

CITY OF COOPER  
CITY COUNCIL MEETING – REGULAR  
JULY 21, 2025 – 5:30 PM

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

CITY ATTORNEY: JAY GARRETT

OTHERS PRESENT: EMILY HOWSE, EVELYN JOSE, JULIA STEPHENSON-CAREVIDE, NICOLE CARMAN-CAREVIDE, SARA MCGILL-CAREVIDE, KAREN ATKINS, SUSAN RASER, CAROLYN BACY-ROBERTS, ANDREA STRICKLAND, CHARLES EDWARDS, LISA CARTER, BRENDA PEREZ, LARRY WILLIS, JUDY FALLS, SHAUNA'S I-PHONE AND LESLIE'S 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 asked for public comments on the agenda items. There were no public comments.

AGENDA ITEM #3

Josh Hoskison made the motion to approve the June 9, 2025 minutes as presented. David Phillips seconded. Vote unanimous.

AGENDA ITEM #4 & #5

Mayor Darren Braddy stated that the 2023-2024 annual audit was not yet complete and would be presented at the August 11, 2025 meeting.

Josh Hoskison made the motion to table agenda item #4 annual audit presentation and agenda item #5 annual audit approval resolution until the August 11, 2025 meeting. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #6

Josh Hoskison made the motion to table the investing with TEXSTAR and LOGIC until the August 11, 2025 meeting. David Phillips seconded. Vote unanimous.

AGENDA ITEM #7

Linda Barnes made the motion to read the Carevide Proclamation. Diane Stegall seconded. Vote unanimous. Mayor Darren Braddy read the Proclamation proclaiming August 3-9, 2025 as National Health Center Week. Mayor Darren Braddy thanked the Carevide representatives, Julia Stephenson, Nicole Carman and Sara McGill for their dedication to this small community. Julia Stephenson thanked the Mayor and Council for their dedication to the community.

#### AGENDA ITEM #8

Mayor Darren Braddy presented to the council that Tanner and Mirella Montejano-Jackson wished to table this item due to the fact of the feedback from their original desire to build a multi-family structure had such a negative response from the public and the council that they were going to look into constructing single family dwellings.

Josh Hoskison made the motion to table the item of re-zoning DCAD Property ID #6332 from R-1 to R-3. Scotty Deatherage seconded. Vote unanimous.

#### AGENDA ITEM #9

Mayor Darren Braddy presented to the council the item of re-zoning DCAD Property ID #4005 from R-1 to LC. Mayor Braddy stated that this property is located between W. Ft. Worth Avenue and W. McKinney Avenue, East of S.W. 11<sup>th</sup> Street. Linda Barnes asked if the property was zoned LC, could the owners put anything other than the RV Park that was presented. The answer to that was yes. Linda Barnes stated that she wished to table this item until restrictions could be put in place to make sure that it would be an RV Park and not just anything that fell under the LC code. There was no second to the table, therefore the table of this item died. There was further lengthy discussion on this matter. David Phillips made the motion to table this item. Mayor Darren Braddy stated that the motion to table this item had already been presented and died for the lack of a second. After more discussion on this item, Josh Hoskison made the motion to read the caption of Ordinance #02-07-25 by caption. David Phillips seconded. Diane Stegall abstained from voting due to a conflict of interest. Vote to read caption carried. City Attorney, Jay Garrett read:

#### **ORDINANCE #02-07-25**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, COOPER, TEXAS, REGARDING RE-ZONING PROPERTY LOCATED AT 1000 W. FT. WORTH AVENUE, DCAD PROPERTY ID #4005 COOPER, TEXAS, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO LC (LIGHT COMMERCIAL), AND PROVIDING FOR AN EFFECTIVE DATE.**

Josh Hoskison made the motion to approve Ordinance #02-07-25 re-zoning DCAD Property ID #4005, 1000 W. Ft. Worth from R-1 to LC. David Phillips seconded. Diane Stegall abstained from voting due to a conflict of interest. Vote to re-zone DCAD Property ID #4005, 1000 W. Ft. Worth from R-1 to LC carried.

#### AGENDA ITEM #10

Mayor Darren Braddy presented to the council the need to re-plat DCAD Property ID #5402 owned by Alisha Williams. Mayor Braddy stated that the re-plat had been previously approved by the Planning & Zoning Commission and the Council, the ordinance was the final legal document to validate the re-plat as represented in the survey document presented.

