

CITY OF COOPER
CITY COUNCIL MEETING – REGULAR MEETING
OCTOBER 11, 2022 – 5:00 PM

COUNCIL MEMBERS PRESENT: DARREN BRADY; MAYOR, DAVID PHILLIPS, AMANDA L'ESPERANCE, JOSH HOSKISON, AND DIANE STEGALL ARRIVED AT 6:32 PM

CITY ATTORNEY: JAY GARRETT

OTHERS PRESENT: EMILY HOWSE, KAREN ATKINS, SUSAN RASER, KEVIN CARTER, LISA CARTER, DONNA THOMASON, MARTHA IVIE, JENNIFER BALENTINE, KASEY BRITTON, DORTHY RUTLEDGE, JOE ADAMS, CHARLA SINGLETON, RACHEL DARDEN, SAMSUNG SM A-326U VIA ZOOM, RONNY GONZALES, LINDA BARNES, MIRELLA MONTEJANO-JACKSON, JUDY FALLS, AND DEAN JOHNSON VIA ZOOM.

ABSENT: ALLEN FOSTER

AGENDA ITEM #1

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

AGENDA ITEM #2

Mayor Darren asked for public comments on agenda items. Mayor Braddy stated that anyone present with information on listed agenda items could speak when the item was addressed. No comments were made at this time.

AGENDA ITEM #3

Amanda L'Esperance made the motion to approve the September 12, 2022 minutes as presented. David Phillips seconded. Vote unanimous.

AGENDA ITEM #4

Mayor Darren Braddy presented to the council that the November meeting needed to be moved to November 7, 2022.

David Phillips made the motion to move the November meeting to November 7, 2022 at 5:00 PM. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM # ADDENDUM ITEM

Mayor Darren Braddy turned the meeting over to Amanda L'Esperance. Amanda stated that it was her desire to supplement the Delta County Sheriff's budget. Amanda stated that there has been a great downfall in funds that support deputy salaries. Delta County Sheriff, Charla Singleton, presented a two-month breakdown of calls and salaries. Sheriff Singleton stated that from July 29, 2022 to October 6, 2022 there were 270 calls in the county and 299 calls in the city. Sheriff Singleton stated that she was unable to retain deputies with the low salary pay that the county had to offer. Sheriff Singleton stated that she would appreciate one time funding from the city in order to bring the deputy salaries up enough to encourage deputies to remain employed. Sheriff Singleton stated that she was short staffed and desperate to try to get funding to keep the deputies that she has now and add at least one more. Sheriff Singleton stated that the funds that she is requesting is not for herself it is only to increase deputies' salaries.

Mayor Darren Braddy respectfully stated that this request should have been presented during the city's budget time frame. Mayor Braddy asked Sheriff Singleton what her plan of action was for next year and

where was she going to get the funds. Sheriff Singleton stated that she was not sure at this time. Mayor Braddy stated that, yes, the city had funds due to the bond refinance but he iterated that the city needs to be careful on how it is spent because you never know what will happen within the city itself. This was a discussion item only but it was the consensus of the council, at the dislike of Mayor Braddy, that the city would give a onetime stipend, gift, supplement of \$30,300.00 to the Delta County Sheriff's Office to supplement deputy salaries. Mayor Braddy stated that City Attorney, Jay Garrett, would prepare a document for this and this would be on the November agenda for discussion.

AGENDA ITEM #5

Mayor Darren Braddy introduced Mirella Montejano-Jackson to present her proposal. Mirella thanked the council for allowing her to speak. Mirella stated that her company plans to build two new structures and possibly 12 more in the future. Mirella stated that these will be nice homes that will be built to sell. Mirella presented a construction plan summary to the council which stated "Set plan of 14 single family homes built to sell. Eight lots have already been platted and divided. Another six lots are currently being surveyed and platted. 1,200-3,500 square foot building plans. Second phase possible depending on first phase results. Benefits: \$4-5,000.000 in property value added to the city, attract permanent families to the Cooper community and economy, increase in neighboring property values and attract commercial business developers". Mirella asked for incentives from the city.

It was the consensus of the council to decrease the water and sewer tap fees by 50% for the two structures of which permits have been obtained. Future incentives will have to be discussed at the time construction is definite.

Josh Hoskison made the motion to decrease the water and sewer tap fee by 50% for the construction of two new structures that have permits. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #6

Mayor Darren Braddy introduced Ronny Gonzales to present his proposal. Mayor Darren Braddy stated that Ronny was the owner of R. J. Chisum furniture construction business located in Enloe. Ronny Gonzales thanked the council for allowing him to speak. Ronny stated that he planned on building 4 tiny homes to house his employees, and possibly more in the future. Ronny stated that these would be built onsite. Ronny asked the council for incentives. It was the consensus of the council to decrease water and sewer tap fees for the four tiny homes by 50% and future incentives would have to be discussed at the time construction was definite.

