



**SHADY SHORES TOWN COUNCIL
REGULAR SESSION
DECEMBER 8, 2025; 7:00 PM
101 S.SHADY SHORES ROAD
SHADY SHORES, TX 76208**

TO VIEW THE MEETING LIVE
<https://shadyshorestx.civicclerk.com/>

CALL TO ORDER

ROLL CALL

Establish a quorum.

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

COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

- Community Relations Reports (Klein)
- Animal Control/Code Enforcement Reports (Belton)
- Town Administrators Report (Withers)
- Public Safety Reports (Newell)
- Roads, Drainage, Capital Improvements Report (Engineering)
- Announcements
- Municipal Court/Solid Waste Report (Schuler)

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.

Resolution 2025-10-843 designating an Official Newspaper- Consider and act on approval of Resolution 2025-10-843 ratifying the effective dates.

Minutes — Consider and act on approval of the minutes of the November 10th, 2025 Regular Town Council meeting and the November 10, 2025 Work session.

CITIZENS COMMENTS

This agenda exists as an avenue for Citizens to address the Town Council on any item of business not formally scheduled on an Agenda. Citizens who wish to speak should sign up prior the meeting on the sign-in sheet provided near the entry. Citizens Comments will be limited to three minutes each. An additional two minutes may be granted by the Mayor, or upon consensus of the council. When called upon, the individual should come to the podium, state his or

her name and address, and identify any organization he or she represents. Remarks should be addressed to the entire council and not specific members. Citizens may wish to register their support or opposition to an agenda item without speaking and may do so on the public sign in sheet near the entry. Their comment of support or opposition will be included in the formal minutes. In compliance with the Texas Open Meetings Act, the Town Council may not deliberate or vote on any matter not on the agenda for that meeting. The Town Council may only offer the following responses to Citizen's Comments: the answer to a question on existing policy or fact which requires no deliberation or a request to appropriate staff to provide additional information on matters of existing policy or general interest. Presentations of repetitious information are not appropriate. Citizens may present their information in written form. In the interest of time, if there is a group of individuals representing a single item, the group is encouraged to select a spokesperson.

REGULAR AGENDA ITEMS

State Representative Richard Hayes- Representative Hayes will be present to answer questions about the most recent Legislative Session.

FUTURE AGENDA ITEMS AND STAFF DIRECTION

ADJOURN

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 this 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).

I, Wendy Withers, Town Administrator of the Town of Shady Shores do hereby certify that the above notice of the Regular Town Council Meeting was posted on the bulletin board at the Community Center, 101 S. Shady Shores Road, Shady Shores, Texas on 2 Day of December 2025, at 09:55 a .M.

Wendy Withers

Wendy Withers, Town Administrator

To: Shady Shores Town Council

From: Katie Klein, Code Enforcement Officer #7767

Re: Community Relations/ Code Enforcement

Date: December 2025

Code Enforcement :

Current Focus : (but not limited to) enforcement of:

Education campaign for 8.03.003 [\(20\)](#) Storage of unsightly items.

With the exception of one general purpose trailer, one horse or stock trailer, or one boat trailer, unsightly storage items shall be fully screened from adjacent properties, streets and alleys by a six-foot-high solid wood screening fence or by vegetation, at least six feet in height, that is sufficiently dense as to completely screen the storage area. Unsightly items being stored must not be stacked higher than five feet.

(Ordinance 255-05-2014, sec. 3, adopted 4/7/14)

Dangerous/Substandard/Vacant Structures

Moving into 2026 we have 16 properties on our radar

3 occupied, 1 unknown, 13 Vacant

3 compliance records

Public and Clean Up Events

2025 Events

These items should be found on MS calendars

Stay tuned! KSSB is working on scheduling:

Spring Vendor/Craft Fair along with Arbor Day

Movies at Town Hall

Social Media /Town Calendar

Keep Shady Shores Beautiful

1. Affiliate Information:
 - a. Keep Texas Beautiful- Gold Standing
 - b. Tree City- Growth Award

- c. Bee City
- d. National Wildlife Habitat Community Habitat
- 2. Programs/Engagement
 - a. Bags to Benches- New year starts January 2026
 - i. 2025 Completed!
 - b. Adopt a Spot
- 3. Projects
 - a. Shady Lane Meditation Parklet- Ellie Grimes Gold Girl Scout Project

Clean Up Event:

Education:

KSSB is working on creating a campaign to focus on our natural habitat.

Some ideas have been:

Have you seen Bob and Doris?

Stay Wild in Shady Shores

Keeping Shady in Shady Shores

And more.

Engagement

Wilding or natural prairie spaces

Habitat programs

Public Works

Gravel was placed on Jay/Laura and around Old Town

Replacement of Curb bumpers at Town Hall.

