



**TOWN OF SHADY SHORES  
SPECIAL CALLED MEETING  
TOWN COUNCIL  
AUGUST 29TH, 2016 7:00 PM  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD**

**AGENDA**

1. CALL TO ORDER
2. ROLL CALL  
Establish a quorum.
3. PUBLIC HEARING REGARDING THE PROPOSED PROPERTY TAX RATE  
Conduct a public hearing relative to the 2016/2017 proposed tax rate.

Documents:

[AGENDA MEMO 08.29.2016 TAX RATE PUBLIC HEARING.DOCX](#)  
[NOTICE OF PROPOSED TAX RATE.PDF](#)  
[SHADY SHORES 2016 CERTIFIED TOTALS.PDF](#)

4. 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. Government Code 551.071- Consultation with Attorney 1. Fire Department Legal Issues.
  2. Personnel Issues- Swanson vs Town of Shady Shores
5. ACTION AS RESULT OF EXECUTIVE SESSION  
Consider and take action on any items necessary as a result of Executive Session.
6. ADJOURN

I, Cindy Aughinbaugh, Mayor of the Town of Shady Shores do hereby certify that the above notice of the Regular Council Meeting was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_.

Approved:

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Cindy Aughinbaugh, Mayor

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 the 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)



**To:** Mayor Cindy Aughinbaugh and Council Members  
**From:** Wendy Withers, Town Secretary  
**CC:** Jim Shepherd, Town Attorney  
**Date:** 08/25/2016  
**Re:** Public Hearing 2016 Tax Rate

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**ACTION REQUESTED:** Conduct a public hearing relative to the 2016 tax rate.

**BACKGROUND INFORMATION:** The Town of Shady Shores is proposing to use the same tax rate of .314625. This is the same tax rate used in 2015 however; the tax rate will generate \$ 60,788 in additional funds. The majority of excess funds have been used to fund necessary road repairs that may have occurred due to the recent flooding event.

The total appraised value of properties in the Town of Shady Shores is 263,054,608 of which \$3,619,822 is generated from new construction and additions to the tax roll. New Construction values constitute approximately 1% of the total tax revenue that will be generated. The additional funds collected will be used to make necessary road repairs.

The second public hearing is to be held on September 8, 2016 at 7: 00 pm.

The Town Council anticipates adoption and ratification of the tax rate at the September 12, 2016 Town Council meeting.

# NOTICE OF 2016 TAX YEAR PROPOSED PROPERTY TAX RATE FOR TOWN OF SHADY SHORES

A tax rate of \$0.314625 per \$100 valuation has been proposed by the governing body of TOWN OF SHADY SHORES. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of TOWN OF SHADY SHORES proposes to use revenue attributable to the tax rate increase for the purpose of road repairs.

PROPOSED TAX RATE	\$0.314625 per \$100
PRECEDING YEAR'S TAX RATE	\$0.314625 per \$100
EFFECTIVE TAX RATE	\$0.294988 per \$100
ROLLBACK TAX RATE	\$0.318587 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for TOWN OF SHADY SHORES from the same properties in both the 2015 tax year and the 2016 tax year.

The rollback tax rate is the highest tax rate that TOWN OF SHADY SHORES may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Michelle French  
Denton County Tax Assessor-Collector  
1505 E. McKinney Street Denton, TX  
940-349-3500  
michelle.french@dentoncounty.com  
tax.dentoncounty.com

You are urged to attend and express your views at the following public hearings on proposed tax rate: First Hearing: 08/29/2016 7:00 PM at 101 South Shady Shores Rd, Shady Shores, TX 76208  
Second Hearing: 09/06/2016 7:00 PM at 101 South Shady Shores Rd, Shady Shores, TX 76208

