

CITY OF COOPER
CITY COUNCIL MEETING – REGULAR VIA ZOOM
JANUARY 11, 2021 – 5:00 PM

COUNCIL MEMBERS PRESENT: DARREN BRADY; MAYOR, DAVID PHILLIPS, ALLEN FOSTER,
AMANDA L'ESPERANCE, DIANE STEGALL, AND ELMO ROBINSON

CITY ATTORNEY: JAY GARRETT

OTHERS: EMILY HOWSE, BILL ASLAN, SHANE LARUE, BRANDON LAMM, KASEY BRITTON, AND
JOE ADAMS

AGENDA ITEM #1

Mayor Darren Braddy opened the 1st public hearing for the annexation of 6 1/10-acre property ID# 2262 in the H Dunnetelle Survey owned by Bill Aslan. Mayor Braddy asked for public comments. No public comments were made

AGENDA ITEM #2

Mayor Darren Braddy closed the public hearing at 5:06 pm.

AGENDA ITEM #3

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

AGENDA ITEM #4

Diane Stegall made the motion to approve the December 7, 2020 minutes as presented. Allen Foster seconded. Vote unanimous.

AGENDA ITEM #5

Mayor Braddy presented to the council that Bill Aslan was present to discuss details of the annexation of 6 1/10 acres in the H Dunnetelle Survey property ID #2262. This property is located across from the Cooper Elementary School south of FM 1528 and east of FM 1880. There are seven lots. Lot 1,2,3 and 4 will be zoned Light Commercial (LC) and lots 5,6 and 7 will be zoned multi-family (R-3). Mr. Bill Aslan stated to the council that his intention was to built a convenience store with a deli, a laundromat and have some professional service office space in the LC area. Mr. Aslan stated that he would like to build studio type town homes in the R-3 zoned area. Mayor Darren Braddy stated that Mr. Aslan had asked that the city waive tap fees and possibly defer taxes for five years as an incentive for this development to be put into action. Darren stated that there would be 7 water and sewer taps that would need to be installed at a cost of \$750.00 each for a total of \$10,500.00. The cost of the water and sewer lines that would need to be ran in order to access the taps would be determined at a later date, but would be a minimal cost according to Darren. Mayor Darren Braddy stated that his discussion with Mr. Aslan had come to the determination that if taxes could be abated by 50% for five years this would be an agreeable incentive. City Attorney, Jay Garrett, stated that the 50% abatement would be on structures only not property.

It was the consensus of the council to waive the seven water tap fees and the seven sewer tap fees. It was also the consensus of the council to abate the taxes at 50% for the first year, 40% for the second year, 30% for the third year, 20% for the fourth year, and 10% for the fifth year. Then full assessment beginning the sixth year.

AGENDA ITEM #6

Mayor Braddy presented to the council that Shane LaRue, with Countryside Developments, was present to discuss the development of the Cooper Development Addition #3. Darren stated that this development company wanted to build ten new houses and was present to ask the council for incentives to entice this action. Shane LaRue stated that he and his partners were looking to build ten new homes. Mr. LaRue stated that his company would build a road, that could be maintained by the city, to access these new structures, and they would help fix the poor drainage in this area. Mr. LaRue asked that the city waive the water and sewer taps for each of the ten homes which would be a cost of \$15,000.00. Darren stated that there would need to be several feet of water and sewer line ran in order to access the houses that would be on the north side of Chesnut Lane. It was an estimation that this project would produce \$48,000 per year in tax dollars when complete.

It was the consensus of the council to waive water and sewer tap fees for ten homes for the development of this project. City Attorney, Jay Garrett, will construct an agreement to be presented at the February 8, 2021 council meeting.

AGENDA ITEM #7

Mayor Darren Braddy presented to the council the request for proposal for administrative services of the TDHCA HOME Program was at hand. Mayor Braddy stated that Resource Management and Consulting Company was the only proposal that was received out of the five solicitations that were sent out. Darren stated that Resource Management and Consulting Company has done an excellent job of administration on multiple projects in the past.

Diane Stegall made the motion to accept the proposal of Resource Management and Consulting Company for administrative services for the TDHCA HOME Program. David Phillips seconded.

Allen Foster abstained. Vote to accept the proposal for administrative services of Resource Management and Consulting Company for the TDHCA HOME Program carried.

AGENDA ITEM #8

Mayor Darren Braddy presented to the council that Brandon Lamm, with 903 Broadband, was present to ask the council to allow him to install his wireless equipment on the water tower located at 100 W. Cooper Ave, in order for him to sell his wireless services to the citizens of Cooper and surrounding areas. Darren stated that the exclusive contract with RISE Broadband had expired in 2020 and no additional agreements had been made with RISE Broadband. It was the consensus of the council to allow 903 Broadband access to install equipment on the water tower with a contract to be constructed to allow non exclusive space, a lease fee to the city, and the ability to renegotiate the contract as needed if RISE Broadband discontinues internet service to the city.

Brandon stated that the price he would pay the City of Cooper for allowing his equipment would depend on the needs of the city. He stated if he was responsible for electricity to run his

equipment then the price would be \$250.00 monthly but if the city paid the electricity, he would pay the city \$300.00 monthly. He stated that this would be a 5-year contract. Allen Foster made the motion to table this item until further details could be obtained. Elmo Robinson seconded. Vote to table this item was overturned by a one aye and 4 nays. The action and discussion on this item continued. Amanda L'Esperance made the motion to allow a contract to be constructed for 903 Broadband to lease space on the water tower located at 100 W. Cooper Ave. stating non- exclusive space for 903 Broadband, \$300.00 rent to the city if the city pays electric or \$250.00 if 903 Broadband pays electric and the ability to renegotiate the contract as needed. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #9

Allen Foster made the motion to re-appoint Charlie Steward and Bill Martin to a two-year term on the Cooper Housing Authority Board. David Phillips seconded. Vote unanimous.

AGENDA ITEM #10

David Phillips made the motion to re-appoint Darren Braddy, Cynthia Steward, and P.J. Knickerbocker to a four-year term on the Planning and Zoning Board. Elmo Robinson seconded. Vote unanimous.

AGENDA ITEM #11

City Attorney, Jay Garrett, read the proclamation recognizing distinguished citizen, Clarice Maddox, who is turning 100 years old on January 17, 2021.

AGENDA ITEM #12

Mayor Darren Braddy updated the council city happenings.

AGENDA ITEM #13

Monthly budget reports were reviewed.

AGENDA ITEM #14

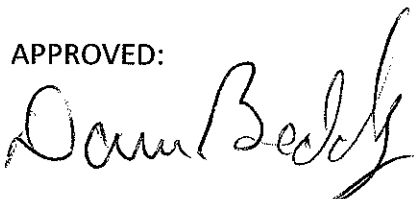
Accounts payable were reviewed.

AGENDA ITEM #15

Allen Foster made the motion to adjourn. David Phillips seconded. Vote unanimous.

TIME: 6:17 PM

APPROVED:



DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:



EMILY HOWSE
CITY SECRETARY