David Phillips made the motion to decrease the water and sewer tap fee by 50% for four tiny homes. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Darren Braddy introduced Jennifer Balentine to present her request. Jennifer thanked the council for allowing her to speak. Jennifer read a statement which she had prepared stating her respect for ordinance rules and regulations but changes or specific bypass allowances needed to be discussed and considered on certain situations. Jennifer stated that she and her husband, Jack, was in the process of trying to place a mobile home on at 200 N.E. 4th. The signature restriction stated in the city's ordinance was not fair due to the fact that many property owners were not obtainable. Jennifer stated that there were two properties that are in question. Jennifer stated that the home will set on one property and the other property is being used for collateral, therefore the lender is requiring both properties follow the city ordinance. Jennifer stated that if no decision is made before October 31, 2022 that she will lose funding. Jennifer stated that she lacked nine signatures.

Mayor Darren Braddy respectfully reminded the council that the ordinance was recently amended and the signature stipulation remained in place with the lack of one signature could be appealed to the council.

It was the consensus of the council, at Mayor Darren Braddy's dislike, of overriding a previously approved ordinance, to allow a variance of signatures in this case.

David Phillips stated that this variance is being allowed due to the inability of obtaining all of the signatures required in the funding time frame of the owners.

Josh Hoskison made the motion to allow the signature variance for Jennifer and Jack Balentine to place a mobile home at 200 N.E. 4th. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #8

Mayor Darren presented to the council that his personal company, 4D'S Real Estate desired to replat the property N.W. ¼ of Block 16 in the Subdivision of the M.A. Cross Addition. Darren stated that this property is located on W. Terrell and S.W. 5th. Darren stated that the structures that will be built will have entrances off of S.W. 5th.

Amanda L'Esperance made the motion to read ordinance #01-10-22 by caption. Josh Hoskison seconded. Vote unanimous. City Attorney Jay Garrett read:

ORDINANCE #01-10-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, APPROVING THE FINAL PLAT FOR REPLAT OF THE N.W. 1/4 OF BLOCK 16 OF THE SUBDIVISION OF M. A. CROSS ADDITION.

Josh Hoskison made the motion to approve Ordinance #01-10-22 authorizing the replat of the N.W. ¼ Block 16 of the Subdivision of M.A. Cross Addition as read by caption. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #9

Mayor Darren Braddy presented to the council the need to destroy some old documents. Amanda L'Esperance stated her desire to obtain some of these documents. City Attorney, Jay Garrett, stated that there is a process that has to be followed in order to destroy documents.

David Phillips made the motion for City Attorney, Jay Garrett, to prepare the documents needed in order to destroy documents and present it at a later meeting. Amanda L'Esperance seconded. Vote unanimous.

AGENDA ITEM #10

Mayor Darren Braddy presented a list of permits that were issued in September 2022.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council that that there had been much discussion on the creation of the Delta County Municipal Utility District (MUD) and their ability to charge tax and to whom. Mayor Braddy stated that the Texas Water Commission created the MUD on January 3, 1984 stating that the MUD would follow state regulations and procedures for all actions which the MUD would perform. Mayor Braddy stated that election records of January 21, 1984 for the proposition of MUD maintenance tax was obtained from the Delta County Clerk's office. These documents were given to Kim Gregory, Chief Appraiser, Delta County Appraisal District due to her open records request. No action on this item.

AGENDA ITEM #12

Mayor Braddy introduced Judy Falls to discuss matters on this item. Judy thanked the council for allowing her to speak. Judy stated that the previously approved allotment to PJC has been tabled at this time due to lack of scheduling. Judy stated that the allotment would remain available for possible future performance. Judy stated that a shower had been held at the McKinney Home and a check for \$125.00 was made payable to the City of Cooper and will be deposited in the Frankie McKinney Arts Alliance Fund. Judy stated that additional cleaning was needed for the upstairs portion of the McKinney Home. Rachel Darden stated that overseeing all operations of the Frankie McKinney Arts Alliance was too demanding for the three board members. Rachel stated that it was not presented to her at the time of becoming a board member that they would be responsible for so much time-consuming projects. Judy Falls stated that this is all new and no one knew what it would entail. Mayor Darren Braddy stated that volunteers were allowed and it would be the responsibility of the board members to obtain and coordinate the schedule. Mayor Darren Braddy iterated that the request of funds is all the council needs to approve. Mayor Darren Braddy also reaffirmed that any maintenance on the McKinney House is an allowable expense but it needs to be pre-approved by council, and possibly a blanket maintenance request should be made to the council. Via Zoom, Dean Johnson inquired about decoration the McKinney Home for Christmas.

Amanda L'Esperance made the motion to approve the request for funds presented for Mary Savage and Brenda Reynolds for \$75.00 each (\$150.00 total) for cleaning. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #13

Mayor Darren Braddy updated the council on streets, water line breaks, sewer issues.

AGENDA ITEM #14

Monthly budget reports were reviewed.

AGENDA ITEM #15

Accounts payable were reviewed.

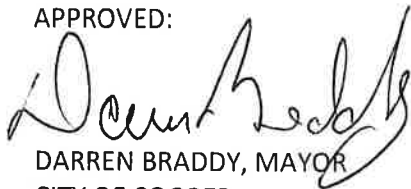
Diane Stegall arrived at 6:32 PM

AGENDA ITEM #16


David Phillips made the motion to adjourn. Amanda L'Esperance seconded. Vote unanimous.

TIME: 6:40 pm

APPROVED:


DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:


EMILY HOWSE
CITY SECRETARY