

CITY OF COOPER  
CITY COUNCIL MEETING – REGULAR MEETING  
AUGUST 13, 2018 – 5:00 PM

COUNCIL MEMBERS PRESENT: DARREN BRADY; MAYOR, DAVID PHILLIPS, E. J. CATES, ALLEN FOSTER, DONNA THOMASON, AND WILLIE “BEAR” WILKINS

CITY ATTORNEY: JAY GARRETT

OTHERS PRESENT: EMILY HOWSE, JENNIFER DWYER, JOE ADAMS, CHUCK TOLES, WILL ANDERTON, ELOY SANCHEZ, JIM BUTLER, KAREN ATKINS, SUSAN RASER, AMANDA LESPERANCE, JOHN VICK, MICHELLE CARTER, CAROL ARRINGTON, MICHAEL GLAS, KASEY SMITH, JENNIFER BRYAN, JASON BRYAN, KATHRYN NEIL, AND LYNNE MORRIS

AGENDA ITEM #1

Mayor Darren Brady called the meeting to order and Darren also voiced the prayer.

AGENDA ITEM #2

E. J. Cates made the motion to approve the July 9, 2018 minutes as written. Donna Thomason seconded. Vote unanimous.

AGENDA ITEM #3

Mayor Darren Brady read the proclamation proclaiming August 12-18, 2018 as National Health Center Week. Representatives of Carevide were there to accept the proclamation.

AGENDA ITEM #4

Mayor Brady presented to the council that Jason and Jennifer Bryan had purchased the facility, located at 60 Texas Highway 24, with the intent of moving his business, Hardmetal Solutions, from Greenville to Cooper. Darren turned the meeting over to Jason. Jason stated that he had purchased the building thinking that the drive to his facility was a city street. He initially went to city hall to inquire about the issue of the street not being marked. When he found out that this was not a city street, Jason stated that his main goal was to make his business visible from the highway. Jason stated that TXDOT would not allow a sign on State ROW. Mayor Brady stated that it appears that Ben and Margaret Chessher actually own the driveway. City Attorney, Jay Garrett, said that the property owners would have to dedicate the property to the public in order for this to be made a “city street”. Jason Bryan stated that if the driveway could become a city street he would not expect the city to maintain it and this particular drive was in better shape than most streets in Cooper. City Attorney Garrett asked Jason Bryan if his deed stated an easement to his facility. Jason stated that his deed did not state an easement. Jay Garrett stated that the city was pleased to get this business in Cooper and the city would do all they can to get this issue settled. Jay said that the only course of action at this time was for Jason to find out if there was a documented easement and we would continue discussion at the next meeting.

Darren stated that the issue at hand had brought to light an addressing issue that must be fixed. Darren stated that some of the addresses that were given years ago were incorrect and must be changed. He stated that Emily Howse and he were working to remedy this issue. No action taken of this item.

#### AGENDA ITEM #5

TML Multistate IEBP COBRA Continuation of Coverage Administrative Agreement was on the table for discussion. Mayor Braddy stated that this was an annual agreement with no changes presented. Allen Foster made the motion to enter into the COBRA Continuation of Coverage Administrative Agreement with TML Multistate IEBP. Donna Thomason seconded. Vote unanimous.

#### AGENDA ITEM #6

Darren Braddy stated that City Attorney Jay Garrett had prepared the documents for raising the water and sewer rates and also the water and sewer tap rates. Mayor Braddy stated that this would be the first read and this item would be voted on at a later meeting. Darren stated that the rate increase would make the minimum usage charge (0-2000 gallons) water 23.35, sewer 18.00, garbage 12.69, tax 1.05, and 2.00 voluntary donation for a total minimum bill of \$57.09. Darren stated that this was 1/3 of the amount the rates needed to be raised to. No action was taken at this time.

#### AGENDA ITEM #7

Discussion of the Delta County Sheriff's Contract for protection within the city was on the table for discussion. Mayor Braddy stated that the contract was the same as the previous years at a cost of \$50,000.00. David Phillips made the motion to approve the Delta County Sheriff's Contract as presented. E. J. Cates seconded. Vote unanimous.

#### AGENDA ITEM #8

Discussion of the upcoming 2018-2019 city budget was on the table. Mayor Braddy stated that this proposed budget was made using the effective tax rate of 0.937222 of which 0.89262 was operating rate and 0.044602 was the I & S rate. Mayor Braddy stated that, as discussed, the work session, this budget would include raises for all employees (excluding the Mayor) some were substantial raises for the employees that had obtained licenses and the ones that have been on the low scale for a while. It was the consensus of the council to approve the budget that was presented. E. J. Cates made the motion to approve the 2018-2019 city budget as presented. Willie "Bear" Wilkins seconded. Vote unanimous.

#### AGENDA ITEM #9

Mayor Darren Braddy stated that the Masonic Lodge wished to donate the building located at 110 S.W. 1<sup>st</sup> to the City. Mayor Braddy stated that this could be a good resource to entice business to Cooper. Darren stated that the Masonic Lodge would have to present a clean deed to the property. It was the consensus of the council to accept this donation at which time the Masonic Lodge gets everything in order. No action at this time.

AGENDA ITEM #10

The audit engagement letter from McClanahan and Holmes was on the table for discussion. Mayor Braddy stated that this firm had done a great job in the past therefore, in his opinion, McClanahan and Holmes was a good choice. Emily Howse stated that the cost would be \$13,950 which was a \$450.00 increase. E. J. Cates made the motion to approve the audit engagement letter presented by McClanahan and Holmes. Allen Foster seconded. Vote unanimous.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council that it seems that the zoning map was not correct. Jay Garrett agreed that the map looked to be incorrect. Emily Howse stated that she had searched for when the zoning was given but could not find it. Darren Braddy stated that it seemed to be in the time frame where former City Secretary, Margaret Eudy was absent on sick leave and the person keeping minutes at that time never produced the minutes for several meetings. Jay Garrett stated that he would search his records. No action was taken at this time.

AGENDA ITEM #12

Monthly reports were given by Chuck Toles and Will Anderton. Terry Palmer was absent.

AGENDA ITEM #13

Monthly budget reports were reviewed.

AGENDA ITEM #14

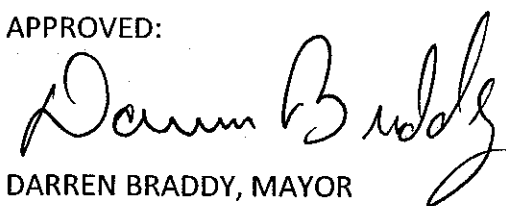
David Phillips made the motion to approve accounts payable. Willie "Bear" Wilkins seconded. Vote unanimous.

AGENDA ITEM #15

E. J. Cates made the motion to adjourn. Willie "Bear" Wilkins seconded. Vote unanimous.

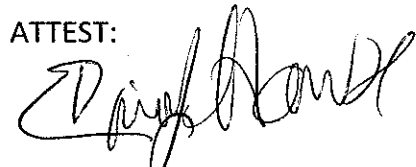
TIME: 6:06 PM

APPROVED:



DARREN BRADDY, MAYOR  
CITY OF COOPER

ATTEST:



EMILY HOWSE  
CITY SECRETARY