Collection of illegal dump items

Road Sign Maintenance

General Town Hall maintenance items

Filling of pot holes

Building repairs and maintenance

Ordinance Review and how it pertains to enforcement concerns

Impervious surfaces- updates

Tree Ordinance – (every 2 years)- completed by KSSB/Tree Board

Parking



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Animal Control/Code Enforcement Reports (Belton)

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Violation_Report_for_COUNCIL-All_open_Violations
2. Requests_and_Concerns_Report_for_COUNCIL
3. AC November 2025

REVIEWED BY:



Reporting System

Violation Report for COUNCIL-All open Violations

Violation Date	Violation Status	Violation Type
February 24, 2025	Suspended	Waste, Trash and Debris- Health and Sanitation
April 3, 2025	Continuance Requested/Granted through Court	Nuisances
June 5, 2025	Violations Warning Letter Sent-Waiting for response	Overgrown Vegetation and Trees
June 18, 2025	Filed in Municipal Court	Building Regulations-Building and Permitting Concerns
July 3, 2025	Continuance Requested/Granted through Court	Drainage
July 7, 2025	Continuance Requested/Granted through Court	Dangerous/Substandard Buildings
August 6, 2025	Abatement	Overgrown Vegetation and Trees
July 18, 2025	Recommended for Dismissal	Building Regulations-Building and Permitting Concerns
August 18, 2025		Dangerous/Substandard Buildings
August 18, 2025	Violations Warning Letter Sent-Waiting for response	Nuisances
August 18, 2025	Violations Warning Letter Sent-Waiting for response	Nuisances
August 25, 2025	Pending More Documentation Needed	Building Regulations-Building and Permitting Concerns
September 2, 2025	Violations Warning Letter Sent-Waiting for response	Dangerous/Substandard Buildings
September 3, 2025	Violations Warning Letter Sent-Waiting for response	Dangerous/Substandard Buildings
September 3, 2025	Violations Warning Letter Sent-Waiting for response	Abandoned or Junked Vehicle
September 10, 2025	Filed in Municipal Court	Dangerous/Substandard Buildings
September 16, 2025	Filed in Municipal Court	Building Regulations-Building and Permitting Concerns
September 17, 2025	Violations Warning Letter Sent-Waiting for response	Building Regulations-Building and Permitting Concerns
September 18, 2025	Violations Warning Letter Sent-Waiting for response	Overgrown Vegetation and Trees
September 18, 2025	Violations Warning Letter Sent-Waiting for response	Other
September 23, 2025	Violations Warning Letter Sent-Waiting for response	Abandoned or Junked Vehicle
September 23, 2025	Violations Warning Letter Sent-Waiting for response	Nuisances
September 23, 2025	Violations Warning Letter Sent-Waiting for response	Overgrown Vegetation and Trees
October 9, 2025	Working towards Compliance	Dangerous/Substandard Buildings
October 16, 2025	Violations Warning Letter Sent-Waiting for response	Abandoned or Junked Vehicle
October 16, 2025	Open	Parking
October 16, 2025		Building Regulations-Building and Permitting Concerns
November 10, 2025	Filed in Municipal Court	Building Regulations-Building and Permitting Concerns
November 20, 2025	Stop Work Order Issued	Building Regulations-Building and Permitting Concerns



Reporting System

Violation Date	Violation Status	Violation Type
November 20, 2025	Stop Work Order Issued	Building Regulations-Building and Permitting Concerns

30 Violations



Reporting System

Requests and Concerns Report for COUNCIL

Complaint Status	Closed Date	Complaint Type	Violation Codes
Closed- Compliance Met	October 13, 2025	Drainage	
Closed- Compliance Met	November 10, 2025	Overgrown Vegetation and Trees	
Closed Complaint-VIOLATION ISSUED	November 4, 2025	Nuisances	
Courtesy Letter Sent- waiting on response		Overgrown Vegetation and Trees	8.03.003
Courtesy Letter Sent- waiting on response		Overgrown Vegetation and Trees	8.03.003
Courtesy Letter Sent- waiting on response		Nuisances	
Referred/Waiting on another department		Building Regulations- (Building and Permitting Concerns	3.06.001 Pool and Spa
Closed- Compliance Met	October 22, 2025	Other	
Courtesy Letter Sent- waiting on response		Building Regulations- (Building and Permitting Concerns	3.05.004
Courtesy Letter Sent- waiting on response		Contractor Complaint	
Courtesy Letter Sent- waiting on response		Business Regulations	3.2.001

11 Complaints

SHADY SHORES

NOVEMBER

ITEM	Date	Species	NAME	ADDRESS	Sub-total	TOTAL	
Animals taken into shelter		Canine				0	
		Feline					
Citations							Responding Officer
Complaints/Calls	11/1/2025	CANINE	FRANK LARGE	101 SHADOW LN	1	11	348
	11/1/2025	CANINE	JUAN BRISENO	202 DOBBS RD	1		348
	11/3/2025	COYOTE	SUZETTE JONES	303 OBERMAN LN ATLAKE SHORE	1		237
	11/6/2025	CANINE	OFFICER SEXTON	314 OAKWOOD CIR	1		236
	11/6/2025	CANINE	OFFICER SEXTON	314 OAKWOOD CIR	1		236
	11/11/2025	CANINE	ANA MIXON	SHADY SHORES AT OAKWOOD CIR	1		348
	11/12/2025	DEER	OFFICER PATERSON	305 OBERMAN LN	1		237
	11/18/2025	SKUNK	OFFICER PATERSON	112 S SHADY SHORES RD	1		237
	11/21/2025	DEER	MIA PARRISH	114 S SHADY SHORES RD	1		2218
	11/24/2025	COWS	ANON	168 CHAPARRAL DR	2		314 348
Rabies Bite Report	11/5/2025	CANINE	KRISTEN	314 OAKWOOD CIR	1	1	236 335
Redemption by Owner						0	
Release (by owner)						0	
Release (Not by Owner)						0	



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Town Administrators Report (Withers)

BACKGROUND/INFORMATION:

Building Permits	Permits - 20 ROW - 3 New Construction - 0 Septic - 0 Inspections - 60
Public Information Requests	13/200 YTD

- Keatings Kove Right of Way Clearing began 12/01/2025
- Winter Storm Advisory Meeting 12/08/2025
- Leadership Shady Shores — March 2026
- Legislative Board — May 2026
- New Republic Contract will be ready for review in January.
- Audit Materials have been submitted to the Auditor.
- Town Hall closed, December 24, 25, and 26th.

