Accounting/Audit fees	12000	11500	12000	0.00%
Legal Advertising	3000	2506.46	3500	16.67%
Postage, shipping, delivery	1500	1640.4	2000	33.33%
Books, subscriptions, reference	1200	-77.33	1200	0.00%
Codification	5000	2259	5000	0.00%
Election expenses	28000	17168.94	18000	-35.71%
Dues	4000	2101.6	3000	0.00%
Ad Valorem Tax Svc	9000	8775.4	12000	33.33%
Contingency provisions	50000	13474.17	100000	100.00%
Town Administrator	97750	75269.22	110000	12.53%
Office Clerk	0	0	51000	0.00%
Deputy Town Secretary	43260	46366.08	53671	27.14%
Payroll Tax	15000	572.76	17000	13.33%
TMRS	15208	21875.09	17610	11.78%
Staff Development	10000	14270.83	15000	50.00%
Workers' Compensation	1000	0	500	0.00%
Health Care	30000	10614.18	25000	-16.67%
Longevity Pay	0	0	3264	0.00%
Certification Pay	0	0	3600	0.00%
Insurance	10000	10457.58	11000	10.00%
Computer Expenses	30000	20466.61	30000	0.00%
Telephone	3600	5961.44	6000	66.67%
Utility Atmos Energy	2500	4387.94	5000	100.00%
Utility LCMUA	4500	2662.56	4500	0.00%
Utility Electric	24000	12940.44	24000	0.00%
Building Maintenance	60000	20986.8	60000	0.00%
Meetings and Incidentals	3000	1852.82	3000	0.00%
Records Storage and Retrieval	1500	629.33	1500	0.00%
Mileage	1500	814.77	1500	0.00%
Total	586168	423000.73	673585	17.60%
Solid Waste				
Software	4200	2020	4000	-4.76%
Office Supplies	300	82.95	300	0.00%
Postage- Solid Waste	2000	1447.21	2000	0.00%
Solid Waste Contract	250000	198475.58	257500	3.00%
DEPOSIT REFUNDS	7991	0	7991	0.00%
Payroll Tax	1500	876.59	1175	0.00%
TMRS	500	444.8	170	0.00%
Billing Clerk	13800	4636.6	15351	3.00%
Mileage	500	149.62	500	0.00%
Total	280791	208133.35	288987	2.75%
Public Safety				
Social Security/Medicare	1000	0	900	0.00%
Software	5000	4845.91	1750	-65.00%
Attorney Fees	0	14809.5	10000	0.00%

Account Description	2024-2025 Current	Current YTD	2025-2026 Requ	% Change
Contingency provisions	0	0	30000	0.00%
Staff Development	3000	1313.45	1500	-50.00%
TMRS			1232	
Car Allowance	0	0	650	0.00%
Certification Pay	0	0	1200	0.00%
Animal Control	0	0	500	0.00%
Code Compliance	10300	13018.37	11458	3.88%
Fire Dept	540238	434339.08	552597	2.29%
Police Patrol Svc	311030	311030	321916	3.50%
Police Patrol Services- OT	2000	0	2000	0.00%
Child Safety Programs	4000	0	4000	0.00%
Computer Expenses	3000	103.58	3000	0.00%
Total	879568	779459.89	942703	6.89%
Municipal Court				
Software	3000	3594.95	4000	33.33%
Attorney Fees	10000	9590	15000	50.00%
Office Supplies	250	0	250	0.00%
Postage, shipping, delivery	2000	3010.9	2000	0.00%
Books, subscriptions, reference	100	0	100	0.00%
Contingency provisions	200	0	0	0.00%
Municipal Judge	4000	1750	4000	0.00%
Municipal Court Clerk	17304	6954.92	19249	4.02%
TMRS	2000	667.24	2100	0.00%
Certification Pay			1800	
Baliff	500	700	500	0.00%
Municipal Court Fines to State	20000	9239.54	20000	0.00%
Municipal Court Jury Service	500	0	500	0.00%
Delinquent Ticket Collection Fee	2000	1787.3	2000	0.00%
Payroll Tax	1400	473.2	1500	7.14%
Staff Development	4000	7060.21	4000	0.00%
Computer Expenses	3000	0	3000	0.00%
Total	70254	44828.26	79999	9.67%
Development Services				
Software	5000	4830	3000	-40.00%
Building Inspector	60000	30720	60000	0.00%
Permit Tech	34000	35966.32	50000	47.06%
Payroll Tax	2700	2744.75	3825	41.67%
TMRS	0	0	5380	0.00%
Staff Development	500	370	4000	500.00%
Health Care	0	923.01	14000	0.00%
Longevity Pay	0	0	50	0.00%
Certification Pay	0	0	900	0.00%
Computer Expenses	3000	0	3000	0.00%
Total	105200	75554.08	144155	35.67%
Community Relations				
Software	20000	27612.9	20000	0.00%
Payroll Tax	3000	620.73	3000	0.00%
TMRS	4500	4106.42	4200	0.00%

Account Description	2024-2025 Current	Current YTD	2025-2026 Requ	% Change
Staff Development	2000	3323.48	2000	0.00%
Longevity Pay	0	0	240	0.00%
Computer Expenses	3000	146.98	3000	0.00%
Promotional	6000	966.89	6000	0.00%
Community Events	0	948.44	5000	0.00%
Community Events	5000	319.67	0	0.00%
KSSB	5000	1345.81	5000	0.00%
SPAN	18000	4838.92	5000	-72.22%
Community Relations Admin	46500	29963.84	53702	3.00%
MHMR Donation	0	0	2500	0.00%
Meetings and Incidentals	2000	0	2000	0.00%
Local Cooperation	2000	2490	2000	0.00%
Computer Expenses			3000	
Mileage	500	0	0	0.00%
Total	117500	76684.08	116642	-7.54%
Engineering				
Attorney Fees	30000	16451.95	30000	0.00%
Engineer fees	175000	186533.92	250000	42.86%
Total	205000	202985.87	280000	36.59%
Public Works				
Signs	5000	5585.73	6000	20.00%
Regional Storm Water Program	2500	1089.26	2500	0.00%
Roads / Streets	259000	101318.72	300000	15.83%
Roads / Streets/Street Maintenance	0	0	200000	0.00%
Public Works	75000	91592.06	75000	0.00%
Greenspace	25000	0	25000	0.00%
Debt Service Payment and Interest	222127	428788.5	222127	1.29%
Total	588627	526915.86	830627	41.60%
Total Expense	2833108	2337562.12	3356698	
Total Revenue	2833108	2458844.91	3171814	
Over/Under			184884	