**2016 CERTIFIED TOTALS**

Property Count: 1,570

C34 - SHADY SHORES TOWN OF  
ARB Approved Totals

7/16/2016

6:21:16PM

<b>Land</b>		<b>Value</b>		
Homesite:		76,967,258		
Non Homesite:		14,810,580		
Ag Market:		19,400,853		
Timber Market:		0	<b>Total Land</b>	(+) 111,178,691
<b>Improvement</b>		<b>Value</b>		
Homesite:		186,207,596		
Non Homesite:		3,960,289	<b>Total Improvements</b>	(+) 190,167,885
<b>Non Real</b>		<b>Count</b>	<b>Value</b>	
Personal Property:	54		987,552	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 987,552
			<b>Market Value</b>	= 302,334,128
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>	
Total Productivity Market:	19,400,853		0	
Ag Use:	52,321		0	<b>Productivity Loss</b> (-) 19,348,532
Timber Use:	0		0	<b>Appraised Value</b> = 282,985,596
Productivity Loss:	19,348,532		0	<b>Homestead Cap</b> (-) 8,308,192
				<b>Assessed Value</b> = 274,677,404
				<b>Total Exemptions Amount</b> (-) 11,622,796 (Breakdown on Next Page)
				<b>Net Taxable</b> = 263,054,608

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
827,635.56 = 263,054,608 \* (0.314625 / 100)

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2016 CERTIFIED TOTALS**

Property Count: 1,570

C34 - SHADY SHORES TOWN OF  
ARB Approved Totals

7/16/2016

6:22:53PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV1	11	0	76,000	76,000
DV2	11	0	105,000	105,000
DV3	4	0	42,000	42,000
DV4	13	0	108,000	108,000
DV4S	3	0	36,000	36,000
DVHS	4	0	816,466	816,466
EX-XV	13	0	4,092,112	4,092,112
EX366	9	0	3,426	3,426
HS	780	3,853,792	0	3,853,792
OV65	247	2,350,000	0	2,350,000
OV65S	14	140,000	0	140,000
<b>Totals</b>		<b>6,343,792</b>	<b>5,279,004</b>	<b>11,622,796</b>

# 2016 CERTIFIED TOTALS

Property Count: 17

C34 - SHADY SHORES TOWN OF  
Under ARB Review Totals

7/16/2016

6:21:16PM

Land	Value			
Homesite:	904,535			
Non Homesite:	31,573			
Ag Market:	0			
Timber Market:	0	<b>Total Land</b>	(+)	936,108
Improvement	Value			
Homesite:	1,958,202			
Non Homesite:	8,351	<b>Total Improvements</b>	(+)	1,966,553
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 0
			<b>Market Value</b>	= 2,902,661
Ag	Non Exempt	Exempt		
Total Productivity Market:	0	0		
Ag Use:	0	0	<b>Productivity Loss</b>	(-) 0
Timber Use:	0	0	<b>Appraised Value</b>	= 2,902,661
Productivity Loss:	0	0	<b>Homestead Cap</b>	(-) 0
			<b>Assessed Value</b>	= 2,902,661
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 86,253
			<b>Net Taxable</b>	= 2,816,408

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

8,861.12 = 2,816,408 \* (0.314625 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2016 CERTIFIED TOTALS**

Property Count: 17

C34 - SHADY SHORES TOWN OF  
Under ARB Review Totals

7/16/2016

6:22:53PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
HS	14	65,000	0	65,000
OV65	3	21,253	0	21,253
<b>Totals</b>		<b>86,253</b>	<b>0</b>	<b>86,253</b>

