

CITY OF COOPER
CITY COUNCIL MEETING – REGULAR
JUNE 13, 2022 – 5:00 PM

COUNCIL MEMBERS PRESENT: DARREN BRADY; MAYOR, ALLEN FOSTER VIA ZOOM, AMANDA L'ESPERANCE, DIANE STEGALL AND JOSH HOSKISON

CITY ATTORNEY: JAY GARRETT

ABSENT: DAVID PHILLIPS

OTHERS PRESENT: EMILY HOWSE, SHAWN BENTLEY AND FAMILY, JOE ADAMS, KAREN ATKINS, SUSAN RASER, KASEY BRITTON, LUCAS HAMRICK, DEMEATRICE SHEPPARD, MAMMIE YOUNG, LINDA BARNES, KENNETH APPLGATE AND DEVONE BOWER

AGENDA ITEM #1

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

AGENDA ITEM #2

No public comments were made at this time.

AGENDA ITEM #3

Amanda L'Esperance made the motion to approve the May 16, 2022 minutes as written. Diane Stegall seconded. Allen Foster abstained. Vote to approve minutes carried.

AGENDA ITEM #4

Mayor Darren Braddy presented to the council that Shahzad Sayad, owner of 40 TX Hwy 24, had presented to the Planning and Zoning (P&Z) his desire to start an RV Park on his property. Mayor Braddy stated that the P&Z approved the RV Park upon confirmation of Shahzad's engineer approved site drawings with the documented space set back between each site which was not complete at this time. Diane Stegall made the motion to table this item until further information was presented. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #5

Mayor Darren Braddy presented to the council that Lamonica Sharp had presented to the P & Z her desire to start an Emergency Foster Care at 1050 W. Dallas Avenue. Mayor Braddy stated that the P & Z approved to allow the Emergency Foster Care Facility and that this would be a good thing for the City of Cooper. Mayor Braddy stated that this would be a short-term facility. Individuals that are placed here would only be allowed to stay up to thirty days. Mayor Braddy also stated that there could be up to twelve placements at a time. Mayor Braddy stated that this location was already zoned for this type of facility therefore no ordinance was needed as stated by City Attorney, Jay Garrett. Mayor Braddy stated that the next step would be for Lamonica Sharp to get the licensing from the state that she needed. No action was needed or taken on this item.

AGENDA ITEM #6

Mayor Braddy presented to the council that there were two parties interested in the use of the Mason Building located at 110 S.W. 1st which is currently owned by the City of Cooper. Mayor Braddy introduced Demeatrice Sheppard. Demeatrice presented to the council that her desire was to bring the

building up to code and to create an affordable retail business. Demeatrice stated that she and her husband was in the business to help people in need. She stated that she had created business like this in other towns and it was highly commended by each community. Demeatrice stated that her husband had contacts and resources that were willing to work on the building to bring it up to city code standards. Mayor Braddy introduced Shawn Bentley. Shawn presented to the council his desire was to remodel the very unsound structure at 110 S.W. 1st and he did not have a definite plan of what would be done with the building, but he was definitely open to suggestions. Shawn stated that further inspection would have to be done to know exactly what all needed to be repaired. Shawn's main business is roof repair but he is also a general contractor and has experience in structural repair.

It was the consensus of the council to put an agreement in the works to allow the action of building repairs for 110 S.W. 1st with the return of whomever was chosen and followed the agreement guidelines would become the owner of the building. Claw back clauses would be implemented into this agreement to guarantee compliance with guidelines set forth in the agreement. Guidelines for how the choice of who would be allowed to accept the ownership of 110 S.W. 1st would be determined in the agreement that would be drawn up by City Attorney, Jay Garrett.

Allen Foster made the motion for City Attorney, Jay Garrett to prepare an agreement for the use of the Mason Building located at 110 S.W. 1st Street. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Braddy presented to the council that a new checking account needed to be set up to transfer funds for the new General Obligation Refunding Bond Interest & Sinking payments.