Town of Shady Shores
2025/2026 FY Budget

	General Fund	Debt and Reserve Funds	Special Revenue Funds	Solid Waste Funds	Total
Estimated Beginning Fund Balance	\$2,591,475				\$2,591,475
Ad Valorem Taxes	\$1,540,458	\$224,575			\$1,765,033
Sales Tax	\$200,000		\$200,000		\$400,000
Business and Franchise	\$156,100		\$1,000		\$157,100
HOT Funds Tax			\$24,000		\$24,000
Municipal Court Fines			\$45,000		\$45,000
Leases and Rents	\$8,900				\$8,900
Interest Earned	\$75,000				\$75,000
Licenses and Permits	\$260,000				\$260,000
Solid Waste Fees				\$293,990	\$293,990
Other Revenue Sources	\$150				\$150
Community Outreach Income Donation			\$500		\$500
Grants			\$4,000		\$4,000
Total	\$4,832,083	\$224,575	\$274,500	\$293,990	\$5,625,148
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Professional Fees	\$416,150.00				\$416,150.00
Office and Supplies	\$22,940.00				\$22,940.00
Public Safety	\$877,513.00				\$877,513.00
Debt Service		\$224,575.00			\$224,575.00
Capital Outlay	\$300,000.00		\$200,000.00		\$500,000.00
Contingency Provisions	\$130,000.00				\$130,000.00
Grants and Donations			\$4,000.00		\$4,000.00
Solid Waste				\$267,491.00	\$267,491.00
Technology	\$104,750.00				\$104,750.00
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Court Fines Due to State			\$22,000.00	\$0.00	\$22,000.00
Contract Services	\$35,500.00				\$35,500.00
Public Works	\$106,000.00				\$106,000.00
Total	\$2,640,860.00	\$224,575.00	\$226,000.00	\$267,491.00	\$3,358,926.00
Estimated Ending Fund Balance					\$2,266,222.00

Account Description	2024-2025 Current	Current YTD	2025-2026 Requested	% Change
MC- Building Security Fund	0	475.97	0	0.00%
Total	0	475.97	0	0.00%

Account Description	2024-2025 Current	Current YTD	2025-2026 Requested	% Change
MC - Technology Fund	0	393.21	0	0.00%
Total	0	393.21	0	0.00%

Town of Shady Shores
 Budget Report
 2025 - 2026 Budget Comparison

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Revenue Summary			
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DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Public Hearing- 2025 Ad Valorem Tax Rate for Maintenance and Operation and Interest and Sinking Fund 1. Open Public Hearing 2. Public Comment 3. Close Public Hearing

BACKGROUND/INFORMATION:

Conduct a public hearing relative to the 2025 Ad Valorem Tax Rate. The proposed total tax rate is \$0.290476 with a Maintenance and Operating Rate (M&O rate) of .25391 and the Interest and Sinking Fund Rate (INS rate) of .036566 per \$100 which is higher than the No New Revenue Rate (NNR) of \$0.275365 per \$100 but lower than the Voter Approval Rate which is \$0.290656 per \$100.

Ad Valorem taxes account for 58 % of the Town of Shady Shores' annual income.

AVG HOME PRICE

The appraised value of properties in Shady Shores increased by 7.37%. The proposed combined tax rate of .290476, would result in yearly taxes for the average homeowner of \$1570 per month or approximately \$111 per year, an increase of \$9.257 per month.

Fiscal Year	Taxable Value	Increase %	Average Home Value	M&O Rate	Average Property Tax
FY 2020	\$345,008,976	3.1%	\$347,410	0.321958	\$1,118
FY 2021	\$388,968,183	9.5%	\$358,493	0.321452	\$1,152
FY 2022	\$430,768,537	12%	\$403,085	0.319109	\$1,286

FY 2023	\$516,286,453	16%	\$455,663	0.2997	\$1,365
FY 2024	\$571,956,930	9%	\$501,625	0.290985	\$1,459
FY 2025	\$614,153,146	7.37%	\$540,742	.290476	\$1,570.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

None

REVIEWED BY:



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	2025 Tax Rate- Consider and act on approval of the 2025 Ad Valorem Property Tax Rate for Maintenance and Operation and Interest and Sinking Fund to fund the FY 2025/2026 Annual Budget.

BACKGROUND/INFORMATION:

Once passing the fiscal year's budget the Town Council must adopt a tax rate to fund the budget. For the purpose of defraying the current expenditures of the municipal government of the Town of Shady Shores, a tax of **\$ 0.25391** on each One Hundred Dollars (\$100) assessed value on all taxable property.

For the purpose of creating a sinking fund to pay the interest and principal maturities of all outstanding debt of the Town of Shady Shores, not otherwise provided for, a tax of **\$0.036566** on each One Hundred Dollars (\$100).

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR 'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE INCREASED BY 3% PERCENT AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$111.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Approve that Ordinance adopting the Tax Rate to fund the 2025/2026 Fiscal Year Budget.

Suggested Motion:

I move to approve the following tax rate for the Town of Shady Shores for 2025, a rate of .25391 for Maintenance and Operating and a rate of .036566 for the Interest and Sinking Fund (INS) for a total tax rate of .290476. This tax rate will raise more taxes for the Maintenance and Operating Budget than last year's rate.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. revised ORDINANCE 2025 Tax Rate

REVIEWED BY:

ORDINANCE NO. 390-09-2024
(Adopting a Tax Rate for 2024)

AN ORDINANCE OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS LEVYING THE AD VALOREM TAXES FOR THE YEAR 2025 AT A TOTAL RATE OF \$0.290476 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN OF SHADY SHORES AS OF JANUARY 1, 2025, TO PROVIDE REVENUE FOR THE PAYMENT OF CURRENT EXPENSES; PROVIDING A SINKING FUND FOR THE RETIREMENT OF THE BONDED OBLIGATION OF THE TOWN; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Shady Shores, Texas is a Type A general law Town created and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the Town Council of the Town of Shady Shores hereby finds that the tax for the fiscal year beginning October 1, 2025 and ending September 30, 2026, hereinafter levied for current expenses of the Town and the general improvements of the Town and its property must be levied to provide the revenue requirement of the budget for the ensuing year; and