Josh Hoskison made the motion to read Ordinance #03-07-25 by caption. Scotty Deatherage seconded. Vote unanimous.

City Attorney, Jay Garrett, read:

**ORDINANCE #03-07-25  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS,  
APPROVING THE FINAL PLAT FOR REPLAT OF A PORTION OF LOT 4a-Block 6,  
4000 SF, OF THE SUBDIVISION OF FLY & MCKINNEY ADDITION**

Josh Hoskison made the motion to approve Ordinance #03-07-25 approving the re-plat survey presented. Scotty Deatherage seconded. Vote unanimous.

**AGENDA ITEM #11**

Mayor Darren Braddy presented to the council the need to re-plat DCAD Property ID #5300, 1019 S.W. 5<sup>th</sup> Street. Mayor Braddy stated that the original re-plat was incorrect, therefore a second survey done by Hayden Foster Surveying to correct. Mayor Braddy stated that this corrected survey item had been presented to the Planning & Zoning Commission for approval and this was the final legal document to validate the re-plat correction survey presented. David Phillips made the motion to read Ordinance #04-07-25 by caption. Josh Hoskison seconded. Vote unanimous. City Attorney, Jay Garrett, read:

**ORDINANCE #04-07-25  
AN ORDINANCE OF THE CITY OF COOPER, TEXAS, APPROVING THE AMENDED  
FINAL PLAT FOR REPLAT OF THE N.W. ¼ BLOCK 16 OF THE SUBDIVISION OF M.A.  
CROSS ADDITION THAT WAS ORIGINALLY FILED VOL 396 PAGE 601 AND PAGE  
602 OCTOBER 12, 2022.**

David Phillips made the motion to approve Ordinance #04-07-25 approving the re-plat as survey as presented. Scotty Deatherage seconded. Vote unanimous.

**AGENDA ITEM #12**

Mayor Darren Braddy presented Resolution #02-07-25 for the State Hwy Road closure for the Car Show in Cooper Texas that will be held on Saturday September 6, 2025 from 10:00 am to 2:00 pm. Mayor Braddy stated that this resolution is required by TXDOT to accompany the State Right of Way Road Closure Agreement that is authorized by TXDOT. Diane Stegall made the motion to read Resolution #02-07-25 by caption. Josh Hoskison seconded. Vote unanimous. City Attorney, Jay Garrett, read:

**RESOLUTION #02-07-25  
A RESOLUTION AUTHORIZING ENTRY INTO AN AGREEMENT BETWEEN THE CITY OF COOPER,  
TEXAS, AND THE STATE OF TEXAS FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY;  
AND PROVIDING AN EFFECTIVE DATE.**

Scotty Deatherage made the motion to approve Resolution #02-07-25 authorizing the closure of the State ROW for the Car Show in Cooper Texas on September 6, 2025. Josh Hoskison seconded. Vote unanimous.

#### AGENDA ITEM #13

Mayor Darren Braddy presented to the council that the approval Resolution #03-07-25 for administrative services for the Economic Development Assistance Grant (EDA Grant) was at hand. Mayor Braddy stated that this grant would be \$2.1 million dollars and the city's match would be in the area of \$400,000.00. Mayor Braddy stated that this grant would go towards water and sewer line repair and rebuild the streets that are damaged during the repairs. Mayor Braddy stated that GrantWorks was the only administrative company that sent a proposal. Mayor Braddy stated that Charles Edwards was present to represent GrantWorks.

David Phillips made the motion to read Resolution #03-07-25 by caption. Diane Stegall seconded. Vote unanimous. City Attorney, Jay Garrett, read:

#### **RESOLUTION #03-07-25**

**A RESOLUTION OF City of Cooper TEXAS, AUTHORIZING PROFESSIONAL SERVICE PROVIDER(S) SELECTION FOR ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) THROUGH THE U.S. DEPARTMENT OF COMMERCE FEDERAL FUNDING OPPORTUNITY FOR THE FY 2025 DISASTER SUPPLEMENTAL (EDA-DISASTER-2025) PROGRAM(S).**

Josh Hoskison made the motion to approve Resolution #03-07-25 authorizing GrantWorks as the professional service provider for administrative services for the EDA Grant. Diane Stegall seconded. Vote unanimous.