**2016 CERTIFIED TOTALS**

Property Count: 1,587

C34 - SHADY SHORES TOWN OF  
Grand Totals

7/16/2016

6:21:16PM

<b>Land</b>		<b>Value</b>		
Homesite:		77,871,793		
Non Homesite:		14,842,153		
Ag Market:		19,400,853		
Timber Market:		0	<b>Total Land</b>	(+) 112,114,799
<b>Improvement</b>		<b>Value</b>		
Homesite:		188,165,798		
Non Homesite:		3,968,640	<b>Total Improvements</b>	(+) 192,134,438
<b>Non Real</b>		<b>Count</b>	<b>Value</b>	
Personal Property:	54		987,552	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 987,552
			<b>Market Value</b>	= 305,236,789
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>	
Total Productivity Market:	19,400,853		0	
Ag Use:	52,321		0	<b>Productivity Loss</b> (-) 19,348,532
Timber Use:	0		0	<b>Appraised Value</b> = 285,888,257
Productivity Loss:	19,348,532		0	<b>Homestead Cap</b> (-) 8,308,192
				<b>Assessed Value</b> = 277,580,065
				<b>Total Exemptions Amount</b> (-) 11,709,049 (Breakdown on Next Page)
				<b>Net Taxable</b> = 265,871,016

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
836,496.68 = 265,871,016 \* (0.314625 / 100)

Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2016 CERTIFIED TOTALS**

Property Count: 1,587

C34 - SHADY SHORES TOWN OF  
Grand Totals

7/16/2016

6:22:53PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV1	11	0	76,000	76,000
DV2	11	0	105,000	105,000
DV3	4	0	42,000	42,000
DV4	13	0	108,000	108,000
DV4S	3	0	36,000	36,000
DVHS	4	0	816,466	816,466
EX-XV	13	0	4,092,112	4,092,112
EX366	9	0	3,426	3,426
HS	794	3,918,792	0	3,918,792
OV65	250	2,371,253	0	2,371,253
OV65S	14	140,000	0	140,000
<b>Totals</b>		<b>6,430,045</b>	<b>5,279,004</b>	<b>11,709,049</b>

**2016 CERTIFIED TOTALS**

Property Count: 1,570

C34 - SHADY SHORES TOWN OF  
ARB Approved Totals

7/16/2016

6:22:53PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	975		\$3,584,493	\$259,265,720
B	MULTIFAMILY RESIDENCE	3		\$0	\$286,827
C1	VACANT LOTS AND LAND TRACTS	266		\$0	\$6,443,967
D1	QUALIFIED AG LAND	187	509.7518	\$0	\$19,400,853
D2	NON-QUALIFIED LAND	18		\$9,489	\$440,815
E	FARM OR RANCH IMPROVEMENT	56	189.7728	\$13,689	\$10,124,010
ERROR		2		\$0	\$6,862
F1	COMMERCIAL REAL PROPERTY	16		\$0	\$1,109,183
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,250
J4	TELEPHONE COMPANY (INCLUDING CO-	4		\$0	\$265,770
J6	PIPELAND COMPANY	2		\$0	\$111,650
J7	CABLE TELEVISION COMPANY	9		\$0	\$123,170
L1	COMMERCIAL PERSONAL PROPERTY	27		\$0	\$475,424
M1	TANGIBLE OTHER PERSONAL, MOBILE H	30		\$23,548	\$166,465
O	RESIDENTIAL INVENTORY	2		\$0	\$16,624
X	TOTALLY EXEMPT PROPERTY	22		\$0	\$4,095,538
		<b>Totals</b>	699.5246	\$3,631,219	\$302,334,128

**2016 CERTIFIED TOTALS**

Property Count: 17

C34 - SHADY SHORES TOWN OF  
Under ARB Review Totals

7/16/2016

6:22:53PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	15		\$5,400	\$2,778,277
E	FARM OR RANCH IMPROVEMENT	2	7.5610	\$0	\$3,967
O	RESIDENTIAL INVENTORY	1		\$0	\$120,417
		<b>Totals</b>	7.5610	\$5,400	\$2,902,661