WHEREAS, the Town Council has approved, by separate ordinance, the budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, the Town Council has complied with all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS AS FOLLOWS:

SECTION 1. All of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2. There be and is hereby levied for the year 2024 on all taxable property, real, personal and mixed, situated within the corporate limits of the Town of Shady Shores, and not exempt by the Constitution of the State and valid State laws, a tax of **\$0.290476** on each One Hundred Dollars (\$100) assessed valuation of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenditures of the municipal government of the Town of Shady Shores, a tax of **\$ 0.25391** on each One Hundred Dollars (\$100) assessed value on all taxable property.
- (b) For the purpose of creating a sinking fund to pay the interest and principal maturities of all outstanding debt of the Town of Shady Shores, not otherwise provided for, a tax of **\$0.036566** on each One Hundred Dollars (\$100).
- (c) **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.**

THE TAX RATE WILL EFFECTIVELY BE INCREASED BY 3% PERCENT AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$ 111.

SECTION 3. All ad valorem taxes shall become due and payable on October 1, 2025, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2026. There shall be no discount for payment of taxes prior to February 1, 2026. A delinquent tax shall incur all penalty and interest authorized by law, including the Texas Tax Code, Section 33.

SECTION 4. Taxes are payable at the Denton County Tax Office. The Town shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 5. The tax roll as presented to the Town Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 6. All ordinances of the Town of Shady Shores in conflict with the provisions of this Ordinance be, and the same are hereby, repealed and all other provisions of the ordinances of the Town of Shady Shores not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal or invalid.

SECTION 8. This ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Shady Shores, Texas, on the _____ day of September, 2024, with Councilmembers voting as follows:

In favor: _____

Opposed: _____

APPROVED:

Cindy Aughinbaugh, Mayor

CORRECTLY ENROLLED:

Wendy Withers, Town Secretary

APPROVED AS TO FORM:

Kristen Homyk, Town Attorney



DATE:	September 8, 2025
TO:	Town Council
FROM:	Wendy withers, Town Administrator
SUBJECT:	Boardmember Appointments- Consider and act on appointments to the Building and Standards Commission, Planning and Zoning Commission and the Keep Shady Shores Beautiful Committee.

BACKGROUND/INFORMATION:

BUILDING AND STANDARDS COMMISSION

The Building and Standards Commission consists of five members appointed by the town council for terms of two years, coinciding with the term of the mayor. Vacancies shall be filled for an unexpired term. All appointees shall be residents of the town. The town council may, at their discretion, appoint more than one panel of five members to serve.

APPLICANT	POSITION	INITIAL APPOINTMENT	ELIGIBLE FOR APPOINTMENT/RE-APPOINTMENT
Del Ambrosio	Member	06/17/2024	yes
John Mackenzie	Member-Chairman	09/30/23	yes
John Parker	Member	04/08/24	yes
William Rousell	Member	04/08/2024	yes; Mr. Rousell has asked to be considered for the Planning and Zoning Commission
Phil Samson	Member	06/17/2024	yes

Esteban Burgos	Alternate	06/17/2024	yes
Gary Goldsmith	Alternate	09/30/2023	yes; however does not want to be an alternate
Corie Quinillian	Alternate	06/17/2024	yes
Nita Watkins	Alternate	09/30/2023	does not wish to be reappointed

PLANNING AND ZONING COMMISSION MEMBERS

Applications are attached for each of the applicants. Planning and Zoning Members are appointed for a two-year term. The commission consists of five (5) members; alternate members vote in the absence of a quorum of regular members. Chairperson Lea has had an opportunity to meet with each of the candidates.

Applicant	Position	Currently Serving	Initial Dates of Service	Eligible to Be Appointed/re-appointed
Allen Lea	Chairman, Place 5	yes	04/30/2014	Yes, wishes to be reappointed.
Paul Brown	Vice-Chairman, Place 1	yes	08/01/2014	Yes, wished to be reappointed
Frank Graham	Place 3	yes	09/30/2021	Yes
Randal DuPape	Alternate 1	yes	09/30/2021	Currently serving as an alternate, would be willing to serve in a regular position.
Michael Young	Alternate 2	yes	09/30/2021	Currently serving as an alternate, would be willing to serve in a regular position.
Tonia Crews		no		Yes
William (Billy) Roussell		no		Yes, currently serving on the Building and Standards Commission. *
				applicant has now lived in Shady Shores for 3 years.
Juan Herrera		no		Yes, Currently serving on Keep Shady Shores Beautiful.
Dennis Miller		no		Yes

KEEP SHADY SHORES BEAUTIFUL

The Keep Shady Shores Beautiful Board consists of five (5) regular members, two alternates, and two Jr. Members

Applicant	Position	Currently Serving	Initial Appointment	Eligible for Appointment, Re-appointment
------------------	-----------------	--------------------------	----------------------------	---

Dietrich, Whit	Place 3	yes	05/23/2023	yes
Juan Herrera	Place 4	yes	05/23/2023	yes, however has applied for a position on the Planning and Zoning Commission. Would continue to serve if not appointed.
<u>FINANCIAL IMPLICATIONS:</u>				
<u>RECOMMENDATION/ACTION DESIRED:</u>				
Building and Standards Commission Reappoint the following members as Regular Members Del Ambrosio John Mackenzie John Parker Phil Samson Russell Wallace Reappoint the following members as Alternates Estaban Burgos Corie Quinillian Suggested motion: I move to reappoint the following members as regular members fo the Building and Standards Commission: Del Ambrosio John Mackenzie John Parker Phil Samson Russell Wallace I move to reappoint the following members as alternate members fo the Building and Standards Commission: Estaban Burgos Corie Quinillian Planning and Zoning Commission Reappoint Allen Lea to Place 5 Appoint William Roussel to Place 3 Appoint Tonia Crews to Place 1 Reappoint Michael Young and Randal DuPape to alternate positions Suggested motion: I move to make the following appointments to the Planning and Zoning Commission:				

Allen Lea, Place 5
William Roussel Place 3
Tonia Crews Place 1
Randall DuPaper Alternate 1
Michael Young, Alternate 2

