



**NOTICE OF MEETING  
OF THE  
GOVERNING BODY OF  
COPPERAS COVE, TEXAS**

*An agenda information packet is available for public inspection  
in the Copperas Cove Public Library, City Hall and  
on the City's Web Page, [www.ci.copperas-cove.tx.us](http://www.ci.copperas-cove.tx.us)*

Notice is hereby given that a **Regular Council Meeting** of the City of Copperas Cove, Texas, will be held on the **17th day of June 2008 at 7:00 p.m.** in the City Hall Council Chambers at 507 South Main Street, Copperas Cove, Texas 76522, at which time the following subjects will be discussed:

**A. CALL TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. ANNOUNCEMENTS**

**E. PUBLIC RECOGNITION**

1. Employee Service Awards: ***Andrea M. Gardner, City Manager***

- Claudia Cobb, City Hall Receptionist – 5 years
- Lori Hix, Patrol Officer – 15 years

**F. CITIZENS FORUM** At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

**G. CONSENT AGENDA** All matters listed under this item are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Consideration and action on approval of minutes from the May 20, 2008 regular council meeting. ***Jane Lees, City Secretary***

## H. PUBLIC HEARINGS/ACTION

1. Public hearing, consideration and action on Ordinance No. 2008-18, amending the 2007-08 fiscal year budget for the City of Copperas Cove. **Wanda Bunting, Director of Financial Services**
2. Public hearing, consideration and action on Ordinance No. 2008-20 adopting a Citizen Participation Plan and Complaint Procedures for Community Development Block Grant and Texas Community Development Programs. **Carl Ford, City Planner**
3. Public Hearing and action on Ordinance 2008-21 approving the Downtown Master Plan. **Carl Ford, City Planner**

## I. ACTION ITEMS

1. Consideration and adoption of Resolution No. 2008-21 of the City of Copperas Cove, Texas, approving an application for funding through the Texas Department of Agriculture Downtown Revitalization Program. **Andrea M. Gardner, City Manager**
2. Consideration and action on Resolution No. 2008-22, canvassing returns and declaring the results of the Runoff Election held on June 7, 2008 for Council Member Positions Place Six (6) and Place Seven (7). **Jane Lees, City Secretary**
3. Consideration and action on approving Ordinance No. 2008-19, designating a contiguous geographic area within the City of Copperas Cove as Reinvestment Zone Number One, City of Copperas Cove, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a board of directors for such zone; containing findings and provisions related to the foregoing subject; providing a severability clause; and declaring an emergency. **Andrea M. Gardner, City Manager**
4. Consideration and action on establishing a process to appoint City of Copperas Cove TIRZ Number One Board Member Positions One through Four. **Andrea M. Gardner, City Manager**
5. Consideration and action on Resolution No. 2008-20, authorizing the City Manager to enter into an agreement with TriStem Ltd. for auditing services on the electric utility bills. **Wanda Bunting, Director of Financial Services**
6. Consideration and action on authorizing the City Manager to enter into a Contract for Public Affairs and Legislative Consulting Services with Hillco Partners. **Andrea M. Gardner, City Manager**

## J. STAFF REPORTS

1. Financial Report for the month ended April 30, 2008. **Wanda Bunting, Director of Financial Services**

**K. REPORTS OF ADVISORY COMMITTEES AND BOARDS – None.**

**L. ITEMS FOR FUTURE AGENDAS**

**M. EXECUTIVE SESSION**

**N. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEMS POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION**

**O. ADJOURNMENT**

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (254) 547-4221, (254) 547-6063 TTY, or FAX (254) 547-5116 for information or assistance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Copperas Cove was posted at \_\_\_\_\_, June 13, 2008 on the glass front door of City Hall, a place convenient and readily accessible to the general public at all times.

\_\_\_\_\_  
Stefanie Brown, Deputy City Secretary



**NOTICE OF WORKSHOP  
OF THE  
GOVERNING BODY OF  
COPPERAS COVE, TEXAS**

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City's Web Page [www.ci.copperas-cove.tx.us](http://www.ci.copperas-cove.tx.us)*

Notice is hereby given that a **Workshop** of the City of Copperas Cove, Texas will be held on the **17th day of June 2008**, at **6:00 p.m.**, in the City Hall Council Chambers at 507 South Main Street, Copperas Cove, Texas 76522 at which time the following subjects will be discussed:

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. WORKSHOP ITEMS**

1. Presentation, discussion and recommendations on oil and gas drilling within the City limits of Copperas Cove. **James R. Thompson, City Attorney**

**D. ADJOURNMENT**

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\_\_\_\_\_  
Stefanie Brown, Deputy City Secretary

**CITY OF COPPERAS COVE  
CITY COUNCIL REGULAR MEETING MINUTES  
May 20, 2008 – 7:00 P.M.**

**A. CALL TO ORDER**

Mayor Pro Tem Robert L. Reeves called the regular meeting of the City Council of the City of Copperas Cove Texas to order at 7:00 p.m.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Peterson gave the Invocation, and led the Pledge of Allegiance.

**C. ROLL CALL**

**ALSO PRESENT**

Bob Reeves  
Larry D. Sheppard (excused absence)  
Mark E. Peterson  
Charlotte Heinze  
Ray Don Clayton  
Fred Harris  
Frank D. Somera, Jr.

Andrea M. Gardner, City Manager  
James R. Thompson, City Attorney  
Jane Lees, City Secretary

**D. ANNOUNCEMENTS**

Council Member Somera announced Music at the Gap for Kids, sponsored by the Boys & Girls Club at Ogletree Gap on Thursday, May 22 at 6:00 p.m. He said there was no fee and encouraged everyone to bring their families out to enjoy the music.

Council Member Peterson said that Rabbit Fest was a great event and he thanked the Chamber and all the volunteers that made it possible.

