



**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://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

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



DATE:	September 1, 2026
TO:	Town Council
FROM:	Katie Klein, Code Enforcement Officer II #7767
SUBJECT:	Code Compliance Report

Summary

58	38	43	12
Total Compliance Activities	Inspections	Activities Completed	Substantiated Activities

Additional Activity

- 10 Administrative actions
- 4 Planning/Compliance actions
- 3 Court filings
- 1 Abatement action
- 1 Court action resulting in Failure to Appear
- 1 Owner contact

Code Compliance Activity

Code Compliance remained actively engaged throughout August in property inspections, enforcement, compliance follow-up, and proactive code development.

A total of 58 compliance-related activities were documented during the month. Staff conducted 38 inspections and utilized administrative, planning, and judicial processes as appropriate to address identified concerns. Enforcement activity included property maintenance and vegetation, storage of unsightly items, solid waste, junked vehicles, permitting, swimming pools, driveways, fees, and short-term rental requirements.

Of the documented activities, 43 were completed, while 12 were substantiated and remain part of ongoing

compliance efforts.

August Accomplishments

Proactive Property Compliance

Staff continued routine property monitoring and follow-up inspections to identify and address potential violations. The focus remains on achieving voluntary compliance whenever possible while utilizing formal enforcement tools when necessary.

Property Maintenance & Community Appearance

Property maintenance, unsightly items, garbage, solid waste, and junked vehicles continued to be areas of active enforcement. Staff worked with property owners to address conditions that can affect neighborhood appearance, safety, and quality of life.

Short-Term Rental Compliance

The Town continued monitoring short-term rental activity and permit compliance, including administrative and inspection activity related to the Town's short-term rental regulations.

Ordinance Review & Updates

In addition to day-to-day enforcement, Code Compliance is actively working with Town staff and leadership to review and update ordinances to better address current community needs and clarify existing requirements. Current ordinance projects include:

- Prohibited Parking – reviewing and updating regulations addressing prohibited parking.
- Town Hall Parking – developing clearer regulations and use requirements for parking at Town Hall.
- Impervious Surfaces – reviewing regulations related to impervious surface coverage and drainage considerations.
- Structure Definitions – updating definitions for certain structures to provide greater clarity and consistency in permitting and enforcement.
- OSSF Ordinance – reviewing and updating the Town's On-Site Sewage Facility (OSSF) regulations.
- Additional Code Updates – identifying areas where existing ordinances may benefit from clarification, modernization, or improved enforcement language.

These efforts are intended to create clearer expectations for residents, improve consistency in enforcement, and ensure Town regulations continue to reflect the needs of the community.

Community Enhancement Project

Code Compliance also continued supporting the Town's community enhancement project, including work associated with the drafted RFP for improvements. The project is intended to transform Town property into an improved community space and represents an opportunity to enhance the appearance, usability, and community value of the property.

Looking Ahead

Code Compliance will continue balancing daily enforcement responsibilities with proactive efforts to improve the Town's regulatory framework. Upcoming priorities include continued property inspections and compliance follow-up, ordinance revisions, short-term rental monitoring, OSSF regulations, parking regulations, and coordination on the community enhancement project.

The department's goal remains to educate, encourage compliance, and enforce when necessary, while continually improving the Town's codes and processes to better serve the Shady Shores community.

FINANCIAL IMPLICATIONS:

<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
<u>REVIEWED BY:</u>

ANIMAL SERVICES MONTHLY REPORT						
2026						
SHADY SHORES						
AUGUST						
ITEM	Date	Species	NAME	ADDRESS	Sub-total	TOTAL
Animals taken into shelter		Canine				0
		Feline				
Citations						0
						Responding Officer
Complaints/Calls	8/4/2026	ARMIDILLO	OFFICER PATERSON	309 lakeshore rd	1	237
	8/4/2026	CANINE	OFFICER PATERSON	502 GARZA RD	1	237
	8/9/2026	COYOTE	THOMAS MORAN	417 OAKWOOD CIR	1	314/335
	8/14/2026	Owl	Aco Sexton	313 Berry Lane	1	236
	8/14/2026	Skun	Lisa Nicosia	108 Moonlight Path Dr	2	236
	8/14/2026	Canine	Aco Sexton	206 Shady Oaks Cir	1	236
	8/27/2026	Armadillo	Jennifer Kidwell	300 Oberman Lane	1	236

Rabies Bite Report						0
Redemption by Owner						0
Release (by owner)						0
Release (Not by Owner)						0



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Municipal Court/Solid Waste Reports (Schuler)

BACKGROUND/INFORMATION:

August 2026 Report

Court

9 Citations issued

24 warnings issued

Solid Waste

812 regular accounts

270 senior rate accounts

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:



DATE:	September 14, 2026
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>
1. Copy of Shady Shores Jan-July 2026 (003)
2. Fire-Incident-Count-July-2026 (003)
3. Shady Shores Monthly Stats August 2026
<u>REVIEWED BY:</u>



LAKE CITIES FIRE DEPARTMENT

SHADY SHORES

JAN-26

Incident Call Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Alarm system activation, no fire - unintentional	1			3		1							5
Alarm system sounded due to malfunction													0
Animal rescue													0
Arcing, shorted electrical equipment													0
Assist Police or other agency					1								1
Assist invalid	2	3		1	1								7
Authorized controlled burning		3	1		1								5
Brush or brush-and-grass mixture fire													0
Building fire													0
Carbon monoxide incident													0
Carbon Monoxide detector No CO							1						1
Chemical Spill or Leak													0
Citizen complaint					1								1
Chimney Fire Contained to Chimney													0
Cooking Fire Confined to Container													0
Dispatched & cancelled en route		2			3	1							6
Electrical wiring/equipment problem, Other													0
Elevator Rescue			1										1
Emergency medical service, other													0
EMS call, excluding vehicle accident with injury	12	15	7	12	9	16	10						81
False alarm or false call, Other													0
Fire in mobile home used as fixed residence													0
Fire in motor home, camper, RV													0
Flood assessment													0
Gas leak (natural gas or LPG)	1												1
Good intent call, Other													0
Grass fire	1	1											2
HazMat release investigation w/no Hazmat		1											1
Hazardous Condition (No Fire)	1												1
Heat From Short Circuit													0
Lock-out													0
Motor vehicle accident with injuries					1		1						2
Motor Vehicle Accident with no injuries													0
Motor Vehicle/Pedestrian Accident													0
No Incident found on arrival at dispatch address			3										3
Outside trash or waste fire													0
Outside equipment fire													0
Outside Storage Fire													0
Passenger Vehicle Fire													0
Person in Distress													0
Police matter													0
Power line down						1							1
Public Education													0
Public service	4						1						5
Rescue or EMS Standby													0
Rescue, water													0
Service Call, Other													0
Severe weather or natural disaster, Other													0
Smoke detector activation, no fire													0
Smoke/Heat detector activation due to malfunction							1						1
Smoke from barbecue, tar kettle													0
Smoke or odor removal													0
Smoke scare, odor of smoke													0
Sprinkler activation, no fire													0
System malfunction, Other													0
Unauthorized burning													0
Unintentional transmission of alarm, Other													0
Water or steam leak													0
Total	22	25	12	16	17	19	14	0	0	0	0	0	125

Filter statement

Filters

Days in Core incident onset date/time7/1/26 to 7/31/26

Incident statusLocked

Fire Incident Count (NERIS)

Count of Incidents by month, day, hour of day, station, shift, and unit

Count of Total Incidents

Count of Incidents

377

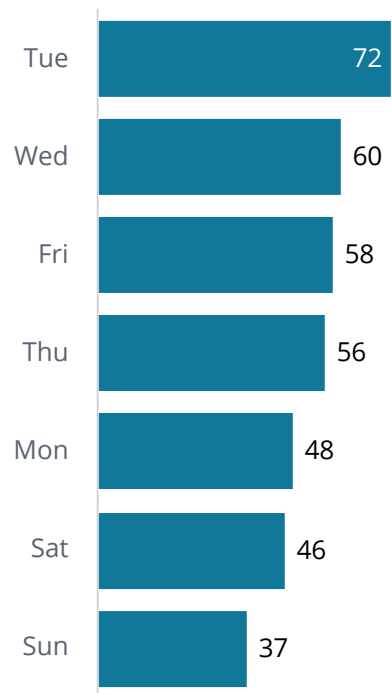


Filter statement

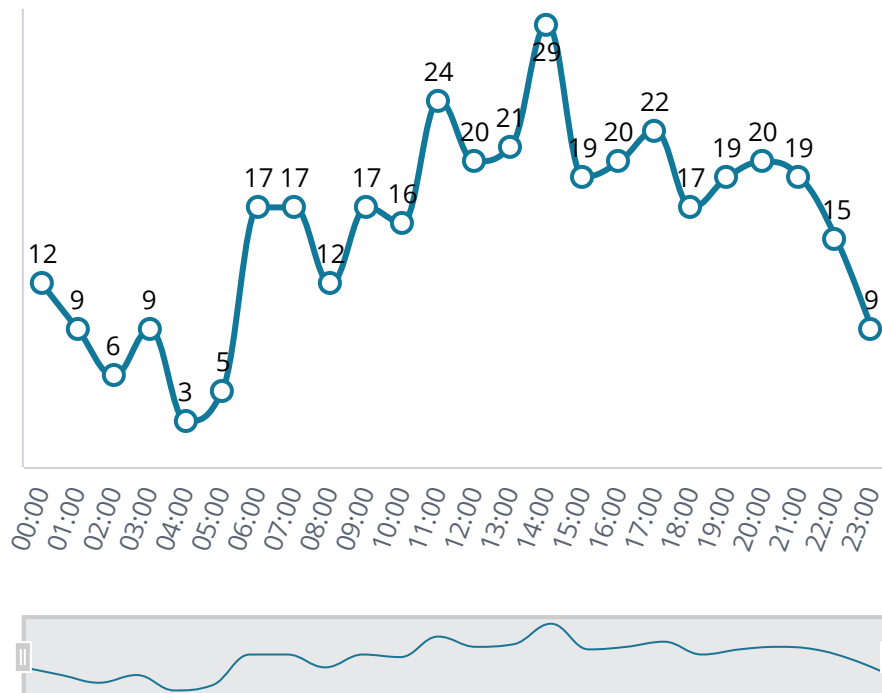
Filters

Days in Core incident onset date/time 7/1/26 to 7/31/26 | **Incident status** Locked

