

CITY OF COOPER
PUBLIC HEARING AND REGULAR CITY COUNCIL MEETING
JUNE 9, 2025 – 5:30 PM

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

CITY ATTORNEY: JAY GARRETT

OTHERS PRESENT: EMILY HOWSE, JETER CHERRY, LISA CARTER, CAROLYN BACY-ROBERTS, BRENDA PEREZ, TIESHA WADY, PATRICK TAYLOR, MARC MOODY, DORTHY RUTLEDGE, JENNIFER BALENTINE, PATRICIA CONKLIN, WILLIAM CHANCELLOR, TANNER JACKSON, MIRELLA MONTEJANO AND JUDY FALLS

VIA ZOOM: CECILEY'S I-PHONE, LESLIE'S I-PHONE, I-PHONE 84, DAVID SHECHTMAN AND LAUREN'S I-PHONE

ABSENT: SCOTTY DEATHERAGE

AGENDA ITEM #1

Darren Braddy opened the public hearing to discuss the re-zoning of DCAD Property ID # 4005 from R-1 (Single Family Residential) to R-3 (Multi-Family Residential) and the re-zoning of DCAD Property ID #6332 from R-1 (Single Family Residential) to LC (Light Commercial). Tiesha Wady asked what was the intent with the property, if re-zoned. Mayor Darren Braddy introduced Tanner Jackson and Mirella Montejano who are the owners of the two properties to speak on this matter. Tanner stated that their desire for DCAD Property ID #4005 was to build a gated luxury RV-Park and for DCAD Property ID #4005 was to build a multi-family complex consisting of 6 units. Diane Stegall stated "we need another RV Park". Linda Barnes asked Tanner Jackson and Mirella Montejano why the properties were not maintained. Tanner stated that property Id #4005 had a lot of obstacles hindering this property but he had mowed three times this year, but the rains have hindered this action also. Linda Barnes asked Mayor Darren Braddy if these properties were code compliant. Mayor Darren Braddy stated that there has been no letter sent to them stating noncompliance. Marc Moody stated that he was opposed to a multi-family complex for property ID #6332. Marc stated that, in his opinion, single family homes would be a better option. Jennifer Balentine read a multitude of possible issues which included, traffic flow, road improvements needed, parking, lighting and accountability. Diane Stegall asked Mayor Braddy if the same guidelines for the proposed RV Park would be used. Mayor Braddy replied yes. Mayor Braddy asked if there were further comments. Hearing no comments, the public hearing was closed at 5:47 pm.

AGENDA ITEM #2

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

AGENDA ITEM #3

Mayor Darren Braddy asked for public comments on the agenda items. There were no comments.

AGENDA ITEM #4

Josh Hoskison made the motion to approve the May 12, 2025 regular meeting minutes and the May 19, 2025 special meeting minutes as written. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #5

Mayor Darren Braddy again presented to the council the item of investing with TEXSTAR and Logic. Mayor Braddy stated that Emily Howse had contacted Tim Gregory, First National Bank President, regarding interest rates for the upcoming bank depository contract which would consist of 2.5 %, down from the current rate of 3.25%. David Shechtman was on Zoom but had to leave due to a time conflict of prior scheduling. Mayor Braddy stated that this option was more inviting due to the lower interest rates that will be offered by First National Bank. Not knowing what the current rates offered by TEXSTAR and Logic were, it was the consensus of the council to wait until September to make a decision. Diane Stegall made the motion to table this item until September. Josh Hoskison seconded. Linda Barnes abstained. Vote to table until September carried.

AGENDA ITEM #6

Mayor Darren Braddy presented the item of the appeal for the lack of one signature to move in a structure at 700 E. Waco. Mayor Braddy introduced Patricia Conklin and William Chancellor to speak on this matter. Patricia Conklin stated that they had received all signatures except for Sue Gwathney, of which Larry George maintains the property for Sue Gwathney. Diane Stegall asked for pictures of the structure which were given upon request. It was the consensus of the council to approve the appeal of the lack of one signature. Josh Hoskison made the motion to approve the appeal of the lack of one signature to move in a structure at 700 E. Waco for Patricia Conklin and William Chancellor. David Phillips seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Darren Braddy presented to the council Ordinance #01-06-25 to re-zone DCAD Property ID #6332 from R-1 Single Family Residential to R-3 Multi-Family. David Phillips made the motion to read Ordinance #01-06-25 by caption. Linda Barnes stated that we need to table this for more time to consider. Mayor Braddy stated that a motion to read the caption had been made, therefore this action must continue. Hearing no second on this item, the action to read Ordinance #01-06-25 by caption died. Linda Barnes made the motion to table this item until there was more time to consider because she only received the packet on Friday and that was not enough time to consider items. Diane Stegall seconded. David Phillips abstained from voting. Vote to table this item carried.

AGENDA ITEM #8

Mayor Darren Braddy presented to the council Ordinance #02-06-25 to re-zone DCAD Property ID #4005 from R1-Single Family Residential to LC Light Commercial. Linda Barnes wanted to go on record as stating that she was representing the tax payers in her decision on this matter. Linda Barnes stated that receiving the packet on Friday was not enough time to review the items at hand. Mayor Darren Braddy stated that "the last RV Park that was approved was done in the same time frame, packets were received on Friday and the decision to approve was done on the following Monday and there was much disapproval and concerns from the public". Mayor Darren Braddy stated that he didn't understand the inconsistency in the actions of the council. Josh Hoskison stated that the concerns for the previous RV Park were not the same as the concerns for this item. Josh Hoskison stated "we can make faces all night and be un-professional but we are here for the citizens of Cooper". Mayor Darren Braddy stated that the concerns of the previously approved RV Park were very similar. Leslie via Zoom asked to say something. Leslie stated that y'all seem to approve or disapprove items that benefit certain people and not others and not the total benefit to the entire city, such as the beauty shop that was denied rezoning on S.W. 1st because it was in a residential area where no businesses were but there is a funeral home, a telephone office and a bed and breakfast. Linda Barnes asked who Leslie was. Mayor Darren Braddy stated that Leslie worked in the city office. Linda Barnes stated Leslie Blankenship. Mayor Darren Braddy replied yes. Someone stated that this discussion should have been in the public hearing. Mayor Darren Braddy agreed.

