

CITY OF COOPER
CITY COUNCIL MEETING – REGULAR
OCTOBER 15, 2024 – 5:30 PM

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

CITY ATTORNEY: JAY GARRETT

OTHERS: EMILY HOWSE, KAREN ATKINS, SUSAN RASER, LISA CARTER, BRENDA PEREZ, HUGO GUERERRO, LOURDES GUERERRO AND BEVERLY BURROW

AGENDA ITEM #1

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

AGENDA ITEM #2

No public comments were made.

AGENDA ITEM #3

Josh Hoskison made the motion to approve the September 9, 2024 minutes as written. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #4

Mayor Darren Braddy introduced Hugo and Lourdes Guererro to speak on the subject of re-zoning 701 S.W. 1st from R-3 to LC for a beauty shop to be created at this location. Mayor Braddy stated that this item was denied in the September meeting and Mr. and Mrs. Guererro was not able to attend that meeting and they were here tonight to hear the explanation of the denial and ask again for the change. Hugo Guererro stated that it was his understanding that the reason of denial was due to the fact that there were no business facing S.W. 1st Street. Hugo stated that, in fact there were several. Diane Stegall stated that the proposed beauty shop should not face S.W. 1st Street, instead should be considered to be placed in the back of the property facing Sherman Street which would not be facing the front of any residential home. Hugo Guererro stated that facing S.W. 1st Street was the best place to be for the business to be visible to the public where he could place a banner advertising this. Josh Hoskison stated that neighbors had conveyed their dislike of a business going in in the residential area in the September meeting. Diane Stegall suggested that Lourdes Guererro look into renting a space in an already established beauty shop. Hugo Guererro stated that he felt he had been mis-lead when he purchased the property otherwise, he would have searched for a different location. Mayor Darren Braddy stated that Hugo could go back to Planning & Zoning to try to re-zone the area behind 701 S.W. 1st Street. David Phillips, Scotty Deatherage, Linda Barnes, Diane Stegall and Josh Hoskison all agreed to deny the zoning change from R-3 to LC for 701 S.W. 1st of which would face S.W. 1st.

Josh Hoskison made the motion to deny the zoning change from R-3 to LC for 701 S.W. 1st of which would face S.W. 1st. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #5

Mayor Darren Braddy presented to the council that Cole Hoskison, representing Trophy Recreational Properties, LLC owned by Case Craycraft and Jay Maxwell, had contacted him regarding the annexation of DCAD Property ID #11741 which is located between State Hwy 24,

County Road 2000 and W. Kaufman Avenue. Mayor Braddy stated that these were property developers which are in the business of creating properties with utilities to sell off individual mini ranch type lot plats. Mayor Braddy stated that this proposed annexation would greatly benefit the city due to the fact that there would be no new city street to maintain as each plat would have an entrance off of an existing street. Mayor Braddy said that it was stated to the developers that the cost of getting utilities to each plat would be at the expense of Trophy Recreational Properties, LLC. Mayor Braddy also stated that, more than likely, they would have to install a lift station at their expense which would become city maintained after construction and connection to the city sewer. Mayor Braddy also stated that this area is in the city's water service area except a tiny corner that would not affect the city being able to service this project. Mayor Braddy stated that the developers had first contacted West Delta Water Supply to ask if they could service this project. West Delta Water Supply told them that it would be extremely expensive to get water to this location due to the fact that the water line would have to be ran from Gough. It was the consensus of the council to begin annexation proceedings for DCAD Property ID #11741.

Diane Stegall made the motion to approve the publication of the annexation 1st public hearing for DCAD Property ID #11741, owned by Trophy Recreational Properties, LLC. David Phillips seconded. Josh Hoskison stated that Cole Hoskison was his second cousin and abstained from voting. Vote to publish carried.

AGENDA ITEM #6

Mayor Darren Braddy presented to the council that Landon and Karlee Brandenburg had contacted him regarding the annexation of DCAD Property ID #1213 which is located north of the city dumpsite and State Hwy 24. Mayor Braddy stated that this property had been discussed previously and the council, against Mayor Braddy's desire, made the decision to allow Delta County Municipal Utility District (MUD) to service this area even though it is located in the city's water service area. Mayor Braddy stated that the Brandenburg's had returned to discuss the possibility of annexation due to the fact that it would be too expensive for Delta County MUD to run service lines underneath State Hwy 24. Mayor Braddy also stated that he had discussed with the Brandenburg's that the cost of getting utilities to their property would be at their expense. Mayor Braddy also stated that the Brandenburg's might possibly have to install their own mini lift station which would also be at their expense. It was the consensus of the council to begin annexation proceedings for DCAD Property ID #1213.

