

**CITY OF SHEPHERD
BOARD OF ALDERMEN
Regular Called Meeting
28 N. Liberty, Shepherd City Council Chambers
Monday, March 10, 2025, 6:30 PM
OFFICIAL MINUTES**

REGULAR CALLED MEETING:

Members Present: Charles Minton, Mark Porter, Curtis Ainsworth, Yvonne Cones, Billy LaCoste

Members Absent: Ray Marrs,

City Staff Present: Debra Hagler, Kenneth LaVergne, Clint Headley

Others Present: Larry Hammond, Ronald Ellisor, Brenda Myers, Margarito Deleon and his buyers, Ms. Harper, Tammy Russell, Mr. William Lee.

CALLED TO ORDER /INVOCATION

Mayor Minton called the meeting to order Curtis Ainsworth led in prayer. The pledges were recited.

PUBLIC INPUT: None

PUBLIC INPUT FOR ITEMS NOT LISTED ON AGENDA: None

REPORTS:

LIBRARY: No Report

POLICE: Clint emailed his report to the council.

PUBLIC WORKS: No Report

MUNICIPAL COURT: No Report

PERMITS: No Report

OLD BUSINESS:

Discuss and take action on a Manufactured Home variance request from Margarito Deleon for a 1990 Home at 80 Scenic Drive.

Yvonne Cones made a motion to grant the variance based on the report from Bureau Veritas. Billy LaCoste seconded the motion which then passed with a unanimous vote.

NEW BUSINESS

Discuss and take action required regarding a family owned 6 acres tract of land on Myrtie Drive that they want to build section 8 housing including a small park.

No Action was taken on this agenda item as the informed City personnel that they were not ready to present as they had hoped and requested to be moved to the April Meeting.

Discuss and take action on a Manufactured Home Variance request from Adrianna Harper for a 2019 Fleetwood Home to be installed on Starlight Street.

Curtis Ainsworth made a motion to table this agenda item. Mark Porter seconded the motion. The motion passed with a unanimous vote. Ms. Harper explained that the property had a manufactured home on it before that belonged to her Aunt. The property is now hers. She had planned to purchase a 2019 home to be placed at 21 Starlight. However, the dealership sold the home, and she had not picked another home yet. The council wanted to know about the home before giving approval therefore they tabled this item for the April meeting.

Discuss and take action necessary regarding a Temporary Emergency Crisis Center for Emergency Responders and a possible consideration of helping with the permitting fees to be built next to the Impact Center.

Curtis Ainsworth made a motion to table this agenda item. Billy LaCoste seconded the motion. Ms. Myers from the Children's Impact Center presented her plan to build an Emergency Crisis Center. She has six lots that the building will be constructed on abutting her current facilities. The building will be built on blocks and piers and will be ADA

approved. She has raised \$30,000.00 and is hoping to gain another \$10,000. For the plumbing. She stated that FEMA may be able to help with the plumbing in this project. Board member Larry Hammond made a strong speech emphasizing the good that Ms. Myers does and the unknown factors of emergency conditions. Ms. Myers asked for consideration from the City regarding the permitting fees. The Attorney asked for time to research the laws as the few exemptions for a city to waive fees and he needs to see if this would qualify. The council requested to know the cost of these fees to fully consider her request. It was noted that permit fees are paid to a third party and by waving these fees for Ms. Myers, the City will still be required to pay the third party for plan review and inspections.

Discuss and take action on request from William Lee on homes that have been abandoned for years and process to remove or tear them down.

No action was taken on this agenda item. Mr. Lee expressed his concerns regarding vacant homes being used by the drug crowd and a home partially destroyed by fire that he considers extremely dangerous. Mayor Minton told Mr. Lee, "This is a big elephant" to which Mr. Lee responded, "How do you eat an elephant? One bite at a time." The Mayor suggested that he speak with Chief Headley as the first step. The City Attorney explained that it can be a very lengthy and expensive process for the City to step in. Even more complicated if the home is a homestead. He further explained that Texas has multiple laws that protect the property owner. There are procedures in place set by the Local Government Code and City Ordinances that will give the city a remedy to take measures, and a lien placed on the property. There are even conditions where the City can abate or condemn a property and end up with ownership of the property, but this is not the City's objective!

Discuss and take action if needed on the GRIP Filing from CenterPoint Energy.

Yvonne Cones made a motion to approve this request from CenterPoint Energy. Billy LaCoste seconded. The City attorney advised the City to approve this request and move on as the rate increase will happen.

Discuss and take action if needed on the Public Utilities Commission Docket #57648-Application of Entergy Texas to amend its certificate of convenience and necessity for the SETEX Area.

Billy LaCoste made a motion for the City to "not intervene." Curtis Ainsworth seconded the motion. The motion passed with a unanimous vote. Entergy is building a new transmission line and will increase their Right of Way. As the project will only cross Shepherd in a narrow N. West location the Attorney advised the City not to get involved and let homeowners deal with Entergy personally.

Discuss and take action to increase the deposit fee to rent the community center.

Curtis Ainsworth made a motion to table this item. Yvonne Cones seconded the motion, and the motion passed with a unanimous vote. Mayor Minton asked council to consider ideas to solve the shortcomings with the Community Center before raising any fees. At the current time there is no mechanism in plan to ensure the building is clean. He stated that he was going to issue the ladies in the front office homework and have them contact other places and see how they deal with this and how the renter can be held accountable.

Minutes:

Yvonne Cones made a motion to approve the minutes of the previous meeting. Billy LaCoste seconded the motion. The motion passed unanimously.

Payment of the Bills:

Mark Porter made a motion to pay the bills. Curtis Ainsworth seconded, and the motion passed with a unanimous vote.

ANNOUNCEMENTS

None

ADJOURNMENT: 7:21pm

Curtis Ainsworth made a motion to adjourn, and Yvonne Cones seconded, and the motion passed unanimously.

Charles Minton, Mayor
Prepared by City Secretary, Debra Hagler