

CITY OF COOPER
CITY COUNCIL MEETING – REGULAR
MARCH 13, 2023 – 5:00 PM

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

CITY ATTORNEY: JAY GARRETT

OTHERS: EMILY HOWSE, TANNER CRUTCHER, KASEY BRITTON, APRIL HATFIELD, ASHLEY COLVIN, KAREN
ATKINS, SUSAN RASER, MELISSA MILLARD, LUCAS HAMRICK, LINDA BARNES, MIRELLA MONTEJANO-
JACKSON, RACHEL DARDEN, KELLI WARD, KEVIN WARD, JOE ADAMS, ANTHONY ELLIS VIA ZOOM AND
IPHONE VIA ZOOM

ABSENT: ALLEN FOSTER AND JOSH HOSKISON

AGENDA ITEM #1

Darren Braddy opened the public hearing and turned the meeting over to Mayor Pro-Tem, David Phillips. David asked if anyone was present to discuss the demolition of 650 S.E. 1st DCAD Property ID #5529 S.E. ¼ Block 2 EM Morris Survey. There was no one present to talk about this action. Mayor Pro-Tem David Phillips turned the meeting back to Mayor Darren Braddy. Darren stated that the family of this property was not going to be involved in the clean up of this property that had burned. Darren stated that the city crew could get this cleaned up.

There were no comments on this item.

AGENDA ITEM #2

Mayor Darren Braddy closed the public hearing at 5:02 PM.

AGENDA ITEM #3

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

AGENDA ITEM #4

Mayor Darren Braddy asked for public comments on the listed agenda items. No comments were made.

AGENDA ITEM #5

Amanda L'Esperance made the motion to approve the February 13, 2023 minutes as written. David Phillips seconded. Vote unanimous.

AGENDA ITEM #6

Mayor Darren Braddy introduced April Hatfield, with McClanahan and Holmes, LLP to discuss the 2022 annual audit. April stated a clean opinion was given on this audit. She highlighted several areas of the audit. April stated that, as with most small communities there were two areas of concern, the lack of duty segregation and the fact that the city does not prepare their own financial statements, of which are prepared by McClanahan and Holmes, LLP, but there were no suspicious findings anywhere throughout the audit procedure. April stated that for our size, the city was doing a good job. April stated again that this audit presented a clean opinion from McClanahan and Holmes, LLP.

Diane Stegall made the motion to approve the 2022 annual audit. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Darren Braddy presented to the council that Ben and Kelli Ward were present to ask that the animal ordinance be amended to allow them to start a dog breeding operation at their residence. Mayor Braddy stated that the ordinance in place only allows four dogs or cats in any combination over six months old. Mayor Braddy stated that he had talked to some surrounding cities and they allowed this with the purchase of a permit to do so, and state regulations would be followed. Kevin Ward stated that the state regulations were very strict. Kelli Ward stated that they, themselves, would be initiating inspections from the state. Linda Barnes asked the question about a commercial business being allowed in a residential zoned area without the zoning change process followed. City Attorney, Jay Garrett, stated that this type of operation would fall under the "cottage laws". Kevin Ward stated that they would not be selling the dogs out of their residence.

It was the consensus of the council to allow this ordinance to be amended.

Amanda L'Esperance made the motion for City Attorney, Jay Garrett, to prepare an amendment to Ordinance #01-07-02 stating permit fees and regulations for animal breeding to be allowed at residential locations to be presented at a future meeting for more discussion and approval. David Phillips seconded. Vote unanimous.

AGENDA ITEM #8

Mayor Darren Braddy presented the action to approve the demolition of 650 S.E. 1st, that was discussed in the public hearing, was at hand.

David Phillips made the motion to approve the demolition of 650 S.E. 1st. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #9

Mayor Darren Braddy presented to the council that Tanner Crutcher was present to discuss the submission of the FEMA SAFER Grant. Tanner stated that this grant would pay for two to three full time fire fighters for three years. Tanner stated that the current Volunteer Fire Fighters and the paid Rotating Shift Fire Fighters were working great, but the response time of the volunteers is so much longer when they are not at the station and ready to go when the call goes out. Tanner stated that the FEMA SAFER Grant would 100 % pay for staffing full time fire fighters, which would be split for am and pm work shifts, which would make emergency personnel available twenty-four hours a day. The FEMA SAFER Grant would last for three years at 100% pay, including all benefits offered by the city for full time employees. Tanner stated that all current staff would remain in place during this time. This means that the full-time fire fighters would be in addition to what current staff is in place. Tanner stated that there is no obligation to apply for this grant. Tanner stated that if this grant is awarded to the city and the city determines that it would not be feasible to retain the full-time positions after the grant ends, then the city can decline the grant.

Diane Stegall made the motion to submit an application to the FEMA GO SAFER (Staffing for Adequate Fire and Emergency Response) Grant. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #10

Mayor Darren Braddy presented to the council Ordinance #01-03-23 stating development incentives for Mirella Montejano-Jackson. This ordinance states one half pricing for water and sewer taps for the designated new structure locations with time limits of construction. David Phillips made the motion to read Ordinance #01-03-23 by caption. Amanda L'Esperance seconded. Vote unanimous.