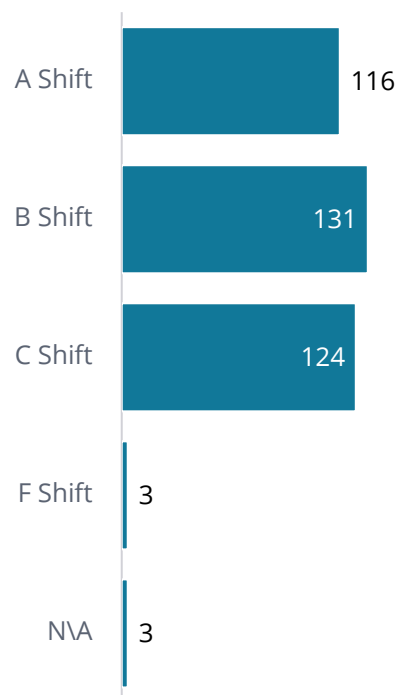
Incident Count by Day of Week



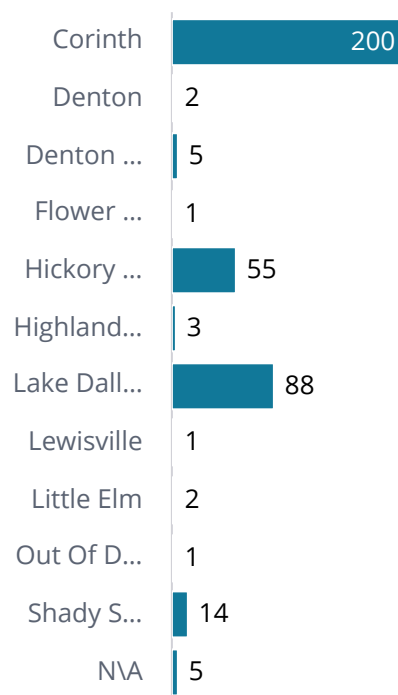
Incident Count by Hour of Day



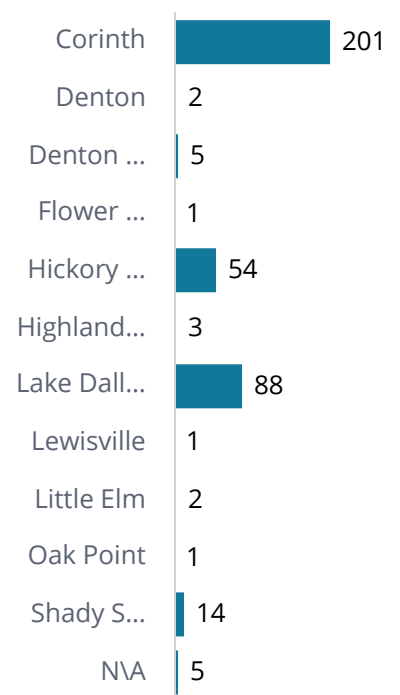
Incidents by Shift



Incidents by Zone



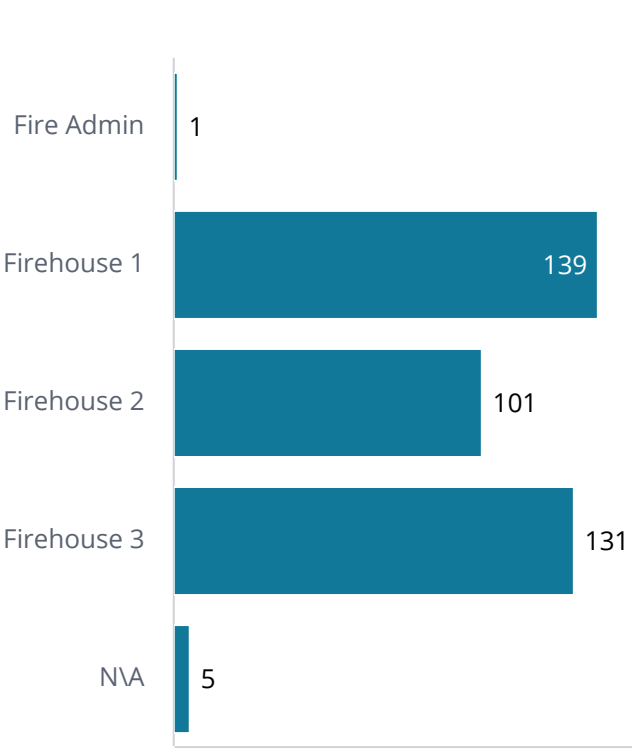
Incidents by District



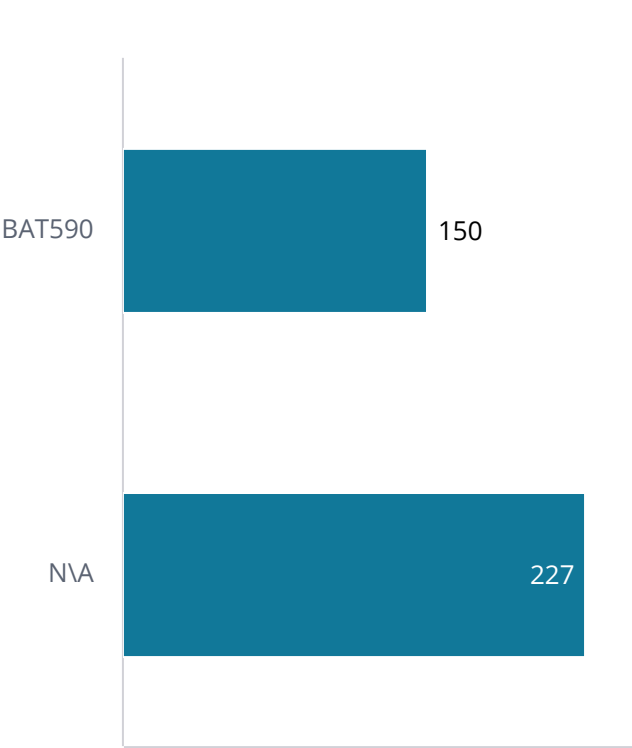
Filter statement

Filters **Days in Core incident onset date/time** 7/1/26 to 7/31/26 | **Incident status** Locked

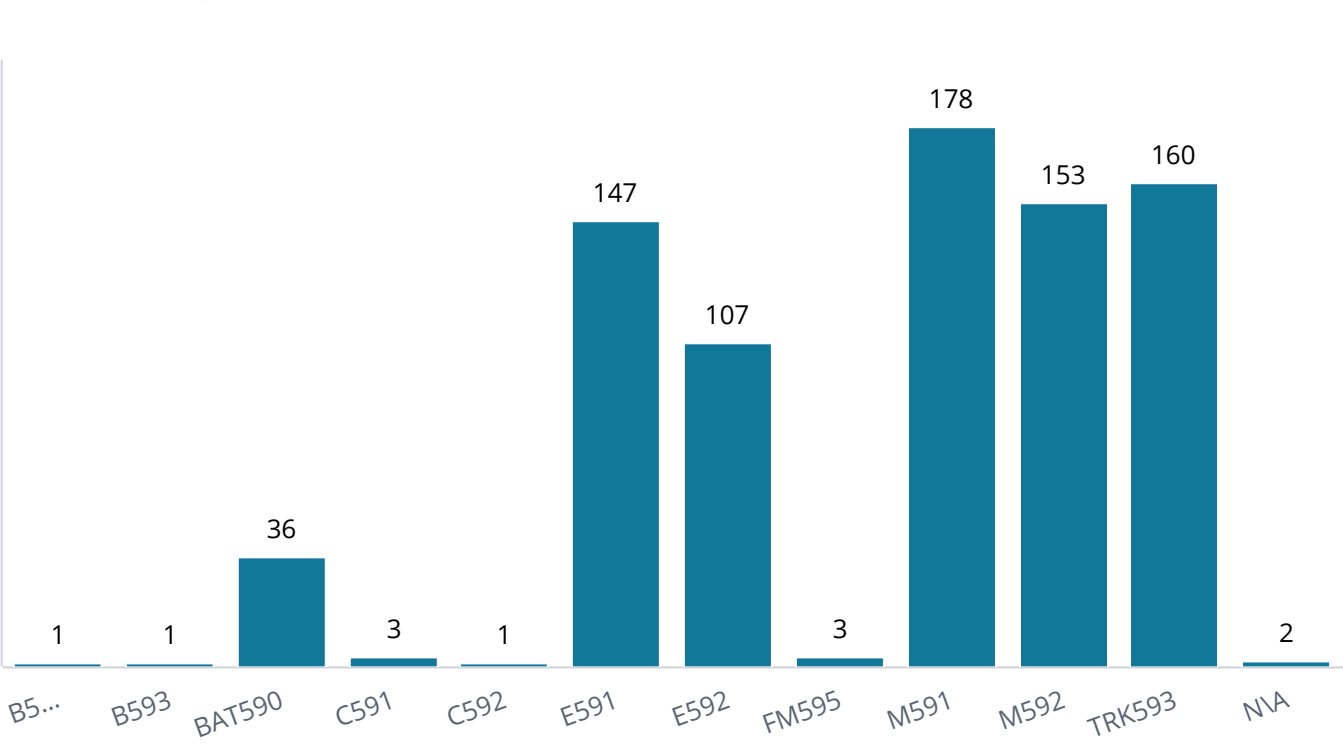
Incidents by Station



Incidents by Battalion



Incident Count by Unit



Filter statement

Filters

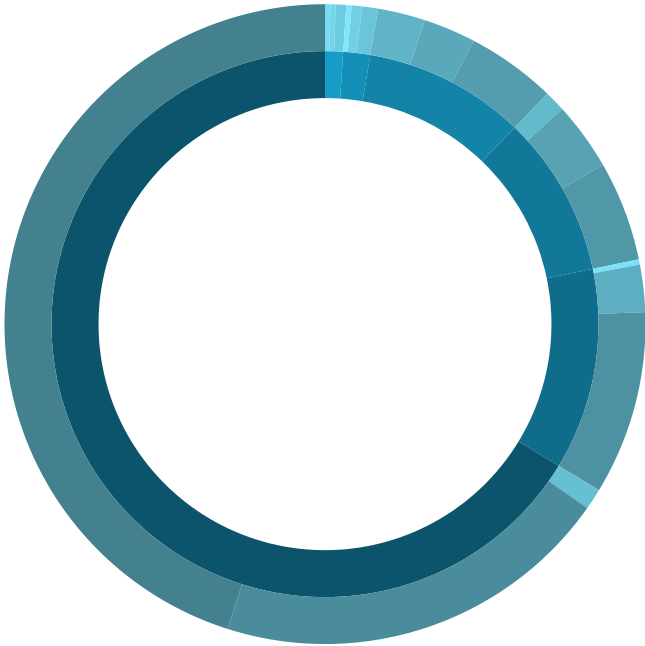
Days in Core incident onset date/time7/1/26 to 7/31/26

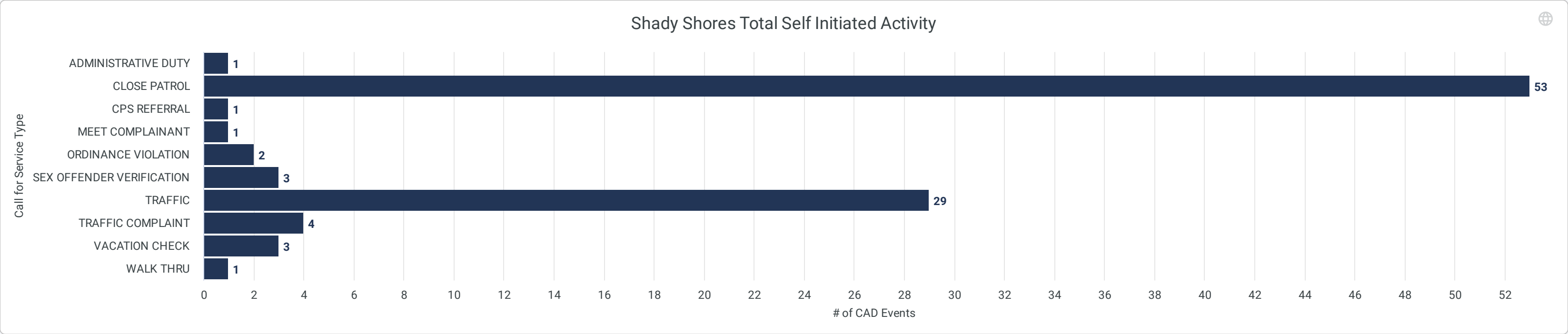
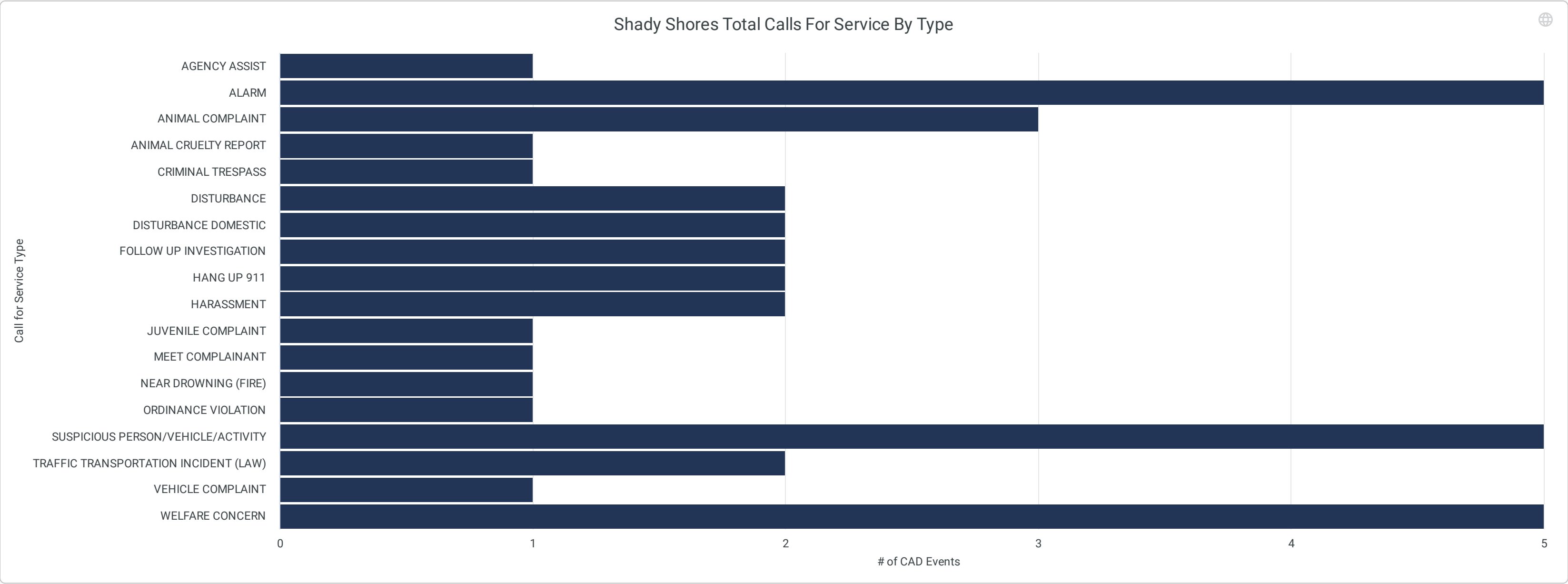
Incident statusLocked

Count of Incident Responses

Shift	Unit	Incidents
		2026
A Shift	BAT590	3
	C591	1
	E591	45
	E592	35
	M591	54
	M592	51
	N/A	1
	TRK593	54
B Shift	B593	1
	BAT590	14
	C591	1
	E591	50
	E592	35
	M591	63
	M592	56
	TRK593	61
C Shift	B592	1
	BAT590	17
	C591	1
	C592	1
	E591	51
	E592	37
	M591	60
	M592	46
	TRK593	45

Percent of Incident Responses by Incident Type





Shady Shores Case Management Overview			
	Offense Code Name ^	Case #	Report Case Status
1	DRIVING WHILE INTOXICATED PC49.04 54040009	2600894	Cleared by Arrest
2	DRIVING WHILE INTOXICATED PC49.04 54040009	2600895	Cleared by Arrest
3	INFORMATION REPORT	2600981	Open/Active
4	OTHER AGENCY WARRANT	Ø	Cleared by Arrest
5	UNAUTH USE OF VEHICLE PC31.07 24110003	2600994	Cleared by Arrest



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Town Administrators Report (Withers)

BACKGROUND/INFORMATION:

Public Information Requests	8/67 YTD
Building Permits	Permits – 28
	Inspections – 70
	New Construction – 2
	Septic Permit – 1
1. Budget/Tax Rate Work	
2. Work of Lease Agreement COE	
3. Edmunds Software Conversion	
4. USACOE Lease Agreement	
5. RFP for the demolition and clean up of 514 Garza	
has been issued	

FINANCIAL IMPLICATIONS:

<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
1. Community Relations August 2026 (1)
<u>REVIEWED BY:</u>



DATE:	September 1, 2026
TO:	Town Council
FROM:	Katie Klein, Community Relations
SUBJECT:	COMMUNITY RELATIONS MONTHLY REPORT

August 2026

Town of Shady Shores — “Where Life Happens”

August at a Glance

August continued to focus on strengthening community connections, expanding environmental initiatives, and preparing for a busy fall and holiday event season.