He thanked the Copperas Cove Police Department for their annual torch run that was held today for the Special Olympics. He said they ran through the City at 11:15 this morning and passed the torch to the Coryell County Sheriff's Department. The torch is on its way to Arlington, Texas, where the Special Olympics will be held.

Council Member Peterson also announced that students have moved on to State Competition with their fire prevention posters. The competition will be held in June. The students whose posters have been submitted into the district contest are as follows: Alexis Keller, First Place Kindergarten from Mae Stevens Elementary; Anthony Doubleday, Second Place Primary from Martin Walker Elementary; Napu Dumarán, Third Place Intermediate from Martin Walker Elementary; Kristen Gomez, First Place Junior High School from Copperas Cove Junior High School; and Sean Doherty, First Place High School from Copperas Cove High School. He congratulated them and wished them well in the state competition.

**E. PUBLIC RECOGNITION**

1. Employee Service Awards. *Andrea M. Gardner, City Manager*

May 2008 Recipients: Robert Martin, Fire Marshall, 20 years; Layla Breshers, Library Assistant III/Children's Specialist, 5 years. Ms. Gardner said Bob Martin was hired as a fire recruit in May 21, 1988. He became a certified firefighter and EMT in 1989 and was promoted to Lieutenant in 2000 and promoted again to fire inspector in 2003 and is currently serving as Fire Marshal/Captain since 2007. Mr. Martin said thank you and as the fire marshal for Copperas Cove, "be safe."

Ms. Gardner said that unfortunately Layla Breshers was unable to be at the meeting, but said that she does a wonderful job at library and works very well with the children. Ms. Breshers was hired on May 30, 2003 as a clerk/cashier in the Parks Department and transferred to the library in July 2003 where she currently serves as Library Assistant III, also known as the Children's Specialist.

2. Proclamation: Hurricane Awareness Week, May 25-31, 2008. **Robert L. Reeves, Mayor Pro Tem**

Mayor Pro Tem Robert L. Reeves read the proclamation and presented it to Fire Chief, Dennis Haas. Chief Haas thanked the Council for the awareness week proclamation and reminded everyone that the City of Copperas Cove can be impacted by hurricanes. He said that the public is invited to come by the Fire Station any time during the week to pick up informational pamphlets that are available to assist in preparing for a disaster.

**F. CITIZENS' FORUM** citizens are allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

Roger P. O'Dwyer, 1703 Highland Drive. Mr. O'Dwyer said he wanted to talk about law compliance. He read Section 2-56.1 from the Code of Ordinances which states, "According to Charter Section 2.04, any member of the council requiring absence for two (2) regular consecutive meetings, will first obtain a leave of absence at a regularly scheduled meeting. The mayor or council member forfeits his/her office if a leave of absence is not first obtained." He stated that he hoped the council would consider doing the right thing.

Willie C. Goode, 1012 South 29th Street. Mr. Goode said he wished to speak about agenda item I-4 having to do with Mesa Verde. He asked if the city was not into the Kempner Water Corporation's water rights. If so, who will pay for those rights or water connections? With thousands of dollars in the Water/Sewer Fund, why is the City not paying for this out of those revenues? Doesn't part of this area also sit in Lampasas County? If so, should the City not be using their tax rolls? Is not this a forerunner of the TIRZ? If it is, he does not believe that there is anyone that is really knowledgeable in the TIRZ that has briefed the City on the good and the bad of it. He recommended that this agenda item be postponed to a later date in order to get clarification on some of these questions. It is stated that the tax dollars will pay for what is on the agenda tonight. What about the rest of it? Once again he requested the council table the item until questions is answered or the procedures of the TIRZ standards are followed.

**G. CONSENT ITEMS**

1. Consideration and action on approval of minutes from the May 6, 2008 regular council meeting. **Stefanie Brown, Deputy City Secretary**

2. Consideration and action on authorizing the release of funds in the amount of \$27,500 from the Hotel Occupancy Tax Fund to the Copperas Cove Chamber of Commerce to satisfy the quarterly installment due for period ending March 31, 2008.  
**Wanda Bunting, Director of Financial Services**

Council Member Peterson made a motion to approve consent items G-1 and G-2. Council Member Heinze seconded the motion, and with a unanimous vote, motion carried.

## H. PUBLIC HEARINGS/ACTION

1. Public hearing, consideration and action on authorizing the Mayor to issue a drilling permit on the application of Scully Energy Corporation, for Lehmann #1 Well to drill for oil and gas within the corporate limits of the City of Copperas Cove. **James R. Thompson, City Attorney**

James R. Thompson, City Attorney gave an overview of agenda item H-1. The location of this well is near the Wastewater Treatment Plant. The well is not within 1,000 feet of the nearest residence. All requirements of the City have been fulfilled.

Mayor Pro Tem Reeves opened the public hearing.

Speaking Against: Karen Taylor, 942 Taylor Creek Road. Ms. Taylor said that her house is one house away from where the drilling rig is located. She is retired and spends a lot of time at home. She said the noise and smell is horrible. She said the council should come by and see if they would want to live there. She recommended that the council turn down the approval of the permit.

Roger O'Dwyer, 1703 Highland Drive. He said that last time an oil issue came up he asked who was going to do the code enforcement on these issues. He said that the City Attorney said that there would be a workshop on that item. Mr. O'Dwyer asked if it has been determined who has code enforcement on these issues. He asked if the well was near the city's public works buildings and the northwest wastewater treatment plant and that the effluent from there goes to the golf course and runs off into Cowhouse Creek. Ms. Gardner said that the northeast wastewater treatment plant effluent goes to the golf course, not the northwest. He stated that if there is a problem with the well, the possibility exists of contaminating Cowhouse Creek and the entire watershed area. He asked again, who has code enforcement responsibilities for the well drilling and what training has or has not occurred. City Attorney Thompson said that the item has not yet been discussed in a workshop. He said that code enforcement is done by the Building Department as well as the Police Department and City Attorney's Office. Mr. O'Dwyer asked if anyone has had any training because this could be a potential health hazard for the entire region.

