

Why Accountability Matters in Shenandoah

**Choose David Teague
for Shenandoah City Council - Position 5**

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Why Accountability Matters in Shenandoah

I've been asked why restoring accountability in our city government matters.

The answer is simple: basic standards of transparency and follow-through are not being met. Here are 12 supporting examples:

1. Budget "Cuts" That Didn't Hold

Item presented as cuts were funded within 90 days.

2. Revenue Reporting Gaps

Budget revenue does not align with monthly reports—which is correct?

3. Audit Accuracy

Audit reports overstated population, skewing per capita debt for multiple years.

4. Delayed Budget Posting

Final approved budgets posted months after adoption.

5. Limited Communication on Rate Changes

Water and sewer rate increases were not broadly communicated.

6. Contract & Project Accountability

Contracts must include clear benchmarks and timelines. Seven-year taxpayer-funded projects are unacceptable. Post-resignation agreements demand for stronger oversight and transparency.

7. Emergency Information Reliability

Residents should be able to rely on accurate, updated guidance.

8. Reactive Code Enforcement

Enforcement should be proactive—not only complaint-driven.

9. Public Hearing on Traffic

Meeting lacked promotion and no data. Hold a Town Hall.

10. Website Accessibility

Public information should be easily accessible on all devices.

11. Meeting Transparency

When three city council members meet outside a posted council meeting and discuss city business, public notice is required. Residents deserve transparency—it's the law.

12. Board Appointment Process

Appointments should consistently follow established bylaws for Tourism Board.



Why Accountability Matters in Shenandoah

What Should Change Immediately

- ✓ Live-stream all city meetings
- ✓ Publish all council agendas along with all relative documents, ensuring those postings meet state guidelines (per Texas Open Meetings Act).
- ✓ Ensure residents can review information before decisions are made

My Commitment

I will advocate for full transparency, clear communication, and accountability at every level—including open meetings, complete public information, and regular opportunities for residents to be heard.

Any reduction to the restricted reserve should be refunded to the taxpayers (potentially \$1.8m-\$2.85m). Remember, it's your money.

Because at the end of the day:

This is your city, your money, your voice.

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Let's Take a Closer Look

Agenda Item 11-12 Removal

1. Budget "Cuts" That Didn't Hold

Item presented as cuts were funded within 90 days.



EXPENSES		
Administration	100-11-61-614200	Moved Department Medical Insurance Costs from Non-Department
Administration	100-11-61-614000	Moved Department Dental Insurance & Life/AD&D Costs from Non-Department
Administration	100-11-61-614300	Moved Department Worker's Compensation Costs from Non-Department
Administration	100-11-62-210000	Remove Human Resource Service - Left in from Previous Year - One Year Item
Administration	100-11-67-670900	Removal of Membership - North Houston Association
Administration - 11	General Fund - 100	NORTH HOUSTON ASSOCIATION 2026 NORTH HOUSTON ASSOCIATION ANNUAL MEMBERSHIP

Agenda Item 13 - Accounts Payable

City Of Shenandoah		From:	12/1/25				
Check Registers		To:	12/31/25				
Vendor Name	Post Date	Payment Type	Payment Number	Description (Debit)	Description (Credit)	Amount	Fund
SIDDONS MARTIN EMERGENCY GROUP LLC	12/01/2025	Check	1785	UNIT 25-08 K9 UPIIT	PD VEHICLE UPLIFTS	\$ 39,437.00	General Fund - 100
SIDDONS MARTIN EMERGENCY GROUP LLC	12/01/2025	Check	1785	UNIT 25-08 UPIIT	PD VEHICLE UPLIFTS	\$ 34,872.00	General Fund - 100
SAMP'S EAST INC	12/16/2025	Check	1800	REFUND - WALMART BEVERAGE PERMIT 1322315	REFUND - WALMART BEVERAGE PERMIT 1322315	\$ 75.00	General Fund - 100
JOHN S. ESCOTO	12/01/2025	Bank Draft	139	J. ESCOTO HGAC MEETING - MILEAGE	J. ESCOTO HGAC MEETING - MILEAGE	\$ 50.54	General Fund - 100
NORTH HOUSTON ASSOCIATION	12/01/2025	Check	1784	2026 NORTH HOUSTON ASSOCIATION ANNUAL MEMBERSHIP	2026 NORTH HOUSTON ASSOCIATION ANNUAL MEMBERSHIP	\$ 1,500.00	General Fund - 100