Community Engagement & Environmental Impact

- **15 Community Volunteers** currently assisting with Town events
- **8 Adopt-a-Spot locations** participating
- **11 Adopt-a-Spot volunteers**, including **3 volunteers under age 18**
- **5 volunteer hours** completed through Adopt-a-Spot
- **110 pounds of debris** collected through Adopt-a-Spot
- **1,290 pounds of plastic film** collected for recycling through the Bags to Benches program in 2026 to date
- Continued resident outreach for **NWF Community Wildlife Habitat**
- Continued promotion of **Monarch Waystations** and native wildlife habitat
- Development of the **Bob & Doris** wildlife ambassador campaign
- Continued development of Town demonstration gardens and habitat spaces

Affiliate & Recognition Updates

The Town continues to build upon its environmental stewardship and beautification efforts through participation in regional and national recognition programs.

- **Keep Texas Beautiful** – 2026 Gold Star Affiliate

- **Tree City USA** – Approved for the **sixth consecutive year**
- **Tree City USA Growth Award** – Approved
- **Bee City USA** – Completed and approved.
- **National Wildlife Federation Community Wildlife Habitat** – Certification in progress
- **Free Little Library** – Continues to serve the community as a resident-accessible resource encouraging literacy, sharing, and neighborhood connection

These programs work together to provide residents with opportunities to participate in beautification, conservation, environmental education, and community-building activities.

Keep Shady Shores Beautiful

The Keep Shady Shores Beautiful (KSSB) Committee continues to support the Town's beautification, environmental stewardship, recycling, and volunteer engagement efforts.

Adopt-a-Spot Program

The Adopt-a-Spot program provides residents with an opportunity to take ownership of small areas throughout the community.

During July and August:

- **8 Adopt-a-Spots** were active.
- **11 volunteers** participated, including **3 volunteers under the age of 18**.
- Approximately **5 volunteer hours** were completed.
- **110 pounds of debris** were collected.

The program provides a simple, visible way for residents to make a difference while strengthening community pride.

Bags to Benches Recycling Program

The **Bags to Benches** program continues to provide residents with a convenient way to recycle plastic film.

Plastic Film Collected in 2026

Quarter	Plastic Film Collected
1st Quarter	385 lbs.
2nd Quarter	475 lbs.
3rd Quarter – to date	430 lbs.
2026 Total – to date	1,290 lbs.

The program continues to turn a commonly discarded material into an opportunity for environmental stewardship while supporting the Town's broader beautification and sustainability goals.

Demonstration Gardens & Habitat Sites

The Town continues to develop and maintain demonstration spaces that promote conservation, native plants, pollinators, wildlife habitat, and community engagement.

A Place for Peace Meditation Garden

The **A Place for Peace** Meditation Garden provides a dedicated space for reflection and quiet within the community. The garden also creates an opportunity to incorporate native and pollinator-friendly plantings into a community gathering space.

Life Grows Here Butterfly Garden

The **Life Grows Here** Butterfly Garden highlights the importance of native plants and pollinator habitat while providing residents with a visible example of how landscaping can support butterflies and other beneficial pollinators.

503 Jones Native Habitat Demonstration Site

The **503 Jones** property is being considered as a native habitat demonstration site showcasing native landscaping, wildlife habitat, and conservation practices.

The site may provide an opportunity to demonstrate elements of the Town's **NWF Community Wildlife Habitat**,

Monarch Waystation, Bee City USA, and Keep Shady Shores Beautiful initiatives in a highly visible community setting.

National Wildlife Federation Community Wildlife Habitat

The Town continues working toward **NWF Community Wildlife Habitat certification**.

Residents are being encouraged to certify their yards and outdoor spaces as wildlife-friendly habitats. Outreach focuses on providing food, water, shelter, and places for wildlife to raise young.

Current efforts include:

- Encouraging residents to register Certified Wildlife Habitats.
- Promoting native and wildlife-friendly landscaping.
- Highlighting participating residents through Town communications.
- Connecting the program with Monarch Waystations and pollinator initiatives.
- Exploring resident recognition and incentives for participation.

Monarch Waystation Initiative

The Town continues promoting **Monarch Waystations** as an accessible way for residents to support monarch butterflies and other pollinators.

Outreach encourages residents to incorporate native plants, milkweed, and nectar-producing plants into their yards.

The initiative will continue to be promoted through social media, Nextdoor, email communications, website resources, and resident recognition.

“Bob & Doris” Wildlife Ambassadors

Community Relations is developing **Bob & Doris**, the unofficial wildlife ambassadors of Shady Shores, as a potential recurring community education campaign.

The concept is designed to provide a fun and approachable way to highlight the wildlife that makes Shady Shores home while connecting residents to the Town's conservation programs.

Monthly stories or features could:

- Highlight local wildlife.
- Share simple wildlife education.
- Encourage residents to observe and appreciate nature.
- Promote NWF Community Wildlife Habitat participation.
- Highlight Monarch Waystations and native landscaping.

Community Events

Community Relations is actively coordinating with **15 Community Volunteers** who are assisting with planning, preparation, and execution of Town events.

Community Garage Sale & Garden Dedication

September 19, 2026

The event will combine the Community Garage Sale with the dedication of the Town's **A Place for Peace Meditation Garden**.

Hoot & Holler

October 3, 2026 | Rain Date: October 10

Planning and volunteer coordination are underway for this fall community event.

Community Market & Chili Cook-Off

Planning continues for the Community Market and Chili Cook-Off, with vendor and contestant participation being coordinated and additional community outreach planned.

Twinkle Tour

Planning is underway for the Town's inaugural Twinkle Tour.

- **Registration:** November 1–27

- **Public Voting:** December
- Outreach through Facebook, Nextdoor, email, website, and text notifications

Cookies & Cocoa with Santa

December 6, 2026 | 6:00 p.m. | Town Hall

Planning continues for Cookies & Cocoa with Santa as part of the Town's holiday programming and Twinkle Tour activities.

Community Outreach

Community Relations continues to use multiple communication channels to keep residents informed and encourage participation:

- Town website
- Facebook
- Nextdoor
- CivicSend email blasts
- Text notifications
- Event calendar
- Community announcements
- Volunteer outreach

The goal is to provide residents with multiple ways to receive information, connect with the Town, and participate in community programs.

Looking Ahead

Community Relations' priorities for the coming months include:

1. **Complete Bee City USA and NWF Community Wildlife Habitat certification efforts.**
2. **Increase resident participation in Monarch Waystations and wildlife habitats.**
3. **Continue expanding the Adopt-a-Spot program.**
4. **Continue the Bags to Benches recycling program and increase plastic film collection.**
5. **Develop the Bob & Doris wildlife ambassador campaign.**
6. **Continue developing demonstration gardens and the 503 Jones Native Habitat Demonstration Site.**
7. **Successfully execute the fall and holiday event schedule.**
8. **Continue growing the Town's volunteer base and community engagement.**
9. **Build upon the Town's Keep Texas Beautiful, Tree City USA, Bee City USA, and environmental recognition programs.**

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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.

BACKGROUND/INFORMATION:

As a Municipal Court the Town is required to post all convictions in the Shady Shores Municipal Court to the TXCR website. The updated Texas Conviction Reporting (TXCR) will eliminate paper processes and current electronic file submission processes. Effective January 1, 2027, all final convictions sent to the Department for processing must be submitted via TXCR.

FINANCIAL IMPLICATIONS:

none

RECOMMENDATION/ACTION DESIRED:

approve as presented

ATTACHMENTS/SUPPORTING DOCUMENTATION:

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512-424-2000

www.dps.texas.gov



FREEMAN F. MARTIN
COLONEL
WALT GOODSON
JASON C. TAYLOR
LIEUTENANT COLONELS



STEVEN P. MACH, CHAIRMAN
NELDA L. BLAIR
DAN HORD III
LARRY B. LONG
STEVEN H. STODGHILL

July 6, 2026

Dear Court Clerk,

The Texas Department of Public Safety, Driver License Division, is excited to announce the implementation of the web-based site for electronically reporting convictions, which we notified you about last year.

The new Texas Conviction Reporting (TXCR) interface eliminates paper processes and the current electronic file submission process. A “real-time” upload feature allows court users the ability to review successful submissions, prevent duplicate entries, and review rejected convictions. Users can correct and resubmit missing information for rejected convictions immediately.

Effective January 1st, 2027, all final convictions sent to the Department for processing must be submitted via TXCR. The submission of final convictions via the portal requires that a TXCR Interlocal Cooperation Contract be completed and submitted to the Department before using the new TXCR interface.

Please complete the enclosed TXCR Interlocal Cooperation Contract (ICC) for review, signature, and return. We have provided an instruction sheet to assist with the completion of the ICC.

We look forward to your participation and assistance with providing better service to all Texas courts. If you have any questions, you may contact Kathy Drye at Kathy.Drye@dps.texas.gov, or 512-424-2030, or Erica Blanco at Erica.Blanco@dps.texas.gov, or 512-424-7266.

Regards,

Manager
Enforcement and Compliance Service
Driver License Division

INTERLOCAL COOPERATION CONTRACT

I. CONTRACTING PARTIES AND AUTHORITY

The Department of Public Safety (DPS) and the StadyShores Municipal Court Court of Denton County [City or County] are contracting under the authority of Texas Government Code Chapter 791 (the Interlocal Cooperation Act).

DPS certifies that it has the authority to contract for the Texas Conviction Reporting (TXCR) application by the authority granted in Tex. Transp. Code Chapter 543, Subchapter C.

II. BACKGROUND AND PURPOSE

DPS is legislatively required to apply all court-reported convictions to a driver record within seven days of the final disposition of conviction. Texas courts send more than 180,000 conviction records monthly. To secure personally identifiable information (PII) of drivers who are convicted in Texas courts, DPS developed a secure web-based application for Texas courts to submit electronic convictions onto a Texas driver's record and eliminate mailed or unsecured upload of conviction records.

Furthermore, DPS and Federal Motor Carrier Safety Administration's (FMCSA) common goal is to ensure and improve public safety by reducing crashes, injuries, and fatalities involving Commercial Motor Vehicles (CMV). One of the components of this effort is the appropriate and timely reporting of moving violation convictions for Commercial Driver License (CDL) holders and operators of CMVs. For DPS to be successful in its endeavor to bolster the foundation and support the priorities of the CDL program, it must have the proper tools to accomplish these goals.

III. STATEMENT OF SERVICES

DPS responsibilities are as follows.

- Provide access to the TXCR over the internet from a publicly accessible site based on authorized access granted by DPS to Court reporting personnel.
- Ensure the TXCR site is secure and meets Criminal Justice Information System (CJIS) security requirements as defined by the Federal Bureau of Investigation (FBI).
- Allow submission of convictions individually using a web-form that matches the bulk file format for ease of entry. Bulk file format will be provided to Court.
- TXCR will validate conviction data prior to inclusion to the driver's record and if data cannot be validated, will reject the submission with an opportunity for Court to correct and resubmit.
- Provide historical reports for Court to assist with timely reporting, reducing rejects and ensuring accuracy of conviction reporting.
- Provide training to Court, and include training materials and procedures on the TXCR site for 24/7 access by Court.
- TXCR Contractor will assist Court users by providing a toll-free telephone number and email, Monday through Friday from 7:00am to 8:00pm, except holidays.

Court responsibilities are as follows.

Texas Conviction Reporting (TXCR) Interlocal Cooperation Contract (ICC) Instructions

Contracting Parties and Authorities:

The Texas Department of Public Safety Driver's License Division has started the process of transitioning to the new Texas Conviction Reporting (TXCR) user interface for conviction submissions. As we transition from SFTP to TXCR all contracting parties and authorities that have not already submitted a new Interlocal Cooperation Contract (ICC) will be required to do so by December 31, 2026. It is very important that everyone completes the ICC correctly and the Conviction Reporting team is available to address any questions.

The ICC is a legal contract between the Contracting Parties/Authorities and the Department of Public Safety; therefore, no editing of the contract is permitted. Please see below for clarification of what needs to be included in the sections:

- I. The "Contracting Parties and Authority" section includes the name of the court or authority entering into the contract and the city or county in which they reside.
- II. VI. The "General Terms and Notice" section requires the person who is the point of contact for the court or authority to include their name, address, fax number, email address, and phone number.
- III. VII. The "Certifications" section must be signed by a person authorized to enter into a contract. The authorized person must sign, include the authorized person's title, and the current date. If additional people are required to sign a contract, a separate sheet must be attached with the same information: the signature, the person's title, and the date.
- IV. Email the completed contract to: data.submission@dps.texas.gov.
- V. The point of contact will receive a copy of the signed contract and will then receive instructions on how to access and log in to the TXCR reporting site.

If additional information is needed, please email your questions to data.submission@dps.texas.gov.

Conviction Reporting

(512) 424-2031

- Do not share the TXCR site information with unauthorized persons.
- Have only two authorized court personnel with access to TXCR, unless additional personnel are authorized by DPS based on business need.
- Authorized users must use Multi-Factor Authentication (MFA) to access TXCR and will be required to download an application to a cell phone to receive the MFA code before access is granted.
- Must use TXCR to upload individual convictions using a web-form or bulk upload of convictions in a pre-defined format approved by DPS. Paper forms will not be accepted.
- Must notify DPS immediately upon termination or resignation of an authorized user to allow DPS disable the account and prevent unauthorized use of TXCR.
- Submit conviction reports to TXCR within seven days from the date of conviction in compliance with Tex. Transp. Code Chapter 543, Section 543.203.

IV. CONTRACT AMOUNT AND BASIS FOR CALCULATING COSTS

DPS will provide TXCR to Court at no cost.

V. TERM OF CONTRACT AND AMENDMENTS

This contract is effective on the date of execution and will not expire except upon written request of either party with 30 calendar days' written notice. This contract may only be amended by mutual written agreement of the parties.

Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal or state law or regulations are automatically incorporated into the contract without written amendment hereto, and shall become effective on the date designated by such law or by regulation.

VI. GENERAL TERMS AND NOTICE

This Contract is governed by and construed under and in accordance with the laws of the State of Texas. The Court understands and agrees that it will comply with all local, state, and federal laws in the performance of this Contract, including administrative rules adopted by DPS.

The respective party will provide any required notice as noted in this section. Either party may change its information by giving the other party written notice and the effective date of the change.

