



**TOWN OF SHADY SHORES
SHADY SHORES TOWN COUNCIL
REGULAR SESSION
AUGUST 11, 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, Place 4 Josh Juve

STAFF PRESENT:

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

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:

1. Roads, Drainage, Capital Improvements Report (Engineering)
Town Engineer Richard Arvizu gave the engineering report with updates for:
S. Shady Shores Road
Dobbs Road
Current Road Projects in the Town of Shady Shores
W. Shady Shores Road
2. Community Relations Reports (Klein)

Katie Klein, Community Relations Administrator gave the Community Relations report.

3. Animal Control/Code Enforcement Reports (Belton)

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

4. Municipal Court/Solid Waste Reports (Schuler)

Municipal Court Administrator Amber Schuler gave the municipal court and solid waste reports. 4th Quarter Invoices will be due on September 15, 2025.

5. Town Administrators Report (Withers)

Wendy Withers, gave the Town Administrator's report.

6. Public Safety Reports (Newell)

Captain Jimmie Gregg gave the 2nd quarter statistics

Mayor Pro Tem Tom Newell gave the Police and Fire Department reports.

7. 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 Mayor Pro Tem (3) Tom Newell, 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

1. Ordinance Amending the Stop Sign Ordinance- Consider and act on approval of an Ordinance amending the Stop Sign Ordinance adding stop signs for the Lakeshore Bluffs Subdivision.

ORDINANCE 401-08-2025

2. Letter of Agreement- Letter of Agreement for reallocation and distribution of Denton County Reimbursement for Broadband Project.

APPROVED

3. Minutes- Consider and act on approval of the minutes of the July 14, 2025 Regular Town Council meeting and the July 14, 2025 Council Worksession.

APPROVED

4. Approval of the Town of Shady Shores to become a National Wildlife Federation Community Wildlife Habitat Affiliate.

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. Citizen's Comments are permitted at the time specified on the agenda. The Citizens' Agenda will normally be placed on the agenda directly after the Consent Agenda. a. 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, time permitting, and the subject matter. b. When called upon, the individual should come to the podium state his/her name and address for the record, and if speaking for the organization identify the group represented. c. Remarks should be addressed to the entire council and not specific members. d. 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. Their comment of support or opposition will be included in the formal minutes. e. 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 raised on the Citizens' Agenda. The exceptions are simply answering a question on existing policy or fact which requires no deliberation, (e.g., "what is the speed limit on Lakeshore "), or, for the purpose of determining whether a matter should be placed on a future Town Council Agenda. The Mayor may request the Town

Secretary or other appropriate staff provide additional information on matters of existing policy or general interest to the community or the citizen speaking. f. Presentations of repetitious information is 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.

Frank Graham signed up to speak but declined to comment.

REGULAR AGENDA ITEMS

1. Public Hearing-Conduct a Public Hearing Relative to the 2025/2026 Fiscal Year Budget.

A. Open Public Hearing

B. Public Comment

C. Close Public Hearing

Mayor Aughinbaugh opened the public hearing at 7:45 pm

No one spoke regarding the budget

Mayor Aughinbaugh closed the public hearing at 7:45 pm

2. LCMUA- Receive a report from Lake Cities Municipal Authority and Upper Trinity relative to water availability and resources.

Lake Cities General Manager Mike Fairfield was present and gave an update relative to the future ability to service the Town of Shady Shores for water and sewer, including a proposed new water tower.

Jason Pierce General Manager of Government Affairs from Upper Trinity gave a report on the ability to currently provide water service and the ability to provide water service in the future.

3. Keatings Kove Bids for Tree Removal- Consider and take appropriate action relative to accepting a bid for tree removal in the subdivision known as Keatings Kove (Brown Terrace).

A motion was made by Councilmember, Place 2 Mike Nowels, seconded by Place 5 Josh Juve; to reject the bids for Tree Removal in Keatings Kove. 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.

1. 551.071- Consultation with Attorney

(1) Purchase of Land

(2) Negotiations for the lease of real property

A motion was made by Councilmember, Place 1 Jeff Belton, seconded by Mayor Pro Tem (3) Tom Newell; to recess into Executive Session at 8:21 pm. The motion carried.

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

No: 0 - None

Recused: 0 - None

A motion was made by Councilmember, Place 5 Charles Grimes, seconded by Councilmember Place 4, Jeff Belton; to reconvene into Open Session at _____ pm. The motion carried.

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

No: 0 - None

Recused: 0 - None

ACTION REGARDING EXECUTIVE SESSION

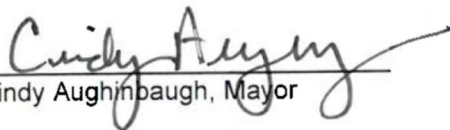
There was no action taken as a result of Executive Session.

FUTURE AGENDA ITEMS AND STAFF DIRECTION

ADJOURN

PASSED AND APPROVED THIS THE 8th DAY OF September, 2025.

APPROVED:


Cindy Aughinbaugh, Mayor

ATTEST:



Wendy Withers, Town Administrator