FINANCIAL IMPLICATIONS:



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Public Safety Reports (Newell)

BACKGROUND/INFORMATION:

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Shady Shores Jan-November 2025
2. SS Police Activity 2025
3. Total Incidents Report Corinth Nov 2025
4. Total Incidents Report Nov 2025
5. Total Incidents Report Out of District Nov 2025
6. Total Incidents Report Shady Shores Nov 2025



LAKE CITIES FIRE DEPARTMENT

SHADY SHORES

JANUARY - DECEMBER 31, 2025

Incident Call Type	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Alarm system activation, no fire - unintentional				1	1								2
Alarm system sounded due to malfunction													0
Animal rescue		1											1
Arcing, shorted electrical equipment			1	1						1			3
Assist Police or other agency	1												1
Assist invalid	2	4	2					1	2	1			12
Authorized controlled burning	4	2	2	3	3	2	1	1		1	2		21
Brush or brush-and-grass mixture fire			1	1	1								3
Building fire		1											1
Carbon monoxide incident													0
Carbon Monoxide detector No CO	1									1			2
Chemical Spill or Leak													0
Citizen complaint													0
Chimney Fire Contained to Chimney													0
Cooking Fire Confined to Container				1									1
Dispatched & cancelled en route			1		2	2		1	1	1	1		9
Electrical wiring/equipment problem, Other										1			1
Elevator Rescue													0
Emergency medical service, other													0
EMS call, excluding vehicle accident with injury	11	10	12	9	3	8	6	10	10	12	17		108
False alarm or false call, Other													0
Fire in mobile home used as fixed residence													0
Fire in motor home, camper, RV													0
Flood assessment													0
Gas leak (natural gas or LPG)	1		1				1		2				5
Good intent call, Other													0
Grass fire													0
HazMat release investigation w/no Hazmat	1												1
Hazardous Condition (No Fire)													0
Heat From Short Circuit													0
Lock-out								1					1
Motor vehicle accident with injuries							1	1			1		3
Motor Vehicle Accident with no injuries									1				1
Motor Vehicle/Pedestrian Accident													0
No Incident found on arrival at dispatch address				1				2					3
Outside trash or waste fire													0
Outside equipment fire													0
Outside Storage Fire													0
Passenger Vehicle Fire													0
Person in Distress													0
Police matter													0
Power line down					2	1							3
Public Education				1									1
Public service			4		8	1	2		1	2			18
Rescue or EMS Standby													0
Rescue, water													0
Service Call, Other													0
Severe weather or natural disaster, Other													0
Smoke detector activation, no fire	1		1		2	1	1		1				7
Smoke/Heat detector activation due to malfunction	1	1				1							3
Smoke from barbecue, tar kettle													0
Smoke or odor removal			1										1
Smoke scare, odor of smoke			1				1						2
Sprinkler activation, no fire													0
System malfunction, Other													0
Unauthorized burning			2	1	1			2		1			7
Unintentional transmission of alarm, Other													0
Water or steam leak							1						1
Total	23	19	29	19	23	16	14	19	18	21	21	0	222



CORINTH POLICE DEPARTMENT

Shady Shores



October 2025 Summary

OFFENSES

ASSAULTS	
Misdemeanor	0
Felony	0
FAMILY VIOLENCE ASSAULTS	
Misdemeanor	0
Felony	0
SEXUAL OFFENSES	
Total Sexual Offenses	0
DEATH - CRIMINAL (Homicide / Manslaughter)	
Total Criminal Deaths	0
MOTOR VEHICLE THEFTS	
Total Motor Vehicle Thefts	0
BURGLARY	
Residential	0
Motor Vehicle	0
Business / Construction	0
THEFT	
General / Shoplifting	1
Fraud ID Information	1
Fraud Obtain Unemployment Benefits	0
Other Offenses	0
ROBBERY	
Individual	0
Business	0
CRIMINAL MISCHIEF	
Vandalism / Graffiti	0
OTHER OFFENSES	
Other Offenses	2
ALCOHOL RELATED	
Driving While Intoxicated	0
Driving Under Influence - Minor	0
Public Intoxication	0
Other Alcohol Related	0
DRUG RELATED	
Possession of Drugs	0
Poss of Drug Paraphernalia	0
Manuf./ Delivery of Drugs	0
TOTAL REPORTED OFFENSES	4