Court	Department of Public Safety
Attn.: <u>Amber Schuler</u>	Enforcement & Compliance Service
Address: <u>101 S. Shady Shores Road</u>	Attn: Conviction Reporting
Address: <u>Shady Shores TX 76208</u>	5805 North Lamar Blvd., Bldg A
Fax:	Austin, Texas 78752-0001
Email: <u>municipal.court@shady-shores.com</u>	(512) 424-5809 [fax]
Phone: <u>940-498-0044</u>	Data.Submission@dps.texas.gov
	(512) 424-2031

VII. CERTIFICATIONS

The parties certify that (1) the contract is authorized by the governing body of each party; and (2) the purpose, terms, rights, and duties of the parties are stated within the Contract.

The undersigned signatories have full authority to enter into this Contract on behalf of the respective Parties.

Court Authorized Signatory
Signature and Title
Date:

Department of Public Safety
Signature of Driver License Division Chief or Designee
Date:

*An additional page may be attached if more than one signature is required to execute this Contract on behalf of the Court. Each signature block must contain the person's title and date.



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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

BACKGROUND/INFORMATION:

The Town continues to make safety improvements in the Keatings Kove area. The streets in the area are narrow and difficult for one car to travel in either direction. This Ordinance seeks to prohibit parking in the right-of-way for the following streets in Keatings Kove, Aspen, Bluebonnet, Coneflower, Daisy, and Elderberry.

FINANCIAL IMPLICATIONS:

cost of signage

RECOMMENDATION/ACTION DESIRED:

approve the Ordinance as presented.

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. parking ordinance adding Keatings Kove w KLH comments
<u>REVIEWED BY:</u>

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS, AMENDING THE TOWN OF SHADY SHORES CODE OF ORDINANCES, CHAPTER 12 "TRAFFIC AND VEHICLES," SECTION 12.03.010 "PARKING PROHIBITIONS," BY ADDING ASPEN, BLUEBONNET, CONEFLOWER, DAISY, AND ELDERBERRY TO THE LIST OF STREETS WHERE PARKING IS PROHIBITED IN THE RIGHT-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Town of Shady Shores, Texas, is authorized to regulate traffic and parking within the Town in order to protect public safety, preserve access, and promote the orderly use of public streets and rights-of-way; and

WHEREAS, the Town Council finds that prohibiting parking in the right-of-way on certain streets is necessary and appropriate to maintain safe passage for residents, emergency vehicles, service vehicles, and the general public; and

WHEREAS, the Town Council desires to amend Section 12.03.010 of the Town of Shady Shores Code of Ordinances to add Aspen, Bluebonnet, Coneflower, Daisy, and Elderberry as streets where parking is prohibited in the right-of-way.

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

SECTION 1. Incorporation of Premises. The foregoing premises are hereby found to be true and correct and are incorporated into the body of this Ordinance for all purposes as if fully set forth herein.

SECTION 2. Amendment. Chapter 12, Section 12.03.010 of the Town of Shady Shores Code of Ordinances is hereby amended by adding new subsections to read as follows:

(c) Aspen. No parking is permitted at any time in the right-of-way of Aspen.

(d) Bluebonnet. No parking is permitted at any time in the right-of-way of Bluebonnet.

(e) Coneflower. No parking is permitted at any time in the right-of-way of Coneflower.

(f) Daisy. No parking is permitted at any time in the right-of-way of Daisy.

(g) Elderberry. No parking is permitted at any time in the right-of-way of Elderberry.

SECTION 3. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of the Town of Shady Shores, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions are hereby repealed to the extent of such conflict.

SECTION 4. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional, illegal, or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Penalty. Any person violating any provision of this Ordinance shall be punished as provided by the applicable penalty provisions of the Town of Shady Shores Code of Ordinances and as authorized by state law.

SECTION 6. Publication; Effective Date. This Ordinance shall take effect immediately from and after its passage and publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Shady Shores, Texas, on this ____ day of _____, 2026.

Mayor, Town of Shady Shores, Texas

ATTEST:

Town Secretary



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Parking Ordinance- Consider and take appropriate action relative to an Ordinance amending Chapter 12 of the Parking Ordinance relative to parking at Town Hall.

BACKGROUND/INFORMATION:

It has come to our attention that residents could benefit from using the unused parking space at town hall from time to time for loading and unloading their recreational vehicles and motor homes or preparing for a trip. Many of our residents lack appropriate parking space and offering the town hall parking lot when not being used is a workable solution for our residents. The Ordinance has been amended to allow the parking of motor vehicles along with recreational vehicles for no more than 48 hours with a permit from the town.

FINANCIAL IMPLICATIONS:

non

RECOMMENDATION/ACTION DESIRED:

approve the Ordinance as presented

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Parking at the town hall
<u>REVIEWED BY:</u>

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF SHADY SHORES, TEXAS, AMENDING THE SHADY SHORES CODE OF ORDINANCES, CHAPTER 12 “TRAFFIC AND VEHICLES,” SECTION 12.03.009 “PARKING AT THE TOWN HALL,” BY AMENDING SUBSECTIONS (a) AND (b); PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Town Council of the Town of Shady Shores, Texas, is authorized to adopt and amend ordinances for the protection of the public health, safety, and welfare; and

WHEREAS, the Town Council finds that regulating parking on the parking lot and grounds at Shady Shores Town Hall, 101 South Shady Shores, Shady Shores, Texas, promotes public access to municipal facilities, supports orderly use of town property, and protects the public interest; and

WHEREAS, the Town Council desires to amend Section 12.03.009(a) and (b) of the Shady Shores Code of Ordinances to clarify restrictions and permit requirements for parking at town hall.

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

SECTION 1. Amendment to Section 12.03.009. Chapter 12, Section 12.03.009, “Parking at the town hall,” subsections (a) and (b) of the Shady Shores Code of Ordinances are hereby amended to read as follows:

§ 12.03.009. Parking at the town hall.

- a. Tractors, trailers, boats, and similar non-passenger vehicles or equipment shall not be parked on the parking lot or grounds at Shady Shores Town Hall, 101 South Shady Shores, Shady Shores, Texas (the “town hall”), at any time of the day or night. An exception to this restriction is granted for such vehicles and trailers parked at town hall during regular business hours, during which the driver, owner, or occupant of the vehicle is in the town hall on business with the town.**
- b. Passenger cars, vans, light trucks, recreational vehicles, and motor homes may not be parked on the parking lot or grounds at town hall between the hours of 1:00 a.m. and 5:00 a.m. on any night without previously applying for and receiving a permit to do so. The failure to obtain and display the permit on the vehicle while parked during those hours is a violation of this section. Permits are issued at the discretion of town staff based on the anticipated public use of the parking lot the day before or after the requested overnight parking. Permits shall not be issued for a period of more than forty-eight (48) hours. There is no charge for a permit.**

SECTION 2. Savings Clause. All rights and remedies of the Town of Shady Shores are expressly saved as to any and all violations of the provisions amended by this ordinance that occurred before the effective date of this ordinance, and all pending matters shall continue under the prior provisions as if this ordinance had not been adopted.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or provision of this ordinance is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the Town Council hereby declares that it would have adopted the remaining portions regardless of the invalidity of any part.

SECTION 4. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict only.

SECTION 5. Publication; Open Meetings. The Town Secretary is directed to publish this ordinance or its caption as required by law. The Town Council finds that the meeting at which this ordinance was adopted was open to the public and that public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

SECTION 6. Effective Date. This ordinance shall take effect immediately upon its passage, approval, and publication as required by law.

DULY PASSED AND APPROVED by the Town Council of the Town of Shady Shores, Texas, on this ____ day of _____, 20 ____.

Mayor, Town of Shady Shores, Texas

ATTEST:

Town Secretary



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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.

BACKGROUND/INFORMATION:

Judge Burkett has notified the town that she will be accepting the position as Municipal Judge for the City of Denton, Texas and will therefore be unable to continue her duties as Municipal Court Judge for the Town of Shady Shores. Nicolas Wohr, the Town's Assistant Municipal Judge has agreed to serve as the new Municipal Court Judge.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Judge Burkett Resignation
2. Appointing a Municipal Court Judge

<u>REVIEWED BY:</u>

Wendy Withers

From: Cynthia Burkett > Friday, August 21, 2026
Sent: 4:35 PM
To: Cindy Aughinbaugh
Cc: Wendy Withers; Amber Schuler
Subject: Resignation as Presiding Judge

Caution: External (cburkettlaw2@gmail.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [Protection by STS](#)

Dear Mayor Aughinbaugh,

I hope this letter finds you well. I am writing to formally resign from my position as Presiding Judge of the Shady Shores Municipal Court, effective September 30, 2026.

I have recently accepted a full-time position with the City of Denton Municipal Court and while I am excited for this new chapter, it is truly difficult to leave a role and a city that have meant so much to me.

It has been a tremendous honor to serve the Town of Shady Shores. The experience has been both humbling and profoundly rewarding.

I am deeply grateful for the trust, collaboration, and encouragement I've received from you, the town council, and our court staff.

Sincerely,

Cynthia Burkett

RESOLUTION NO.
(Appointment of a Municipal Judge)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, APPOINTING A MUNICIPAL JUDGE OF THE MUNICIPAL COURT OF THE TOWN OF SHADY SHORES FOR A TERM OF TWO YEARS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Shady Shores, has appointed a Municipal Judge to the Municipal Court of Shady Shores, Texas, and

WHEREAS, the Shady Shores Town Council desires to re-appoint the Municipal Judge to the Municipal Court for a term of two years.

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

SECTION 1. The Town Council specifically finds and determines that Nicolas C Wohr shall be and is hereby appointed as the Municipal Judge of the Municipal Court of the Town of Shady Shores for the term commencing September 14, 2026 and ending on September 30, 2028 and for so long thereafter until his reappointment; or until his successor is appointed and qualified. All persons serving as judge, regardless of term, serve at the discretion and pleasure of the Town Council.

SECTION 2. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 3. All provisions of the Resolutions of the Town of Shady Shores, Texas in conflict with the provisions of this Resolution be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately from and after its passage, as the law in such cases provide.

DULY RESOLVED, by the Town Council of the Town of Shady Shores, on this the _____ day of _____, 2026.

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Secretary

APPROVED AS TO FORM:

Kristen Homyk, Town Attorney



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
REGULAR SESSION
JULY 13, 2026; 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 5 Josh Juve

MEMBERS ABSENT: Place 1, Jeff Belton

STAFF PRESENT:

Wendy Withers, Town Administrator; Tammy Stevens, Permit Tech; Joan Davis, Executive Assistant; Kristen Homyk, Town Attorney, David Francis, 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)
David Francis with DCCM gave the Town Engineer's report for the month of June 2026.
2. Animal Control/Code Enforcement Reports (Belton)
Animal Control and Code Enforcement Reports were included in the packets.
3. Public Safety Reports (Newell)
Mayor Pro Tem Tom Newell gave the Police and Fire Reports for June 2026.

4. Town Administrators' Report (Withers)

Town Administrator Wendy Withers gave the staff report.

5. Community Relations Reports

The community relations reports were included in the packets.

6. Solid Waste/Municipal Court (Schuler)

The solid waste and municipal court reports were not available. They will be given at the August 2026 Town Council meeting.

7. Planning and Zoning Report (Schuler, Lea, Nowels)

Chairman Allen lea gave a report of the Planning and Zoning Commission's activities.

8. 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. Minutes- Consider and act on approval of the minutes of June 8th, 2026, Regular Town Council Meeting and the June 8th, 2026, Town Council Worksession.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Councilmember, place 5 Charles Grimes; approve the minutes of the June 8th, 2026, Regular Town Council Meeting and the June 8th, 2026 Town Council Worksession. The motion carried.

Yes: 4 - Charles Grimes, Tom Newell, Mike Nowels, Josh Juve

No: 0 - None

Recused: 0 - None

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 to 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 without speaking and may do so on the public sign-in sheet near the entry. Their comments 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.

There was no one who signed up to speak.

REGULAR AGENDA ITEMS

1. Bond Discussion- Conduct a worksession relative to the possible issuance of certificates of obligation.

2. Film Friendly Texas- Consider and act on the appointment of a Community Liaison and approval of filming guidelines for participation in the Film Friendly Community program through the State of Texas.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Councilmember, place 5 Charles Grimes; to appoint Wendy Withers as the Community Liaison and approving the filming

guidelines for participation in the Film Friendly Community program through the State of Texas. The motion carried.

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

No: 0 - None

Recused: 0 - None

3. Resolution- Consider and act on a Resolution approving membership in the North Central Texas Council of Governments.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Councilmember, place 5 Charles Grimes; to approve a Resolution approving membership in the North Central Texas Council of Governments. The motion carried. RESOLUTION # 2026-07-847

Yes: 4- Grimes, Juve, Newell, Nowels

No: 0 - None

Recused: 0 - None

4. Ordinance Creating a Park Advisory Committee — Consider and act on approval of an Ordinance of the Town of Shady Shores, Texas, Amending Section 1.04 of the Code of Ordinances by repealing and replacing section 1.04.063 Volunteer Committees to create a park advisory committee. Appoint a council member to serve as liaison to the Park Advisory Committee. Reappoint council member liaison's if necessary to fill the vacancy that occurred when appointing an individual to serve as Park Advisory Liaison.

A motion was made by Mayor Pro Tem Tom Newell, seconded by Josh Juve to approve an Ordinance of the Town of Shady Shores, Texas, Amending Section 1.04 of the Code of Ordinances by repealing and replacing section 1.04.063 Volunteer Committees to create a park advisory committee, appointing Councilmember Jeff Belton to serve as the council liaison to the Park Advisory Committee, appointing Josh Juve to serve as the Council Liaison to Animal Control and Code Enforcement. The motion carried.

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

No: 0 - None

Recused: 0 - None

5. Park Board Bank Account- Consider and act on approval of a Resolution approving the opening of an account to hold donations to Shady Shores Park Projects.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Place 5 Josh Juve; to establish Park Advsiroary Board Bank Account- Consider and act on approval of a Resolution approving the opening of an account to hold donations to Shady Shores Park Projects. The motion carried.