**2016 CERTIFIED TOTALS**

Property Count: 1,587

C34 - SHADY SHORES TOWN OF  
Grand Totals

7/16/2016

6:22:53PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	990		\$3,589,893	\$262,043,997
B	MULTIFAMILY RESIDENCE	3		\$0	\$286,827
C1	VACANT LOTS AND LAND TRACTS	266		\$0	\$6,443,967
D1	QUALIFIED AG LAND	187	509.7518	\$0	\$19,400,853
D2	NON-QUALIFIED LAND	18		\$9,489	\$440,815
E	FARM OR RANCH IMPROVEMENT	58	197.3338	\$13,689	\$10,127,977
ERROR		2		\$0	\$6,862
F1	COMMERCIAL REAL PROPERTY	16		\$0	\$1,109,183
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,250
J4	TELEPHONE COMPANY (INCLUDING CO-	4		\$0	\$265,770
J6	PIPELAND COMPANY	2		\$0	\$111,650
J7	CABLE TELEVISION COMPANY	9		\$0	\$123,170
L1	COMMERCIAL PERSONAL PROPERTY	27		\$0	\$475,424
M1	TANGIBLE OTHER PERSONAL, MOBILE H	30		\$23,548	\$166,465
O	RESIDENTIAL INVENTORY	3		\$0	\$137,041
X	TOTALLY EXEMPT PROPERTY	22		\$0	\$4,095,538
		<b>Totals</b>	707.0856	\$3,636,619	\$305,236,789

**2016 CERTIFIED TOTALS**

Property Count: 1,570

C34 - SHADY SHORES TOWN OF  
ARB Approved Totals

7/16/2016

6:22:53PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A017	BUILDER HOME PLANS - REFERENCE ON	1		\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	888		\$3,557,786	\$229,790,746
A2	REAL, RESIDENTIAL, MOBILE HOME	8		\$0	\$555,342
A3	WATERFRONT	102		\$26,707	\$28,919,632
B2	REAL, RESIDENTIAL, DUPLEXES	3		\$0	\$286,827
C1	REAL, VACANT PLATTED RESIDENTIAL L	231		\$0	\$5,721,827
C2	COMMERCIAL VACANT LOT	7		\$0	\$47,229
C3	REAL VACANT LOT OUTSIDE CITY	11		\$0	\$307,713
C5	WATERFRONT	17		\$0	\$367,198
D1	QUALIFIED AG LAND	187	509.7518	\$0	\$19,400,853
D2	FARM AND RANCH IMPSS ON QUALIFIED	18		\$9,489	\$440,815
E1	LAND AND IMPROVMENTS (NON AG QUA	31		\$13,689	\$6,527,996
E3	MOBILE HOMES ON NON AG QUALIFIED L	2		\$0	\$118,617
E4	VACANT NON QUALIFIED NON HOMESITE	31		\$0	\$3,477,397
ERROR		2		\$0	\$6,862
F1	REAL COMMERCIAL	6		\$0	\$530,633
F3	REAL - COMMERCIAL MH PARKS	11		\$0	\$578,550
J2	REAL & TANGIBLE PERSONAL, UTILITIES,	1		\$0	\$1,250
J4	REAL & TANGIBLE PERSONAL, UTILITIES,	4		\$0	\$265,770
J6	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$111,650
J7	REAL & TANGIBLE PERSONAL, UTILITIES,	9		\$0	\$123,170
L1	BPP TANGIBLE COMERCIAL PROPERTY	8		\$0	\$153,723
L3	BPP TANGIBLE COMMERCIAL LEASED E	19		\$0	\$321,701
M1	NON INCOME PRODUCING PERSONAL P	30		\$23,548	\$166,465
OC1	INVENTORY, VACANT PLATTED LOTS/TR	2		\$0	\$16,624
X		22		\$0	\$4,095,538
	<b>Totals</b>		509.7518	\$3,631,219	\$302,334,128

