

CITY OF COOPER
CITY COUNCIL MEETING – PUBLIC HEARING AND REGULAR MEETING
SEPTEMBER 8, 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, MELISSA MILLARD, DARLENE WILSON, DORTHY RUTLEDGE, KAREN ATKINS, SUSAN RASER, ELMO ROBINSON, DUKE O'NEAL, DEAN EUDY, MARGARET EUDY, AND SCOTT LANDERS

AGENDA ITEM #1

Darren Braddy opened the public hearing on the re-zone of Delta County Appraisal District (DCAD) Property ID #5331 650 W. Austin and DCAD Property ID #6016 201 N.W. 4th. Darren introduced Duke O'Neal to speak on this matter. Duke stated that he had purchased the two properties with the intent to construct a duplex rental structure on each lot. Dean Eudy stated that he was concerned that this action would attract low-income renters which involve Section 8 housing assistance. Duke O'Neal stated that the structures would not involve Section 8 housing assistance. Dean Eudy also stated his concern regarding the sewer issues in this area and also drainage. Margaret Eudy stated that she was concerned about changing the laws that currently protect the current property owners in this area as they have lived here for fifty plus years and it has always been zoned single family. Linda Barnes stated that she was opposed to the zoning change for DCAD Property ID #5331 650 W. Austin but she was not opposed to the zoning change for DCAD Property ID #6016 201 N.W. 4th because ID #5331 had single family homes in the area and ID #6016 did not, #6016 has an apartment complex in this area. Duke O'Neal stated that actually there are homes in both areas. Melissa Millard asked if the properties would be maintained by Duke O'Neal. Duke stated yes.

Hearing no more comments on this item, Darren closed this public hearing at 5:43 PM.

AGENDA ITEM #2

Darren Braddy opened the public hearing on the 2025-2026 proposed tax rate and proposed budget-City of Cooper, Texas taxpayer impact statement for median-valued homestead property section 551.043 ©, Texas Government code; The following comparison is provided for the median-valued homestead property: \$115,317.00. 1. Current Fiscal Year Taxes: \$748.72. 2. Estimated Taxes under Proposal Budget: \$714.86. 3. Estimated Taxes under No-New Revenue Rate: \$714.86.

There were no comments on the proposed tax rate of 0.642459 (0.619914 M&O and 0.022545 (Debt) and proposed budget.

AGENDA ITEM #3

Darren closed this public hearing at 5:45 pm.

AGENDA ITEM #4

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

AGENDA ITEM #5

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

AGENDA ITEM #6

Josh Hoskison made the motion to approve the August 11, 2025 regular meeting minutes and the August 19, 2025 special meeting minutes as presented. Diane Stegall seconded. Vote unanimous.

AGENDA ITEM #7

Mayor Darren Braddy presented to the council Ordinance #01-09-25 adopting the 2025-2026 budget.

David Phillips made the motion to read Ordinance #01-09-25 by caption. Josh Hoskison seconded. Vote unanimous. City Attorney, Jay Garrett, read:

**ORDINANCE # 01-09-25
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS,
ADOPTING THE 2025-2026 BUDGET AND PROVIDING AN EFFECTIVE DATE.**

Diane Stegall made the motion to approve Ordinance #01-09-25 adopting the 2025-2026 budget. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #8

Mayor Darren Braddy presented to the council Ordinance #02-09-25 adopting the 2025 tax rate. Josh Hoskison made the motion to read Ordinance #02-09-25 adopting the 2025 tax rate in its entirety. Scotty Deatherage seconded. Vote unanimous. City Attorney, Jay Garrett, read:

ORDINANCE #02-09-2025

BE IT ORDAINED AND ORDERED by the City Council of the City of Cooper that

We, the City Council of the City of Cooper do hereby levy or adopt the tax rate of \$100 valuation for this City for tax year 2025 as follows:

AN ORDINANCE LEVYING A TAX RATE FOR THE CITY OF COOPER FOR THE TAX YEAR 2025

\$ 0.619914 For the purpose of maintenance and operation

\$ 0.022545 For the payment of principal and interest on debt of this City

\$ 0.642459 Total tax rate

The Tax Assessor-Collector is hereby authorized to assess and collect the taxes of the City of Cooper employing the above tax rate.

The above Ordinance and order was read and adopted this 8th day of September 2025.

By the vote of _____ ayes and _____ nays.

Linda Barnes made the motion to approve Ordinance #02-09-25 adopting the 2025 tax rate of 0.619914 M&O and 0.022545 Debt for a total rate of 0.642459. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #9

Mayor Darren Braddy presented to the council the Delta County Tax Collection contract. Scotty Deatherage made the motion to approve the Delta County Tax Collection contract. David Phillips seconded. Vote unanimous.

AGENDA ITEM #10

Mayor Darren Braddy presented to the council Ordinance #03-09-25 re-zoning DCAD Property ID #5331 650 W. Austin from Residential (R1) to Residential Multi-family (R3) that was discussed in the public hearing above.

Josh Hoskison made the motion to read Ordinance #03-09-25 by caption. Diane Stegall seconded. Vote: David Phillips yes, Scotty Deatherage yes, Linda Barnes no, Diane Stegall yes and Josh Hoskison yes. Vote to read caption carried. City Attorney, Jay Garrett, read:

ORDINANCE #03-09-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, REGARDING RE-ZONING DCAD PROPERTY ID #5331 LOCATED ALONG W. AUSTIN AVENUE, 650 W. AUSTIN AVENUE, COOPER, TEXAS, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL), AND PROVIDING FOR AN EFFECTIVE DATE.