Yes: 4 - Charles Grimes, Tom Newell, Mike Nowels, Josh Juve

No: 0 - None

Recused: 0 - None

6.

Budget- Consider and take appropriate action relative to the FY2026/27 Budget. Consider and act on accepting the draft budget to be placed on file in the Town Secretary's office.

A motion was made by Charles Grimes, seconded by Mike Nowels; to accept the draft FY2026/27 Budget. The motion carried.

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

No: 0

Recused: 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.

A motion was made by Councilmember Mike Nowels, seconded by Councilmember Charles Grimes to recess into Executive Session at 7:45 pm. The motion carried.

Yes: 4 Charles Grimes, Tom Newell, Mike Nowels, Josh Juve
No: 0
Recused: None

A motion was made by Councilmember Charles Grimes seconded by Mike Nowels to reconvene into Open Session. The motion carried and the council reconvened into Open Session at 8:36 pm.

Yes: 4 Charles Grimes, Tom Newell, Mike Nowels, Josh Juve
No: 0
Recused: None

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

1. **1) 551.072 Deliberation Regarding Real Property**
- Lease of the USACOE (US Army Corps of Engineers) property
 - Discussion regarding purchase of future property or condemnation of property for public use

- 2) **551.074 Personnel Matters**
(A) deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee;
- 1) Review proposed salary increases
 - 2) Town Administrator Wendy Withers temporary assignment of duties

FUTURE AGENDA ITEMS AND STAFF DIRECTION

ADJOURN-
The meeting was adjourned at 8:36 pm.

Passed and approved this the _____ day of _____, 2026.

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
REGULAR SESSION
AUGUST 10, 2026; 6:00 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 6:00 pm.

ROLL CALL

Establish a quorum.

MEMBERS PRESENT

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

STAFF PRESENT:

Amber Schuler, Municipal Court Administrator; Tammy Stevens, Permit Tech; Kristen Homyk, Town Attorney

Capital Improvements Worksession- Conduct a worksession relative to planning for capital improvement projects for the 2026/27 budget year as well as projects slated to be completed as part of the issuance of certificates of occupancy. Consider and take appropriate action relative to approving projects discussed for consideration.

A worksession was conducted relative to the planning for Capital Improvement Projects.

ADJOURN

The meeting was adjourned at 6:35 pm.

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2026

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
REGULAR SESSION
AUGUST 10, 2026; 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 5 Josh Juve

STAFF PRESENT:

Amber Schuler, Municipal Court Administrator; David Francis, Town Engineer, Kristen Homyk, Town Attorney

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. Proclamation declaring September 2026 as "**UNITED IS THE WAY**" month on behalf of the United way.
Mayor Pro Tem Tom Newell presented a proclamation declaring September 2026 as UNITED IS THE WAY month. Carrell Ann Simmons and Elizabeth Shea were present on behalf of United Way to accept the proclamation.

COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

2. Roads, Drainage, Capital Improvements Report (Engineering)
David Francis, Town Engineer gave the Roads, Drainage, Capital Improvements Report for August 2026.
3. Animal Control/Code Enforcement Reports (Belton)

Josh Juve gave the Animal Control and Code Enforcement Report.

4. Municipal Court/Solid Waste (Schuler)

Amber Schuler gave the municipal court/solid waste reports for the month of July 2026.

5. Planning and Zoning Commission Report (Schuler, Nowels, Lea)

6. Public Safety Reports (Newell)

Mayor Pro Tem Tom Newell gave the Public Safety Reports.

7. Town Administrators Report (Withers)

The Town Administrator's report was presented in the packet.

Community Relations Reports (Klein)

8. 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 Place 5 Josh Juve; to approve the items on the consent agenda with the exception of the July 13, 2026, Town Council Minutes. The motion carried.

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

No: 0 - None

Recused: 0 - None

9. Minutes- Consider and take appropriate action regarding the approval of the minutes of the July 13, 2026 Regular Town Council meeting and the July 20th, 2026 Special Called Meeting minutes.

10. Fritz Lane Advanced Flood Warning System- Consider and act on approval of an agreement with Tapco for the installation and purchase of an advanced flood warning system for the Fritz lane bridge crossing.

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.

There was no one sign up to speak.

REGULAR AGENDA ITEMS

11. Public Hearing Budget- Conduct a public hearing relative to the proposed 2026/2027 Fiscal Year Budget. A copy of the Town's proposed budget, is available, and located on the City's home page of its website at www.shady-shores.com

- A) Staff Presentation
- B) Open Public Hearing
- C) Public Comment
- D) Close Public Hearing

Mayor Aughinbaugh opened the public hearing at 7:27 pm

There was no public comment

Mayor Aughinbaugh closed the public hearing at 7:27 pm.

12. Proposed Tax Rate- Consider and act on approval of the proposed tax rate for the the 2026 Tax year; funding the 2026/27 FY Budget

13. Legislative Committee- Consider and act on the establishment of a legislative committee to explore upcoming bills put forth by the Texas Legislature during their upcoming session and advising council on the development of a Legislative Agenda for the Town of Shady Shores. Consider and act on the appointment of a staff member and or councilmember to serve as a liaison between the Committee and Town Council.

A motion was made by Mayor Pro Tem (3) Tom Newell, seconded by Councilmember, Place 2 Mike Nowels; to Legislative Committee- Consider and act on the establishment of a legislative committee to explore upcoming bills put forth by the Texas Legislature during their upcoming session and advising council on the development of a Legislative Agenda for the Town of Shady Shores. Consider and act on the appointment of a staff member and or councilmember to serve as a liaison between the Committee and Town Council.. The motion carried.

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

No: 0 - None

Recused: 0 - None

14. Ordinance - Film Friendly Texas- Consider and take appropriate action relative to the passage of an Ordinance of the Town of Shady Shores, Texas, Amending Chapter Four of the Code of Ordinances by adding section 4.05 to establish guidelines for media production and administrative procedures for certification through Film Friendly Texas.

A motion was made by Councilmember, Place 2 Mike Nowels, seconded by Mayor Pro Tem (3) Tom Newell; to Ordinance - Film Friendly Texas- Consider and take appropriate action relative to the passage of an Ordinance of the Town of Shady Shores, Texas, Amending Chapter Four of the Code of Ordinances by adding section 4.05 to establish guidelines for media production and administrative procedures for certification through Film Friendly Texas.. 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.

15. 1) 551.072 Deliberation Regarding Real Property

- Lease of the USACOE (US Army Corps of Engineers) property
- Discussion regarding the purchase of future property or the condemnation of property for public use

FUTURE AGENDA ITEMS AND STAFF DIRECTION

ADJOURN

A motion was made by Councilmember, Place 5 Charles Grimes, seconded by Councilmember, Place 1 Jeff Belton; to adjourn. The meeting was adjourned at 7:51 pm.

Passed and approved this the _____ day of _____, 2026

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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.

BACKGROUND/INFORMATION:

The Town of Shady Shores currently has a contract with the City of Corinth for Police Patrol Services. That contract will end on September 30, 2027. Per the contract, the attached Resolution notifies the City of Corinth of the Town of Shady Shores intent to renew the contract for the next five (5) year period. The terms of the contract will be negotiated over the next year in anticipation of a renewed contract in October 2027.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Police Patrol Services Resolution 09.14.2026

<u>REVIEWED BY:</u>

TOWN OF SHADY SHORES TEXAS
RESOLUTION NO. 2026-_____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, TEXAS, HEREBY AUTHORIZING THE MAYOR OR TOWN ADMINISTRATOR TO DELIVER NOTICE OF INTENT TO RENEW INTERLOCAL AGREEMENT TO THE CITY OF CORINTH CONCERNING POLICE PATROL SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Shady Shores (the “Town”), Texas is a Type A General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the Town Council desires to deliver notice of its intent to renew the *Interlocal Agreement Between the City of Corinth, Texas and the Town of Shady Shores , Texas Police Patrol Services*, dated October 1, 2022 to the City of Corinth; and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Shady Shores, Texas, that:

Section 1: The Mayor or Town Administrator are authorized to deliver written notice of the Town of Shady Shores intent to renew the *Interlocal Agreement Between the City of Corinth, Texas and the Town of Shady Shores, Texas for Police Patrol Services* to the City of Corinth.

Section 2: The resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Shady Shores, Texas this _____ day of September, 2026.

Cindy Aughinbaugh
Mayor, Town of Shady Shores, Texas

ATTEST:

Wendy Withers, Town Administrator/Secretary
Town of Shady Shores, Texas

APPROVED AS TO FORM:

Kristen Homyk, Town Attorney



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Budget- Consider and take appropriate action relative to the adoption of the 2026/27 Fiscal Year Budget-

BACKGROUND/INFORMATION:

A public hearing on the budget was held at the regular Town Council meeting on August 10, 2026. The Budget was prepared with the goal of achieving certain key objectives. Those objectives include:

- Developing a budget and financial plan that meets the short 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 2025 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. **This budget will raise more revenue from property taxes than last year by \$ 215,162 which is a 12.9% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$ 6,448,471.**

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

I motion to approve the proposed budget which will raise more revenue from property taxes than last year by \$ 215,162 which is a 12.9% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$ 6,448,471

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Ord_Budget 26-27
2. Copy of Draft Budget 2026-27 FY 09.14.2026

REVIEWED BY:

ORDINANCE NO.
(Adopting FY 2026-2027 Budget)

AN ORDINANCE OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; 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, 2026, and ending September 30, 2027; 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 \$ 4,495,507, for General Fund Expenses, Debt Service Expenses of \$ 361,347; Special Revenue Funds of \$ 248,500 Solid Waste Expenses in the amount of \$ 341,990; Bond Proceeds in the amount of \$ 2,000,000 and unencumbered funds of \$2,073,456 for a total budget of \$ 7,520,7000 providing a complete financial plan for the fiscal year beginning October 1, 2026, and ending September 30, 2027, 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, 2026, and ending September 30, 2027.

SECTION 2. The sum of \$ 3,850,423 is hereby appropriated for the payment of the expenditures established in the approved budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

SECTION 3. The expenditures during the fiscal year beginning October 1, 2026, and ending September 30, 2027, 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 2025-2026 are hereby ratified, and the budget Ordinance for fiscal year 2025-2026, 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 2026, 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

**Town of Shady Shores
2026/2027 Budget**

	General Fund	Debt and Reserve Funds	Special Revenue Funds	Solid Waste Funds
Estimated Beginning Fund Balance				
Bonad Proceeds	\$2,073,456			
Ad Valorem Taxes	\$1,640,601	\$361,347		
Sales Tax	\$200,000		\$200,000	
Business and Franchise	\$194,750			
HOT Funds Tax			\$24,000	
Municipal Court Fines			\$20,000	
Leases and Rents	\$8,700			
Interest Earned	\$75,000			
Licenses and Permits	\$302,000			
Solid Waste Fees				\$341,990
Other Revenue Sources	\$1,000			
Community Outreach Income Donation	\$0		\$500	
Grants			\$4,000	
Total	\$4,495,507	\$361,347	\$248,500	\$341,990
EXPENSES				
Wages and Salaries	\$513,528.00			
Professional Fees	\$426,000.00			
Office and Supplies	\$24,675.00			
Public Safety	\$798,141.00			
Debt Service		\$361,347.00		
Capital Outlay	\$318,978.58		\$200,000.00	
Contingency Provisions	\$30,000.00			
Grants and Donations			\$4,000.00	
Solid Waste				\$274,300.00
Technolgoy	\$120,700.00			
Community Outreach	\$19,500.00			
Building Maintenance & Utilities	\$109,500.00			
Court Fines Due to State			\$20,000.00	\$0.00
Contract Services	\$31,000.00			
Capital Outlay	\$0.00			
Public Works	\$333,500.00			
Total	\$2,725,522.58	\$361,347.00	\$224,000.00	\$274,300.00
Estimted Ending Fund Balance				

Total

\$0

\$2,073,456

\$2,001,948

\$400,000

\$194,750

\$24,000

\$20,000

\$8,700

\$75,000

\$302,000

\$341,990

\$1,000

\$500

\$4,000

\$5,447,344

\$513,528.00

\$426,000.00

\$24,675.00

\$798,141.00

\$361,347.00

\$518,978.58

\$30,000.00

\$4,000.00

\$274,300.00

\$120,700.00

\$19,500.00

\$109,500.00

\$20,000.00

\$31,000.00

\$0.00

\$333,500.00

\$3,585,169.58

\$1,862,174.42

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%



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Public Hearing Regarding the Tax Rate A) Open Public Hearing B) Public Comment C) Close Public Hearing

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

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DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Tax Rate- Consider and act on the adoption of a tax rate to fund the 2026/27 Fiscal Year Budget.

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

I motion to approve the Ordinance adopting the tax rate of for the maintenance and operating rate and for the debt service rate. This rate will raise more funds than last years budget in the amount of \$ 215,162 which is a 12.9% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$ 6,448,471

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. revisedORDINANCE 2026 Tax Rate

<u>REVIEWED BY:</u>

ORDINANCE NO. _____
(Adopting a Tax Rate for 2026)

AN ORDINANCE OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS LEVYING THE AD VALOREM TAXES FOR THE YEAR 2026 AT A TOTAL RATE OF \$0.318486 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, 2026, 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, 2026 and ending September 30, 2027, 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, 2026 and ending September 30, 2027; 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 2026 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 **\$0.318486** 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 **\$ 0.261000** 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 **\$0.057486** 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, 2026, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2027. There shall be no discount for payment of taxes prior to February 1, 2027. 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, 2026, 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 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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.

BACKGROUND/INFORMATION:

Planning and Zoning Commission

Planning and Zoning Commission

Don Caver	Place 2	Currently Serving
Nathan Abato	Place 4	Currently Serving
Rahna Cutting		New Applicant
Mark Eden		New Applicant
Keith Allaun		New Applicant

Building and Standards Commission

Typically these appointments coincide with the Mayor's Term; there is a vacancy. Council could choose to fill the vacancy for the unexpired term.