Speaking for: John Sobehrad, Scully Energy Corporation. Asked if the council had any questions for him regarding this permit. Council Member Heinze asked that he clarify the location of the well. Mr. Sobehrad said that this well is on FM116 near the dog pound. Ms. Taylor, who spoke earlier, was under the impression that the well under discussion was on Big Divide Road. Council Member Clayton asked what type of dangerous possibilities there are in reference to Mr. O'Dwyer's comments about contaminating the watershed. Mr. Sobehrad said that all precautions are taken. He said reserve pits are there to contain the drilling mud as well as oil. There is surface casing according to the requirements of TCEQ to protect the water

reservoirs down to about 4,000 feet. At this time, he said that all the wells that have been drilled have been gas and not oil. He said that he anticipates that this new well will also yield gas. He said that as far as contaminating Cowhouse Creek, the well is self-contained. He said that probably the sewage plant would be more at risk to damage the watershed than the drilling of a well for any overflows of effluent. He said that they are governed by the Texas Railroad Commission on drilling these wells. They have to have specific equipment out there. Also, they have all the insurance required to back up the project that the City requires prior to drilling. Mayor Pro Tem Reeves asked if TCEQ and the Railroad Commission inspect the well sites. Mr. Sobehrad said that there is a district office out of Abilene and he said on occasion, they will come out. They have to be informed of every step of drilling the well. Usually when surface casing is set is when they will come out and watch that procedure. They also have to be informed when drilling is complete and the well is ready to be plugged or if they set production casing. Council Member Clayton said that there were citizens that were concerned about the flames that were coming off one of these wells recently. Mr. Sobehrad said that when the wells have to be tested to see what is there and how much is there. They are ignited in order to do this test. He said that this type of test is mandated by the Texas Railroad Commission and is a controlled event. The well depth is expected to be approximately 4,000 feet. He said that this well would probably take about two weeks to complete drilling. Shallower wells take about three to four days. Council Member Somera asked if they would be planting trees or putting up something to hide the well. Mr. Sobehrad stated that if it is just a gas well, then the only thing showing would be a piece of pipe two to three feet above the ground. If oil is found, tanks will have to be installed and usually the surface owner has control over what happens above ground. Many require something that blends into the environment.

Frank Seffrood, 430 Cottonwood. He said his comments were neither for or against. The discussions seem to not be going anywhere. Contingency plans must be in place and he asked that Scully Energy Corporation supply those plans to the City. Mr. Sobehrad stated that he will have the petroleum engineer, Roger Chapin, supply those plans along with all emergency phone numbers to the City.

Against: Giscaro Toussaint, 3302 Colorado Drive. He said that the well is not 1000 feet from his house. He asked who he should come and see if he or his kids get sick. City Attorney Thompson told Mr. Toussaint that the well under discussion is not the well he is telling the council about. Mr. Thompson explained that the well is being drilled on FM116 South. Mr. Toussaint asked what is being drilled behind his house, which is in the Big Divide Road area. He said that there is digging going on 24 hours a day and he cannot sleep and is getting headaches. Mr. Thompson said that issue is not what is before the council at this time.

Mayor Pro Tem Reeves closed the public hearing.

Council Member Peterson made a motion to approve agenda item H-1. Council Member Somera seconded the motion, and with a unanimous vote, motion carried.

2. Public Hearing on Ordinance No. 2008-14, amending the 2007-08 fiscal year budget for the City of Copperas Cove. **Wanda Bunting, Director of Financial Services**

Wanda Bunting, Director of Financial Services gave an overview of agenda item H-2.

Mayor Pro Tem Reeves opened the public hearing.

Speaking for: None.

Speaking Against: None.

Mayor Pro Tem Reeves closed the public hearing.

## I. ACTION ITEMS

1. Consideration and action on authorizing the City Manager to enter into a Letter of Agreement with Grant Development Services, Inc. to prepare and submit an application for a Texas Capital Fund Downtown Revitalization Program Grant. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager gave an overview of agenda item I-1. Gandolf Burrus provided the council with additional information on the grant application.

Council Member Peterson made a motion to approve agenda item I-1. Council Member Somera seconded the motion, and with a unanimous vote, motion carried.

2. Consideration and action on adopting Ordinance 2008-15, establishing procedures for the consideration of economic development projects within the City of Copperas Cove. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager gave an overview of agenda item I-2.

Council Member Heinze made a motion to approve agenda item I-2. Council Member Clayton seconded the motion, and with a unanimous vote, motion carried.

The Ordinance caption is as follows:

### ORDINANCE NO. 2008-15

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, ESTABLISHING PROCEDURES FOR THE CONSIDERATION OF ECONOMIC DEVELOPMENT PROJECTS WITHIN THE CITY OF COPPERAS COVE.**

3. Consideration and action on approving a contract for legal services between the City of Copperas Cove and Allen Boone Humphries Robinson LLP. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manger gave an overview of agenda item I-3.

Council Member Peterson made a motion to approve agenda item I-3. Council Member Clayton seconded the motion, and with a unanimous vote, motion carried.

4. Consideration and action on approving an economic development agreement between the City of Copperas Cove and Mesa Verde Partnership. **Andrea M. Gardner, City Manager**

Andrea M. Gardner, City Manager s gave an overview of agenda item I-4.

Council Member Peterson made a motion to approve agenda item I-4. Council Member Heinze seconded the motion, and with a unanimous vote, motion carried.

5. Consideration and action on Resolution No. 2008-16, calling and establishing procedures for a runoff election to be held on June 7, 2008, in Copperas Cove, Texas. **Jane Lees, City Secretary**

Jane Lees, City Secretary gave an overview of agenda item I-5.

Council Member Clayton made a motion to approve agenda item I-5. Council Member Somera seconded the motion, and with a unanimous vote, motion carried.

