

CITY OF COOPER
CITY COUNCIL MEETING – REGULAR
AUGUST 11, 2025 – 5:30 PM

COUNCIL MEMBERS PRESENT: DARREN BRADDY; MAYOR, DAVID PHILLIPS, SCOTTY DEATHERAGE, LINDA BARNES, DIANE STEGALL ARRIVED AT 5:57 PM AND JOSH HOSKISON

CITY ATTORNEY: JAY GARRETT

OTHERS PRESENT: EMILY HOWSE, MIKE WARD, CAROLYN BACY-ROBERTS, ELMO ROBINSON, MELISSA MILLARD, SHEILA CHERRY AND JETER CHERRY

AGENDA ITEM #1

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

AGENDA ITEM #2

Mayor Darren Braddy opened the public comments. Melissa Millard stated her thankfulness for the work done at the McKinney House. Jeter Cherry stated his thankfulness for the pot hole repairs.

AGENDA ITEM #3

Josh Hoskison made the motion to approve the July 21, 2025 regular meeting minutes and the July 29, 2025 budget work session minutes as presented. Scotty Deatherage seconded. David Phillips abstained from voting on the budget work session minutes due to his absence from that meeting. Approval of the July 21, 2025 regular meeting minutes and the July 29, 2025 budget work session minutes as written carried.

AGENDA ITEM #4

Mayor Darren Braddy introduced Mike Ward with Mike Ward Accounting & Financial Consulting, PLLC to present the 2023-2024 annual audit. Mike thanked the council for the opportunity to prepare the audit for the City of Cooper. Mike stated that it has taken him longer to prepare the audit due to the fact that the previous audit was set up on modified cash basis and, in his opinion and history, a city should be set up on modified accrual to properly represent the financial standing. Mayor Darren Braddy stated that McClanahan and Holmes had previously suggested that the city move from modified accrual to modified cash basis which the city approved to do so October 15, 2019. Mike Ward stated that in order to be able to access loans, from companies such as Texas Water Development Board, the audit would need to be set up on modified accrual. Mike Ward stated that the City of Cooper audit was "clean". Mike discussed his findings in detail. Mike commended the city for such a clean audit.

AGENDA ITEM #5

Mayor Darren Braddy presented to the council Resolution #01-08-25 approving the 2023-2024 audit. Josh Hoskison made the motion to read Resolution #01-08-25 by caption. David Phillips seconded. Vote unanimous. City Attorney, Jay Garrett, read:

RESOLUTION #01-08-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, APPROVING THE ANNUAL AUDIT FOR THE FISCAL YEAR 2023-2024 AS PREPARED BY MIKE WARD, CPA OF MIKE WARD ACCOUNTING & FINANCIAL CONSULTING, PLLC; PROVIDING AN EFFECTIVE DATE.

Josh Hoskison made the motion to approve Resolution #01-08-25 approving the 2023-2024 audit. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #6

David Phillips made the motion to deny investing with TEXSTAR/LOGIC at this time. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Darren Braddy presented to the council Ordinance #01-08-25 authorizing encroachment situations for future approval that was previously discussed. Mayor Braddy stated that this ordinance allows "grandfathering" of current situations but if any changes come about then all would have to comply with the set-back regulations.

Josh Hoskison made the motion to read Ordinance #01-08-25 by caption. Linda Barnes seconded. Vote unanimous. City Attorney, Jay Garrett read:

ORDINANCE #01-08-25

AN ORDINANCE OF THE CITY OF COOPER, TEXAS, ESTABLISHING POLICY REGARDING EXISTING DRIVEWAY ENCROACHMENTS AND GRANDFATHERED STRUCTURES; PROVIDING FOR ACQUIESCENCE TO CERTAIN NONCONFORMING CONDITIONS; ESTABLISHING REQUIREMENTS FOR FUTURE DEVELOPMENT; AND PROVIDING FOR RELATED MATTERS

Josh Hoskison made the motion to approve Ordinance #01-08-25 authorizing encroachment situations for future approval. David Phillips seconded. Vote unanimous.

AGENDA ITEM #8

Mayor Darren Braddy presented to the council Resolution #02-08-25 lifting the local sales tax exemption for telecommunications services. Josh Hoskison made the motion to read Resolution #02-08-25 by caption. Scotty Deatherage seconded. Vote unanimous. City Attorney, Jay Garrett, read:

RESOLUTION #02-08-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, LIFTING THE LOCAL SALES TAX EXEMPTION FOR TELECOMMUNICATIONS SERVICES.

Josh Hoskison made the motion to approve Resolution #02-08-25 lifting the local sales tax exemption for telecommunications services. David Phillips seconded. Vote unanimous.