Keep Shady Shores Beautiful

Reappoint Whit Deitrich to Place 3

Reappoiht Juan Herrera to Plac 4

Suggested Motion:

I move to make the following appointments to the Keep Shady Shores Beautiful Board:

Whit Deitrich Place 3

Juan Herrera Place 4

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Ambrosio Delbert
2. Wallace Russell_Redacted
3. Parker John 03.21.2024 re
4. Roussel
5. Phil Samson_Redacted
6. Burgos Redacted
7. QuinillianC
8. Allen Lea
9. Brown Paul
10. Crews
11. DuPape
12. Herrera
13. Miller
14. Miller Dennis Planning and Zoning 08.27.2025
15. Dietrich Whit KSSB

REVIEWED BY:

From: noreply@civicplus.com
To: [Community Relations](#); [Town Administrator](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Friday, June 14, 2024 7:54:53 AM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Building and Standards Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for
Confidentiality

I request the discretionary information provided be kept
confidential.

Personal Information

First Name

Delbert

Last Name

Ambrosio

Sex:

Male

Address1

112 Everett Ct

Address2

Field not completed.

City

Shady shores

State

Texas

Zip

76208

Home Phone Number

[REDACTED]

Business Address

Field not completed.

Business Phone

Field not completed.

Number

Occupation retired

Email Address [REDACTED]

Residency Information

Length of Residency in Shady Shores 7 Years

Are you a registered voter Yes

Education and Hobbies

High School Lutheran High School Denver,Co

College Arapahoe Community College Littleton CO

Trade or Business School *Field not completed.*

Hobbies Hunting Fishing

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically? *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which *Field not completed.*

Have you served on a Town of Shady Shores Board, Commission, or Committee before? No

If yes, which *Field not completed.*

How do you currently receive news from the Town? Town Website

How did you hear
about this volunteer
opportunity?

Town Website

Field not completed.

Please list organization
memberships and
positions held

Field not completed.

Briefly describe why
you would like to serve
on this board.

Field not completed.

Please Enter Basic
Resume Information
Below

Field not completed.

Please upload resume

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Community Relations](#); [Town Administrator](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Thursday, June 13, 2024 12:26:59 PM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Building and Standards Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for Confidentiality I request the discretionary information provided be kept confidential.

Personal Information

First Name Russell

Last Name Wallace

Sex: Female

Address1 105 Brown Terr

Address2 *Field not completed.*

City Denton

State TX

Zip 76208

Home Phone Number [REDACTED]

Business Address 207 W Hickory St, Ste 311, Denton, TX 76201

Business Phone *Field not completed.*

Number

Occupation CPA / Financial Adviser

Email Address

Residency Information

Length of Residency in Shady Shores 1 year

Are you a registered voter Yes

Education and Hobbies

High School Gatesville High School

College University of North Texas

Trade or Business School *Field not completed.*

Hobbies Hiking, Biking, Running, Baseball, Church Activities

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) Town Council

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which *Field not completed.*

Have you served on a Town of Shady Shores Board, Commission, or Committee before? No

If yes, which *Field not completed.*

How do you currently receive news from the Town? Social Media, Town Website, News Releases, Word of Mouth

How did you hear about this volunteer opportunity?	Current Council, Committee, Board member
<i>Field not completed.</i>	
Please list organization memberships and positions held	American and Texas Society of CPA's, Corinth Area Baseball Board, Benchmark Bible Men's Ministry
Briefly describe why you would like to serve on this board.	I live in and care about the town of Shady Shores and would like the opportunity to serve the community in a way that helps preserve the things that enticed our family to move here.
Please Enter Basic Resume Information Below	CPA / Financial Advisory firm owner - Wallace Accounting & Advisory since 2014, MCG (accounting firm) 2008-2014, hold a CPA license, hold a series 65 license, graduated from UNT in 2008
Please upload resume	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Board, Commission and Committees Application Form

noreply@civicplus.com <noreply@civicplus.com>

Thu 3/21/2024 8:50 AM

To:Community Relations <community.relations@shady-shores.com>;Town Administrator <town.administrator@shady-shores.com>

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board,
Commission, or Committee
applying for

Building and Standards Commission

Texas Public Information Act

*The information on this application is subject to the "Texas Public Information Act,"
commonly known as the "Open Records" Act.*

Request for Confidentiality

I request the discretionary information provided be kept
confidential.

Personal Information

First Name

John

Last Name

Parker

Sex:

Male

Address1

1340 McClintock Dr

Address2

Field not completed.

City

Shady Shores

State

TX

Zip

76208

Home Phone Number

[REDACTED]

Business Address

1301 Solana Blvd Building 2; Suite 2120, Westlake, TX 76262

Business Phone Number

Field not completed.

Occupation

Engineer, Contractor

Email Address	
Residency Information	
Length of Residency in Shady Shores	11 months
Are you a registered voter	Yes
Education and Hobbies	
High School	Brethren Christian High School
College	Bachelors of Science – Civil Engineering from University of California, Irvine
Trade or Business School	Field not completed.
Hobbies	Field not completed.
Organization Membership Information	
Have you attended any of the meetings listed below in the last year? (Virtually or Physically?)	Field not completed.
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	Field not completed.
Have you served on a Town of Shady Shores Board, Commission, or Committee before?	No
If yes, which	Field not completed.
How do you currently receive news from the Town?	Social Media, Town Website, News Releases
How did you hear about this volunteer opportunity?	News Release
	Field not completed.
Please list organization memberships and positions held	City of Tustin Building Board of Appeals (appointed / served 2019 to 2022 (resigned due to move)
Briefly describe why you would like to serve on this board.	I served in a similar position while living in California. My business (Architecture and Construction and Development), Visioneering Studios, has offices in CA, TX and TN. We have

had an office in the DFW metroplex since 2016. We moved our headquarters here in 2022. I am excited and grateful to be a part of this community. I desire to use my experience and talents to help serve the community.

Please Enter Basic Resume
Information Below

I hold a Bachelor's Degree in Civil Engineering from the University of California, Irvine. I have more than three decades of experience in development and construction. I hold General Construction licenses in over 23 states. I bring a vast experience leading and managing a variety of development and construction projects for public and private companies. I have managed or been a part of over 1000 projects which have gone through the entitlement, planning and building department process.