The Resolution caption is as follows:

**RESOLUTION NO. 2008-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, CALLING AND ESTABLISHING PROCEDURES FOR A RUNOFF ELECTION TO BE HELD ON JUNE 7, 2008, IN COPPERAS COVE, TEXAS.**

6. Consideration and action on Ordinance No. 2008-17, canvassing returns and declaring the results of a Special Election, held on May 10, 2008, for amendments to the Charter of the City of Copperas Cove, and containing other provisions incident and related to the purposes hereof, and declaring an effective date. **Jane Lees, City Secretary**

Jane Lees, City Secretary gave an overview of agenda item I-6.

Council Member Heinze made a motion to approve agenda item I-6. Council Member Somera seconded the motion, and with a unanimous vote, motion carried.

The Ordinance caption is as follows:

**ORDINANCE NO. 2008-17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, CANVASSING RETURNS AND DECLARING THE RESULTS OF A SPECIAL ELECTION, HELD ON MAY 10, 2008, FOR AMENDMENTS TO THE CHARTER OF THE CITY OF COPPERAS COVE, AND CONTAINING OTHER PROVISIONS INCIDENT AND RELATED TO THE PURPOSES HEREOF, AND DECLARING AN EFFECTIVE DATE.**

7. Consideration and action on declaring the approved amendments of the Charter of the City of Copperas Cove as adopted. **Jane Lees, City Secretary**

Jane Lees, City Secretary gave an overview of agenda item I-7.

Council Member Somera made a motion to approve agenda item I-7. Council Member Clayton seconded the motion, and with a unanimous vote, motion carried.

**J. STAFF REPORTS**

1. Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for Fiscal Year beginning October 1, 2007. **Wanda Bunting, Director of Financial Services**

Wanda Bunting, Director of Financial Services, told the Council that the Finance Department received the Distinguished Budget Award for Fiscal Year beginning October 1, 2007. In order to receive this award, the City had to be proficient in four areas. The budget had to serve as a policy document, a financial plan, an operations guide, and a communications device. This is the 11th consecutive year that the Finance Department has received this award.

2. Financial Report for the Month ended March 31, 2008. **Wanda Bunting, Director of Financial Services**

Wanda Bunting, Director of Financial Services, presented the Financial Report for the month ended March 31, 2008.

**K. REPORTS OF ADVISORY COMMITTEES AND BOARDS – None.**

**L. ITEMS FOR FUTURE AGENDAS**

Council Member Peterson requested that a workshop be held to discuss the requirements for oil and gas drilling. Council Members Harris, Clayton and Heinze agreed.

**M. EXECUTIVE SESSION**

1. Pursuant to §551.072 of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session for deliberations regarding real property. To deliberate regarding the lease/purchase of real property.

The Council adjourned to Executive Session at 8:08 p.m.

**N. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEMS POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION**

The Council reconvened the open meeting at 8:36 p.m. Mayor Pro Tem Reeves stated that there was no action to be taken on the discussion from Executive Session.

**O. ADJOURNMENT**

There being no further business, Mayor Pro Tem Reeves adjourned the meeting at 8:37 p.m.

\_\_\_\_\_  
Robert L. Reeves, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Jane Lees, City Secretary

**ORDINANCE NO. 2008-18**

**AN ORDINANCE APPROVING AND ADOPTING AN AMENDMENT TO THE BUDGET FOR OPERATING THE MUNICIPAL GOVERNMENT OF THE CITY OF COPPERAS COVE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2007, AND ENDING ON SEPTEMBER 30, 2008; REPEALING ALL ORDINANCES AND APPROPRIATIONS IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; AND ESTABLISHING A SAVINGS CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council desires to amend the operating budget of the municipal government of the City of Copperas Cove for the fiscal year October 1, 2007 to September 30, 2008; and

**WHEREAS**, said budget amendments have been submitted to the City Council by the City Manager in accordance with the City Charter; and

**WHEREAS**, public notices of public hearings upon this budget have been duly and legally made as required by City Charter and law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE:**

**SECTION I.**

That the City Council of the City of Copperas Cove ratify, approve and adopt the amendments to the budget considered for the fiscal year of October 1, 2007 to September 30, 2008, as identified in "Exhibit A" of this ordinance.

**SECTION II.**

That all ordinances for which provision has heretofore been made are hereby expressly repealed if in conflict with the provisions of this ordinance.

**SECTION III.**

That should any part, portion, or section of this ordinance be declared invalid or inoperative or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining portions, parts, or sections or parts of section of this ordinance, which provisions shall be, remain and continue to be in full force and effect.

**SECTION IV.**

That this ordinance shall take effect and be in full force and effect from and after its passage and publication according to law.

**PASSED, APPROVED AND ADOPTED** this 17th day of June 2008, at a regular called meeting of the City Council of the City of Copperas Cove, Texas, which meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code* 551.001, et.seq., at which meeting a quorum was present and voting.

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Robert Reeves, Mayor Pro Tem

ATTEST:

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Jane Lees, City Secretary

APPROVED AS TO FORM:

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James R. Thompson, City Attorney

## NOTICE OF PUBLIC HEARING

On June 17, 2008, during a Regular City Council Meeting, the City Council of the City of Copperas Cove will hold the required public hearing on the ordinance to amend the FY 2007-08 Budget for the City of Copperas Cove. The June 17, 2008 City Council Meeting will begin at 7:00 pm and will be held in the City Council Chambers at City Hall, 507 South Main Street, Copperas Cove, Texas 76522.

