

CITY OF COOPER  
CITY COUNCIL MEETING – REGULAR  
JULY 10, 2023

MEMBERS PRESENT: DARREN BRADY; MAYOR, DAVID PHILLIPS, SCOTTY DEATHERAGE, LINDA BARNES, DIANE STEGALL AND JOSH HOSKISON

CITY ATTORNEY: JAY GARRETT

OTHERS: EMILY HOWSE, CAROLYN BACY, SUSAN RASER, KAREN ATKINS, SHAUNA HOLLOWAY, JEFF HOLLOWAY, JOE ADAMS, CYNTHIA STEWARD, LUCAS HAMRICK, ASHLEY COLVIN, CHARLA SINGLETON, TIESHA WADY, AND I-PHONE

AGENDA ITEM #1

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

AGENDA ITEM #2

Mayor Darren Braddy presented that public comments were at hand. No public comments were made.

AGENDA ITEM #3

Josh Hoskison made the motion to approve the June 12, 2023 minutes as written. David Phillips seconded. Diane Stegall abstained. Vote to approve carried.

AGENDA ITEM #4

Mayor Darren Braddy presented to the council that the employee insurance re-rates with Texas Health Benefits Pool, formerly known as TML Health, were at hand. The council discussed the extremely high cost of all of the plans presented. Scotty Deatherage stated that all insurance plans are high at this time. Diane Stegall questioned why the plans were not given to them at an earlier date than May 31, 2023, which is stated on the re-rate sheet. Emily Howse stated that the rates were not presented until sometime in June. Diane Stegall and Linda Barnes suggested the city search for more cost-effective plans. Mayor Darren Braddy stated that he had talked to several companies but had given them a deadline date of October 1 therefore he had no alternative plan information at the moment. Mayor Darren Braddy stated that the approval should have been done by July 1 but Texas Health agreed to allow an extension. After much discussion it was the consensus of the council to approve TX Health Benefits Pool option plan 4 with the stipulation that the city staff search for better cost plans before October 1, 2023. Diane Stegall stated that option 4 could be approved but if a less costly plan was found before October 1 than the city could opt out of the TX Health Benefits Pool plan.

Diane Stegall made the motion to accept TX Health Benefits Pool Option 4 but still search for additional proposals before October 1, 2023. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #5

Mayor Darren Braddy presented to the council that raising water tap fees, water rate fees, and sewer rate fees were at hand. Mayor Braddy stated that water and sewer repairs, due to old dilapidated lines, were extremely high at this time. Mayor Braddy stated that the water tap fee needed to be raised to try to implement smart meters from here forward. Diane Stegall questioned the order of which the items were presented. City Attorney, Jay Garrett, stated that all of the items could be approved in one motion as they were all necessary items to approve. Linda Barnes adamantly opposed raising rates.

Linda Barnes made the motion to table the rate increase items (Agenda Item 5,6, and 7) until she could do further research due to the fact that she did not get information in a timely matter. Diane Stegall seconded. Vote to table Agenda items 5,6 and 7 was unanimous.

AGENDA ITEM #6

Tabled in Agenda item #5

AGENDA ITEM #7

Tabled in Agenda item #5

AGENDA ITEM #8

Mayor Darren Braddy presented to the council that the garbage rate increase was at hand. Mayor Braddy stated that the city had to increase rates due to the fact that Sanitation Solutions raised their rates. Mayor Braddy stated that only the commercial rates needed to be increased. Diane Stegall made the motion to read resolution #03-07-23 by caption. David Phillips seconded. Vote unanimous. City Attorney, Jay Garrett, read:

**RESOLUTION # 03-07-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS ESTABLISHING THE GARBAGE RATES TO REFLECT THE 7.41% CPI INCREASE PASSED THROUGH BY SANITATION SOLUTIONS TO BE CHARGED FOR RESIDENTIAL AND COMMERCIAL USERS; AND DECLARING AN EFFECTIVE DATE.**

David Phillips made the motion to approve resolution #03-07-23 increasing the garbage rates. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #9

Mayor Darren Braddy presented to the council that the mobile home ordinance #02-05-19, again, needed to be amended. Mayor Braddy stated that he had met with the P&Z Commission on July 6, 2023. Mayor Braddy stated that the P&Z Commission agreed that the item of lack of signatures was still an issue. The consensus of the P&Z Commission was if a property owner was not current on property taxes or their property was unkept, then they should not have a say in whether or not to allow a mobile home to be placed. It was the consensus of the council that this was agreeable. Diane Stegall made the motion to read Ordinance #02-07-23 by caption. Linda Barnes seconded. Vote unanimous. City Attorney, Jay Garrett, read:

**ORDINANCE #02-07-23**

**AN ORDINANCE OF THE CITY OF COOPER, TEXAS, AMENDING ORDINANCE NO. 1503 REGULATING MOBILE HOMES TO CLARIFY THE DEFINITION OF MOBILE HOME; TO CLARIFY PROVISIONS REGARDING ISSUANCE OF PERMITS FOR MOBILE HOMES LOCATED OUTSIDE MOBILE HOME PARKS; PROVIDING FOR REQUIREMENT FOR CONVERSION FROM MOBILE HOME TO PERMANENT STRUCTURE AND ELECTION AS REAL PROPERTY WITH TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS; AND SETTING AN EFFECTIVE DATE.**

Josh Hoskison made the motion to approve Ordinance #02-07-23 as presented. Linda Barnes seconded. Vote unanimous.