#### AGENDA ITEM #14

Mayor Darren Braddy presented to the council that the approval Resolution #04-07-25 for engineer services for the Economic Development Assistance Grant (EDA Grant) was at hand. Mayor Braddy stated that this grant would be \$2.1 million dollars and the city's match would be in the area of \$400,000.00. Mayor Braddy stated that this grant would go towards water and sewer line repair and rebuild the streets that are damaged during the repairs. Mayor Braddy stated that Hayter Engineering, SPI Engineering and Burkes and Walker Engineering had presented proposals. Mayor Braddy said he had talked to Hayter Engineering regarding the multiple items that they are currently working on for the city to verify that this item would not overload their capability to perform duties necessary. Mayor Braddy stated that Hayter Engineering has done a great deal of work for the city in the past and the city seems to be well pleased with their results. Emily Howse read the rating sheet totals: Hayter Engineering: 100, 98, 100, SPI Engineering: 100, 90, 100, Burkes & Walker Engineering: 100, 92, 98. It was the consensus of the council to authorize Hayter Engineering for this project due to the past relationship and satisfied work performance. David Phillips made the motion to read Resolution #04-07-25 by caption. Diane Stegall seconded. Vote unanimous. City Attorney, Jay Garrett, read:



## **RESOLUTION #04-07-25**

**A RESOLUTION OF City of Cooper TEXAS, AUTHORIZING PROFESSIONAL SERVICE PROVIDER(S) SELECTION FOR ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) THROUGH THE U.S. DEPARTMENT OF COMMERCE FEDERAL FUNDING OPPORTUNITY FOR THE FY 2025 DISASTER SUPPLEMENTAL (EDA-DISASTER-2025) PROGRAM(S).**

Josh Hoskison made the motion to approve Resolution #04-07-25 authorizing Hayter Engineering as the engineer for the EDA Grant. David Phillips seconded. Vote unanimous.

### **AGENDA ITEM #15**

Mayor Darren Braddy presented to the council Resolution #05-07-25 denying the proposed change in rates of Oncor Electric Delivery Company LLC. Mayor Braddy introduced, Oncor Representative, Larry Willis to speak on this matter. Larry stated that if the city denied the rate change, then it would go back to the Public Utility Commission (PUC) to determine the rate that would be charged. Larry stated that if the city did not deny this rate change then if the PUC determined a cheaper rate, then the city would be held to what rate was not denied. Larry stated that the City of Cooper was one of the few remaining cities with "original jurisdiction", and it was Larry's recommendation to refer the rate back to the PUC. Diane Stegall made the motion to read Resolution #05-07-25 by caption. Linda Barnes seconded. Vote unanimous. City Attorney, Jay Garrett, read:

## **RESOLUTION # 05-07-25**

**AN RESOLUTION DENYING THE PROPOSED CHANGE IN RATES OF ONCOR ELECTRIC DELIVERY COMPANY LLC, FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW, AND DECLARING AN EFFECTIVE DATE OF THIS RESOLUTION. BE IT ORDAINED BY THE CITY OF COUNCIL OF COOPER, TEXAS:**

Josh Hoskison made the motion to approve Resolution #05-07-25 denying the proposed change in rates from Oncor Electric Delivery Company LLC. Scotty Deatherage seconded. Vote unanimous.

### **AGENDA ITEM #16**

Mayor Darren Braddy presented to the council that a company wishing to place cell phone booster devices on Oncor poles within the city was up for discussion. Mayor Braddy stated that we had an ordinance regulating cell towers, but nothing regulating cell phone micro tower boosters. Mayor Braddy stated that he had talked to Oncor representative, Larry Willis regarding this issue and Larry stated that there was no agreement with Oncor for this placement of micro towers on their poles at this time but they would be allowed to place them if requested. Jay Garrett stated that the ordinance regulated where the placement would go on the pole and cost per user, which is determined by the state, and more detailed restrictions stated in the lengthy proposed ordinance.