Jarvis Ward	New Applicant
-------------	---------------

Keep Shady Shores Beautiful

Bill Krueger	Place 1	Currently Serving
Susan Warren	Place 2	Currently Serving

Maddison Haines	Place 3	has resigned and an individual will need to be appointed to finish the unexpired term.
Gina Kemna	Alternate	Currently Serving
Melissa Migis	Alternate	Currently Serving
Diane Herting	New Applicant	New Applicant
PARKS ADVISORY BOARD		
Annelyne Falkenberg	Any place	New Applicant
<u>FINANCIAL IMPLICATIONS:</u>		
<u>RECOMMENDATION/ACTION DESIRED:</u>		
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>		
None		
<u>REVIEWED BY:</u>		



DATE:	September 14, 2026
TO:	
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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
<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 14, 2026
TO:	
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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; A0330 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

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

1. 420 W Shady Preliminary Plat - Letter 2026.9.9
<u>REVIEWED BY:</u>



September 9, 2026

Via: E-Mail

Mayor Cindy Aughinbaugh and Town Council
Town of Shady Shores
101 S Shady Shores Road
Shady Shores, Texas 76208

Re: Review of Preliminary Plat – Shady Acres
[420 W. Shady Shores]
Town of Shady Shores

Dear Honorable Mayor Cindy Aughinbaugh and Town Council:

On August 7, 2026 we received the following resubmittal package for the Shady Acres proposed development:

- Preliminary Plat
- Preliminary Engineering Plans (Grading & Drainage)
- Hydrology Study (Tentative)
- Will Serve Letters:
 - LCMUA (water only)
 - Oncor

It should be noted that several comments made on the last/original submittal were not addressed but per an email from George Nunez, are currently being worked on.

The proposed Shady Acres development is 44 0.5-acre lots and three common area lots on 31.805 acres.

The developer will be dedicating a +/- 40' ROW from the existing roadway centerline along W. Shady Shores Road. It is understood that this has been coordinated by the developer with Lamb-Star Engineering in conjunction with the W. Shady Shores widening project. The developer's engineer has provided preliminary drainage calculations demonstrating that post-development flows will be less than pre-development flows at the offsite outfall locations. This is achieved by means of on-site grading, an underground storm sewer system, and two proposed detention ponds.

The following are our comments and key points based on our review of the submitted plat, plans, and drainage study which need to be addressed. I recommend the Planning and Zoning Commission and Town Council consider the concerns mentioned below before proceeding with approval.

1. Will-Serve letters from franchise utilities for fiber and gas service were not received, while those from LCMUA and Oncor have.
2. No sidewalks are proposed along W. Shady Shores Road in the current submittal. With W Shady Shores Road in conceptual design as part of the Denton County bond program, sidewalks are likely planned as part of that project for the future. It should be determined if this is acceptable or if a dedicated sidewalk easement within the development may be preferred. Per Town Ordinance, sidewalks are required along Town right-of-way frontage.
3. The developer is proposing to replace and realign the existing cross culverts under W. Shady Shores Road because the existing culverts conflict with the proposed west entrance to the subdivision. The Town Engineer does not support the proposed culvert design due to the inclusion of two 45-degree bends, which may create hydraulic inefficiencies within the system. Additionally, as proposed, future maintenance or repair of the culvert could block the subdivision's secondary

access point. This is particularly concerning because W. Shady Shores Road is overtopped in this area during a 100-year storm event, based on review of FEMA maps and hydraulic models. The proposed culvert should therefore be realigned, or the secondary access point should be relocated away from the existing culvert. The current conceptual plans by Lamb-Star Engineering, L.L.C. for the W Shady Shores Road project indicate the existing (2) 48" corrugated metal pipe culverts will be replaced with (2) 48" reinforced concrete pipe culverts, essentially matching existing capacity without raising 100-year water surface elevations. As such the developer should either:

- a. Design the development, including the secondary access point, around the existing culverts; or
 - b. Replace and realign the cross culverts in coordination with the Town and Denton County, subject to established criteria for capacity, allowable headwater, alignment, and maintenance access.
4. A few of the lot front setback lines need to be pushed farther back to meet the minimum lot width requirement of 100'. This is shown on the referenced conceptual grading & drainage plan, but not on the plat.
 5. Setbacks along floodplain dedication should be revised to account for the developer using the backyard as floodplain valley storage on some lots along the west property line. All setbacks should be added to the plat, as well as the base flood elevations of the floodplain and the minimum finished floor elevations for each lot adjacent to the floodplain.
 6. More detail is needed to understand drainage patterns and to confirm no cross-lot drainage will occur except through dedicated easements. Add note to plat "NO CROSS LOT DRAINAGE ALLOWED".
 7. A sanitary sewer system is not currently presented in the preliminary plans. Rather, septic sewer systems are proposed for each lot. Town ordinance states, "Where an approved public sanitary sewer collection main or outfall line is within a reasonable distance of the subdivision as determined by the Town Council, but in no case less than one-half mile away and connection to the system is both possible and permissible, the subdivider shall be required to bear the cost of connecting his/her subdivision to such sanitary sewer system." LCMUA has indicated that there is capacity for the development in their existing sanitary systems, and there are two connection locations possible (See attachment and descriptions below):
 - a. Existing lift station at the northwest corner of Garza Road & W. Shady Shores Road. This connection point is within 1,000 feet of the southeast corner of the proposed subdivision.
 - b. Existing sanitary sewer manholes to the northeast of the site. These are within 500 and 700 feet of the northeast corner of the proposed subdivision.

The following are additional preliminary comments that will need to be considered and/or addressed in a future submittal:

1. It appears the developer is accounting for complying with extended water quality detention requirements for detention ponds in accordance with applicable criteria. Future drainage/detention plans need to include required items. Detention pond design elements and amenities need to be included and designed in accordance with Town ordinances and criteria.
2. It is recommended to propose a different subdivision name since Shady Acres is like other developments. Per email received and dated August 7, 2026, the applicant is considering "Mayari Oaks."
3. The applicant will be required to comply with all landscape and tree ordinances in effect at the time of submittal of the construction plans for review. This has been acknowledged in the same email dated August 7, 2026.

4. A geotechnical report will be required as part of any future construction plan submittal and shall include a recommendation for paving design including subgrade preparation. This has been acknowledged in the same email dated August 7, 2026.
5. A wetlands and jurisdictional evaluation report was not received and will be required for this development to delineate wetlands, including riverine wetlands, for the site. This has been acknowledged in the same email dated August 7, 2026.
6. A Flood Study & CLOMR/LOMR will be required for this development.
 - a. The developer will need to provide a tributary drainage area map for Stream LC-1.
 - b. The developer will need to ensure the development meets requirements as outlined in Section 4.11 of the City of Denton Criteria Manuals, published March 2026.
 - c. CLOMR to be submitted to the Town for review as part of the construction plan and final plat review process, and evidence of FEMA approval of the CLOMR is required to approve the future construction plan submittal. An approved CLOMR is required for final plat approval.

This has been acknowledged in the same email dated August 7, 2026.

A P&Z Commissioner indicated at the last meeting that per the City of Denton Drainage Criteria manual, that a CLOMR is required at the preliminary plat stage. However, this manual was updated in March 2026 to state: "The Conditional Letter of Map Revision (CLOMR) shall be submitted to the City prior to approval of any Zoning Compliance Plan. Approval of CLOMR from FEMA will be required prior to acceptance of Civil Engineering Plans." The Town of Shady Shores does not have a formal Zoning Compliance Plan step in its current platting process.

Regardless, as Town Engineer, our firm will not approve construction plans until all drainage studies have been completed and approved for conformance with all applicable drainage criteria and requirements. It should be noted that based on the detailed flood study associated with preparation of a CLOMR, the western lots that are proposed to be located along the existing floodplain may or may not be adversely impacted as it relates to buildable area, etc. This could adversely impact the feasibility of the development if the developer is counting on those lots to make the project financially feasible.

7. It is understood that the Fire Marshal has indicated that the two site access roads do not meet the minimum separation distance requirements and that the homes will require fire suppression/sprinkler systems. In speaking with the developer's representative, our staff was informed that the plan is to provide sprinkler systems in the homes. This needs to be documented and enforced moving forward, or the access points should be revised.

Regards,

DCCM



Richard Arvizu, P.E., CFM
Corporate Vice President (Town Engineer, Shady Shores, Texas)
rarvizu@dccm.com



Attachment Potential Off-Site Sanitary Sewer Connection Points



Sewer Connect Location 1: Stub out at W. Shady Shores Road and Garza Road
Distance to 420 W. Shady: 980'

Sewer Connect Location 2: Manhole at 201 Garza Road
Distance to 420 W. Shady: 675'

Sewer Connect Location 3: Manhole at Mason Drive
Distance to 420 W. Shady: 494'



DATE:	September 14, 2026
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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.

BACKGROUND/INFORMATION:

The Town of Shady Shores is proposing to adopt an ordinance authorizing the issuance of interest bearing certificates of obligation, in one or more series, in an amount not to exceed \$2,000,000 for paying all or a portion of the Town's contractual obligations incurred in connection with (i) constructing and improving parking lots, streets, roads, alleys, sidewalks, bridges and related utility relocation, drainage, signalization, landscaping, lighting and signage; (ii) constructing, acquiring, installing and equipping dock and wharf improvements in the Town; (iii) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements; (iv) acquiring land and rights-of-way throughout the Town for the above described projects; and (iv) legal, fiscal and engineering fees in connection with such projects. The Town proposes to provide for the payment of such certificates of obligation from the levy and collection of ad valorem taxes in the Town as provided by law and from a limited pledge of surplus revenues of the Town's solid waste disposal system, remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve, and other requirements in connection with all of the Town's revenue bonds or other obligations (now or hereafter outstanding), which are payable from all or any part of the net revenues of the Town's solid waste disposal system. The certificates of obligation are to be issued, and this notice is given, under and pursuant to the provisions of Subchapter C of Chapter 271, Texas Local

Government Code, as amended.

In accordance with the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended (“Chapter 271”), the following information has been provided by the Town: (i) the principal amount of all outstanding debt obligations of the Town is \$1,080,000; (ii) the current combined principal and interest required to pay all outstanding debt obligations of the Town on time and in full is \$1,113,518; (iii) the maximum principal amount of the certificates of obligation to be authorized is \$2,000,000; (iv) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is \$2,567,422; (v) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (vi) the maximum maturity date of the certificates of obligation to be authorized is September 30, 2037.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

Suggested Motion:

I move to approve the 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

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Shady Shores - 2026 CO - Certified Ordinance

REVIEWED BY:

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF SHADY SHORES §

We, the undersigned officers of the Town of Shady Shores, Texas (the “Town”), hereby certify as follows:

1. The Town Council of the Town (the “Town Council”) convened in REGULAR MEETING ON THE 14TH DAY OF SEPTEMBER, 2026 (the “Meeting”), and the roll was called of the duly constituted officers and members of the Town Council, to-wit:

Cindy Aughinbaugh, Mayor
Jeff Bolton
Josh Juve

Tom Newell, Mayor Pro-Tem
Mike Nowels
Charles Grimes

Wendy Withers, Town Administrator

and all of such persons were present thus constituting a quorum. Whereupon, among other business, the following was transacted at the Meeting: a written

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

was duly introduced for the consideration of the Town Council and read in full (the “Ordinance”). It was then duly moved and seconded that the Ordinance be adopted; and, after due discussion, the motion, carrying with it the adoption of the Ordinance, prevailed and carried with all members present voting “AYE” except the following:

NOES: __

ABSTAIN: __

2. That a true, full, and correct copy of the Ordinance adopted at the Meeting is attached to and follows this Certificate; that the Ordinance has been duly recorded in the Town Council’s minutes of the Meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from the Town Council’s minutes of the Meeting pertaining to the adoption of the Ordinance, that the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Town Council as indicated therein; that each of the officers and members of the Town Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting, and that the Ordinance would be introduced and considered for adoption at the Meeting, and each of such officers and members consented, in advance, to the holding of the Meeting for such purpose; and that the Meeting was open to the public, and public notice of the time, place, and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of said Town has approved and hereby approves the aforesaid Ordinance; that the Mayor and the Town Secretary of said Town have duly signed said Ordinance; and that the Mayor and the Town Secretary of said Town hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this September 14, 2026.

Town Secretary

Mayor

[TOWN SEAL]

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

**THE STATE OF TEXAS
COUNTY OF DENTON
TOWN OF SHADY SHORES**

§
§
§

WHEREAS, the Issuer's Town Council (the "Town Council") of the Town of Shady Shores, Texas (the "Issuer"), deems it advisable to issue certificates of obligation for the purposes hereinafter set forth;

WHEREAS, the certificate of obligation hereinafter authorized and designated is to be issued and delivered for cash pursuant to Subchapter C of Chapter 271, Local Government Code and Chapter 1502, Texas Government Code;

WHEREAS, the Town Council has heretofore passed a resolution authorizing and directing the Town Secretary to give notice of intention to issue certificates of obligation, and said notice has been duly published in a newspaper of general circulation in the Issuer, said newspaper being a "newspaper" as defined in Section 2051.044, Texas Government Code;

WHEREAS, the Issuer received no petition from the qualified electors of the Issuer protesting the issuance of such certificates of obligation;

WHEREAS, it is considered to be to the best interest of the Issuer that said interest-bearing certificate of obligation be issued;

WHEREAS, no bond proposition to authorize the issuance of bonds for the same purpose as any of the projects being financed with the proceeds of the certificates of obligation was submitted to the voters of the Issuer during the preceding three years and failed to be approved; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code; Now, Therefore

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

Section 1. RECITALS, AMOUNT AND PURPOSE OF THE CERTIFICATE. The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The Certificate of the Town of Shady Shores, Texas (the "Issuer") is hereby authorized to be issued and delivered in the aggregate principal amount of \$[2,000,000] for paying all or a portion of the Issuer's contractual obligations incurred in connection with (i) constructing and improving parking lots, streets, roads, alleys, sidewalks, bridges and related utility relocation, drainage, signalization, landscaping, lighting and signage; (ii) constructing, acquiring, installing and equipping dock and wharf improvements in the Issuer; (iii) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements; (iv) acquiring land and rights-of-way throughout the Issuer for the above described projects; and (iv) legal, fiscal and engineering fees in connection with such projects (collectively, the "Project").