Please upload resume



Email not displaying correctly? [View it in your browser.](#)

From: msd@cityoftx.com
To: [Committee Relations; Board Administrator](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Wednesday, March 13, 2024 10:45:22 AM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board,
Commission, or
Committee applying for

Planning & Zoning Commission

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act," commonly known as the "Open Records" Act.

Request for
Confidentiality

Field not completed.

Personal Information

First Name

William

Last Name

Roussel

Sex:

Male

Address1

166 Chaparral Estate

Address2

Field not completed.

City

Shady Shores

State

TX

Zip

76208

Home Phone Number



Business Address

Field not completed.

Business Phone

Field not completed.

Number

Occupation *Field not completed.*

Email Address [REDACTED]

Residency Information

Length of Residency in Shady Shores 17 months

Are you a registered voter Yes

Education and Hobbies

High School Clear Lake High School - Houston, TX

College University of North Texas, BA - RTVF, MS - ATP

Trade or Business School *Field not completed.*

Hobbies Running

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which *Field not completed.*

Have you served on a Town of Shady Shores Board, Commission, or Committee before? No

If yes, which *Field not completed.*

How do you currently receive news from the Town? Social Media, News Releases

How did you hear about this volunteer opportunity?

News Release

Field not completed.

Please list organization memberships and positions held

City of Corinth - Planning and Zoning Board (2020-2022), Oakmont HOA Board of Directors (2020-2022), Texas SAR (2022-Present), Stanfield Lodge (2023-Present)

Briefly describe why you would like to serve on this board.

I believe in giving back to one's community through service. I'm particularly interested in planning and zoning as it relates to my vocation in real estate.

Please Enter Basic Resume Information Below

Licensed Real Estate Agent (2015-Present)
University of North Texas - Housing & Residence Life (1999-2016) - Various leadership positions

Please upload resume

~~https://www.resumebox~~

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Community Relations](#); [Town Administrator](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Friday, June 14, 2024 11:16:42 AM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Building and Standards Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for Confidentiality *Field not completed.*

Personal Information

First Name Philip

Last Name Samson

Sex: Male

Address1 624 Ambergate Dr

Address2 *Field not completed.*

City Shady Shores

State TX

Zip 76208

Home Phone Number [REDACTED]

Business Address *Field not completed.*

Business Phone *Field not completed.*

Number

Occupation Retired

Email Address

Residency Information

Length of Residency in Shady Shores 4 years, 5 months

Are you a registered voter Yes

Education and Hobbies

High School Richardson High School, Richardson, Texas - Graduated May 1980

College Texas A&M, B.B.A. Business Analysis and Research 1984; University of North Texas, Master of Fine Arts, 2022

Trade or Business School *Field not completed.*

Hobbies Traveling (National / State Parks, Museums, Historical Places, Islands), Photography, Walking

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which *Field not completed.*

Have you served on a Town of Shady Shores Board, Commission, or Committee before? No

If yes, which *Field not completed.*

How do you currently receive news from the Social Media, Town Website, News Releases, Word of Mouth

Town?

How did you hear about this volunteer opportunity?

Current Council, Committee, Board member

Field not completed.

Please list organization memberships and positions held

Adkisson Ranch President (2021-2022), Adkisson Ranch Architectural Review Committee (2023-current), UNT CVAD Board Member (2023-current), Board Member - North Texas Business Council for the Arts (2009-2017), Board Member - Big Thought (2003 - 2008), Board Member - Dallas Museum of Art Corporate Board (2001 - 2002)

Briefly describe why you would like to serve on this board.

I am passionate about Shady Shores keeping its character as a tranquil, safe and friendly town where residents and visitors can enjoy a lakeside community.

Please Enter Basic Resume Information Below

PricewaterhouseCoopers, Partner, Dallas, 1989-2017 (retired)
Zale Corporation, Risk Management, Irving, 1985-1989
Arthur Young, Contract Software Developer, Dallas, 198-1985

Please upload resume



Email not displaying correctly? [View it in your browser.](#)

[Print](#)**Board, Commission and Committees Application Form - Submission #4165****Date Submitted: 3/1/2023**

Boards, Commissions, and Committees Application

2022-2023

Select the Board, Commission, or Committee applying for*

Building and Standards Commission

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act," commonly known as the "Open Records" Act.

Request for Confidentiality

☒ I request the discretionary information provided be kept confidential.

A governmental body is required to withhold certain types of information by statute. Discretionary is non-confidential information that can be requested through the Public Information Act.

More information may be found here: <https://www.texasattorneygeneral.gov/open-government>

Personal Information**First Name***

Esteban

Last Name*

Burgos

Sex:*

- ☒ Male
☐ Female
☐ Prefer Not to Say

Address1*

104 brown terrace

Address2

#14

City*

Shady Shores

State*

Texas

Zip*

76208

Home Phone Number*

Business Address

104 brown terrace

Business Phone Number

Occupation

Email Address

Residency Information

Length of Residency in Shady Shores*

3 years

Are you a registered voter*

☒ Yes

☐ No

Education and Hobbies

High School

College**Trade or Business School****Hobbies****Organization Membership Information****Have you attended any of the meetings listed below in the last year? (Virtually or Physically?)**

- ☐ Keep Shady Shores Beautiful
- ☒ Community Events
- ☐ Planning and Zoning Commission
- ☐ Zoning Board of Adjustments
- ☒ Town Council

Check any that apply

Are you currently serving on other Boards, Commissions, or Committees?*

- ☐ Yes
- ☒ No

If yes, which**Have you served on a Town of Shady Shores Board, Commission, or Committee before?***

- ☐ Yes
- ☒ No

If yes, which

How do you currently receive news from the Town?

- ☒ Social Media
- ☒ Town Website
- ☐ News Releases
- ☒ Word of Mouth
- ☐ Current Council, Committee, Board member

Check all that apply

How did you hear about this volunteer opportunity?

- ☒ Social Media
- ☐ Town Website
- ☐ News Release
- ☐ Word of Mouth
- ☐ Current Council, Committee, Board member

Check all that apply

**Please list organization memberships and positions held****Briefly describe why you would like to serve on this board.**

1. Give back to my community: Serving on a building and standards commissions board is a great way to give back to my community and make a positive difference in the lives of my fellow residents. By volunteering my time and expertise, I can help ensure that my community remains a safe, healthy, and vibrant place to live.