ACTIVITIES

CALLS FOR SERVICE	
Total Calls for Service	65
COMMUNITY POLICING	
Vacation Watches	0
Spical/Close Patrol/Walk Thru	52
Traffic Stops (self initiated)	34
ARRESTS	
Juvenile	0
Adult	0
Total Arrests	0
INVESTIGATIONS	
New Cases	4
Cases Cleared	0
Cases Declared Inactive	1
Cases Filed	4
TRAFFIC ENFORCEMENT	
Total Citations	32
Warnings	32
Total Citations / Warnings	64
MOTOR VEHICLE ACCIDENTS	
Offense Related	0
Traffic Accidents - Injury	0
Traffic Accidents - No Injury	1
Total Accidents	1
FALSE ALARMS	
False Alarms	5
Juvenile Referrals to Municipal Court	
	0
OFFICER CONDUCT	
Commendations Received	6
Complaints Received	0
Complaints Substantiated/Sustained	0
Complaints Unfounded/Exonerated	0



Custom ▾ Nov 1, 2025 - Nov 30, 2025 ▾

23%

FIRE
Percentage of Total Incidents

77%

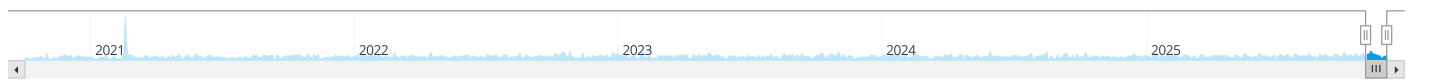
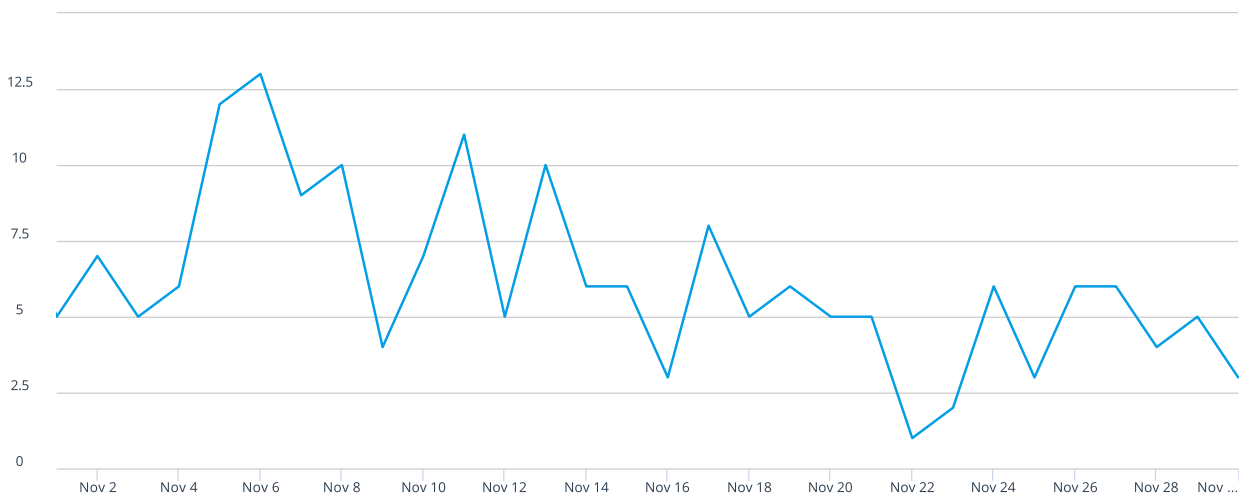
EMS
Percentage of Total Incidents

184

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Counts | % Rows | % Columns | % All

Week Ending	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	Total
(11) Structure Fire		1												1
(32) Emergency medical service (EMS) incident	9	44	37	27	24									141
(35) Extrication, rescue			1											1
(38) Rescue or EMS standby		1												1
(41) Combustible/f.. spills & leaks			2											2
(51) Person in distress					1									1
(55) Public service assistance	1	6	4	1	1									13
(61) Dispatched and canceled en route		5		1	2									8
(62) Wrong location, no emergency found				1										1
(65) Steam, other gas mistaken for smoke		1												1
(73) System or detector malfunction	2	1	2	2	2									9
(74) Unintentional system/detect... operation (no fire)			2		3									5
Total	12	59	48	32	33									184