AGENDA ITEM #9

Mayor Darren Braddy presented to the council the two proposals for the two-year bank depository. Mayor Braddy stated that Legend Bank and First National Bank were the only two proposals. Emily Howse stated that this is the first year, since she has been in the City Secretary position, that any company other than First National Bank has presented a proposal. Mayor Braddy stated that Legend Bank presented a higher interest rate than First National bank on the accounts. City Attorney, Jay Garrett stated that Legend Bank presented a variable interest rate and First National Bank presented a stationary interest rate. Mayor Braddy stated that Legend Bank presented monthly charges for each account and charges for stop payments, cashiers' checks, money orders and wire transfers and First National Bank presented no charges for these items. Mayor Braddy stated that it was the opinion of himself and City Secretary, Emily Howse, that the First National Bank proposal was the most beneficial to the city. Scotty Deatherage made the motion to read Resolution #03-08-25 by caption. Josh Hoskison seconded. Vote unanimous. City Attorney, Jay Garrett, read:

RESOLUTION #03-08-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, DESIGNATING FIRST NATIONAL BANK AS THE OFFICIAL DEPOSITORY BANK FOR THE CITY OF COOPER; AND PROVIDING AN EFFECTIVE DATE.

Diane Stegall made the motion to approve Resolution #03-08-25 awarding the two-year bank depository to First National Bank. Josh Hoskison seconded. Linda Barnes abstained from voting. Vote to approve Resolution #03-08-25 awarding the two-year bank depository to First National Bank carried.

AGENDA ITEM #10

Mayor Darren Braddy presented to the council Resolution #04-08-25 increasing the garbage rates reflecting the 2.76% cpi increase from Sanitation Solutions. Mayor Braddy stated that the residential rates would remain at \$15.16 (14.00+1.16 tax). Diane Stegall made the motion to read Resolution #04-08-25 by caption. David Phillips seconded. Vote unanimous. City Attorney, Jay Garrett, read:

RESOLUTION # 04-08-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS ESTABLISHING THE GARBAGE RATES TO REFLECT THE 2.76% CPI INCREASE PASSED THROUGH BY SANITATION SOLUTIONS TO BE CHARGED FOR RESIDENTIAL AND COMMERCIAL USERS; AND DECLARING AN EFFECTIVE DATE

Josh Hoskison made the motion to approve Resolution #04-08-25 increasing the garbage rates reflecting the 2.76% cpi increase from Sanitation Solutions. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council the non-standard service contract. Mayor Braddy stated that this contract would be presented to any developer which states that the developer will be responsible for acquiring engineer approved opinions of the size of water lines, sewer lines and street construction that each project needs and upon completion the city will assume the ownership and maintenance of the water lines, sewer lines and streets.

Scotty Deatherage made the motion to approve the non-standard service contract. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #12

Mayor Darren Braddy presented to the council that a list of streets in need of repairs needed to be prepared by the council as stated in the last meeting. Mayor Braddy has not received any suggestions at this time. Josh Hoskison asked Mayor Braddy if he had any suggestions because he would have the most insight of which streets were priority. Mayor Braddy stated yes, but he did not want to show partiality and the council should decide. It was the consensus of the council for Mayor Braddy to make suggestions for streets that were in need of repair and the council would work off of his list.

Josh Hoskison made the motion for Mayor Darren Braddy to present a list of street repairs needed. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #13

Mayor Darren Braddy presented to the council the item of appointing a maintenance and operation board for the McKinney House. Mayor Braddy asked the council if he needed to post to Facebook, publish in the paper, or just ask people. Mayor Braddy stated that he had suggested to some but no one he had spoken to wanted to do it for no charge. Diane Stegall suggested asking the Museum Board if they would like the opportunity to do this. Josh Hoskison made the statement that the city needs to sell the house and be done with the maintenance issues. Mayor Braddy stated that there are a lot of items of value an historic nature in the house. It was the consensus of the council for Mayor Darren Braddy to talk to the Museum Board first and then go from there.

Scotty Deatherage made the motion for Mayor Darren Braddy to proceed with soliciting someone to take on the maintenance and operation of the McKinney House. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #14

Mayor Darren Braddy updated the council on the removal of dead trees and shrubs at the McKinney House which cost \$2,500.00. Mayor Braddy also updated the council of the electrical issue that Danny Pickering was looking into. Mayor Braddy stated that Danny Pickering was requesting a waiver of responsibility for damage to the wall paper that is on

the walls and ceiling that will be damaged during the search for electrical issues. Emily Howse stated that the extension cord that is currently being used to access power is not approved by Bureau Veritas. Mayor Braddy stated that if any electric repairs were to be done then permits would have to be obtained and inspections from Bureau Veritas would be required.

There were no requests for funds.

AGENDA ITEM #15

Mayor Darren Braddy updated the council on water leaks, sewer repairs and pot hole repairs.

AGENDA ITEM #16

Mayor Darren Braddy presented the proposed budget. Mayor Braddy stated that the effective rate was still not ready. Mayor Braddy stated that the tax office still had not received the new value amounts. Diane Stegall stated that protests were still not resolved either. There were no changes suggested for the proposed budget presented. Emily Howse asked if the council agreed to continue the current medical, dental, vision and life insurance. The consensus of the council was to continue the current medical, dental, vision and life insurance.

AGENDA ITEM #17

Monthly budget reports were reviewed.

AGENDA ITEM #18

Accounts paid were reviewed.

AGENDA ITEM #19

Josh Hoskison made the motion to adjourn. David Phillips seconded. Vote unanimous.

TIME: 6:37 PM

APPROVED:



DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:



EMILY HOWSE
CITY SECRETARY