The proposed amendments to the FY 2007-08 Annual Budget are as follows:

	<b>Increase (Decrease)</b>
<b>General Fund</b>	
Revenues	\$ 84,000
Expenditure Appropriations	\$ 44,000
<b>Water and Sewer Fund</b>	
Revenues	\$142,000
Expense Appropriations	\$212,500
<b>Solid Waste Fund</b>	
Revenues	\$ 3,500
Expense Appropriations	\$ 2,500
<b>Drainage Utility Fund</b>	
Expenditure Appropriations	\$ 2,500

**CITY OF COPPERAS COVE  
FISCAL YEAR 2007-08 BUDGET  
DRAINAGE UTILITY FUND  
SUMMARY OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE**

Description	Actual FY 2006-07	Budget * FY 2007-08	Proposed Amendment	Amended Budget FY 2007-08
<b>BEGINNING FUND BALANCE:</b>				
Unreserved, Undesignated	\$ 358,352	\$ 385,402	\$ -	\$ 385,402
<b>TOTAL BEGINNING FUND BALANCE</b>	<u>\$ 358,352</u>	<u>\$ 385,402</u>	<u>\$ -</u>	<u>\$ 385,402</u>
<b>REVENUES:</b>				
Drainage Utility Fee	\$ 805,892	\$ 842,539		\$ 842,539
Subtotal Drainage Utility Revenue	<u>\$ 805,892</u>	<u>\$ 842,539</u>	<u>\$ -</u>	<u>\$ 842,539</u>
Other Revenue				
Miscellaneous Revenues	434	3,579		3,579
Interest Revenue	44,436	37,000		37,000
Subtotal	<u>\$ 44,870</u>	<u>\$ 40,579</u>	<u>\$ -</u>	<u>\$ 40,579</u>
<b>TOTAL REVENUES</b>	<u>\$ 850,762</u>	<u>\$ 883,118</u>	<u>\$ -</u>	<u>\$ 883,118</u>
<b>EXPENSES:</b>				
Drainage	\$ 878,264	\$ 1,051,485	\$ -	\$ 1,051,485
Non-Departmental	2,895	3,547	2,500	6,047
<b>TOTAL EXPENSES</b>	<u>\$ 881,159</u>	<u>\$ 1,055,032</u>	<u>\$ 2,500</u>	<u>\$ 1,057,532</u>
<b>ENDING FUND BALANCE:</b>				
Unreserved, Undesignated	\$ 327,955	\$ 213,488		\$ 210,988
<b>TOTAL ENDING FUND BALANCE</b>	<u>\$ 327,955</u>	<u>\$ 213,488</u>	<u>\$ (2,500)</u>	<u>\$ 210,988</u>
<b>IDEAL FUND BALANCE **</b>	\$ 220,290	\$ 263,758		\$ 264,383
<b>OVER (UNDER) IDEAL FUND BALANCE</b>	\$ 107,665	\$ (50,270)		\$ (53,395)

\* This budget reflects the budget amendment that was approved by City Council on May 20, 2008.

\*\* This fund is a Special Revenue Fund of the City and is not required to meet the 25% ideal fund balance.

# City of Copperas Cove

## City Council Agenda Item Report

June 17, 2008

### Agenda Item H-1

Contact – Wanda Bunting, Director of Financial Services, 547-4221  
wbunting@ci.copperas-cove.tx.us

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**SUBJECT: Public Hearing, consideration and action on Ordinance No. 2008-18, amending the 2007-08 fiscal year budget for the City of Copperas Cove.**

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#### 1. BACKGROUND/HISTORY

The 2007-08 budget was adopted on September 4, 2007 with a budget amendment approved on May 20, 2008. According to Section 6.16(b)(1) of the Copperas Cove City Charter, in order for the City Council to amend the 2007-08 budget it must first hold a public hearing on the proposed amendments. The Charter also provides a requirement that when fund balance is to be used to fund increases in expenditures that two public hearings be held. The proposed budget amendment will require the use of fund balance. This is the second and final of two public hearings as required by the Charter. The first Public Hearing was held on June 3, 2008.

#### 2. FINDINGS/CURRENT ACTIVITY

The General Fund requires a redistribution of \$3,900 and an increase of 44,000 in expenditure appropriations. Revenue appropriation increases reflect a total of \$84,000 which offsets the expenditure appropriations. In order to adequately fund the expenditures for the following departmental budgets, a budget amendment is required:

- City Secretary (\$3,900)
- Human Resources \$3,000
- Information Systems \$2,200
- Building & Development \$1,650
- Planning \$1,650
- Code and Health \$1,650
- Non-Departmental \$37,750

The redistribution of appropriations includes the following:

- Salary savings in the City Secretary are being allocated to Human Resources for additional costs required for employee physicals and testing requirements and to cover a portion of the Information Systems request.

Increases include:

- Information Systems request includes the purchase of software that will backup e-mail accounts for City staff which is necessary to ensure proper record keeping of City related e-mails.
- Do to the overflow of the City Hall facilities and future reorganizations that that will be proposed to City Council in the future, the City staff will be recommending a relocation of the Planning, Building Development, and Code and Health departments to another location. Additional information will be provided to City Council in the near future. The up front cost estimates are projected to be first and last months rent on a building that the City staff will propose to purchase on a lease / purchase option. The cost will be split between the three departments mentioned above.
- Lobbyist advocate services previously approved by City Council are included in the Non-Departmental account. Also included in the non-departmental account is funds for a Human Resource specialist attorney fees for personnel related issues and the Grant Development Services contract for the Downtown Revitalization Grant application process approved by City Council on May 20, 2008.

General Fund revenue increases include the following:

- Miscellaneous Revenues                 \$ 84,000

Miscellaneous revenue increases included a reimbursement of funds that were not utilized by employees for medical or child care reimbursement in the plan year, City staff's costs that were reimbursed for radio frequency issues, and funds received from the Downtown Association for the Grant application fees.

The Water and Sewer Fund will require an increase in expense appropriations in the amount of \$212,500. Revenue appropriation increases reflect a total of \$142,000 which offsets a portion of the expense appropriations. The fund balance is reduced by the difference of \$70,500 in order to adequately fund the expenses for the following departmental budgets:

- Water Distribution                         \$ 80,000
- Wastewater Treatment                     \$130,000
- Non-Departmental                         \$ 2,500

Increases include:

- Water Distribution includes an estimated increase for utilities.
- Wastewater Treatment includes an increase for repair and maintenance of a blower at the Wastewater Treatment Plant and an estimated increase for utilities.
- Non-Departmental includes an increase for lobbyist advocate services previously approved by City Council.