Section 2. DESIGNATION, DATE, DENOMINATION, NUMBER, MATURITY, AND INTEREST RATE OF CERTIFICATE.

(a) Each Certificate issued pursuant to this Ordinance shall be designated: “TOWN OF SHADY SHORES, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION, SERIES 2026”, and there shall be issued, sold, and delivered hereunder one fully registered Certificate, without interest coupons, dated [October 14, 2026], in the denomination and principal amount of \$[2,000,000], numbered R-1, with any Certificate issued in replacement thereof being in the denomination of the full principal amount of the series of which the Certificate is issued, and numbered consecutively from R-2 upward, payable in installments to the registered owner thereof, or to the registered assignee of said Certificate (in each case, the “Registered Owner”).

(b) Principal of said Certificate shall mature and be payable in installments on the dates and in the amounts stated in the FORM OF CERTIFICATE set forth in Exhibit A to this Ordinance. The Certificate shall bear interest on the unpaid balance of the principal amount thereof, from the date of delivery to the scheduled due date, or date of prepayment or redemption prior to the scheduled due date, of the principal installments of the Certificate at the rate or rates of interest stated in the FORM OF CERTIFICATE set forth in Exhibit A to this Ordinance. Said interest shall be payable in the manner provided and on the dates stated in the FORM OF CERTIFICATE set forth in Exhibit A this Ordinance.

(c) The term “Certificate” as used in this Ordinance shall mean and include, collectively, the certificate initially issued and delivered pursuant to this Ordinance and any substitute certificate exchanged therefor, as well as any other substitute or replacement certificate issued pursuant hereto.

Section 3. CHARACTERISTICS OF THE CERTIFICATE.

(a) Appointment of Paying Agent/Registrar. The Issuer hereby appoints [PAYING AGENT], to serve as paying agent and registrar for the Certificate (the “Paying Agent/Registrar”). The Mayor is authorized and directed to execute and deliver in the name and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar in substantially the form presented at this meeting.

(b) Registration. The Issuer shall keep or cause to be kept at the corporate trust office of the Paying Agent/Registrar books or records for the registration of the transfer and exchange of the Certificate (the “Registration Books”), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers and exchanges as herein provided within three (3) days of presentation in due and proper form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of the Certificate to which payments with respect to the Certificate shall be mailed, as herein provided; but it shall be the duty of the Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar’s standard or customary fees and charges for making such registration, transfer, exchange and delivery of a substitute Certificate. Registration of assignments, transfers and exchanges of the Certificate shall be made in the manner provided and with the effect stated in the FORM OF CERTIFICATE attached as Exhibit A to this Ordinance. Each substitute Certificate shall bear a letter and/or number to distinguish it from each other Certificate.

(c) Transfer and Exchange. The Paying Agent/Registrar promptly shall cancel a Certificate surrendered for exchange or upon the final payment thereof. No additional ordinances, orders, or resolutions need be passed or adopted by the Town Council or any other body or person of the Issuer so as to accomplish the foregoing exchange of a Certificate, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of a substitute Certificate in the manner prescribed herein. Pursuant to Chapter 1201, Texas Government Code, as amended, the duty of exchange of a Certificate as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the authentication of said Certificate, the exchanged Certificate shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Certificate that initially was issued and delivered pursuant to this Ordinance, approved by the Attorney General, and registered by the Comptroller of Public Accounts. The Certificate may be transferred and registered in the name of the new Registered Owner in whole but not in part.

(d) Payment of Principal and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Certificate, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Certificate, shall properly and accurately record all payments on the Certificate on the Registration Books, and shall keep proper records of all exchanges of the Certificate, and all replacements of the Certificate, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of the Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(e) In General. The Certificate (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Certificate to be payable only to the Registered Owner thereof, (ii) may and shall be redeemed prior to its scheduled maturities, (iii) may be transferred and assigned, (iv) may be exchanged for another Certificate, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Certificate shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Certificate, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF CERTIFICATE set forth as Exhibit A to this Ordinance.

(f) Paying Agent/Registrar. The Issuer covenants with the Registered Owner of the Certificate that at all times while the Certificate is outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Certificate under this Ordinance, and that the Paying Agent/Registrar will be one entity.

(g) Substitute Paying Agent/Registrar. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than twenty (20) days written notice to the Paying Agent/Registrar, to be effective not later than fifteen (15) days prior to the Record Date for the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and

records relating to the Certificate, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to the Registered Owner of the Certificate, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(h) Authentication. Except as provided below, no Certificate shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Certificate of Paying Agent/Registrar on the Certificate. In lieu of the executed Certificate of Paying Agent/Registrar described above, the Initial Certificate delivered on the closing date shall have attached thereto the COMPTROLLER'S REGISTRATION CERTIFICATE substantially in the form provided in this Ordinance, manually executed by the Comptroller of Public Accounts of the State of Texas or by such person's duly authorized agent, which certificate shall be evidence that the Certificate initially issued and delivered has been duly approved by the Attorney General of the State of Texas and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller. The Certificate initially issued and delivered pursuant to this Ordinance is not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Certificate issued in exchange for any Certificate issued under this Ordinance, the Paying Agent/Registrar shall execute the PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, in the FORM OF CERTIFICATE set forth in this Ordinance.

(i) Delivery of Initial Certificate. On the closing date, one initial Certificate representing the entire principal amount of the Certificate, payable in stated installments to the order of the initial purchaser designated in Section 10 or its designee, executed by manual or facsimile signature of the Mayor and Town Secretary of the Issuer, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such purchaser or its designee.

Section 4. FORM OF CERTIFICATE. The form of the Certificate, including the form of PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the form of ASSIGNMENT and the form of COMPTROLLER'S REGISTRATION CERTIFICATE to be attached to the Certificate initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as shown in Exhibit A, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

Section 5. INTEREST AND SINKING FUND; SURPLUS REVENUES.

(a) A special "Interest and Sinking Fund" is hereby created and shall be established and maintained by the Issuer as a separate fund or account and the funds therein shall be deposited into and held in an account at an official depository bank of said Issuer. Said Interest and Sinking Fund shall be accounted for separate and apart from all other funds and accounts of said Issuer, and shall be used only for paying the interest on and principal of the Certificate. All ad valorem taxes levied and collected for and on account of said Certificate shall be deposited, as collected, to the credit of said Interest and Sinking Fund. During each year while the Certificate is outstanding and unpaid, the governing body of said Issuer shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the money required to pay the interest on said Certificate as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of said Certificate as such principal matures (but never less than 2% of the original amount of said Certificate as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of said Issuer, with full allowances being made for tax delinquencies and the cost of tax

collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in said Issuer, for each year while said Certificate is outstanding and unpaid, and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of said Certificate, as such interest comes due and such principal matures, are hereby pledged for such payment, within the limit prescribed by law.

(b) The Certificate is additionally secured by a limited pledge, not to exceed \$1,000, of surplus revenues of the Issuer's solid waste disposal system that remain after the payment of all maintenance and operation expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) that are secured by a lien on all or any part of the net revenues of the Issuer's solid waste disposal system, constituting "Surplus Revenues". The Issuer shall deposit such Surplus Revenues to the credit of the Interest and Sinking Fund created pursuant to subsection (a) of this section, to the extent necessary to pay the principal of and interest on the Certificate. Notwithstanding the requirements of subsection (a) of this Section, if Surplus Revenues or other lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to subsection (a) of this Section may be reduced to the extent and by the amount of the Surplus Revenues or other lawfully available funds then on deposit in the Interest and Sinking Fund.

(c) Chapter 1208, Texas Government Code, applies to the issuance of the Certificate and the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, respectively, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Certificate is outstanding and unpaid, the result of such amendment being that the pledge of the taxes and Surplus Revenues granted by the Issuer under this Section, respectively, is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the Registered Owner of the Certificate a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 6. DEFEASANCE OF CERTIFICATE.

(a) The Certificate and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Certificate") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Certificate, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Defeasance Securities that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until the Defeased Certificate shall have become due and payable. At such time as a Certificate shall be deemed to be a Defeased Certificate hereunder, as aforesaid, such Certificate and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied and pledged or the limited pledge of Surplus Revenues as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Defeasance Securities, and thereafter the Issuer will have no further responsibility with respect to the amounts available to such paying agent (or other financial institution permitted by applicable law) for the payment of such Defeased Certificate or

portion thereof defeased, including any insufficiency therein caused by the failure of such paying agent (or other financial institution permitted by applicable law) to receive payment when due on the Defeasance Securities. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem a Defeased Certificate that is made in conjunction with the payment arrangements specified in subsection 6(a)(i) or (ii) shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Certificate for redemption; (2) gives notice of the reservation of that right to the Registered Owner of the Defeased Certificate immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent/Registrar that is not required for the payment of the Certificate and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Defeasance Securities are held for the payment of a Defeased Certificate may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of the requirements specified in Section 6(a)(i) or (ii). All income from such Defeasance Securities received by the Paying Agent/Registrar which is not required for the payment of the Defeased Certificate, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) The term “Defeasance Securities” means any securities and obligations now or hereafter authorized by State law that are eligible to refund, retire or otherwise discharge obligations such as the Certificate.

(d) Until the Defeased Certificate shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Certificate the same as if it had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

Section 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED CERTIFICATE.

(a) Replacement Certificate. In the event any outstanding Certificate is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new Certificate of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Certificate, in replacement for such Certificate in the manner hereinafter provided.

(b) Application for Replacement Certificate. Application for replacement of a damaged, mutilated, lost, stolen or destroyed Certificate shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Certificate, the Registered Owner applying for a replacement Certificate shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Certificate, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Certificate, as the case may be. In every case of damage or mutilation of a Certificate, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Certificate so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Section, in the event any such Certificate shall have matured, and no default has occurred that is then continuing in the payment

of the principal of or interest on the Certificate, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Certificate) instead of issuing a replacement Certificate, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Certificate. Prior to the issuance of any replacement Certificate, the Paying Agent/Registrar shall charge the Registered Owner of such Certificate with all legal, printing, and other expenses in connection therewith. Every replacement Certificate issued pursuant to the provisions of this Section by virtue of the fact that any Certificate is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Certificate shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance.

(e) Authority for Issuing Replacement Certificate. In accordance with Section 1206.022, Texas Government Code, this Section of this Ordinance shall constitute authority for the issuance of any such replacement Certificate without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such Certificate is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Certificate in the form and manner and with the effect, as provided in Section 3(h) of this Ordinance for a Certificate issued in exchange for another Certificate.

Section 8. CUSTODY, APPROVAL, AND REGISTRATION OF CERTIFICATE; BOND COUNSEL'S OPINION; AND ENGAGEMENT OF FINANCIAL ADVISOR.

(a) The Mayor of the Issuer is hereby authorized to have control of the Certificate initially issued and delivered hereunder and all necessary records and proceedings pertaining to the Certificate pending its delivery and its investigation, examination, and approval by the Attorney General of the State of Texas, and its registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Certificate said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to such Certificate, and the seal of said Comptroller shall be impressed, or placed in facsimile, on such Certificate. The approving legal opinion of the Issuer's Bond Counsel may, at the option of the Issuer, be printed on the Certificate issued and delivered under this Ordinance, but shall not have any legal effect, and shall be solely for the convenience and information of the Registered Owner of the Certificate.

(b) The obligation of the initial purchaser to accept delivery of the Certificate is subject to the initial purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Certificate to the initial purchaser. The engagement of such firm as bond counsel to the Issuer in connection with issuance, sale and delivery of the Bond is hereby approved and confirmed. The execution and delivery of a municipal advisory agreement between the Issuer and SAMCO Capital Markets, Inc., with respect to services as financial advisor to the Issuer, is hereby authorized in such form as may be approved by the Mayor, and the Mayor is hereby authorized to execute such agreement if needed.

Section 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE CERTIFICATE.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Certificate as an obligation described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the Registered Owner for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than ten percent (10%) of the proceeds of the Certificate (less amounts deposited to a reserve fund, if any) are used for any “private business use,” as defined in section 141(b)(6) of the Code or, if more than ten percent (10%) of the proceeds or the Project financed therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than ten percent (10%) of the debt service on the Certificate, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the “private business use” described in subsection (1) hereof exceeds five percent (5%) of the proceeds of the Certificate or the Project financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of five percent (5%) is used for a “private business use” that is “related” and not “disproportionate,” within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of \$5,000,000, or five percent (5%) of the proceeds of the Certificate (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Certificate being treated as a “private activity bond” within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Certificate being “federally guaranteed” within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Certificate, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Certificate, other than investment property acquired with –

(A) proceeds of the Certificate invested for a reasonable temporary period of three (3) years or less or, in the case of a current refunding bond, for a period of ninety (90) days or less until such proceeds are needed for the purpose for which the Certificate is issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the rules and regulations of the United States Department of the Treasury (“Treasury Regulations”), and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed ten percent (10%) of the proceeds of the Certificate;

(7) to otherwise restrict the use of the proceeds of the Certificate or amounts treated as proceeds of the Certificate, as may be necessary, so that the Certificate does not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Certificate or the proceeds of any prior bonds to pay debt services on another issue more than ninety (90) days after the issuance of the Certificate in contravention of section 149(d) of the Code (relating to advance refundings);

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Certificate) an amount that is at least equal to ninety

percent (90%) of the “Excess Earnings,” within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than sixty (60) days after the Certificate has been paid in full, one hundred percent (100%) of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code; and

(10) to assure that the proceeds of the Certificate will be used solely for new money projects.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a “Rebate Fund” is hereby established by the Issuer for the sole benefit of the United States of America, and such Fund shall not be subject to the claim of any other person, including without limitation the Registered Owner. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term “proceeds” includes “disposition proceeds” as defined in the Treasury Regulations. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and the Treasury Regulations. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Certificate, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Certificate under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Certificate, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Certificate under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor of the Issuer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Certificate.