Custom ▾ Nov 1, 2025 - Nov 30, 2025 ▾

28%

FIRE
Percentage of Total Incidents

71%

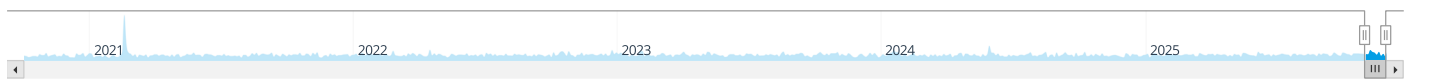
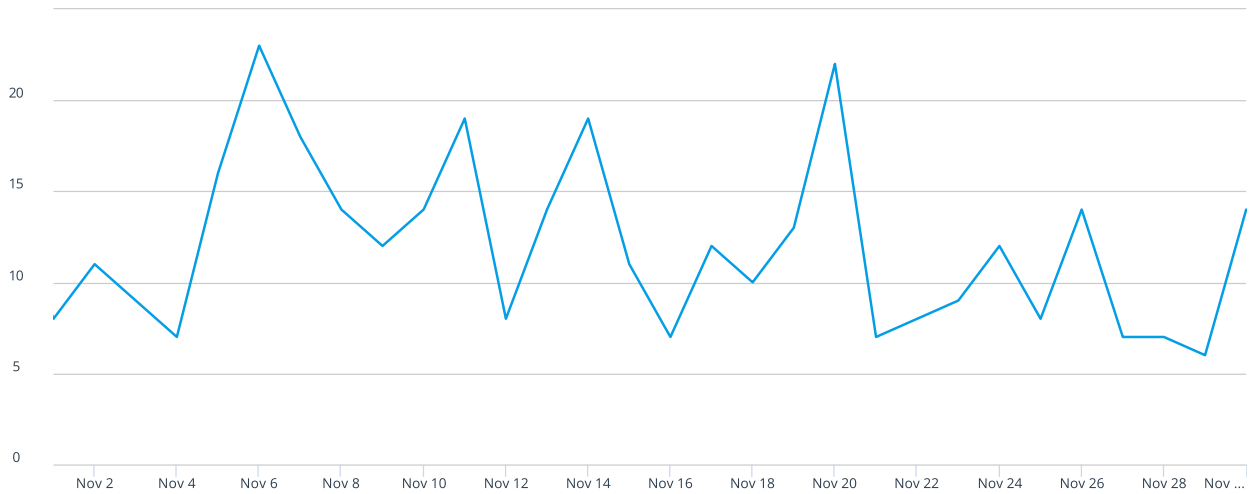
EMS
Percentage of Total Incidents

359

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Counts | % Rows | % Columns | % All

Week Ending	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	Total
(11) Structure Fire		2			1									3
(32) Emergency medical service (EMS) incident	15	71	67	58	44									255
(35) Extrication, rescue			1											1
(38) Rescue or EMS standby		1												1
(41) Combustible/f.. spills & leaks		2	5											7
(44) Electrical wiring/equipm. problem		2		3										5
(51) Person in distress				1	1									2
(52) Water problem			1											1
(55) Public service assistance	1	11	8	4	6									30
(56) Unauthorized burning				1										1
(57) Cover assignment, standby at fire station, move-up				2	2									4
(61) Dispatched and canceled en route		6	1	4	4									15
(62) Wrong location, no emergency found	1	1	1	4	1									8
(65) Steam, other gas mistaken for smoke		1			1									2

Week Ending	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	Total
(73) System or detector malfunction	2	2	4	2	2									12
(74) Unintentional system/detect... operation (no fire)			4	1	4									9
(91) Citizen complaint				1										1
NULL					2									2
Total	19	99	92	81	68									359



Custom ▾ Nov 1, 2025 - Nov 30, 2025 ▾

71%

FIRE
Percentage of Total Incidents

29%

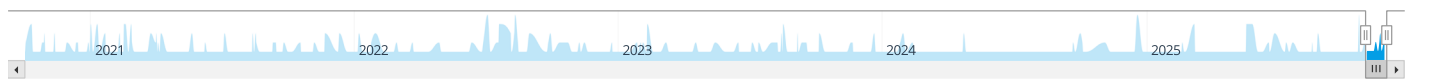
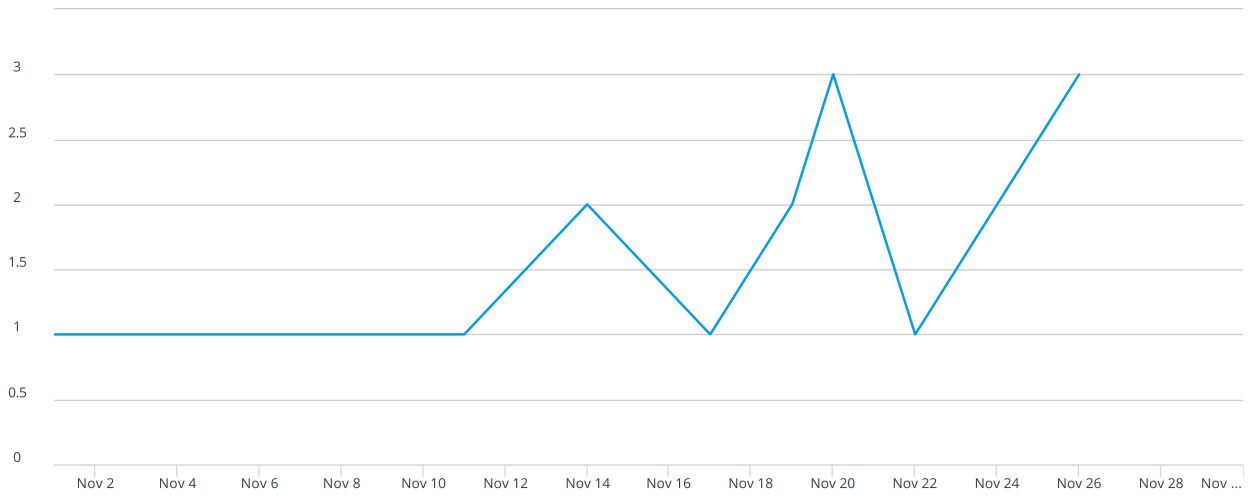
EMS
Percentage of Total Incidents