Josh Hoskison made the motion to read Ordinance #05-07-25 by caption. David Phillips seconded. Vote unanimous. City Attorney, Jay Garrett, read:

## **ORDINANCE #05-07-25**

**AN ORDINANCE TO ESTABLISH REGULATIONS FOR THE PLACEMENT, DESIGN, AND PERMITTING OF SMALL WIRELESS FACILITIES WITHIN THE CITY OF COOPER, TEXAS, AND TO SUPPORT WIRELESS SERVICE EXPANSION WHILE PRESERVING PUBLIC SAFETY AND AESTHETICS; PROVIDING FOR A REPEALING CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE AND PROVIDING THAT THIS ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER PUBLICATION.**

Josh Hoskison made the motion to approve Ordinance #05-07-25 regulating micro tower placement and restrictions within the city limits. David Phillips seconded. Vote unanimous.

### **AGENDA ITEM #17**

Mayor Darren Braddy presented to the council an opinion letter, written by City Attorney Jay Garrett, stating that there would be no recourse from the city on the issue of the driveway located at 950 W. Marshall Avenue which encroaches on City Right of Way (ROW) to allow access to get from their property to the city street. City Attorney, Jay Garrett stated that all property owners that have a driveway encroach on City ROW but now lenders are requesting written authorization to allow this and assure no recourse from the city can happen regarding the encroachment access from the owner's property to the city street. This opinion letter also addresses the set back violation issue. The structure was not built within the legal set back regulations and this letter states that the city understands and authorizes it to remain as is, but if the structure ever ceases to be and is desired to be built back, then it would have to be built back within the stated ordinance set back guidelines. Josh Hoskison made the motion to approve the legal opinion letter written by City Attorney, Jay Garrett. Scotty Deatherage seconded. Vote unanimous.

### **AGENDA ITEM #18**

Mayor Darren Braddy presented to the council the ordinance prepared for the aforementioned ROW encroachment issue. If approved, this ordinance will be the legal document for all future encroachment issues that could arise. Mayor Braddy stated that the council take the ordinance and study it for possible approval at the August 11, 2025 council meeting.

There was no action on this item.

### **AGENDA ITEM #19**

Mayor Darren Braddy presented to the council that he wished they would prepare a list of streets that were in need of repair which would be presented to Hayter Engineering for a study of cost and repair.

There was no action on this item.

AGENDA ITEM #20

Mayor Darren Braddy presented the DCAD Preliminary budget to the council for review. No action was taken on this item.

AGENDA ITEM #21

Mayor Darren Braddy introduced Judy Falls to discuss the items for the Frankie McKinney Arts Alliance. Judy Falls stated that Lisa Carter, whom represents the Delta County Public Library had approached her to approve the funding of \$10,000.00 from the Frankie McKinney Arts Alliance for ceiling repairs at the Delta County Public Library. Judy stated that this request is not in compliance with the will. Judy asked the council for their determination. It was the consensus of the council that this was not in compliance with the will, therefore this could not be approved. Judy also stated that there was an electrical issue within the McKinney house. Mayor Darren Braddy stated that he had already contacted an electrician to look into this. Mayor Braddy also stated that the council need to look into verifying if McKinney house repairs was allowed according to the will. Diane Stegall stated that Mayor Darren Braddy needed to get a board together for approval by council to be the care takers of the McKinney house. Diane stated that that was not the intended action of the current board.

AGENDA ITEM #22

Mayor Darren Braddy updated the council on the city happenings. The council also set the budget work shop for July 29, 2025 at 5:30 PM.

AGENDA ITEM #23

Monthly Budget Reports were reviewed.

AGENDA ITEM #24

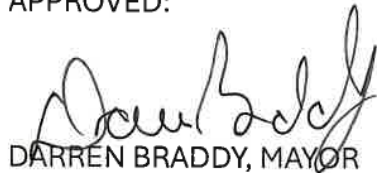
Invoices paid were reviewed.

AGENDA ITEM #25

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

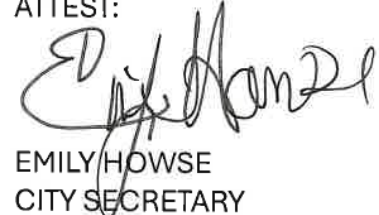
TIME: 7:30 PM

APPROVED:



DARREN BRADDY, MAYOR  
CITY OF COOPER

ATTEST:



EMILY HOWSE  
CITY SECRETARY