2. Revenue Reporting Gaps

Budget revenue does not align with monthly reports—which is correct?



Monthly Report
Agenda Item 19

**WHICH REVENUE AMOUNT IS CORRECT?
THE APPROVED BUDGET OR THE MONTHLY REPORT?**

2025-26 BUDGET	Budget	Activity	Fiscal Activity	Remaining
00 - Revenue	13,114,074.00	1,804,774.94	6,104,610.10	-53.45%
11 - Administration	973,086.00	70,376.97	389,076.44	60.02%
12 - Finance	502,956.00	32,265.23	197,332.03	60.77%
14 - Community Outreach	93,900.00	1,567.29	61,690.53	34.30%
17 - Non-Department	364,599.00	322,127.62	484,388.47	-32.86%
18 - Fire Department	2,316,901.00	597,422.35	1,122,738.70	51.54%
22 - Police	5,610,587.00	366,309.69	2,106,896.72	62.45%
23 - Municipal Court	5,115.00	155.59	1,524.44	70.20%
30 - Public Works	1,309,780.00	104,645.87	526,779.06	59.78%
31 - Swimming Pool	126,262.00	853.24	9,309.61	92.63%
32 - Parks	167,754.00	9,756.23	55,373.81	66.99%
43 - Community Development	725,051.00	51,365.00	352,143.85	51.43%
55 - Technology	910,364.00	32,397.50	566,656.14	37.75%
Revenue Total	12,759,484	12,175,574	11,798,317	11,551,857 11,843,760 10,454,862 11,111,111

Revenue Total ? \$12,759,484

Let's Take a Closer Look

3. Audit Accuracy

Audit reports overstated population, skewing per capita debt for multiple years.

Overstated Population Reporting Distortion

An incorrect population skews the per capita debt reporting in the audit reports.

Reporting Distortion

The establishment will try to discredit this - but facts are facts.

When did Shenandoah grow to a population of 20,000?

Sudden jump to 20K?

City of Shenandoah, Texas
RATIO OF GENERAL BONDED DEBT OUTSTANDING
Last Ten Years

2023

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
NET TAXABLE ASSESSED VALUE										
All property	\$ 694,405,916	\$ 770,452,681	\$ 847,247,802	\$ 951,050,301	\$ 1,122,198,660	\$ 1,130,302,089	\$ 1,166,633,720	\$ 1,206,402,279	\$ 1,463,699,364	\$ 1,501,109,237
NET BONDED DEBT (1)										
Gross bonded debt	26,032,419	24,520,438	23,743,633	22,056,855	20,349,656	18,643,926	16,811,864	14,939,802	19,507,741	17,410,679
Less debt service funds	-	-	-	-	-	-	-	-	-	-
Net Bonded Debt	\$ 26,032,419	\$ 24,520,438	\$ 23,743,633	\$ 22,056,855	\$ 20,349,656	\$ 18,643,926	\$ 16,811,864	\$ 14,939,802	\$ 19,507,741	\$ 17,410,679
RATIO OF NET BONDED DEBT TO ASSESSED	3.75%	3.18%	2.80%	2.32%	1.81%	1.65%	1.44%	1.24%	1.33%	1.16%
POPULATION	20,570	20,570	20,780	23,756	23,756	24,554	24,777	24,720	3,665	3,773
NET BONDED DEBT PER CAPITA	\$ 1,266	\$ 1,192	\$ 1,143	\$ 928	\$ 857	\$ 759	\$ 679	\$ 604	\$ 5,323	\$ 4,615

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
(1) This is the general bonded debt of both governmental and business-type.

City of Shenandoah, Texas
RATIO OF GENERAL BONDED DEBT OUTSTANDING
Last Ten Years

2024

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
NET TAXABLE ASSESSED VALUE										
All property	\$ 770,452,681	\$ 847,247,802	\$ 951,050,301	\$ 1,122,198,660	\$ 1,130,302,089	\$ 1,166,633,720	\$ 1,206,402,279	\$ 1,463,699,364	\$ 1,501,109,237	\$ 1,619,460,896
NET BONDED DEBT (1)										
Gross bonded debt	24,520,438	23,743,633	22,056,855	20,349,656	18,643,926	16,811,864	14,939,802	19,507,741	17,410,679	15,492,189
Less debt service funds	-	-	-	-	-	-	-	-	-	-
Net Bonded Debt	\$ 24,520,438	\$ 23,743,633	\$ 22,056,855	\$ 20,349,656	\$ 18,643,926	\$ 16,811,864	\$ 14,939,802	\$ 19,507,741	\$ 17,410,679	\$ 15,492,189
RATIO OF NET BONDED DEBT TO ASSESSED	3.18%	2.80%	2.32%	1.81%	1.65%	1.44%	1.24%	1.33%	1.17%	0.96%
POPULATION	20,570	20,780	23,756	23,756	24,554	24,777	24,720	3,665	3,773	3,807
NET BONDED DEBT PER CAPITA	\$ 1,192	\$ 1,143	\$ 928	\$ 857	\$ 759	\$ 679	\$ 604	\$ 5,323	\$ 4,668	\$ 4,069

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City of Shenandoah, Texas
RATIO OF GENERAL BONDED DEBT OUTSTANDING
Last Ten Years

2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
NET TAXABLE ASSESSED VALUE										
All property	\$ 847,247,802	\$ 951,050,301	\$ 1,122,198,660	\$ 1,130,302,089	\$ 1,166,633,720	\$ 1,206,402,279	\$ 1,463,699,364	\$ 1,501,109,237	\$ 1,619,460,896	\$ 1,784,027,262
NET BONDED DEBT (1)										
Gross bonded debt	23,743,633	22,056,855	20,349,656	18,643,926	16,811,864	14,939,802	19,507,741	17,410,679	15,947,617	13,343,555
Less debt service funds	-	-	-	-	-	-	-	-	-	-
Net Bonded Debt	\$ 23,743,633	\$ 22,056,855	\$ 20,349,656	\$ 18,643,926	\$ 16,811,864	\$ 14,939,802	\$ 19,507,741	\$ 17,410,679	\$ 15,947,617	\$ 13,343,555
RATIO OF NET BONDED DEBT TO	2.80%	2.32%	1.81%	1.65%	1.44%	1.24%	1.33%	1.16%	0.95%	0.75%
POPULATION	20,780	23,756	23,756	24,554	24,777	24,720	3,665	3,773	2,024	3,839
NET BONDED DEBT PER CAPITA	\$ 1,143	\$ 928	\$ 857	\$ 759	\$ 679	\$ 604	\$ 5,323	\$ 4,615	\$ 7,583	\$ 3,476

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.
(1) This is the general bonded debt of both governmental and business-type activities.

Let's Take a Closer Look

4. Delayed Budget Posting

Final approved budgets posted months after adoption.



2025-26 budget approved 9/10/25; posted to website in early 2026

5. Limited Communication on Rate Changes

Water and sewer rate increases were not broadly communicated.



Visit the City's website for more information on the following reports and upcoming events:
 2024 Consumer Confidence Water Quality Report
<https://bit.ly/CCR2024Shenandoah>
 Water/Sewer Rate Updates:
<https://www.shenandoah.tx.us/269/Water-Wastewater-Utilities>
 12/02/25 Lighting of the Angels
 12/24/25 Luminaries

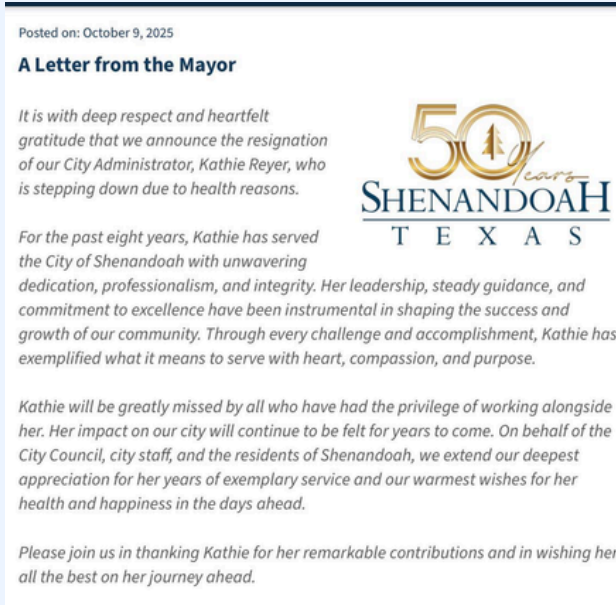
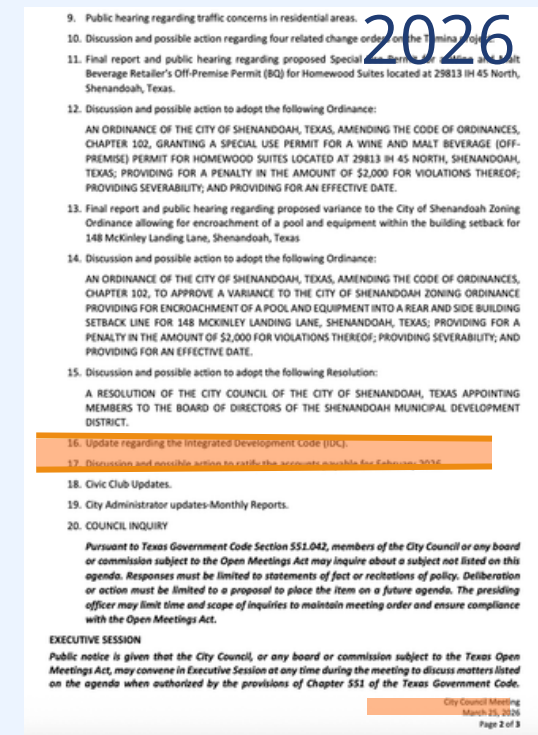
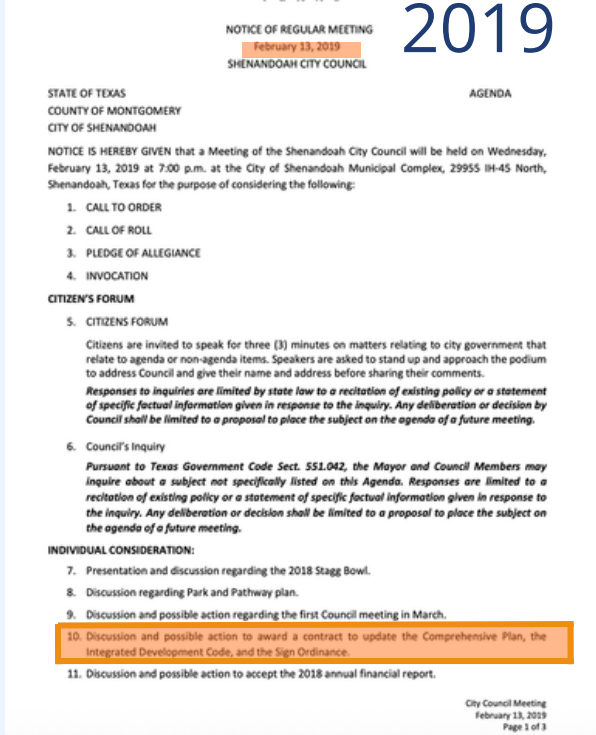
Rate update October 2025; Not in the Fall 2025 Newsletter; Not announced on social media by the city; just this in your utility bill. Feel informed?

6. Contract & Project Accountability

Contracts must include clear benchmarks and timelines. Seven-year taxpayer-funded projects are unacceptable.



Post-resignation agreements demand for stronger oversight and transparency.

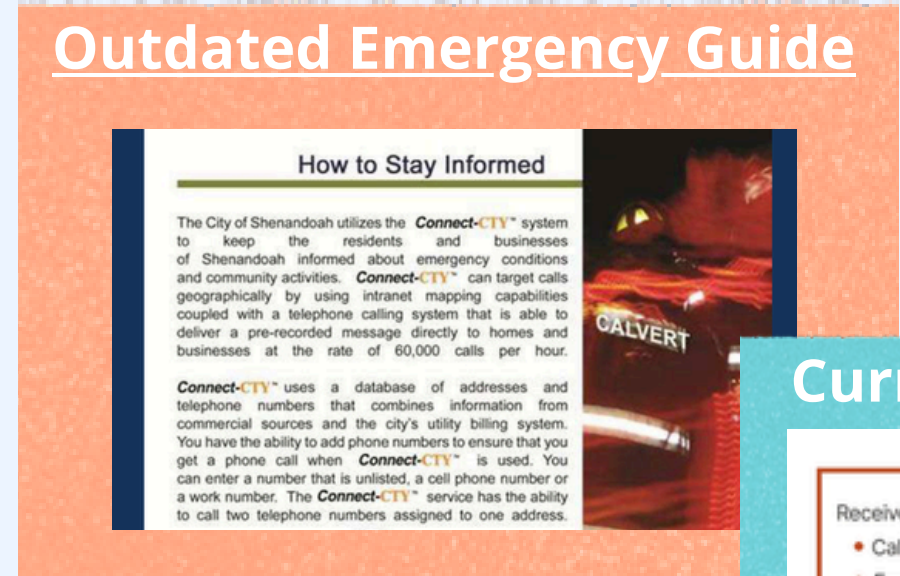


Let's Take a Closer Look

7. Emergency Information Reliability

Residents should be able to rely on accurate, updated guidance.

The city Emergency Preparedness Guide includes an outdated communication app.



How vigilant has the code enforcement officer been enforcing...?

8. Reactive Code Enforcement

Enforcement should be proactive—not only complaint-driven.



He only enforces when he's notified.

City Council Meeting
2/11/26

Let's Take a Closer Look

9. Public Hearing on Traffic

Meeting lacked promotion and no data. Hold a Town Hall.



On March 25, 2026, the City held a public hearing (not a town hall) on residential traffic during the regular council meeting.

Shortcomings:

- No social media promotion
- No community signs or announcements
- No traffic data provided in the agenda packet (despite frequent references).
- Note: most residents prefer town hall format for better discussion.

10. Website Accessibility

Public information should be easily accessible on all devices.