14

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Week Ending	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	Total
(11) Structure Fire		1												1
(32) Emergency medical service (EMS) incident			2	2										4
(57) Cover assignment, standby at fire station, move-up				2	2									4
(61) Dispatched and canceled en route			1	3	1									5
Total		1	3	7	3									14



Custom ▾ Nov 1, 2025 - Nov 30, 2025 ▾

14%

FIRE
Percentage of Total Incidents

86%

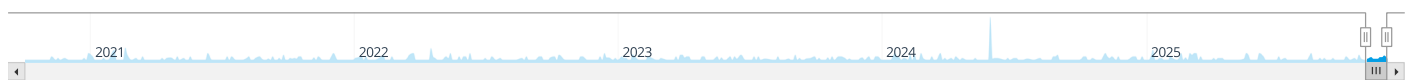
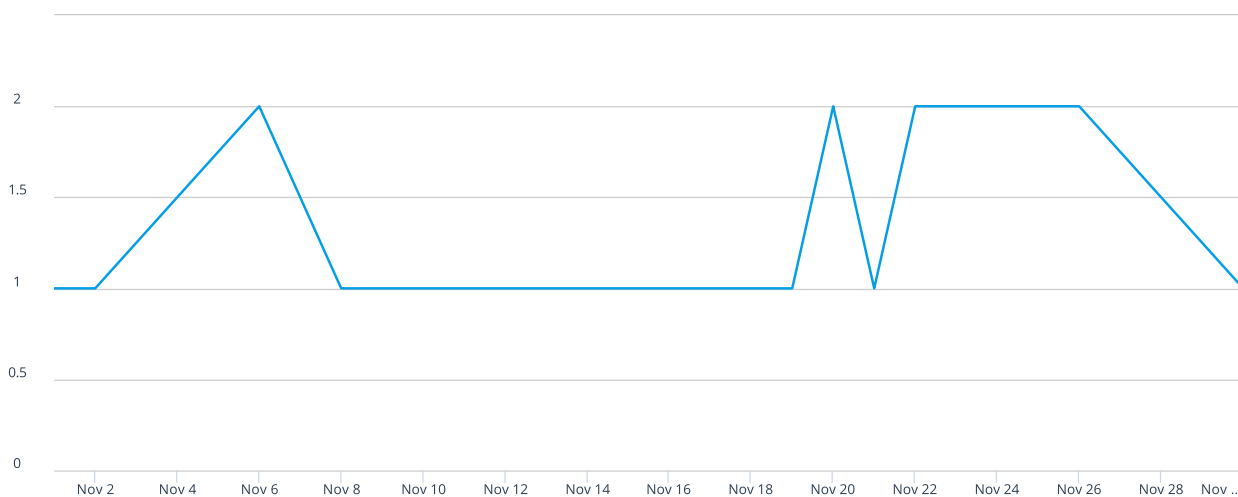
EMS
Percentage of Total Incidents

21

INCIDENTS
In Selected Time Slice

30

DAYS
In Selected Time Slice



Week Ending	11/2/25	11/9/25	11/16/25	11/23/25	11/30/25	12/7/25	12/14/25	12/21/25	12/28/25	1/4/26	1/11/26	1/18/26	1/25/26	Total
(32) Emergency medical service (EMS) incident	2	2	4	6	4									18
(55) Public service assistance		1			1									2
(61) Dispatched and canceled en route		1												1
Total	2	4	4	6	5									21



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Municipal Court/Solid Waste Report (Schuler)

BACKGROUND/INFORMATION:

December Court
 23 Citations issued
 27 warnings issued

Solid Waste
 801 regular accounts
 261 senior rate accounts
 5 new accounts created
 3 accounts disconnected

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Resolution 2025-10-843 designating an Official Newspaper- Consider and act on approval of Resolution 2025-10-843 ratifying the effective dates.

BACKGROUND/INFORMATION:

Ratify the attached resolution that was originally approved at the October 13, 2025 Town Council meeting to correct the effective dates listed in the caption, updating them from 2023/2024 FY to the 2024/25 Fiscal Year.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED:

ATTACHMENTS/SUPPORTING DOCUMENTATION:

1. Resolution Designating Official Newspaper 2025

RESOLUTION NO. 2025-_____
(Designating Official Newspaper)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SHADY SHORES, DENTON COUNTY, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER FOR THE TOWN OF SHADY SHORES FOR THE FISCAL YEAR OF 2024-2025.

WHEREAS, the Town Council finds that *Denton Record Chronicle* is a paper of general circulation within the Town of Shady Shores; and

WHEREAS, the Town Council finds that *Denton Record Chronicle*:

1. devotes not less than 25% of its total column lineage to general interest items;
2. is published at least once each week;
3. is entered as 2nd class postal matter in the county where published; and
4. has been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice; and

WHEREAS, the Town Council finds that *Denton Record Chronicle* is a publication that meets all of the criteria legally required of an officially designated newspaper for the Town of Shady Shores; and;

NOW THEREFORE, be it resolved by the Town Council of the Town of Shady Shores, Denton County, Texas, as follows:

1. The *Denton Record Chronicle* ("DRC") is designated as the official newspaper for the Town of Shady Shores for the fiscal year 2025-2026 commencing October 1, 2025.