Josh Hoskison made the motion to approve Ordinance #03-09-25 approving the zoning change from R1 to R3 for DCAD Property ID #5331 650 W. Austin. Scotty Deatherage seconded. Vote: David Phillips no, Scotty Deatherage yes, Linda Barnes no, Diane Stegall yes and Josh Hoskison yes. Vote to change the zoning from R1 to R3 carried.

AGENDA ITEM #11

Mayor Darren Braddy presented to the council Ordinance #04-09-25 re-zoning DCAD Property ID #6016 201 N.W. 4th St. from Residential (R1) to Residential Multi-Family (R3) that was discussed in the public hearing above.

Josh Hoskison made the motion to read Ordinance #04-09-25 by caption. Diane Stegall seconded. Vote unanimous. City Attorney, Jay Garrett, read:

ORDINANCE #04-09-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COOPER, TEXAS, REGARDING RE-ZONING DCAD PROPERTY ID #6016 LOCATED 201 N. W. 4TH STREET, COOPER, TEXAS, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL), AND PROVIDING FOR AN EFFECTIVE DATE.

Josh Hoskison made the motion to approve Ordinance #04-09-25 approving the zoning change from R1 to R3 for DCAD Property ID #6016 201 N.W. 4th St. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #12

Mayor Darren Braddy presented to the council Resolution #01-09-25 requesting a multi-year road closure, requested by The Waymore, on S.W. 1st from W. Dallas to W. Ft. Worth annually for a Street Dance after the annual Cooper Rodeo. Mayor Braddy stated that the request was for

5 years with the specific dates stated in the resolution. Diane Stegall asked if they would be required to get event insurance. Mayor Darren Braddy stated that the city had not requested event insurance in the past. City Attorney, Jay Garrett, stated that the city pays for liability insurance for this purpose.

Diane Stegall made the motion to read Resolution #01-09-25 by caption. Josh Hoskison seconded. Vote unanimous. City Attorney, Jay Garrett, read:

RESOLUTION #01-09-25

A RESOLUTION AUTHORIZING ENTRY INTO AN AGREEMENT BETWEEN THE CITY OF COOPER, TEXAS, AND THE STATE OF TEXAS FOR THE MULTI-YEAR TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE.

Scotty Deatherage made the motion to approve Resolution #01-09-25 authorizing the multi-year road closure for the annual Street Dance. David Phillips seconded. Vote unanimous.

AGENDA ITEM #13

Mayor Darren Braddy presented Resolution #02-09-25 authorizing the creation of a Sub-Regional Planning Commission Pursuant to Chapter 391 of the Texas Local Government Code and introduced Scott Landers to speak in regards to this item. Scott Landers stated that battery storage facilities and other potential hazardous materials disposal facilities are becoming more common in rural areas. If created, this commission would be able to advocate for the community and ensure accountability with laws for any company that could purchase land for the use of potential hazardous material storage and such. Chapter 391 of the Texas Local Government Code authorizes the creation of regional planning commissions by political subdivisions of the State of Texas to address are-wide planning needs and to foster cooperation among local governments.

Diane Stegall made the motion to read Resolution #02-09-25 by caption. Linda Barnes seconded. Vote unanimous. City Attorney, Jay Garrett, read:

RESOLUTION #02-09-25

A RESOLUTION OF THE CITY COUNCIL OF COOPER, TEXAS FORMING A SUB-REGIONAL PLANNING COMMISSION PURSUANT TO CHAPTER 391 OF THE TEXAS LOCAL GOVERNMENT CODE.

Scotty Deatherage made the motion to approve Resolution #02-09-25 authorizing the creation of a Sub Regional Planning Commission Pursuant to Chapter 391 of the Texas Local Government Code. Josh Hoskison seconded. Vote unanimous.

AGENDA ITEM #14

Mayor Darren Braddy presented to the council that Cooper Independent School District (CISD) has requested 420 FM 1528 be annexed into the city. Mayor Braddy stated that this is the 1st notice of annexation to be published.

Linda Barnes made the motion to authorize the publication of the 1st public hearing to annex 420 FM 1528. David Phillips seconded. Vote unanimous.

AGENDA ITEM #15

David Phillips made the motion to approve the 2025-2026 Holiday calendar. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #16

Mayor Darren Braddy presented to the council the approved Delta County Appraisal District 2026 budget. It was the consensus of the council to disapprove and deny this budget. Josh Hoskison made the motion to disapprove and deny the 2026 Delta County Appraisal District Budget. Scotty Deatherage seconded. Vote unanimous.

AGENDA ITEM #17

Mayor Darren Braddy presented three requests for funds for the Frankie McKinney Arts Alliance.

1. Commerce Library Garden Club-Plant Craft - \$250.00
2. Delta County Cotton Harvest Festival - \$2,500.00
3. Delta County Public Library-KornPop the Clown - \$350.00

Scotty Deatherage made the motion to approve all three requests for funds. Linda Barnes seconded. Vote unanimous.

AGENDA ITEM #18

Mayor Darren Braddy updated the council on street repairs, generator purchase, dog catcher and leaks.

AGENDA ITEM #19

Monthly budget reports were reviewed.

AGENDA ITEM #20

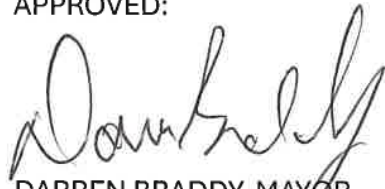
Monthly bills paid were reviewed.

AGENDA ITEM #21

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

TIME: 6:45 PM

APPROVED:



DARREN BRADDY, MAYOR
CITY OF COOPER

ATTEST:



EMILY HOWSE
CITY SECRETARY