2. Gain valuable experience: Serving on the board can also be a great way to gain valuable experience in areas such as construction, architecture, engineering, and community development. This experience can be useful way to expand my knowledge and skills.

Please Enter Basic Resume Information Below**Please upload resume**

Esteban X Burgos Resume.pdf

Print

Board, Commission and Committees Application Form - Submission #8388

Date Submitted: 3/7/2024



Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Commission, or Committee applying for*

Planning & Zoning Commission

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for Confidentiality

☐ I request the discretionary information provided be kept confidential.

A governmental body is required to withhold certain types of information by statute. Discretionary is non-confidential information that can be requested through the Public Information Act.

More information may be found here: <https://www.texasattorneygeneral.gov/open-government>

Personal Information

First Name*

Corie

Last Name*

Quillinan

Sex:*

- ☐ Male
☒ Female
☐ Prefer Not to Say

Address1*

211 Shahan Drive

Address2**City***

Shady Shores

State*

TX

Zip*

76208

Home Phone Number*

[REDACTED]

Business Address

3537 Teasley Ln

Business Phone Number

530.305.6286

Occupation

Realtor-Century21, Judge Fite Company - Denton Regional Office

Email Address

[REDACTED]

Residency Information**Length of Residency in Shady Shores***

bought our lot in 2021, and started building our home. Completed 2022

Are you a registered voter*

- ☒ Yes
☐ No

Education and Hobbies

High School

completed

College

completed

Trade or Business School

CE Shop Real Estate School

Hobbies

Fishing, DIY projects, Cooking

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?)

- ☐ Keep Shady Shores Beautiful
☒ Community Events
☐ Planning and Zoning Commission
☐ Zoning Board of Adjustments
☐ Town Council

Check any that apply

Are you currently serving on other Boards, Commissions, or Committees?*

- ☐ Yes
☒ No

If yes, which

Have you served on a Town of Shady Shores Board, Commission, or Committee before?*

- ☐ Yes
☒ No

If yes, which

How do you currently receive news from the Town?

- ☒ Social Media
☒ Town Website
☐ News Releases
☒ Word of Mouth
☐ Current Council, Committee, Board member

Check all that apply

How did you hear about this volunteer opportunity?

- ☐ Social Media
☒ Town Website
☐ News Release
☐ Word of Mouth
☐ Current Council, Committee, Board member

Check all that apply



Please list organization memberships and positions held

I am a member of the National Association of Realtors

Briefly describe why you would like to serve on this board.

Being in Real Estate, I am very interested in what is happening

Please Enter Basic Resume Information Below

Retired from law enforcement after a 31 year career. I retired at the rank of sergeant. During that time I worked an ancillary duty, dealing with folks in crisis. I have very good communication skills. I use those negotiation skills in my current field of real estate. I negotiate things on a daily basis.

From: noreply@civicplus.com
To: [Community Relations](#); [Town Administrator](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Monday, June 2, 2025 8:44:46 PM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Planning & Zoning Commission
Commission, or
Committee applying for

Texas Public Information Act
The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for Confidentiality *Field not completed.*

Personal Information

First Name Allen

Last Name Lea

Sex: Male

Address1 105 Olives Branch

Address2 *Field not completed.*

City Shady Shores

State Texas

Zip 76208

Home Phone Number 

Business Address *Field not completed.*

Business Phone *Field not completed.*

Number

Occupation Retired

Email Address

Residency Information

Length of Residency in Shady Shores 18 years

Are you a registered voter Yes

Education and Hobbies

High School Sooner High School, Bartlesville Oklahoma

College University of Oklahoma, Norman Oklahoma

Trade or Business School *Field not completed.*

Hobbies Photography, automobiles, travel

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) Planning and Zoning Commission, Zoning Board of Adjustments, Town Council

Are you currently serving on other Boards, Commissions, or Committees? Yes

If yes, which Planning and Zoning

Have you served on a Town of Shady Shores Board, Commission, or Committee before? Yes

If yes, which Planning and Zoning

How do you currently receive news from the Town? Social Media, Town Website, Word of Mouth, Current Council, Committee, Board member

How did you hear about this volunteer opportunity?	Current Council, Committee, Board member
	<i>Field not completed.</i>
Please list organization memberships and positions held	Planning and Zoning, Chair
Briefly describe why you would like to serve on this board.	I enjoy contributing to our Town, helping to insure that we have quality growth and development.
Please Enter Basic Resume Information Below	Many years on P&Z serving as chair, Vice Chair and committee member.
Please upload resume	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Joan Davis](#); [Wendy Withers](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Wednesday, June 11, 2025 8:50:42 AM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board,
Commission, or
Committee applying for

Planning & Zoning Commission

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for
Confidentiality

I request the discretionary information provided be kept
confidential.

Personal Information

First Name

Paul

Last Name

Brown

Sex:

Male

Address1

420 Fritz Lane

Address2

Field not completed.

City

Shady Shores

State

Texas

Zip

76208

Home Phone Number



Business Address

Field not completed.

Business Phone

Field not completed.

Number

Occupation Retired

Email Address

Residency Information

Length of Residency in Shady Shores 34 years

Are you a registered voter Yes

Education and Hobbies

High School Diploma

College Bachelor of Arts Major Finance & Real Estate

Trade or Business School *Field not completed.*

Hobbies Golf, horseback riding

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) Planning and Zoning Commission, Zoning Board of Adjustments, Town Council

Are you currently serving on other Boards, Commissions, or Committees? Yes

If yes, which Planning and Zoning

Have you served on a Town of Shady Shores Board, Commission, or Committee before? Yes

If yes, which Planning and Zoning

How do you currently receive news from the Town? Social Media, Town Website, News Releases, Current Council, Committee, Board member

How did you hear about this volunteer opportunity?

Word of Mouth, Current Council, Committee, Board member

Field not completed.

Please list organization memberships and positions held

Consulting Member for Gerson, Lehman
Leader in Men's Bible Study Fellowship

Briefly describe why you would like to serve on this board.

I bring over 50 years experience in real estate development that includes acquisitions, construction, facilities and permitting.

Please Enter Basic Resume Information Below

Field not completed.