2. The Mayor is authorized and directed to execute a contract with *Denton Record Chronicle* establishing the applicable rates for publication of Town notices.

3. Until Sept 30, 2025, and thereafter until changed by resolution of Town Council, the Town of Shady Shores shall continue to publish in *Denton Record Chronicle* each resolution, notice or other matter required to be published by law.

4. Should any word, phrase, paragraph, section or portion of this resolution be held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining portions of the resolution shall not be affected thereby, and each such illegal, invalid or unenforceable word, phrase, paragraph, section or portion shall not affect the resolution as a whole.

5. This Resolution is effective immediately upon passage.

PASSED & APPROVED by the Town Council on this, the _____ day of October, 2025.

TOWN OF SHADY SHORES

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator/Secretary

APPROVED AS TO FORM:

Kristen Homyk, Town Attorney



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Minutes — Consider and act on approval of the minutes of the November 10th, 2025 Regular Town Council meeting and the November 10, 2025, Worksession.

<u>BACKGROUND/INFORMATION:</u>
<u>FINANCIAL IMPLICATIONS:</u>
<u>RECOMMENDATION/ACTION DESIRED:</u>
<u>ATTACHMENTS/SUPPORTING DOCUMENTATION:</u>
1. TC Minutes 11.10.2025 Regular Session
2. TC Worksession 11.10.2025 Minutes
<u>REVIEWED BY:</u>



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
REGULAR SESSION
NOVEMBER 10, 2025; 7:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208**

MINUTES

CALL TO ORDER

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

ROLL CALL

Establish a quorum.

MEMBERS PRESENT

Councilmember, Place 5 Charles Grimes, Mayor Pro Tem (3) Tom Newell, Councilmember, Place 2 Mike Nowels, Councilmember, Place 1 Jeff Belton, Councilmember, Place 5 Josh Juve

STAFF PRESENT:

Wendy Withers, Town Administrator; Amber Schuler, Municipal Court Administrator; Tammy Stevens Permit Tech; Katie Klein, Community Relations Admin; Richard Arvizu, Town Engineer; Kristen Homyk, Town Attorney

3. 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

COUNCILMEMBER/COMMITTEE/STAFF REPORTS:

Community Relations Reports (Klein)

Community Relations Admin Katie Klein gave the Community Relations report for October 2025.

Animal Control/Code Enforcement Reports (Belton)

Councilmember Jeff Belton gave the Code Enforcement and Animal Control Reports.

Planning and Zoning Commission Report (Lea, Schuler, Nowels)

Planning and Zoning Liaison Amber Schuler gave the Planning and Zoning Report.

Municipal Court/Solid Waste Report (Schuler)

Municipal Court Administrator gave the solid waste and municipal court reports.

Town Administrators Report (Withers)

Town Administrator Wendy Withers gave the staff report for October 2025

Public Safety Reports (Newell)

Mayor Pro Tem Tom Newell gave the public safety reports.

Roads, Drainage, Capital Improvements Report (Engineering)

Town Engineer Richard Arvizu gave the roads and drainage update.

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.

A motion was made by Councilmember, Place 1 Jeff Belton, seconded by Councilmember, Place 2 Mike Nowels; to approve the items on the consent agenda as presented. The motion carried.

Yes: 5 — Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton,
Josh Juve

No: 0 - None

Recused: 0 - None

Minutes- Consider and act on approval of the minutes of the October 13th Town Council Regular Session and the October 13th, Work session.

APPROVED

Investment Committee Report- Consider and take appropriate action relative to the 4th Quarter 2024/25 Investment Committee Report.

APPROVED

CITIZENS COMMENTS

This agenda exists as an avenue for Citizens to address the Town Council on any item of business not formally scheduled on an Agenda. Citizens who wish to speak should sign up prior the meeting on the sign-in sheet provided near the entry. Citizens Comments will be limited to three minutes each. An additional two minutes may be granted by the Mayor, or upon consensus of the council. When called upon, the individual should come to the podium, state his or her name and address, and identify any organization he or she represents. Remarks should be addressed to the entire council and not specific members. Citizens may wish to register their support or opposition to an agenda item without speaking and may do so on the public sign in sheet near the entry. Their comment of support or opposition will be included in the formal minutes. In compliance with the Texas Open Meetings Act, the Town Council may not deliberate or vote on any matter not on the agenda for that meeting. The Town Council may only offer the following responses to Citizen's Comments: the answer to a question on existing policy or fact which requires no deliberation or a request to appropriate staff to provide additional information on matters of existing policy or general interest. Presentations of repetitious information are not appropriate. Citizens may present their information in written form. In the interest of time, if there is a group of individuals representing a single item, the group is encouraged to select a spokesperson.

There was no one signed up to speak.

REGULAR AGENDA ITEMS

1. Quarterly Police Department Update- Chief Wendell Mitchell will be present to give a quarterly update relative to police activity in Shady Shores
Chief Wendell Mitchell gave a quarterly police update.
2. Keatings Kove Bids for Tree Removal- Consider and take appropriate action relative to accepting a bid for tree removal in the area known as Keatings Kove (Brown Terrace)

A motion was made by Councilmember, Place 2 Mike Nowels, seconded by Mayor Pro Tem (3) Tom Newell; to award the bid to Old Dominion Land Services for Tree Removal. The motion carried.