City Attorney, Jay Garrett, read:

ORDINANCE #01-03-23

AN ORDINANCE FOR A DEVELOPMENT INCENTIVES FOR 1000 W. FT. WORTH PROPERTY ID# 4005, 341 E. BONHAM PROPERTY ID #6332, 6333, 6334, 801 S.E. 4TH PROPERTY ID #5594, 801 E. DALLAS PROPERTY ID #5424, 5425, 721 E. COMMERCE PROPERTY ID #6441 AND 730 E. COMMERCE PROPERTY ID # 6431 BEING OWNED BY MIRELLLA-MONTEJANO; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER MARCH 13, 2023.

Diane Stegall made the motion to approve Ordinance #01-03-23 detailing development incentives for the mentioned locations. David Phillips seconded. Vote unanimous.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council Ordinance #02-03-23 for the replat of block 26 and part of block 27 in the J.L. Ratliff Addition of the James Robertson Survey A-292. Mayor Braddy stated that this is another property owned by Mirella Montejano-Jackson of which more new structures were going to be built. Mayor Braddy stated that the Planning and Zoning had concerns about how close the structures were. Mayor Braddy stated that the distance was in compliance with current zoning regulations. Mayor Braddy asked the council to consider approving the replat in order for Mirella Montejano-Jackson to complete constructions in the area she has already been approved for other constructions. Mayor Braddy stated that, if it is desired by the council to change current zoning regulations, then this could be discussed at a later date. It was the consensus of the council to approve the replat presented by Mirella Montejano-Jackson.

Amanda L'Esperance made the motion to read Ordinance #02-03-23 by caption. Diane Stegall seconded. Vote unanimous. City Attorney, Jay Garrett, read:

ORDINANCE #02-03-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, APPROVING THE FINAL PLAT FOR REPLAT OF A PORTION OF LOT 18 OF THE SUBDIVISION OF J. L. RATLIFF ADDITION.

Amanda L'Esperance made the motion to approve Ordinance #02-03-23 for the replat of a portion of Lot 18 (DCAD Block 18) of the J. L. Ratliff Addition of the James Robertson Survey A-292. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #12

Mayor Darren Braddy presented to the council Ordinance #03-03-23 for the replat of a portion of Lot 26 (DCAD Block 26) in the J. L. Ratliff Addition and West one-half of Lot 27 (DCAD Block 27) in the J. L. Ratliff Addition of the James Robertson Survey A-292. Mayor Braddy stated that this is another property owned by Mirella Montejano-Jackson of which more new structures were going to be built. Mayor Braddy stated that the Planning and Zoning had concerns about how close the structures were. Mayor Braddy stated that the distance was in compliance with current zoning regulations. Mayor Braddy asked the council to consider approving the replat in order for Mirella Montejano-Jackson to complete constructions in the area she has already been approved for other constructions. Mayor Braddy stated that, if it is desired by the council to change current zoning regulations, then this could be discussed at a later date. It was the consensus of the council to approve the replat presented by Mirella Montejano-Jackson.

Amanda L'Esperance made the motion to read Ordinance #03-03-23 by caption. Diane Stegall seconded. Vote unanimous. City Attorney, Jay Garrett read:

ORDINANCE #03-03-23
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS,
APPROVING THE FINAL PLAT FOR REPLAT OF A PORTION OF LOT 26 AND
WEST ONE-HALF OF LOT 27 OF THE SUBDIVISION OF J. L. RATLIFF
ADDITION.

David Phillips made the motion to approve the replat of a portion of Lot 26 (DCAD Block 26) in the J. L. Ratliff Addition of the James Robertson Survey A-292. Amanda L'Esperance seconded vote unanimous.

AGENDA ITEM #13

Mayor Darren Braddy presented to the council that the May regular council meeting needed to be changed from May 8, 2023 to May 15, 2023 at 5:00 PM. Mayor Braddy stated that this action was needed in order to be able to canvass the election totals.

Amanda L'Esperance made the motion to approve moving the May regular council meeting from May 8, 2023 to May 15, 2023 at 5:00 PM. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #14

Mayor Darren Braddy stated that Rachel Darden was present to discuss the Frankie McKinney Arts Alliance happenings. Rachel stated that they were in the process of getting tours scheduled for the McKinney House. Rachel stated that the first tours is scheduled for March 18, 2023 from 10:00 AM to 3:00 PM. Rachel stated that the McKinney house needed to be cleaned, the yard needed to be mowed, and the heat was not working and needed to be repaired. Mayor Braddy stated that he had contacted Cool Effects By Larry for repairs. Rachel stated that Martha Clark was a potential candidate for regular checks on the McKinney house.

No action needed at this time.

AGENDA ITEM #15

Mayor Darren Braddy updated the council on the W. Kaufman Street wash out issue, grant updates, and street repairs.

AGENDA ITEM #16

Monthly budget reports were reviewed.

AGENDA ITEM #17

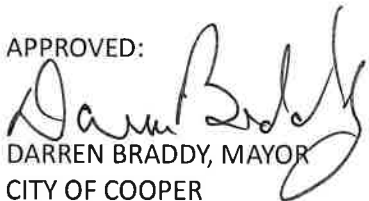
Accounts payable were reviewed.

AGENDA ITEM #18

Diane Stegall made the motion to adjourn. Amanda L'Esperance seconded. Vote unanimous.

TIME: 6:14 pm

APPROVED:


DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:


EMILY HOWSE
CITY SECRETARY