Increases above included electric utility account increases of \$200,000 in the Water and Sewer Fund. These electric utility accounts are under review and City staff will be bringing forward a recommendation to audit the electric utility bills.

Water and Sewer revenue increases include the following:

- Sewer Revenue                             \$ 130,000
- Late Charge for Billings                 \$ 12,000

The Solid Waste Fund will require an increase of 2,500 in expense appropriations. Revenue appropriation increases reflect a total of \$3,500 which offsets the expense appropriation increases. The revenues adequately fund the expenses for the following departmental budgets:

- Non-Departmental \$ 2,500

Increases include:

- Non-Departmental increase for lobbyist advocate services previously approved by City Council.

Solid Waste Fund revenue increases include the following:

- Garbage Collection Fees \$ 3,500

The Drainage Utility Fund will require an increase of \$2,500 in expenditure appropriations. The expenditure increase is to a non-departmental account for lobbyist advocate services previously approved by City Council.

### **3. FINANCIAL IMPACT**

See attached ordinance and proposed amendments.

### **4. ACTION OPTIONS/RECOMMENDATION**

City Staff recommends that the City Council hold a public hearing and approve Ordinance No. 2008-18 amending the fiscal year 2007-08 Budget.

**ORDINANCE NO. 2008-20**

**AN ORDINANCE OF THE CITY OF COPPERAS COVE TO  
ADOPT A CITY OF COPPERAS COVE CITIZEN  
PARTICIPATION PLAN FOR COMMUNITY  
DEVELOPMENT BLOCK GRANT AND TEXAS  
COMMUNITY DEVELOPMENT PROGRAMS.**

- WHEREAS,** in accordance with the 1987 revisions to the Housing and Community Development Act and in an effort to further encourage citizen participation, the City of Copperas Cove has prepared and adopted this Citizen Participation Plan; and
- WHEREAS,** in accordance with the Texas Department of Housing and Community Affairs Complaint System, 10 T.A.C. Sec 178.1 and 178.2, the City of Copperas Cove has adopted this Citizen Participation Plan; and
- WHEREAS,** the City of Copperas Cove will provide for and encourage citizen participation within its area of jurisdiction, with particular emphasis on participation by persons of low and moderate income; and
- WHEREAS,** the City of Copperas Cove will provide citizens with reasonable and timely access to local meetings, information and records relating to the proposed and actual use of CDBG funds; and
- WHEREAS,** the City of Copperas Cove will provide technical assistance to groups and representatives of low and moderate income persons that request assistance in developing proposals; and
- WHEREAS,** the City of Copperas Cove will provide a minimum of two public hearings to obtain citizen participation and respond to proposals and questions at all stages of the Community Development Block Grant Program; and
- WHEREAS,** the City of Copperas Cove will provide timely written answers to written complaints and grievances within 15 days, if possible; and
- WHEREAS,** The City of Copperas Cove will identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of residents can be reasonably expected to participate.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
COPPERAS COVE, TEXAS:**

That the City of Copperas Cove is adopting a Citizen Participation Plan (attached to this Ordinance as Exhibit A) for the Community Development Block Grant and Texas Community Development Programs.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS**, this 17th day of June 2008; at a regular meeting of the City Council such meeting was held in compliance with the Open Meetings Act (Texas Government Code, Article 551.011 et seq.), at which meeting a quorum was present and voting.

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Robert Reeves, Mayor Pro Tem

**ATTEST:**

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Jane Lees, City Secretary

**APPROVED AS TO FORM:**

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James R. Thompson, City Attorney

## **CITY OF COPPERAS COVE TEXAS COMMUNITY DEVELOPMENT PROGRAM CITIZEN PARTICIPATION PLAN**

The City of Copperas Cove, Coryell County, Texas, shall comply with the following citizen participation plan requirements:

(1) Provide for and encourage citizen participation, emphasizing participation by persons of low and moderate income residing in slum and blight areas and in areas in which TCDP funds are proposed to be used;

(2) Provide citizens with reasonable and timely access to local meetings, information and records concerning the proposed and actual use of TCDP funds;

(3) Provide for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing TCDP proposals with the level and type of assistance to be determined by the City;

(4) Provide for public hearings to obtain citizen views and to respond to questions and proposals at all stages of the community development program, including at least the development of needs, the review of proposed activities, and a review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodations for disabled persons;

(5) Provide for a timely written response to written complaints and grievances, within 15 working days where practicable; and

(6) Identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

### **PUBLIC HEARING PROVISIONS**

For each public hearing scheduled and conducted by the City of Copperas Cove, Coryell County, Texas, the following public hearing provisions shall be observed:

(1) Public notice of all hearings must be published at least three (3) calendar days prior to the scheduled hearing. The public notice must be published in a non-legal section of a local newspaper. Each public notice must include the date, time, location and topics to be considered at the public hearing. A published newspaper article can also be used to meet this requirement so long as it meets all content and timing requirements.

(2) Each public hearing shall be held at a time (generally after 5:00 PM on weekdays or on Saturdays) and location convenient to potential or actual beneficiaries and will include accommodation for disabled persons.

(3) When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter will be present to accommodate the needs of the non-English speaking residents.

## **COMPLAINT PROCEDURES**

The City of Copperas Cove, Coryell County, Texas, has in place written citizen complaint procedures that provide a timely written response to complaints and grievances. The complaint procedures comply with the requirements of the Texas Department of Housing and Community Affairs' Complaint System, 10 TAC. Sec. 178.1 and 178.2. Citizens will be made aware of the location and hours at which times they may obtain a copy of these written procedures.