Scotty Deatherage made the motion to approve the publication of the annexation 1st public hearing for DCAD Property ID #1213, owned by Landon and Karlee Brandenburg. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Darren Braddy presented to the council the task of selecting an audit firm for the City of Cooper annual audit. Mayor Braddy stated that McClanahan and Holmes had done a great job in the past and the only issue was cost increase. McClanahan and Holmes proposed a cost of \$18,000.00 for the city funds plus an additional \$5,000.00 if a single audit was necessary and \$2,800.00 for the Frankie McKinney Arts Alliance fund. Mayor Braddy stated that Emily Howse had contacted several other firms, one being, Mike Ward, CPA. Mayor Braddy stated that Mike Ward did the audit for Sulphur River MWD, Delta County and Delta County Appraisal District, and he had only heard good things regarding his service. Mike Ward's proposed cost of \$12,000.00 plus an additional \$3,000.00 if a single audit was necessary. This price included the Frankie McKinney Arts Alliance fund at no additional charge. It was the consensus of the council to choose Mike Ward, CPA for the City of Cooper's annual audit.

Josh Hoskison made the motion to approve Mike Ward, CPA for the City of Cooper's annual audit. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #8

Mayor Darren Braddy presented to the council the need to approve an interlocal agreement with Delta County for Fire Marshall, Duane Sprague to be able to have authority in city cases. Duane Sprague is the City Fire Marshall and the County Fire Marshall. The county pays for the Fire Marshall's law enforcement credentials; therefore, this agreement would give him the authority to act if full capacity in city incidents. It was the consensus of the council to enter into this agreement. Diane Stegall made the motion to approve the interlocal agreement between the City of Cooper and Delta County for Fire Marshall investigations in the city. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #9

- Mayor Darren Braddy presented to the council the need to raise the dump charges that the city is currently charging. Diane Stegall stated that the dump trailer cost listed should be decreased due to the fact that not all dump trailers are the same size. Diane also stated that the dump trailer cost if you take it yourself, is the same if the city picks it up, which is not a good idea. It was the consensus of the council to raise the dumpsite cost to:
 - Pick Up Load - \$35.00
 - Up to and 8' Trailer - \$50.00
 - Over an 8' Trailer - \$100.00
 - Dump Trailer 8' and over - \$125.00
 - Appliance Exception - \$20.00
 - Service Haul Fees ½ Dump Truck (4 yards) - \$75.00
 - Service Haul Fees Full Dump Truck (8 yards) - \$150.00

Josh Hoskison made the motion to approve the dump rate increase as stated. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #10

Mayor Darren Braddy presented to the council that it had been brought to his attention previously that Josh Hoskison wished to change the council meeting time back to 5:00 PM. Josh stated that the reason it was changed was because the public wanted it changed and none of the public that asked for the change had been present since the request. Diane Stegall stated that she could not make it to the meetings by 5:00 because she did not work in town.

David Phillips made the motion to deny the request to change the meeting back to 5:00 pm. Diane Stegall seconded. David Phillips, Scotty Deatherage, Linda Barnes and Diane Stegall voted aye. Josh Hoskison voted nay. Vote to deny request to change the Council meeting back to 5:00 pm carried.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council that the water credit for retiree's needed to be discussed before approval. Mayor Braddy stated that the council approved for elected members to receive the credit immediately but an employee had to work 20 years in order to receive it and that was not fair. After much discussion, it was the consensus of the council to state that council members would receive the credit (\$50.00 at this time) while in office only, the Mayor would receive the credit if he worked at least 5 years, Darren stated that he chose not to accept the credit at the

onset of his election in 2017 and he still does not accept it currently, and city employees would receive the credit if they "retired" from the city, not if they were terminated or quit.

Josh Hoskison made the motion to table this item until a new resolution could be made. David Phillips seconded. Vote unanimous.

AGENDA ITEM #12

Mayor Darren Braddy presented to the council that the Delta County Library was requesting funds from the Frankie McKinney Arts Alliance fund. Mayor Braddy asked Lisa Carter to speak on this item. Lisa stated that Tina Rainey had been in contact with Mt. Vernon Music to come to Story Time on Tuesday July 15, 2025. Lisa stated that they were so far booked out that this was the first available date that could be booked. It was the consensus of the council to approve this request of \$500.00 for the Mt. Vernon Music, which is payable immediately to secure the reservation.

Diane Stegall made the motion to approve the request of \$500.00 for the Mt. Vernon Music for Story Time at the Delta County Library on July 15, 2025. Josh Hoskison seconded. Scotty Deatherage abstained from voting due to his wife is a board member of the library. Vote to approve this request carried.

AGENDA ITEM #13

Mayor Darren Braddy updated the council on water leaks, sewer issues and Cecil Duckworth doing a great job stepping up in all areas of the new Foreman position.

AGENDA ITEM #14

Monthly Budget Reports were reviewed.

AGENDA ITEM #15

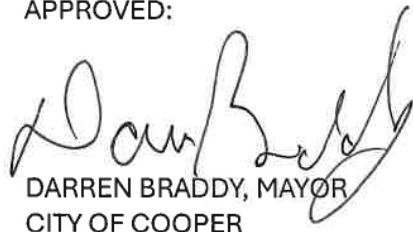
Accounts payable were reviewed.

AGENDA ITEM #16


Diane Stegall made the motion to adjourn. David Phillips seconded. Vote unanimous.

TIME: 6:57 PM

APPROVED:


DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:


EMILY HOWSE
CITY SECRETARY