Diane Stegall made the motion to set up a new checking account for the new General Obligation Refunding Bond I & S (GORB I & S) payments. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #8

Mayor Braddy presented to the council that it was time to renew employee insurance. After much discussion, it was the consensus of the council to continue employee insurance by choosing option 4 which increased the out-of-pocket expense for the employees. It was also the consensus of the council to try to find more cost-effective options before July 1, 2022.

Diane Stegall made the motion to approve option 4 that was presented by TML with the stipulation that if a more cost-effective plan could be obtained before July 1, 2022, then the council would reconvene in a Special Meeting to discuss. Amanda L'Esperance seconded. Vote unanimous

AGENDA ITEM #9

Mayor Braddy presented to the council that Cooper ISD, Delta County MUD and the City of Cooper were in a joint election agreement. Mayor Braddy stated that due to the number of elections that were held near the same time this year that no rental equipment was available therefore the CISD had to purchase election equipment. Emily Howse stated that the three entities could split the cost of the purchase of equipment which was \$20,590.00, which would be split three ways, or CISD would charge an annual election equipment use cost to each entity for the use of the equipment. Emily also stated that there would be an annual set up fee in addition to the equipment purchase. It was the consensus of the council to jointly purchase the equipment. Josh Hoskison made the motion to approve the joint purchase of election equipment with an annual set up fee and for City Attorney, Jay Garrett to prepare a resolution stating this. Allen Foster seconded. Vote unanimous.

AGENDA ITEM #10

Mayor Braddy again presented the need to hire another person in the office. After much discussion on this matter, it was the consensus of the council to look into hiring a part time person for the office.

Diane Stegall made the motion to hire a part time person for the office with the starting pay at \$12.00 per hour. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #11

Mayor Braddy presented to the council that he had met with TXDOT officials to discuss the repair of the hole in front of Tejano's restaurant. Mayor Braddy stated that this project would consist of concrete and curbing. Mayor Braddy stated that TXDOT could get this project in the works in 2024 with a 5% match which consisted of \$120,000.00 or in 2026 with no match an TXDOT assuming all cost for the project. It was the consensus of the council to immediately patch this hole and wait until 2026 and TXDOT 100% assume cost of these repairs. No action was taken on this item.

AGENDA ITEM #12

Mayor Braddy presented the item of City Park discussions was on the agenda at the request of council member, Amanda L'Esperance. Mayor Braddy turned this item over to Amanda. Amanda stated that she had been approached by law enforcement officials and asked that the city put up park hours of use signs. Amanda stated that the law enforcement officials are having difficulty with persons in the park after dark and the installation of signs would help them enforce removing them from the park after hours. Mayor Braddy asked Emily Howse if there were time regulations at the park. Emily stated that there were none to her knowledge. After much discussion on this matter, it was the consensus of the council to make no decision at this time and to gather more information.

AGENDA ITEM #13

No requests at this time.

AGENDA ITEM #14

Mayor Braddy updated the council on pothole repair, leaks, sewer issues on the East Side Square, and Aslan new construction plans across from the Cooper Elementary School.

AGENDA ITEM #15

Budget reports were reviewed.

AGENDA ITEM #16

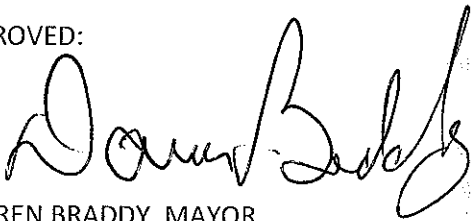
Accounts payable were reviewed.

AGENDA ITEM #17

Josh Hoskison made the motion to adjourn. Amanda L'Esperance seconded. Vote unanimous.

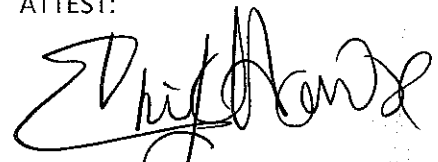
TIME: 7:06

APPROVED:



DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:



EMILY HOWSE
CITY SECRETARY