## **TECHNICAL ASSISTANCE**

When requested, the City of Copperas Cove, Coryell County, Texas, will provide technical assistance to groups representative of persons of low and moderate income in developing proposals for the use of TCDP funds. The level and type of assistance shall be determined by the City based upon the specific needs of the community's residents.

The City will comply with the following citizen participation requirements for the preparation and submission of an application to the Texas Community Development Program:

(1) At a minimum, the city will hold at least one public hearing prior to developing the application and a second public hearing prior to submission of the application.

(2) The public hearings will be held at least 7 days apart.

(3) At least one of the public hearings will be held in the proposed project area.

(4) The City will retain documentation of the hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the proposed use of funds for a period of one year or until the

project, if funded, is closed out. Such records will be made available to the public in accordance with Texas Civil Statutes, Article 6252-17a.

(5) The first public hearing will include a discussion with citizens on the development of housing and community development needs, the amount of funding available, all eligible activities under the Texas Community Development Program, and the use of past TCDP contract funds, if applicable. Citizens, with particular emphasis on persons of low and moderate income who are residents of slum and blight areas, will be encouraged to submit their views and proposals regarding community development and housing needs. Citizens will be made aware of the location where they may submit their views and proposals should they be unable to attend the public hearing.

(6) The second public hearing will include a discussion of the proposed project, the amount of funds being requested, the estimated amount of funds proposed for activities that will benefit low/moderate income persons, and the plans of the locality to minimize displacement of persons and to assist persons actually displaced as a result of activities assisted with TCDP funds, if applicable. The notice will include the location and hours when the application is available for review.

(7) While more than one application can be discussed at a single public hearing e.g., if the applicant is considering both a Community Development Fund and a Texas Capital Fund application - a hearing held for the previous program year's submittal of the same application (under either fund) is not acceptable for meeting the requirements for any subsequent competition.

The City will comply with the following citizen participation requirements in the event that it receives funding from the Texas Community Development Program:

(1) The City will hold a public hearing concerning any substantial change, as determined by the Office of Rural Community Affairs (ORCA), proposed to be made in the use of TCDP funds from one eligible activity to another.

(2) Upon completion of the community development program activities, the City will hold a public hearing and review its program performance including the actual use of the TCDP funds.

(3) The city will retain documentation of the hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three years after the project is closed out. Such records will be made available to the public in accordance with Texas Civil Statutes, Article 6252-17a.

**CITIZEN COMPLAINT PROCEDURES  
FOR THE  
TEXAS COMMUNITY DEVELOPMENT PROGRAM**

In order to comply with the CDBG Complaint System, 10 TAC Sec. 178.1 and 178.2, the following citizen complaint procedures, adopted by the City of Copperas Cove, Texas, are intended to provide a timely written response to all complaints and grievances made against the Copperas Cove, Coryell County, Texas, Community Development Program efforts:

- 1) A person who has a comment or complaint about the services funded or to be funded by a block grant administered by the City, may submit such comment or complaint in writing to the City Manager, who is responsible for administering the block grant program.
- 2) The City Manager shall, within five working days of receiving the comments or complaints, conduct an investigation into same, determine an appropriate response to same and so advise the person who made said comments or complaints, in writing. If, for any reason, this cannot be done, the City Manager, will, within five working days of receiving the comment or complaint, advise the person making the comment or complaint in writing, why the response cannot be provided within five working days of receiving the comment or complaint and when a response can be expected.
- 3) The City Manager shall notify the person who made said comments or complaints, in writing, of the final results of any investigation conducted. Unless unusual circumstances interfere, all investigative action and reports documenting the findings of same should be accomplished prior to the 15<sup>th</sup> working day after the comment or complaints were originally received. Should this final response be delayed, the person making the comments or complaints, must be so advised in writing, to include the problems being encountered and a new date for final resolution of the comment or complaint.
- 4) A copy of the above outlined comment and/or complaint procedures can be obtained at the Copperas Cove City Hall located at 507 S. Main, Copperas Cove, Texas, between the hours of 8:00 A.M. and 5:00 P. M., Monday through Friday (except holidays).

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item No. H-2

Contact – Carl Ford – City Planner 547-4221

[cford@ci.copperas-cove.tx.us](mailto:cford@ci.copperas-cove.tx.us)

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**SUBJECT: Public hearing, consideration and action on Ordinance No. 2008-20 adopting a Citizen Participation Plan and Complaint Procedures for Community Development Block Grant and Texas Community Development Programs**

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### 1. BACKGROUND/HISTORY

The City of Copperas Cove is pursuing development block grants for revitalizing the downtown area. Federal and State legislation (specifically, the 1987 federal Housing and Community Development Act and the Texas Department of Housing and Community Affairs Complaint System, 10 TAC Sec. 178.1 and Sec. 178.2) require communities using funding from block grant sources to develop and implement a Citizen Participation Plan.

### 2. FINDINGS/CURRENT ACTIVITY

Currently, the City of Copperas Cove is actively pursuing development block grants to support the financing of projects. This ordinance, if passed, will provide the City with a Citizen Participation Plan and a procedure for hearing complaints by citizens concerning any aspect of the City of Copperas Cove's existing or proposed Texas Community Development Program (TCDP) funded projects.

### 3. FINANCIAL IMPACT

None.

### 4. ACTION OPTIONS/RECOMMENDATION

City Staff recommends the City Council conduct a public hearing and approve Ordinance 2008-20, adopting a Citizen Participation Plan and Complaint Procedures for Community Development Block Grant and Texas Community Development Programs.