Linda Barnes made the motion to table this item for more time to consider. Josh Hoskison seconded. Diane Stegall abstained from voting. David Phillips abstained from voting. Emily Howse questioned the result of the vote. City Attorney, Jay Garrett stated that the vote to table carried due to the fact that there was a quorum and two people voted for the table and two abstained, the two abstains was not a vote against the table.

AGENDA ITEM #9

Mayor Darren Braddy presented to the council the item of the TESRS buy back for the Volunteer Firemen. Mayor Braddy turned it over to Emily Howse to present. Emily stated that the council had previously approved the buy back for the Volunteer Firemen and that it would be due to be funded before October 1, 2027. Emily stated that an 8 year buy back would cost \$139,887.00 and \$28,000.00 would come from the \$Donation Fund and \$15,000.00 has been transferred for this purpose, therefore \$96,887.00 would be paid from the General Fund. Emily stated that the proposed time warrant to fund the buyback would consist of a 5% interest rate and a three-year term would cost over \$10,000.00 in interest. Emily stated that funding the buy back now would save \$10,000.00 and the council could focus on a time warrant issued to purchase much needed equipment. Diane Stegall wanted the funds to be put into a CD until the last minute to fund the buy back and if the funds weren't available at the time to do so, then a time warrant could be issued to fund the buy back.

Diane Stegall made the motion to deny funding of the TESRS buy back at this time. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #10

Mayor Darren Braddy presented to the council that studies on streets needed to be done. Mayor Braddy said that he had spoken to Hayter Engineering on this matter and a list of streets to be studied needed to be presented for the study. Mayor Braddy asked the council to get a list of streets together that could be submitted to Hayter Engineering for the study.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council that a Globe Life insurance representative wanted to solicit city employees as participants in additional insurance needs. Mayor Braddy stated that Emily Howse had contacted the city's current insurance provider for information and the current insurance provider stated that they can offer similar products if employees were interested. It was the consensus of the council to deny the solicitation of employees by Globe Life Insurance Company.

Josh Hoskison made the motion to deny the solicitation of employees by Globe Life Insurance Company. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #12

Mayor Darren Braddy introduced Lisa Carter to present the item of disrepair of the Delta County Public Library ceiling. Lisa stated that the cost to install a new dropped ceiling was \$37,990.00 and the asbestos test cost was \$860.00. Lisa stated that the ceiling was the last of the major projects for the library. Lisa also stated that the only contractor that she had received a bid from demanded an asbestos test before any work could be done. Mayor Braddy asked Lisa if all of the \$50,000.00 that was given to them by Legend Bank was used. Lisa stated that the money given by Legend bank was designated for furniture. Lisa did say that after all of the furniture and fixtures were installed, if there were any funds left, she would ask Legend Bank if the remaining funds could be used for the ceiling project. Lisa stated that Delta County Library was in very much appreciation of the budget increase that the city had given them for this budget year and she was not asking for a budget increase this upcoming budget year, she only wished for assistance in the ceiling repairs as a one-time cost. Lisa also stated that she is asking Delta County the same thing so possibly a joint effort can be resolved. It was the consensus of the council to see what Delta County was willing to do before a decision was made. No action was taken as this was a discussion item only.

AGENDA ITEM #13

Mayor Darren Braddy presented to the council that Judy Falls was present to discuss maintenance issues at the McKinney House. Judy stated that table cloths had been damaged and needed cleaning, removing and replacing dead trees and shrubs needed to be done. Judy was asking permission to have the table cloths sent to the cleaners. Diane Stegall asked why the city employees couldn't remove the dead tree and plants. Mayor Braddy stated that the city employees have more than they can attend to now. It was the consensus of the council to hire someone to remove the dead trees and plants and to allow

Judy to have the table cloths sent to the cleaners and possibly purchasing new ones if the old ones could not be cleaned or repaired. The cost of this will be determined when the action is done.

Mayor Darren Braddy stated that Tina Rainey had presented a request of \$250.00 to pay Donna Walker for her time, flower pots, soil and live plants for a floral design workshop to be held once a month. The request stated that participants will be asked to pay a minimal fee to offset the price and ensure interest in participation.

Diane Stegall made the motion to approve the repairs and upkeep of the McKinney House at a cost to be determined later and also approve the request of \$250.00 for Donna Walker to hold a floral design workshop. David Phillips seconded. Vote unanimous.

AGENDA ITEM #14

Mayor Darren Braddy updated the council on water leaks, park grant, EDA Grant, permits issued, work orders and letters sent and the fire report from Tanner Crutcher.

Diane Stegall left the meeting at 6:55 PM.

AGENDA ITEM #15

Monthly budget reports were reviewed.

AGENDA ITEM #16

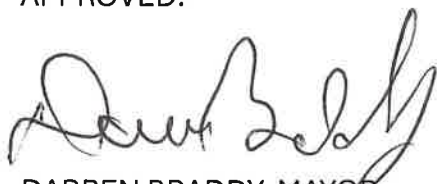
Accounts paid were reviewed.

AGENDA ITEM #17

David Phillips made the motion to adjourn. Linda Barnes seconded. Vote unanimous.

TIME: 6:57 pm

APPROVED:



DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:



EMILY HOWSE
CITY SECRETARY