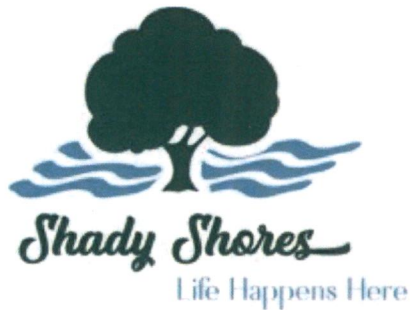




**TOWN OF SHADY SHORES  
SHADY SHORES TOWN COUNCIL  
REGULAR SESSION  
NOVEMBER 8, 2021; 7:00 PM  
VIRTUAL MEETING  
SHADY SHORES COMMUNITY CENTER  
101 S. SHADY SHORES ROAD  
SHADY SHORES, TX 76208**

**MINUTES**

**MEMBERS PRESENT**

|                   |               |         |
|-------------------|---------------|---------|
| Cindy Aughinbaugh | Mayor         | Present |
| Tom Newell        | Mayor Pro Tem | Present |
| Charles Grimes    | Councilmember | Present |
| Matthew Haines    | Councilmember | Present |
| Bill Emsoff       | Councilmember | Present |
| Mike Nowels       | Councilmember | Present |

**Staff Present:** Wendy Withers, Town Administrator; Jim Shepherd, Town Attorney; Richard Arivzu, Town Engineer; Amber Schuler, Municipal Court Administrator; Katie Klein, Community Relations Admin.

**CALL TO ORDER**

Mayor Aughinbaugh called the meeting to order at 7:00 pm.

**ROLL CALL**

Establish a quorum.

The Mayor called the roll and a quorum was established for the record.

**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. Tree City USA Official Proclamation**

Mayor Aughinbaugh read a proclamation in support of Arbor Day. Mayor Aughinbaugh noted that an Arbor Day Celebration had been held on November 6th, 2021 and that the town was accepting names for residents who would receive a free Burr Oak seedling. There are 50 trees available and they are available on a first come first serve basis.

**COUNCILMEMBER/COMMITTEE/STAFF REPORTS:**

2. Keep Shady Shores Beautiful/Community Events  
(Klein)

Community Relations Admin Katie Klein gave the Community Events and Keep Shady Shores Beautiful Reports for October 2021

**October Events Included**

Arbor Day Celebration  
Shady Shores Show Off

**Upcoming Events Include**

Fall Sweep-November 13, 2021  
Shady Shores Tree Lighting

3. Animal Control  
(Grimes)

Councilmember Charles Grimes gave the animal control report for the month of October.

4. Planning and Zoning Commission Report  
(Emsoff)

Planning and Zoning Chairman, Josh Juve, gave the Planning and Zoning report. Chairman Juve reported that he had been elected as the Chairman at the last meeting and Rebecca Morgan was elected Vice-Chairman. Chairman Juve reported that the Planning and Zoning Commission recommended approval of the preliminary plat with pending approval of the changes proposed by the town engineer.

5. Code Enforcement  
(Grimes)

Councilmember Charles Grimes gave the Code Enforcement Report for the month of October 2021.

6. Police Department  
(Newell)

Mayor Pro Tem Tom Newell gave the September 2021 Police Department report. Mayor Pro Tem Tom Newell also noted that the study between Lake Dallas and the City of Corinth regarding the possibility of a joint police department was no longer going forward at this time.

7. Fire Department  
(Newell)

Mayor Pro Tem Tom Newell gave the Fire Department Report for October 2021. Mr. Newell also reported that Fire Chief Michael Ross would be retiring this February and that it had not yet been determined who would be the new Fire Chief.

8. Staff Report  
(Withers)

Town Administrator Wendy Withers gave the staff report for October 2021.

9. Roads, Drainage, Capital Improvements  
(Nowels, Arvizu)

Town Engineer Richard Arvizu and Councilmember Mike Nowels gave an update regarding the current road repair projects. Town Administrator Wendy Withers gave an overview of the capital improvements site on the webpage was presented.

10. Mayors Comments  
(Aughinbaugh)

Mayor Aughinbaugh reported that she and Councilmembers Newell, Nowels, and Emsoff had attended the grand opening of the Denton County Courthouse on November 4, 2021. Mayor Aughinbaugh also stated that there would be some changes coming up due to redistricting, including the proposal that Shady

Shores and Corinth would now be a part of Commissioners Court 2 which would put us in Ron Marchant's district. The state has also been doing a lot of redistricting. House District 57 is the new district that Shady Shores will be in, formerly we were in Rep. Lynn Stuckey's district, but we will now be in district 57.

11. 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.

Matthew Haines made a motion to approve the items on the consent agenda. Charles Grimes seconded the motion.

Discussion: None

Ayes: Grimes, Haines, Emsoff, Newell, Nowels

Nays: None

The motion passed unanimously.