Please upload resume



Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Joan Davis](#); [Wendy Withers](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Thursday, June 5, 2025 9:12:21 AM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Planning & Zoning Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act," commonly known as the "Open Records" Act.

Request for Confidentiality I request the discretionary information provided be kept confidential.

Personal Information

First Name Tonia

Last Name Crews

Sex: Female

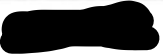
Address1 104 Hidden Valley Airpark

Address2 *Field not completed.*

City Shady Shores

State TX

Zip 76208-7332

Home Phone Number 

Business Address *Field not completed.*

Business Phone *Field not completed.*

Number

Occupation

Field not completed.

Email Address



Residency Information

Length of Residency in
Shady Shores

7 years

Are you a registered
voter

Yes

Education and Hobbies

High School

Texas High - Texarkana, TX

College

University of Texas - Arlington

Trade or Business
School

Field not completed.

Hobbies

Travel, cooking and entertaining

Organization Membership Information

Have you attended any
of the meetings listed
below in the last year?
(Virtually or Physically?)

Planning and Zoning Commission, Town Council

Are you currently
serving on other
Boards, Commissions,
or Committees?

No

If yes, which

Field not completed.

Have you served on a
Town of Shady Shores
Board, Commission, or
Committee before?

No

If yes, which

Field not completed.

How do you currently
receive news from the
Town?

Town Website, Word of Mouth, Current Council, Committee,
Board member

How did you hear about this volunteer opportunity?

Current Council, Committee, Board member

Field not completed.

Please list organization memberships and positions held

CoreNet Global - North Texas (Corporate Real Estate Network)
Board Member
2015 Educational Committee Co-Chair
2016 Treasurer
2017 Vice President-Elect/Vice President
2018 President
2019 Past-President

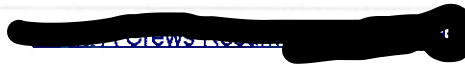
Briefly describe why you would like to serve on this board.

I would like to share previous experience and knowledge of real estate development to assist the Town of Shady Shores in future growth opportunities.

Please Enter Basic Resume Information Below

Commercial Corporate Real Estate site selection, development and portfolio management.

Please upload resume



Email not displaying correctly? [View it in your browser.](#)

Print**Board Application Form - Submission #2508****Date Submitted: 7/13/2021****Select the Board, Commission, or Committee applying for***

Planning & Zoning Commission

**Personal Information****First Name***

Randal

Last Name*

DuPape

Sex:*☒ Male☐ Female**Address1***

121 Paradise Cv.

Address2**City***

Shady Shores

State*

TX

Zip*

76208



Home Phone Number***Business Address***

121 Paradise Cv.

Business Phone Number*

19728249822

Occupation*

Retired Engineer

Email Address**Residency Information****Length of Residency in Shady Shores***

Eight Years

Are you a registered voter*☒ Yes☐ No**Education and Hobbies****High School****College**

Texas A&M University, B.S. Petroleum Engineering, B. S. in Meteorology

Trade or Business School

Hobbies

Launching Commercial Rockets, Outdoors, Motorcycling

Organization Membership Information**Have you attended any of the meetings listed below in the last year? (Virtually or Physically?)**

- ☐ Keep Shady Shores Beautiful
- ☐ Community Events
- ☒ Planning and Zoning Commission
- ☐ Zoning Board of Adjustments
- ☐ Town Council

Check any that apply

Are you currently serving on other Boards, Commissions, or Committees?*

- ☐ Yes
- ☒ No

If yes, which

Have you served on a Town of Shady Shores Board, Commission, or Committee before?*

- ☐ Yes
- ☒ No

If yes, which

Please list organization memberships and positions held

I would like to use my skills to serve the community where I live.

Briefly describe why you would like to serve on this board.

I was responsible for building Oil Well Drilling Rig Locations, including easement, set backs, surveys and road building. Relevant information had to be properly conveyed to the Texas Railroad Commission and dwelt with within EPA guid. These responsibilities had to meet with the company policies, geologist requests and to accommodate logistics of the equipment in and out to the drill site. I believe these skills can be easily transferred to accommodate the needs and goals of the P&Z Committee. I have also been a licensed insurance property adjuster for over twenty-five years. This gives me professional knowledge and skills in evaluating a structure for compliance.

Please Enter Basic Resume Information Below

I was responsible for building Oil Well Drilling Rig Locations, including easement, set backs, surveys and road building. Relevant information had to be properly conveyed to the Texas Railroad Commission and dwelt with within EPA guidelines. These re3sponsibilities had to meet with the company policies, geologist requests and to accommodate logistics of getting the equipment in and out to the drill site. I believe these skills can be easily transferred to accommodate the needs and goals of the P&Z Committee. I have also been a licensed insurance property adjuster for over twenty-five years. This gives me professional knowledge and skills in evaluating a structure for compliance.

Please upload resume No file chosen

From: noreply@civicplus.com
To: [Joan Davis](#); [Wendy Withers](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Saturday, June 14, 2025 1:56:37 PM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Planning & Zoning Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for
Confidentiality

I request the discretionary information provided be kept
confidential.

Personal Information

First Name

Juan

Last Name

Hernandez Herrera

Sex:

Male

Address1

100 Olives Branch

Address2

Field not completed.

City

Shady shores

State

Texas

Zip

76208-5153

Home Phone Number



Business Address

Field not completed.

Business Phone

Field not completed.

Number

Occupation Retired

Email Address 

Residency Information

Length of Residency in Shady Shores 2.5 years

Are you a registered voter Yes

Education and Hobbies

High School *Field not completed.*

College Community College of the Air force

Trade or Business School *Field not completed.*

Hobbies fishing, gardening, traveling

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) Keep Shady Shores Beautiful, Community Events, Town Council

Are you currently serving on other Boards, Commissions, or Committees? Yes

If yes, which Keep Shady Shores Beautiful

Have you served on a Town of Shady Shores Board, Commission, or Committee before? No

If yes, which *Field not completed.*

How do you currently receive news from the Town? Social Media, News Releases, Word of Mouth

How did you hear about this volunteer opportunity?

Town Website, Word of Mouth

Field not completed.

Please list organization memberships and positions held

Keep Shady Shores Beautiful member

Briefly describe why you would like to serve on this board.

