



DATE OF MEETING: 4-22-25

AGENDA ITEM: # 2025-695P

**AFFIDAVIT OF PROVIDING NOTICE OF POTENTIAL CONFLICT OF INTEREST**

STATE OF TEXAS §  
COUNTY OF GRAYSON §  
CITY OF DENISON §

I, CHARLES D. SHEARER, a local public official of the City of Denison, Texas (the "City"), make this affidavit and hereby on oath state the following (complete any portions of Sections A, B, and/or C which are applicable, and sign the final portion before a notary):

**A. Substantial Interest in a business entity or real property – Texas Local Gov't Code Chapter 171**

Action being contemplated by the City may have an effect on a business entity or real property in which I have an interest. Such interest may be a "substantial interest" as that term is defined in Chapter 171 of the Texas Local Government Code. The action being contemplated **may have a special economic effect** on the business entity or real property **distinguishable from the effect on the public.**

The business entity or real property in which I have an interest is described as follows (name, address, or lot description):

F&I PAWN SHOP  
614 W. MAIN ST. DENISON, TX 75020

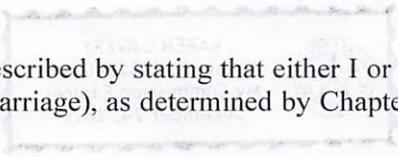
The nature and extent of my interest in the business entity or real property is herein described by stating that either I or a person related to me in the first degree of consanguinity (blood) or affinity (marriage), as determined by Chapter 573 of the Government Code (**check all that apply**):

- Own 10% or more of the voting stock or shares of the business entity OR own either 10% or more OR \$15,000 or more of the fair market value of the business entity; AND/OR
- Received funds from the business entity that exceed 10% of gross income for the previous year;
- Have a substantial interest in real property if the interest is an equitable or legal ownership with a fair market value of at least \$2,500 or more.

**B. Substantial Interest in Subdivided Tract – Texas Local Government Code Section 212.017**

Action being contemplated by the City may have an effect on a subdivided tract in which I have an interest. A "subdivided tract" is defined as a tract of land, as a whole, that is subdivided. A "subdivided tract" does not mean an individual lot in a subdivided tract of land. Such interest may be a "substantial interest" as that term is defined in Section 212.017 of the Texas Local Government Code.

The nature and extent of my interest in the subdivided tract is herein described by stating that either I or a person related to me in the first degree of consanguinity (blood) or affinity (marriage), as determined by Chapter 573 of the Government Code (**check all that apply**):



- \_\_\_\_\_ Have an equitable or legal ownership in the tract with a fair market value of \$2,500 or more;
- \_\_\_\_\_ Act as a developer of the tract;
- \_\_\_\_\_ Owns 10% or more of the voting stock or shares of OR own either 10% or more OR \$5,000 or more of the fair market value of a business entity that:
  - a) Has an equitable interest or legal ownership interest in the tract with a fair market value of \$2,500 or more; OR
  - b) Acts as a developer of the tract; OR
- \_\_\_\_\_ Received in a calendar year funds from the business entity (as the term "business entity" is described immediately above) that exceed 10% or more of yearly income for the previous year.

**C. Appearance of Impropriety**

Alternatively, even if I do not have a "substantial interest" as defined by Chapter 171 of the Texas Local Government Code or Section 212.017 of the Texas Local Government Code, I am filing this affidavit so as to avoid the appearance of impropriety. My interest may be described as follows:

I DESIGNED THE NEW ~~BUTER~~ BUILDING BEING CONSTRUCTED

\_\_\_\_\_

\_\_\_\_\_

THE BELOW MUST BE COMPLETED IN ITS ENTIRETY

Upon filing of this affidavit with the City Clerk, I affirm that I will abstain from any discussion, vote or decision involving this business entity or real property unless a majority of the members of the governmental entity of which I am a member is likewise required to file and has filed affidavits declaring similar interests of the same official action.

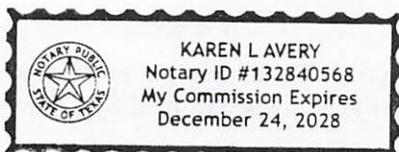
Signed this 22<sup>nd</sup> day of April, 2024.

*Charles D. Shearer*  
Signature of Affiant

PLANNING COMMISSION CHAIRMAN  
Title of Affiant

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES SHEARER and by oath stated that the facts hereinabove stated are true to the best of his/her knowledge or belief.

SWORN to and subscribed before me on this 22<sup>nd</sup> day of April, 2024.



*Karen L Avery*  
Notary Public in and for the State of Texas