12. Minutes- Consider and act on approval of the minutes of the October 11, 2021 Regular Town Council Meeting.

13. Financial Reports- Consider and act on approval of the 4th quarter 2021 Financial Reports.

14. Resolution in Support of Denton County Bond Project

**RESOLUTION 2021-11-823**

**CITIZENS COMMENTS**

This is your opportunity to comment on an item on the agenda, or any other relevant topic. If the item on the agenda you wish to comment on is set for a public hearing, please give your remarks on that item when the public hearing is opened. Speakers will be limited to three (3) minutes.

There was no one signed up to speak.

**REGULAR AGENDA ITEMS**

15. Public Hearing- Conduct a public hearing relative to a request made by ECM Development for a preliminary plat of 30 acres in the subdivision to be known as Lakeshore Bluffs; more legally described as 30 acres in the JC Bullard Survey Abstract 1566 TR 6A (204 Dobbs Road) .

- A) Staff Presentation
- B) Open Public Hearing
- C) Applicant
- D) Those in Favor of the Request
- E) Those Opposed to the Request
- F) Rebuttal if Desired
- G) Close Public Hearing

Town Administrator Wendy Withers and Town Engineer Richard Arvizu, gave an overview of the project and described changes that were being requested in order to recommend approval to the Town Council.

Mayor Aughinbaugh opened the public hearing at 7:52 pm.

The applicant was not present.

No one spoke in favor of the request.

**Judy Graham 314 S. Shady Shores;** stated that she was not speaking in opposition but wanted to note that there were many changes mentioned and thanked the Councilmember and Engineer for being thorough.

**Phillip Groves, 322 S. Shady Shores Road**; expressed concerns that the Town of Shady Shores would soon be like the City of Carrollton or Farmers Branch if the Council was not diligent about enforcing the regulations. Mr. Groves also stated he felt that it was ironic that the town was celebrating Arbor Day and had read a proclamation in support of the trees but had voted in favor of a subdivision that would remove all the trees.

Mayor Aughinbaugh closed the public hearing at 7:59 pm.

16. Action Regarding Public Hearing- Consider and act on approval of a request made by ECM development for approval of a preliminary plat to be known as Lakeshore Bluffs; more legally described as 30 acres in the JC Bullard Survey Abstract 1566 TR 6A (204 Dobbs Road) .

Mayor Aughinbaugh noted that the applicant, ECM development, had requested a 30-day extension to make the necessary changes.

Councilmember Matthew Haines stated that he wanted Mr Groves to know that he was in agreement with him and that he felt the Council should adhere to rules the community had agreed to. Mr. Haines recognized that change is painful and thanked Mr. Groves for his comments. Councilmembers agreed to have a special called session to discuss this agenda item on December 6, 2021.

17. Boardmember Appointments- Consider and Act on appointing individuals to serve on the following boards:

Dangerous Structures (2) positions

Keep Shady Shores Beautiful, Places 4 and Alternate

Mike Nowels made a motion to appoint Patricia Nelson to Keep Shady Shores Beautiful Place 2 and Karen Thomas as an alternate. Charles Grimes seconded the motion.

Discussion: None

Ayes: Grimes, Haines, Emsoff, Newell, Nowels

Nays: None

The motion passed unanimously.

Matthew Haines made a motion to appoint Allen Lea to serve on the Building and Standards Committee. Charles Grimes seconded the motion.

Discussion: None

Ayes: Grimes, Haines, Emsoff, Newell, Nowels

Nays: None

The motion passed unanimously.

18. Worksession- Conduct a worksession relative to streetlights in the Town of Shady Shores. Consider and take action to include providing staff direction if necessary.

Bill Krueger, 103 Cielo Lane voiced concerns about the lack of streetlighting in the Shady Shores Community. In addition, Mr. Krueger stated that he felt the lighting around inadequate.

Mayor Aughinbaugh stated that she could agree with three of the proposals for the addition of streetlights. However, she felt the policy needed to be reviewed and updated prior to a decision being made. That there were other factors to be considered before adding streetlights all over town. Streetlights that may be considered:

1. Olive's Branch
2. W.Shady/S. Shady/Lakeshore
3. Garza and W. Shady

Councilmember Haines stated that all members should drive around town and view the areas of concern that had been pointed out by Mr. Krueger.

Mayor Pro Tem Tom Newell stated that he was in agreement with the signs that the Mayor had mentioned but also had concerns about adding too many and cited communities that were "Dark Sky" communities and that there had been some studies that LED lighting with streetlights was dangerous for native birds in the area.

**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.

Streetlight Policy  
Streetlight Costs  
Special Called Meeting on December 6, 2021

**FUTURE AGENDA ITEMS AND STAFF DIRECTION**

Street Lights-  
Special called Town Council meeting December 6th

**ADJOURN**

Matthew Haines made a motion to adjourn. Charles Grimes seconded the motion and the meeting was adjourned at 8:32 pm.

PASSED AND APPROVED THIS THE 16<sup>th</sup> DAY OF December, 2021.

APPROVED:

  
Cindy Aughinbaugh, Mayor

ATTEST   
  
Wendy Withers, Town Administrator/Secretary