

**SHEPHERD ECONOMIC DEVELOPMENT CORPORATION**

BOARD OF DIRECTORS

REGULAR CALLED MEETING

28 N. Liberty, Shepherd, Texas 77371

May 1, 2023, at 6:00pm

**Members Present:** Jody Cronin, Amanda Addison, Charles Minton, Mark Hamilton, Kurtz Stowers

**Members Absent:** Billy Lacoste, Freddy Ramos

**Others Present:** Debra Hagler, Lauren Migl, Betty Russo, Robert Reynolds, Dr. Hewitt

**CALLED TO ORDER/INVOCATION/PLEDGE**

Jody Cronin called the meeting to order. Kurtz Stowers also led in prayer and the pledges were recited.

**APPROVE MINUTES OF PREVIOUS MEETINGS**

Amanda Addison made a motion to approve the minutes from the April Meeting 2023 Meeting. Kurtz Stowers seconded, and the motion passed with a unanimous vote.

**APPROVAL MONTHLY PAYMENT OF BILLS**

Kurtz Stowers made a motion to pay the bills. Charles Minton seconded, and the motion passed with a unanimous vote.

**CITIZEN PRESENTATIONS:**

None

**OLD BUSINESS:**

**Discuss, update and take action required regarding the Welcome to Shepherd sign at the South end of Shepherd.**

No Action was taken. Lauren stated that the gentleman from TXDOT that she needs to speak with is on vacation, so she has no update. She sent an aerial map, and she is hoping maybe he can come to an EDC meeting with options.

**Discuss and take action to possibly terminate Mr. Tanner's lease agreement.**

No Action was taken. Lauren reported that Mr. Tanner has stated that he can't move out this summer. He will possibly be opening his hobby shop. She reported the Dance Studio is still interested in this space. Lauren has another meeting scheduled with Mr. Tanner.

**Discuss and take action to purchase Christmas decorations for the City, price is different than voted on in the previous meeting.**

Charles Minton made a motion to approve the corrected price quote and purchase the Christmas Decoration. Kurtz Stowers seconded the motion and this motion passed with a unanimous vote. The price had been increased by \$1000.00.

**Discuss, update and take action on request from Misty Slawson to take out the sink and cabinets in the rental building and let the EDC store them.**

Charles Minton made a motion to give authority to Jody Cronin to use his discretion after determining if there will be enough power for her additional tanning bed. Amanda Addison seconded this motion and it passed with a unanimous vote. Bullock's Electric will be checking the breakers to determine if she had enough amps to operate an additional tanning bed. Lauren reported that this is not built in so it should be easy to remove.

**NEW BUSINESS:**

**Discuss and take any action necessary regarding a recent Demographic Study presented by Dr. Hewitt and how this may impact community development.**

Dr. Hewitt gave a presentation from a study conducted by Templeton Demographic which specializes in Rooftops. He reported that the 2023 Senior Class consists of 93 students and to emphasize the growth he

reported that the 8<sup>th</sup> grade class has 163 students. Another startling fact he made with emphasis was that 80% of the students at Shepherd for a family of 4 report income of \$37,000 or less. He reported that the Hispanic population is high. Mayor Minton asked Dr. Hewitt to attend the next City Council Meeting and make this same presentation. Dr. Hewitt ended his presentation by stating that it is estimated that they are about 8 years away from having a Bond Election to accommodate the anticipated increase in students.

**Discuss the Hwy 59 to the Trinity River expansion and impact to Shepherd.**

No Action was taken on this item. Kurtz Stowers mentioned his concern about the planned entrance to Hwy 59 in the expansion plans presented. He stated that citizens be required to drive approximately 5 miles one way before being able to turn around. He will be seeking more information.

**MONTHLY REPORT FROM LAUREN:**

Lauren met with a developer. She announced that the gentleman that owns the 40 acres between Byrd and the Hwy 59 Feeder just north of the County's property is interested in providing a build to suit opportunity. She mentioned a 100-acre development for housing, but they are wanting incentives. She has been contacted by an ice cream shop looking for a location as well as Little Caesar's still being interested. She brought up the topic of Zoning and the desire to discuss the Pro's verses the Con's.

**OPEN DISCUSSION & ANNOUNCEMENTS**

**ADJOURN: 7:11**

Charles Minton made a motion to adjourn. Kurtz Stowers seconded, and the motion passed unanimously.

Approved by: \_\_\_\_\_  
Jody Cronin, EDC President  
\*Prepared by Debra Hagler