Yes: 5 — Charles Grimes, Tom Newell, Mike Nowels, Jeff Belton,
Josh Juve

No: 0 - None

Recused: 0 - None

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.

FUTURE AGENDA ITEMS AND STAFF DIRECTION

Worksession on Comprehensive Plan

ADJOURN

Charles Grimes made a motion to adjourn. Mike Nowels seconded the motion. The meeting was adjourned at 7:59 pm

PASSED AND APPROVED THIS THE _____ DAY OF _____, 2025

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator/Secretary



TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
WORK SESSION
NOVEMBER 10, 2025; 6:00 PM
SHADY SHORES COMMUNITY CENTER
101 S. SHADY SHORES ROAD
SHADY SHORES, TX 76208
MINUTES

CALL TO ORDER

Mayor Aughinbaugh called the meeting to order at 6:05 pm.

ROLL CALL

Establish a quorum.

MEMBERS PRESENT

Mayor Cindy Aughinbaugh; Mayor Pro Tem Tom Newell; Councilmember Place 1, Jeff Belton; Councilmember Place 2, Mike Nowels, Councilmember Place 4, Josh Juve; Councilmember Place 5 Charles Grimes

STAFF PRESENT:

Wendy Withers, Town Administrator; Katie Klein Community Relations Admin; Amber Schuler, Municipal Court Administrator; Richard Arvizu, Town Engineer

Conduct a work session relative to signage

A work session was conducted relative to signage in the town of Shady Shores. Staff was directed to work with engineering and legal to determine proper placement of various speeding, wildlife and flood warning signs.

ADJOURN

The meeting was adjourned at 6:45 pm.

Passed and approved this the _____ day of _____, 2025

APPROVED:

Cindy Aughinbaugh, Mayor

ATTEST:

Wendy Withers, Town Administrator/Secretary



DATE:	December 8, 2025
TO:	Town Council
FROM:	Wendy Withers, Town Administrator
SUBJECT:	Richard Hayes Presentation

BACKGROUND/INFORMATION:

Rep Richard Hayes will be in attendance to discuss and answer questions about the latest Legislative session. A copy of Rep. Hayes Biography from the Texas House of Representatives Website is located below:

Rep. Richard Hayes represents Texas House District 57, which was created by the 87th Texas Legislature in 2021. District 57 comprises a swath across mid-Denton County and includes all of Corinth, Hickory Creek, Lake Dallas, Shady Shores, Oak Point, Lakewood Village, Ponder, Dish, Paloma Creek, and Savannah; most of Little Elm and Hackberry; and parts of Denton, Argyle, Highland Village, Northlake, New Fairview, Copper Canyon, Cross Roads, and Frisco.

Rep. Hayes serves on the House International Relations & Economic Development Committee, and the Urban Affairs Committee. He is a member of the Texas House Republican Caucus Policy Committee, Freedom Caucus, Energy Caucus and the Manufacturing Caucus.

A Texas native and real estate and business trial lawyer, Rep. Hayes is a founding partner of Hayes, Berry, White & Vanzant, L.L.P., a respected law firm serving the North

Texas region since 1985.

Rep. Hayes is a strong advocate for reducing government bureaucracy, significant property tax reduction, parental school choice and curriculum reform, and securing Texas' southern border. A strong Second Amendment supporter, Richard is a Life Member of the Gun Owners of America and the National Rifle Association.

One of fewer than 350 Professional Registered Parliamentarians in North America, Rep. Hayes has served as Parliamentarian to the Republican Party of Texas. A Life Member of the Republican National Committee, Rep. Hayes is a member of the Republican National Lawyers Association and the Council for National Policy Board of Governors. In addition, Rep. Hayes has served as Chair of the Denton County Republican Party.

Rep. Hayes has long recognized that quality leaders of tomorrow require mentoring today. As a youth, he gained valuable leadership skills, guidance, and direction in the Boy Scouts of America (BSA), so part of his community give-back has been long service to BSA in various capacities, from scoutmaster to Council officer. In addition, Rep. Hayes has provided leadership tools to many high school and college students through his volunteer coaching of local parliamentary procedure teams; his students have won both national and state championships.

Today, Rep. Hayes serves on the North Texas State Fair & Rodeo Association Board of Directors and the Board of Advisers of St. Mary's University School of Law, with prior appointment by Gov. George W. Bush to the Texas Woman's University Board of Regents. In addition, he has served on boards of the Denton Public Schools Foundation, North Texas Mobility Corporation, Denton Chamber of Commerce and Denton Kiwanis Club.

Rep. Hayes earned his B.B.A. degree from Texas Christian University, M.B.A. from Texas A&M University, and J.D. from St. Mary's University School of Law. He served as a briefing attorney for Adrian Spears, Chief Judge of the U.S. District Court for the Western District of Texas, and as an Assistant Criminal District Attorney in the Bexar County District Attorney's Office in San Antonio.

Rep. Hayes and his wife, a licensed R.N. and retired public school nurse and teacher, have been married for 48 years. They have five children, one of whom serves on the Houston City Council, and eight grandchildren. The Hayes are members of Immaculate Conception Catholic Church in Denton.

FINANCIAL IMPLICATIONS:

RECOMMENDATION/ACTION DESIRED: