

Email from former Mayor Kevin Sullivan to Lago Vista Watchdog, Oct. 5, 2026, 7:40 a.m., answering our questions of Oct. 4, 2026 (quoted below his answers, as sent). His email address, phone number, signature, and signature photo removed by Lago Vista Watchdog.

Jack,

It was my pleasure to sit and chat with you.

- 1.) I am under contract with Shoreline Ranch to help them and I am being paid.
- 2.) Yes, the numbers should be \$860K at the 568 unit count, \$1,666,500 for the 1100 unit count, and \$227K at the 150 unit count.
- 3.) Development Services Director in 2022 was Roy Jambor.
- 4.) I don't have a deck I can share with you from Kevin Shephard, but you can easily go to his website (www.verdunity.com) and especially the Services page of his site (Services — Verdunity <<https://www.verdunity.com/services>>) to see the description of the analysis I referenced and some examples of that work.
- 5.) Yes, feel free to use my headshot.

If you need anything else, don't hesitate to reach out.

Regards,
Kevin

On Sun, Oct 4, 2026 at 10:39 PM Lago Vista Watchdog <newsroom@lagovistawatchdog.com> wrote:

> Kevin,
>
> Thank you for the interview today and for the documents. A few last
> questions so we get the details right. If you can reply by 5 p.m. Central
> on Monday, Oct. 5, we'll include your answers.
>
> 1. Your role. You told P&Z on Aug. 13 that Shoreline Ranch representatives
> "engaged" you, and your Sept. 29 email says you would speak "on behalf of
> Shoreline Ranch." Are you paid by Shoreline Ranch, TerraMark Ventures, or
> anyone connected to the project? Readers will want to know.
>
> 2. Roadway impact fees. In the interview you said 568 homes "would
> generate 186,000 dollars in just roadway impact fees." Using the rates you
> gave (\$2,493 a home north of the service-area line, \$537 south) and
> splitting 568 homes evenly, we get about \$860,500. Your 1,100-home (\$1.6
> million) and 150-home (\$227,000) figures match that method. Did you mean

> about \$860,000? And could you send the impact fee map you mentioned?
>
> 3. The development services director in 2022. On the recording the first
> name sounds like "Laurie," but the city's Aug. 17, 2022 email and your Oct.
> 4 email say Roy Jambor. Which is right?
>
> 4. Verdunity. Could you send a link or copy of the Verdunity (Kevin
> Shepherd) material on the cost of low-density development that you
> mentioned?
>
> 5. Photo. May we publish the headshot in your email signature with the
> story, credited to you?
>
> Thank you,
>
> Jack Britton
> Editor, Lago Vista Watchdog
> newsroom@lagovistawatchdog.com
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