Would like to get involved in future city improvements and projects

Please Enter Basic Resume Information Below

Retired military USAF, Retired water treatment plant superintendent

Please upload resume



Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Wednesday, August 27, 2025 12:54 AM
To: Joan Davis; Wendy Withers
Subject: Online Form Submittal: Board, Commission and Committees Application Form

Board, Commission and Committees Application Form

**Boards, Commissions, and Committees
Application**

Updated June 2023 for 2023 Applications

Select the Board, Planning & Zoning Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act," commonly known as the "Open Records" Act.

Request for Confidentiality I request the discretionary information provided be kept confidential.

Personal Information

First Name Daniel

Last Name Miller

Sex: Male

Address1 206 Carolyn Ln

Address2 Field not completed.

City Shady Shores

State TX

Zip 76208

Home Phone Number	[REDACTED]
Business Address	2200 Arlington Downs Rd, Arlington, TX 76011
Business Phone Number	<i>Field not completed.</i>
Occupation	F/A-18 Program Manager
Email Address	[REDACTED]
Residency Information	
Length of Residency in Shady Shores	2+ years
Are you a registered voter	Yes
Education and Hobbies	
High School	Maimed High School, 1980
College	USMA, West Point, NY 1984
Trade or Business School	<i>Field not completed.</i>
Hobbies	Reading, History, Genealogy, Bowling

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?)	Town Council
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	<i>Field not completed.</i>
Have you served on a Town of Shady Shores Board, Commission, or Committee before?	No
If yes, which	<i>Field not completed.</i>

How do you currently receive news from the Town?	Social Media, News Releases
How did you hear about this volunteer opportunity?	News Release
	<i>Field not completed.</i>
Please list organization memberships and positions held	<i>Field not completed.</i>
Briefly describe why you would like to serve on this board.	I want to make a difference for Shady Shores in a positive fashion.
Please Enter Basic Resume Information Below	Army Officer 1985-2014, retired at the rank of Colonel. Program Manager, L3/L3Harris/CAE 2014-present
Please upload resume	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)



From: noreply@civicplus.com
To: [Joan Davis](#); [Wendy Withers](#)
Subject: Online Form Submittal: Board, Commission and Committees Application Form
Date: Wednesday, August 27, 2025 12:53:44 AM

Board, Commission and Committees Application Form

Boards, Commissions, and Committees Application

Updated June 2023 for 2023 Applications

Select the Board, Planning & Zoning Commission
Commission, or
Committee applying for

Texas Public Information Act

The information on this application is subject to the "Texas Public Information Act." commonly known as the "Open Records" Act.

Request for
Confidentiality

I request the discretionary information provided be kept
confidential.

Personal Information

First Name

Daniel

Last Name

Miller

Sex:

Male

Address1

206 Carolyn Ln

Address2

Field not completed.

City

Shady Shores

State

TX

Zip

76208

Home Phone Number



Business Address

2200 Arlington Downs Rd, Arlington, TX 76011

Business Phone

Field not completed.

Number

Occupation F/A-18 Program Manager

Email Address

Residency Information

Length of Residency in Shady Shores 2+ years

Are you a registered voter Yes

Education and Hobbies

High School Maimed High School, 1980

College USMA, West Point, NY 1984

Trade or Business School *Field not completed.*

Hobbies Reading, History, Genealogy, Bowling

Organization Membership Information

Have you attended any of the meetings listed below in the last year? (Virtually or Physically?) Town Council

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which *Field not completed.*

Have you served on a Town of Shady Shores Board, Commission, or Committee before? No

If yes, which *Field not completed.*

How do you currently receive news from the Town? Social Media, News Releases

How did you hear about this volunteer opportunity?	News Release
	<i>Field not completed.</i>
Please list organization memberships and positions held	<i>Field not completed.</i>
Briefly describe why you would like to serve on this board.	I want to make a difference for Shady Shores in a positive fashion.
Please Enter Basic Resume Information Below	Army Officer 1985-2014, retired at the rank of Colonel. Program Manager, L3/L3Harris/CAE 2014-present
Please upload resume	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Keep Shady Shores Beautiful Committee Application Form

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 2/17/2023 7:01 PM

To Community Relations <community.relations@shady-shores.com>; Town Administrator <town.administrator@shady-shores.com>

Keep Shady Shores Beautiful Committee Application Form

Texas Public Information Act

The information on this application is subject to the Texas Public Information Act,' commonly known as the "Open Records" Act. If there is anything requested on this form you do not potentially wish to have disclosed through a Public Information Request, then leave that response blank.

Personal Information

First Name	Whit
------------	------

Last Name	Dieterich
-----------	-----------

Sex:	Male
------	------

Address1	136 Cielo In
----------	--------------

Address2	Field not completed.
----------	----------------------

City	Shady Shores
------	--------------

State	Texas
-------	-------

Zip	76208
-----	-------

Home Phone Number	[REDACTED]
Business Address	136 Cielo In
Business Phone Number	Field not completed.
Occupation	Retired
Email Address	[REDACTED]
Residency Information	
Length of Residency in Shady Shores	33 years
Are you a registered voter	Yes
Subject Matter Area(s) interested in:	Clean Up Events, Tree City Initiatives, Keep Texas Beautiful Initiatives
State whay you believe is the purpose of the Keep Shady Shores Beautiful Committee	Promoting community involvement in beatification and ownership of our town.
What qualifications and strengths will you bring to the Keep Shady Shores Beautiful Committee?	Long term resident. Outdoorsman. Texas Master Naturalist.
Have you attended any of the meetings listed below in the last year? (Virtually or Physically?	Keep Shady Shores Beautiful
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	Field not completed.

Have you served on a Town
of Shady Shores Board,
Commission, or Committee
before?

No

If yes, which

Field not completed.

Field not completed.

Please list organization
memberships and positions
held

Field not completed.

Please Enter Basic Resume
Information Below

Field not completed.

Please upload resume

Field not completed.

Email not displaying correctly? [View it in your browser.](#)



DATE:	September 8, 2025
TO:	
FROM:	Wendy withers, Town Administrator
SUBJECT:	551.071- Consultation with Attorney (1) Purchase of Land (2) negotiations for the lease of real property 551.074 Personnel Matters (A) deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee;

<u>BACKGROUND/INFORMATION:</u>
<u>FINANCIAL IMPLICATIONS:</u>
<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>

None
<u>REVIEWED BY:</u>