**2016 CERTIFIED TOTALS**

Property Count: 17

C34 - SHADY SHORES TOWN OF  
Under ARB Review Totals

7/16/2016

6:22:53PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	14		\$5,400	\$2,305,303
A3	WATERFRONT	3		\$0	\$472,974
E1	LAND AND IMPROVMENTS (NON AG QUA	1		\$0	\$2,706
E4	VACANT NON QUALIFIED NON HOMESITE	1		\$0	\$1,261
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	1		\$0	\$120,417
	<b>Totals</b>		0.0000	\$5,400	\$2,902,661

**2016 CERTIFIED TOTALS**

Property Count: 1,587

C34 - SHADY SHORES TOWN OF  
Grand Totals

7/16/2016

6:22:53PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A017	BUILDER HOME PLANS - REFERENCE ON	1		\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	902		\$3,563,186	\$232,096,049
A2	REAL, RESIDENTIAL, MOBILE HOME	8		\$0	\$555,342
A3	WATERFRONT	105		\$26,707	\$29,392,606
B2	REAL, RESIDENTIAL, DUPLEXES	3		\$0	\$286,827
C1	REAL, VACANT PLATTED RESIDENTIAL L	231		\$0	\$5,721,827
C2	COMMERCIAL VACANT LOT	7		\$0	\$47,229
C3	REAL VACANT LOT OUTSIDE CITY	11		\$0	\$307,713
C5	WATERFRONT	17		\$0	\$367,198
D1	QUALIFIED AG LAND	187	509.7518	\$0	\$19,400,853
D2	FARM AND RANCH IMPSS ON QUALIFIED	18		\$9,489	\$440,815
E1	LAND AND IMPROVMENTS (NON AG QUA	32		\$13,689	\$6,530,702
E3	MOBILE HOMES ON NON AG QUALIFIED L	2		\$0	\$118,617
E4	VACANT NON QUALIFIED NON HOMESITE	32		\$0	\$3,478,658
ERROR		2		\$0	\$6,862
F1	REAL COMMERCIAL	6		\$0	\$530,633
F3	REAL - COMMERCIAL MH PARKS	11		\$0	\$578,550
J2	REAL & TANGIBLE PERSONAL, UTILITIES,	1		\$0	\$1,250
J4	REAL & TANGIBLE PERSONAL, UTILITIES,	4		\$0	\$265,770
J6	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$111,650
J7	REAL & TANGIBLE PERSONAL, UTILITIES,	9		\$0	\$123,170
L1	BPP TANGIBLE COMERCIAL PROPERTY	8		\$0	\$153,723
L3	BPP TANGIBLE COMMERCIAL LEASED E	19		\$0	\$321,701
M1	NON INCOME PRODUCING PERSONAL P	30		\$23,548	\$166,465
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	1		\$0	\$120,417
OC1	INVENTORY, VACANT PLATTED LOTS/TR	2		\$0	\$16,624
X		22		\$0	\$4,095,538
	<b>Totals</b>		509.7518	\$3,636,619	\$305,236,789

**2016 CERTIFIED TOTALS**

Property Count: 1,587

C34 - SHADY SHORES TOWN OF  
Effective Rate Assumption

7/16/2016 6:22:53PM

**New Value**

TOTAL NEW VALUE MARKET: **\$3,636,619**  
TOTAL NEW VALUE TAXABLE: **\$3,619,822**

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$12,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
HS	Homestead	27	\$126,797
OV65	Over 65	32	\$305,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>63</b>	<b>\$479,797</b>
		<b>NEW EXEMPTIONS VALUE LOSS</b>	<b>\$479,797</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

**TOTAL EXEMPTIONS VALUE LOSS \$479,797**

**New Ag / Timber Exemptions**

2015 Market Value \$200,000 Count: 1  
2016 Ag/Timber Use \$165  
**NEW AG / TIMBER VALUE LOSS \$199,835**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
790	\$286,460	\$15,455	\$271,005
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
770	\$289,320	\$15,365	\$273,955

**2016 CERTIFIED TOTALS**

C34 - SHADY SHORES TOWN OF  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
17	\$2,902,661.00	\$2,816,408