



**SHADY SHORES TOWN COUNCIL
REGULAR SESSION
SEPTEMBER 14, 2026; 7:00 PM
101 S.SHADY SHORES ROAD
SHADY SHORES, TX 76208**

TO VIEW THE MEETING LIVE
<https://shadyshores.tx.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

COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

1. Roads, Drainage, Capital Improvements Report (Engineering)
2. Animal Control/Code Enforcement Reports (Juve)
3. Municipal Court/Solid Waste Reports (Schuler)
4. Planning and Zoning Commission (Schuler, Lea, Nowels)
5. Public Safety Reports (Newell)
6. Town Administrators Report (Withers)
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.

1. TXCR Interlocal Cooperation Contract- Consider and take appropriate action relative to an interlocal cooperation contract for the reporting of convictions in the Shady Shores Municipal Court.
2. Parking Ordinance- Consider and act on amending the parking Ordinance to add the following streets to have a no parking in the right of way at anytime: Aspen, Bluebonnet, Coneflower, Daisy and Elderberry
3. Parking Ordinance- Consider and take appropriate action relative to an Ordinance amending Chapter 12 of the Parking Ordinance relative to parking at Town Hall.
4. Resolution Appointing a Municipal Court Judge- Consider and take appropriate action relative to approval of a Resolution appointing Nicolas Wohr to serve as the Municipal Court Judge for the Shady Shores Municipal Court.

5. Minutes- Consider and act on approval of the following minutes:

July 13, 2026, Regular Town Council

August 10, Regular Town Council Meeting

August 10, Worksession Minutes

6. Resolution of Intent- Police Department- Consider and act on approval of a resolution indicating interest in renewing the Police Department Contract for the 2027/28 Fiscal year.

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 near the entry. 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. When called upon, the individual should come to the podium, state his or her name and address, and identify any organization he or she represents. Remarks should be addressed to the entire council and not specific members. 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 near the entry. Their comment of support or opposition will be included in the formal minutes. 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. The Town Council may only offer the following responses to Citizen's Comments: the answer to a question on existing policy or fact which requires no deliberation or a request to appropriate staff to provide additional information on matters of existing policy or general interest. Presentations of repetitious information are 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. Budget- Consider and take appropriate action relative to the adoption of the 2026/27 Fiscal Year Budget-

2. Public Hearing Regarding the Tax Rate

A) Open Public Hearing

B) Public Comment

C) Close Public Hearing

3. Tax Rate- Consider and act on the adoption of a tax rate to fund the 2026/27 Fiscal Year Budget.

4. Board Member Appointments- Consider and act on making appropriate appointments to the following boards and commissions: Planning and Zoning Commission, Building and Standards Commission, Parks Advisory Board; Building and Standards Commission, Legislative Committee.

5. Public Hearing- Conduct a Public Hearing relative to a request for a Major Subdivision Preliminary Plat of the property known as A0330A W.DURHAM, TR 135 1.953 ACRES, OLD DCAD TR 22C(1); a0330a W. DURHAM, TR 136, 2.003 ACRES, OLD DCAD TR 21A; A0330A W. DURHAM, TR 137, 4.759 ACRES, OLD DCAD AB300 TR 21G; HARRELSON ADDN LOT 2R1; HARRELSON ADDN LOT 2R2; HARRELSON ADDN LOT 3R; HARRELSON ADDN LOT 1; A0330A W. DURHAM, TR 141, 10.612 ACRES, OLD DCAD TR 19A, 21C, 21D, 21F, 22C(1). The total acreage is 31.805

A) Staff Report

B) Open Public Hearing

C) Applicant

D) Those In Favor

E) Those Opposed

F) Rebuttal if Desired

G) Close Public Hearing

6. Action Regarding Public Hearing- Consider and act relative to a request for a Major Subdivision Preliminary Plat of the property known as A0330A W.DURHAM, TR 135 1.953 ACRES, OLD DCAD TR 22C(1); a0330a W. DURHAM, TR 136, 2.003 ACRES, OLD DCAD TR 21A; A0330A W. DURHAM, TR 137, 4.759 ACRES, OLD DCAD AB300 TR 21G; HARRELSON ADDN LOT 2R1; HARRELSON ADDN LOT 2R2; HARRELSON ADDN LOT 3R; HARRELSON ADDN LOT 1; A0330A W. DURHAM, TR 141, 10.612 ACRES, OLD DCAD TR 19A, 21C, 21D, 21F, 22C(1). The total acreage is 31.805

7. **2026 Certificate of Obligation** — Discussion and possible action taken on an ordinance authorizing the issuance and sale of Town of Shady Shores, Texas, Combination Tax and Revenue Certificate of Obligation, Series 2026; levying an annual ad valorem tax and providing for the security for and payment of said Certificate; providing an effective date; and enacting other provisions relating to the subject.

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. 1) 551.074 Personnel Matters

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

2) Town Administrator Wendy Withers; Municipal Court Administrator Amber Schuler temporary assignment of duties

ACTION REGARDING EXECUTIVE SESSION

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 8th Day of September 2026, at 11:54 a.M.

Wendy Withers

Wendy Withers, Town Administrator

**TOWN OF SHADY SHORES
TAXPAYER IMPACT STATEMENT
PURSUANT TO SECTION 551.043 OF THE TEXAS GOVERNMENT CODE**

This notice informs taxpayers of the potential impact of the Proposed Budget and Tax Rate for Fiscal Year 2026-27, comparing what would be paid under the No-New-Revenue Tax Rate versus the Proposed Tax Rate.

Fiscal Year	Taxable Value Increase %		Average Home Value
FY 2022	\$430,768,537	12%	\$403,085
FY 2023	\$516,286,453	16%	\$455,663
FY 2024	\$571,956,930	9%	\$501,625
FY 2025	\$614,153,146	7.37%	\$540,742
FY2026	\$627,697,716	2.2%	\$613,663