(d) Allocation of, and Limitation on, Expenditures for the Projects. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Projects financed with the proceeds of the Certificate on its books and records by allocating proceeds to expenditures within eighteen (18) months of the later of the date that (1) the expenditure is made, or (2) the Projects are completed. The foregoing notwithstanding, the Issuer shall not expend proceeds of the sale of the Certificate or investment earnings thereon more than sixty (60) days after the earlier of (1) the fifth anniversary of the delivery of the Certificate, or (2) the date the Certificate is retired, unless the Issuer obtains an opinion of nationally-recognized bond counsel that such expenditure will not adversely affect the status, for federal income tax purposes, of the Certificate or the interest thereon. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Projects. The Issuer covenants that the Projects will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Certificate. For purpose of the foregoing, the Issuer obtains an opinion of nationally-recognized bond counsel that such sale or other disposition will not adversely affect the tax-exempt status of the Certificate. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains a legal

opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Designation as a Qualified Tax-Exempt Obligation. The Issuer hereby designates the Certificate as a “qualified tax-exempt obligation” as defined in section 265(b)(3) of the Code. In furtherance of such designation, the Issuer represents, covenants and warrants the following: (a) that during the calendar year in which the Certificate is issued, the Issuer (including any subordinate entities) has not designated nor will designate tax-exempt obligations, which when aggregated with the Certificate, will result in more than \$10,000,000 of “qualified tax-exempt obligations” being issued; (b) that the Issuer reasonably anticipates that the amount of tax-exempt obligations issued, during the calendar year in which the Certificate is issued, by the Issuer (or any subordinate entities) will not exceed \$10,000,000; and, (c) that the Issuer will take such action or refrain from such action as necessary, and as more particularly set forth in this Section, in order that the Certificate will not be considered “private activity bonds” within the meaning of section 141 of the Code.

Section 10. SALE OF CERTIFICATE; FURTHER PROCEDURES. The Certificate is hereby initially sold and shall be delivered to [PURCHASER] (the “Purchaser”) for cash for the par value thereof, pursuant to the purchase agreement dated the date of the final passage of this Ordinance which the Mayor of the Issuer is hereby authorized and directed to execute and deliver. The Certificate shall initially be registered in the name of the Purchaser. It is hereby officially found, determined, and declared that the terms of this sale are the most advantageous reasonably obtainable.

Section 11. FURTHER PROCEDURES. The Mayor, Mayor Pro-Tem, and the Town Secretary, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and on behalf of the Issuer such documents, certificates and other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Certificate, the sale of the Certificate. In case any officer whose signature shall appear on any Certificate shall cease to be such officer before the delivery of such Certificate, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 12. INVESTMENT AND SECURITY OF FUNDS.

(a) Interest earnings derived from the investment of proceeds from the sale of the Certificate shall be used along with other certificate proceeds for the Project; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on certificate proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Certificate from being an arbitrage bond shall be so rebated and not considered as interest earnings for the purposes of this Section.

(b) The Issuer may place proceeds of the Certificate (including investment earnings thereon) and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Certificate will be used as soon as practicable for the purposes for which the Certificate is issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

Section 13. CONSTRUCTION FUND. The Issuer hereby creates and establishes and shall maintain on the books of the Issuer a separate fund to be entitled the "Series 2026 Certificate of Obligation Construction Fund" for use by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Project as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said Fund shall be transferred to the Interest and Sinking Fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

Section 14. NO RULE 15c2-12 UNDERTAKING. The Issuer has not made an undertaking in accordance with Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the issuance of the Certificate. The Issuer is not, therefore, obligated pursuant to the Rule to provide any ongoing disclosure relating to the Issuer or the Certificate in connection with the issuance of the Certificate.

Section 15. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of the Registered Owner, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the Registered Owner, (ii) grant additional rights or security for the benefit of the Registered Owner, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the Registered Owner, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the nationally recognized bond counsel, materially adversely affect the interests of the Registered Owner.

(b) Except as provided in paragraph (a) above, the Registered Owner shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of the Registered Owner, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in the Certificate so as to:

- (1) Make any change in the maturity of the Certificate;
- (2) Reduce the rate of interest borne by the Certificate;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on the Certificate;
- (4) Modify the terms of payment of principal of or interest on the Certificate or impose any condition with respect to such payment; or
- (5) Change the requirement with respect to Registered Owner consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to the Registered Owner a copy of the proposed amendment.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the Registered Owner, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and the Registered Owner shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the Registered Owner pursuant to the provisions of this Section shall be irrevocable for a period of six (6) months from the date of the mailing of the notice provided for in this Section, and shall be conclusive and binding upon any future Registered Owner of the same Certificate during such period. Such consent may be revoked at any time after six (6) months from the date of the mailing of said notice by the Registered Owner, or by a successor in title, by filing notice with the Issuer.

(g) For the purposes of establishing ownership of the Certificate, the Issuer shall rely solely upon the registration of the ownership of such Certificate on the registration books kept by the Paying Agent/Registrar.

Section 16. DEFAULT AND REMEDIES

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on the Certificate when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owner of the Certificate, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of sixty (60) days after notice of such default is given by the Registered Owner to the Issuer.

(b) Remedies for Default. Upon the happening of any Event of Default, then and in every case, the Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owner under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owner hereunder or any combination of such remedies.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Certificate or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Certificate shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Certificate authorized under this Ordinance, the Registered Owner agrees that the certifications required to effectuate any covenants or

representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the Issuer or the Town Council.

Section 17. APPROPRIATION. To pay the debt service coming due on the Certificate prior to receipt of the taxes levied to pay such debt service, if any, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such debt service, and such amount shall be used for no other purpose.

Section 18. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code, Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the Town Council.

Section 19. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

EXHIBIT A

FORM OF CERTIFICATE

A. The form of the Certificate, including the form of PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE, the form of ASSIGNMENT and the form of the COMPTROLLER'S REGISTRATION CERTIFICATE to be attached to the Certificate initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance.

NO. R-	UNITED STATES OF AMERICA STATE OF TEXAS TOWN OF SHADY SHORES, TEXAS COMBINATION TAX AND REVENUE CERTIFICATE OF OBLIGATION SERIES 2026	PRINCIPAL AMOUNT \$[2,000,000]
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<u>INTEREST RATE</u>	<u>DELIVERY DATE</u>	<u>MATURITY DATE</u>
As Shown Below	[October 14, 2026]	[February 15, 2036]

REGISTERED OWNER: [PURCHASER]

PRINCIPAL AMOUNT: [TWO MILLION] DOLLARS

THE TOWN OF SHADY SHORES, TEXAS, in Denton County, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, for value received, promises to pay from the sources described herein, to the Registered Owner specified above, or registered assigns (hereinafter referred to as the "Registered Owner"), the principal amount specified above, and to pay interest thereon, from the Delivery Date set forth above, on the balance of said principal amount from time to time remaining unpaid, at the rates per annum set forth in the table below, calculated on the basis of a 360-day year of twelve 30-day months. The unpaid principal of this Certificate shall mature and shall be payable in the Principal Installments on the Payment Dates set forth in the table below:

<u>Payment Date</u> <u>(February 15)</u>	<u>Principal</u> <u>Installment (\$)</u>	<u>Interest</u> <u>Rate (%)</u>
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		

THE PRINCIPAL OF AND INTEREST ON THIS CERTIFICATE are payable in lawful money of the United States of America, without exchange or collection charges. The Issuer shall pay interest on

this Certificate on [February 15, 2027], and on each August 15 and February 15 thereafter to the date of maturity or redemption prior to maturity. The last principal installment of this Certificate shall be paid to the Registered Owner hereof upon presentation and surrender of this Certificate at maturity, or upon the date fixed for its redemption prior to maturity, at the principal office of [PAYING AGENT, CITY, STATE], which is the “Paying Agent/Registrar” for this Certificate. The payment of all other principal installments of and interest on this Certificate shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each principal and interest payment date by check or draft, dated as of such principal and interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of the Certificate (the “Ordinance”) to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared at the close of business on the last day of the month next preceding each such date (the “Record Date”) on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, principal and interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner.

ANY ACCRUED INTEREST due in connection with the final installment of principal of this Certificate or upon redemption of this Certificate in whole or in part at the option of the Issuer prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Certificate for payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the Registered Owner of this Certificate that on or before each principal payment date and interest payment date for this Certificate it will make available to the Paying Agent/Registrar, from the “Interest and Sinking Fund” created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Certificate, when due.

IF THE DATE for the payment of the principal of or interest on this Certificate shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS CERTIFICATE is dated [October 14, 2026], authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$[2,000,000] for paying all or a portion of the Issuer’s contractual obligations incurred in connection with (i) constructing and improving parking lots, streets, roads, alleys, sidewalks, bridges and related utility relocation, drainage, signalization, landscaping, lighting and signage; (ii) constructing, acquiring, installing and equipping dock and wharf improvements in the Issuer; (iii) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements; (iv) acquiring land and rights-of-way throughout the Issuer for the above described projects; and (iv) legal, fiscal and engineering fees in connection with such projects.

[ON ANY DATE, the unpaid principal installments of the Certificate may be redeemed in whole or in part prior to their scheduled due dates, at the option of the Issuer, with funds derived from any available and lawful source, at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.]

WITH RESPECT TO ANY OPTIONAL REDEMPTION OF THE CERTIFICATE, unless certain prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the portion of the Certificate to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice

shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Certificate or portion thereof and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Certificate or portion thereof has not been redeemed.

AT LEAST THIRTY (30) days prior to the date fixed for any optional redemption of the Certificate or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, to the Registered Owner of the Certificate at its address as it appeared on the Registration Books on the day such notice of redemption is mailed; provided, however, that the failure of the Registered Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of this Certificate. By the date fixed for any such redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Certificate or portions thereof which are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Certificate or portions thereof which are to be so redeemed thereby automatically shall be treated as redeemed prior to its scheduled maturity, and shall not bear interest after the date fixed for redemption, and shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment.

UPON THE PAYMENT OR PARTIAL REDEMPTION OF the outstanding principal balance of this Certificate, the Paying Agent/Registrar, shall record in the Payment Record appearing on this Certificate the amount of such payment or partial redemption, the date said payment was made and the remaining unpaid principal balance of this Certificate and shall then have said entry signed by an authorized official of the Paying Agent/Registrar. The Paying Agent/Registrar shall also record such information in the Certificate Registration Books, and the Paying Agent/Registrar shall also record in the Certificate Registration Books all payments of principal installments on such Certificate when made on their respective due dates.

THIS CERTIFICATE is issuable in the form of one fully-registered Certificate without coupons in the denomination of \$[2,000,000]. This Certificate may be transferred or exchanged as provided in the Ordinance, only upon the registration books kept for that purpose at the above-mentioned office of the Paying Agent/Registrar upon surrender of this Certificate together with a written instrument of transfer or authorization for exchange satisfactory to the Paying Agent/Registrar and duly executed by the Registered Owner or the Registered Owner's duly authorized attorney, and thereupon a new Certificate of the same maturity and in the same aggregate principal amount shall be issued by the Paying Agent/Registrar to the transferee in exchange therefor as provided in the Ordinance, and upon payment of the charges therein prescribed. The Issuer and the Paying Agent/Registrar may deem and treat the person in whose name this Certificate is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes. The Paying Agent/Registrar shall not be required to make any such transfer or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) within 30 days prior to a redemption date.

IN THE EVENT any Paying Agent/Registrar for the Certificate is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owner of the Certificate.

THIS CERTIFICATE shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Ordinance until the Certificate of Authentication shall have been executed by the Paying Agent/Registrar or the Comptroller's Registration Certificate hereon shall have been executed by the Texas Comptroller of Public Accounts.

IT IS HEREBY certified, recited and covenanted that this Certificate has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Certificate have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Certificate, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law, and that this Certificate is additionally secured by and payable from a limited pledge of the Surplus Revenues of the Issuer's solid waste disposal system remaining after payment of all operation and maintenance expenses thereof, and all debt service, reserve and other requirements in connection with all of the Issuer's revenue obligations (now or hereafter outstanding) which are payable from all or any part of the revenues of the Issuer's solid waste disposal system, all as provided in the Ordinance.

THE ISSUER HAS RESERVED THE RIGHT to amend the Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owner of the Certificate.

BY BECOMING the Registered Owner of this Certificate, the Registered Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Certificate and the Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Certificate to be signed with the manual or facsimile signature of the Mayor of the Issuer and countersigned with the manual or facsimile signature of the Town Secretary of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Certificate.

(signature)
Town Secretary

(signature)
Mayor

(SEAL)

B. Form of Payment Record.

PAYMENT RECORD

Date of Payment	Principal Payment (amount and installment(s) to which payment is applied)	Remaining Principal Balance	Name and Title of Authorized Officer making Entry	Signature of Authorized Officer
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

C. Form of Paying Agent/Registrar's Authentication Certificate.

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE
(To be executed if this Certificate is not accompanied by an executed Registration Certificate
of the Comptroller of Public Accounts of the State of Texas)

It is hereby certified that this Certificate has been issued under the provisions of the Ordinance described in the text of this Certificate; and that this Certificate has been issued in replacement of, or in exchange for, a Certificate that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____.

[PAYING AGENT]
Paying Agent/Registrar

By: _____
Authorized Representative

D. Form of Assignment.

ASSIGNMENT
(Please type or print clearly)

For value received, the undersigned hereby sells, assigns and transfers unto: _____

Transferee's Social Security or Taxpayer Identification Number: _____

Transferee's name and address, including zip code: _____

the within Certificate and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney, to register the transfer of the within Certificate on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Certificate in every particular, without alteration or enlargement or any change whatsoever.

(e) Form of Registration Certificate of the Comptroller of Public Accounts.

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that there is on file and of record in my office a true and correct copy of the opinion of the Attorney General of the State of Texas approving this Certificate and that this Certificate has been registered this day by me.

Witness my signature and seal this _____.

Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)



DATE:	September 14, 2026
TO:	
FROM:	Wendy Withers, Town Administrator
SUBJECT:	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

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

None
<u>REVIEWED BY:</u>