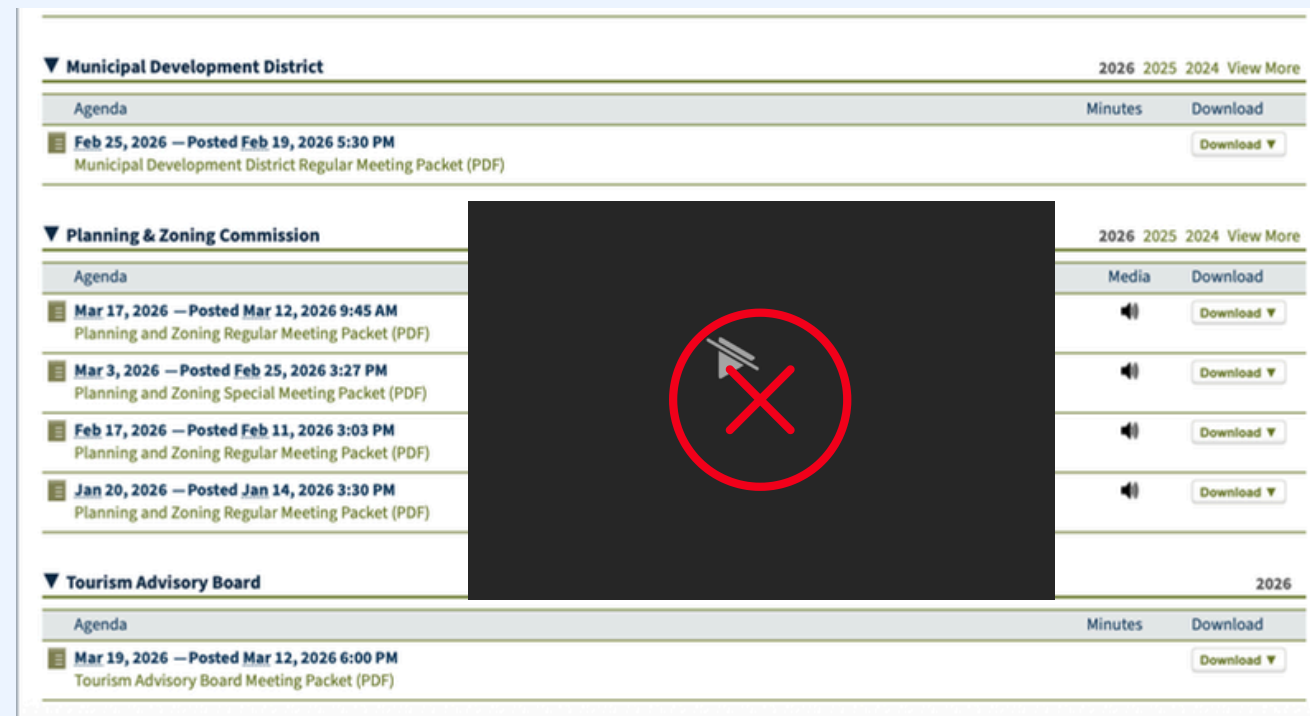


The city claims to post audio records of city meetings on its website within 72 business hours.

Current issues as of March 28, 2026:

- Audio recordings for a February 25, 2026 and March 19, 2026 meeting are still unavailable.
- Not all city meetings are streamed live on YouTube.
- Even when records are posted, the audio **does not play** for apple users (iPhone, iPad, Mac).

Result: Many residents - especially Apple users - cannot easily access public meetings.



City Website - Agenda Center

Playback Error: Audio does not play for Apple users

Let's Take a Closer Look



11. Meeting Transparency

When three city council members meet outside a posted council meeting and discuss city business, public notice is required. Residents deserve transparency—it's the law.

Texas law requires public notice when a quorum of the City Council members (three or more) attends and participates in a meeting where city business is discussed - even at a subordinate board meeting.

Recent issue: During a recent Tourism Advisory Board meeting, three elected City Council members were present and participated in the discussion of city business (tourism).

The agenda did not include the standard "quorum notice" or any disclaimer stating that a quorum of council might be present.

Why it matters:

Residents deserve transparency. When a quorum of members of council discuss public business, the meeting must be properly noticed - it's the law.



12. Board Appointment Process

Appointments should consistently follow established bylaws for Tourism Board.

The Tourism bylaws (Section 2.3) clearly state: ***"Members shall be appointed by the City Council. An application process may be used to facilitate nominations."***

Recent Issue:

At the March 19, 2026 meeting, an individual actively participated as a board member even though they had not been publicly appointed by the City Council.

This bypasses the required formal appointment process outlined in the bylaws.

One additional industry representative position, intended to reflect the healthcare sector, remains in process and will be brought forward to City Council for consideration at a future meeting.