#### AGENDA ITEM #10

Mayor Darren Braddy presented to the council that Tiesha Wady was in the process of getting signatures for a mobile home to be placed at 1039 W. Ft. Worth Ave. and that she lacked four signatures and wished to appeal to the council for allowance to place the mobile home. Mayor Braddy stated that one property owner that was refusing to sign had a structure that is in dilapidated status, two had either a dilapidated structure or unkept property and one was deceased with no one to contact. It was the consensus of the council to allow Tiesha Wady to place her mobile home at 1039 W. Ft. Worth Ave. Josh Hoskison made the motion to grant the appeal of lack of signatures for Tiesha Wady to place her mobile home at 1039 W. Ft. Worth Ave. David Phillips seconded. Vote unanimous.

#### AGENDA ITEM #11

Mayor Darren Braddy presented to the council that the city needed to consider hiring a code enforcer. Mayor Braddy stated that he had talked to Sheriff Charla Singleton regarding this item. Mayor voiced his regrets that Sheriff Singleton, who had previously been at the meeting, was no longer present to discuss this matter. Mayor Braddy stated that he desired to use the \$50,000.00, that is currently supplementing the Sheriff' Department, to hire a code enforcer. Mayor Braddy stated that this position is in the proposed budget a full time with benefits. Mayor Braddy also stated that a vehicle would need to be purchased for the code enforcer. Mayor Braddy stated that the current Sheriff Deputies do not wish to enforce city ordinances, which is stated in the contract that they do so. After much discussion on this item, it was the consensus of the council to advertise for a code enforcer for a part time status, if obtainable.

Diane Stegall made the motion to approve to advertise for a part time code enforcer with no benefits, if obtainable. Linda Barnes seconded. Vote unanimous.

#### AGENDA ITEM #12

Mayor Darren Braddy presented that Diane Stegall emailed all council members on July 5, 2023 to ask to consider changing the previously approved road repair plans to be funded by the American Rescue Plan Funds and asked that this item be placed on the agenda for July 10, 2023. Diane asked that instead of repairing all of W. McKinney, that a portion of S.W. 11<sup>TH</sup> from W. Dallas to W. McKinney to S.W. 13<sup>th</sup> to W. Kaufman be repaired instead of all of W. McKinney from S.W. 13 to S.W. 9<sup>th</sup>. Diane Stegall stated that this would benefit the new business that will be going in in this area. Mayor Darren Braddy stated that W. McKinney had not been previously approved for repairs, only S.W. 13<sup>th</sup>. Mayor Darren Braddy also stated that this item should wait to be discussed until bids are released, which should be done in two or three weeks.

No action was taken on this item.

#### AGENDA ITEM #13

Mayor Darren Braddy presented the Delta County Appraisal District Preliminary budget for review. No action was needed or taken.

#### AGENDA ITEM #14

Mayor Darren Braddy updated the council on the McKinney house status. Mayor Braddy stated that the air conditioner situation was worse than first expected and would need extensive repairs before they could even look into air conditioner repairs. Mayor Darren Braddy stated that all of the air conditioner duct work was underneath the house and has been under water for a long time. Diane Stegall stated, she hated due to the historic value but, the city needed to look into forming a committee to sell the property.

No action was taken.

AGENDA ITEM #15

Mayor Darren Braddy updated the council on the S.W. 8<sup>th</sup> street repairs, the N.W. 2<sup>nd</sup> water line and street repair. Mayor Braddy also asked for tentative dates to hold a budget workshop the last week in July. All council members approved any day, Diane Stegall said only July 24 and 27 were dates that she could attend.

No action was needed or taken.

AGENDA ITEM #16

Monthly budget reports were reviewed.

AGENDA ITEM #17

Accounts payable were reviewed.

AGENDA ITEM #18

Diane Stegall made the motion to adjourn. Josh Hoskison seconded. Vote unanimous.

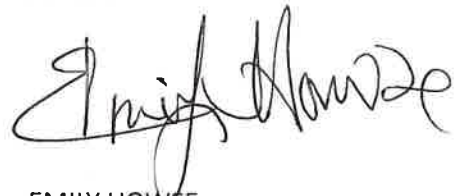
TIME: 7:03 PM

APPROVED:



DARREN BRADDY, MAYOR  
CITY OF COOPER

ATTEST:



EMILY HOWSE  
CITY SECRETARY