**ORDINANCE NO. 2008-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, ADOPTING THE DOWNTOWN IMPROVEMENTS MASTER PLAN 2008 TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.**

**WHEREAS,** the City Council appointed a Downtown Zoning District Committee, made up of staff members, P & Z Commissioners, Council members, local business people and citizens at large, to guide in the preparation of the updating of the Zoning Ordinance for a downtown district; and

**WHEREAS,** the Copperas Cove Economic Development Corporation on March 7, 2007, entered into an agreement with Schrickel, Rollins & Associates to prepare a Downtown Improvements Master Plan; and

**WHEREAS,** the Copperas Cove City Council and the Copperas Cove EDC held a joint workshop on January 17, 2008 to review the draft of the Downtown Improvements Master Plan; and

**WHEREAS,** the Copperas Cove Economic Development Corporation on March 27, 2008 voted to recommend approval of this Downtown Improvements Master Plan to the City Council of the City of Copperas Cove; and

**WHEREAS,** the City Council of the City of Copperas Cove conducted a public hearing on June 17, 2008 and all persons were given the opportunity to present verbal and written testimony; and

**WHEREAS,** the City Council of the City of Copperas Cove considered this testimony on June 17, 2008 and voted to approve this Downtown Improvements Master Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS:**

**Section 1.**

That the Downtown Improvements Master Plan, including all maps and appendices, which are attached hereto and incorporated herein for all purposes is hereby adopted by the City Council as a guide and public policy.

**Section 2.**

That this Plan is intended to constitute the Downtown Improvements Master Plan of the City of Copperas Cove, Texas, for all matters relating to long-range guidance relative to zoning decisions, land subdivision, and growth management in the designated downtown area.

**Section 3.**

That it is hereby officially found and determined that the meeting at which this Ordinance is passed was properly noticed and open to the public as required by law.

**Section 4.**

That this ordinance shall become effective on this date after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS**, this 17th day of June 2008; such meeting was held in compliance with the Open Meetings Act (Government Code, Article 551.001 et seq), at which meeting a quorum was present and voting.

\_\_\_\_\_  
Robert Reeves, Mayor Pro Tem

**ATTEST:**

\_\_\_\_\_  
Jane Lees, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
James R. Thompson, City Attorney

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item No. H-3

Contact – Carl Ford – City Planner 547-4221  
cford@ci.copperas-cove.tx.us

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**SUBJECT: Public Hearing and action on Ordinance 2008-21 approving the Downtown Master Plan.**

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### 1. Background/History

Numerous discussions over the past year have occurred indicating the need for a Downtown Master Plan. The Council, in August of 2006, appointed a committee to create a new Downtown Zoning District. On March 7, 2007, the Copperas Cove Economic Development Corporation entered into an agreement with Schrickel, Rollins & Associates, Inc. (SRA) to prepare a Downtown Master Plan. In June 2007, SRA made a site reconnaissance. As a result, two stakeholder's meetings were conducted to gather public input and ideas. In December, the final draft was sent to all participants for final comments.

### 2. FINDINGS/CURRENT ACTIVITY

A Joint Workshop was conducted with the City Council and the EDC on the January 17, 2008. At this workshop, the final draft was presented and reviewed without recommendations for change. The EDC Board approved the Downtown Master Plan on March 27, 2008. To further the objectives of the Downtown Improvements Master Plan (2008) the Downtown Zoning District Committee has proposed an amendment to the City's zoning regulations to include a Downtown Business District (DBD). The regulations for the DBD zoning district will be drafted by committee and passed to the Planning and Zoning Commission for review and then to the City Council for review/consideration.

### 3. FINANCIAL IMPACT

None.

### 4. ACTION OPTIONS/RECOMMENDATION

City Staff recommends the City Council conduct a public hearing and approve Ordinance No. 2008-21 approving the Downtown Master Plan.

**RESOLUTION NO. 2008-21**

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE DOWNTOWN REVITALIZATION PROGRAM.**

**BE IT RESOLVED** by the City Council of the City of Copperas Cove as follows:

**SECTION 1.**

The City Council has reviewed and hereby approves an application for:

*Construction of ADA compliant sidewalks, crosswalks, period lighting and appurtenances.*

Downtown Revitalization Improvements	\$135,000.00
Award Administration	<u>\$ 15,000.00</u>
TOTAL	<u>\$150,000.00</u>

**SECTION 2.**

The City Council has reviewed and hereby agrees to comply with all assurances executed in connection with the application and, if funded the award.

**SECTION 3.**

The Mayor and/or Mayor Pro-Tem is hereby authorized and directed to act on the City's behalf in all matters pertaining to this application.

**SECTION 4.**

The City Council has reviewed and hereby agrees not to participate in program income recapture and will return all program income to the State to be placed in a statewide Revolving Loan Fund to be used by the State to fund future economic development awards. By agreeing to this measure, the city/county understands that it will be eligible to receive as many Texas Capital Fund awards per program year as it has eligible projects.

**SECTION 5.**

The City Council authorizes a match expenditure of 20% or \$29,800 to be used for engineering and administration expenses associated with the project.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Copperas Cove, Texas, this 17th day of June 2008, at which meeting a quorum was

present, held in accordance with the provisions of V.T.C.A., Government Code § 551.001 et seq.

\_\_\_\_\_  
Robert L. Reeves, Mayor Pro Tem

**ATTEST:**

\_\_\_\_\_  
Jane Lees, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
James R. Thompson, City Attorney

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item No. I-1

Contact – Andrea M. Gardner, City Manager, 547-4221  
agardner@ci.copperas-cove.tx.us

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**SUBJECT: Consideration and adoption of Resolution No. 2008-21 of the City of Copperas Cove, Texas approving an application for funding through the Texas Department of Agriculture Downtown Revitalization Program.**

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### 1. BACKGROUND/HISTORY

On May 20, 2008, the City Council authorized the City Manager to enter into a Letter of Agreement with Grant Development Services, Inc. to prepare and submit an application for a Texas Capital Fund Downtown Revitalization Program Grant. The goal of the Texas Capital Fund (TCF) Downtown Revitalization Program is to aid in the elimination of area slum/blight for Texas communities. The Downtown Revitalization Program (DRP) can provide funding for renovation and/or construction of sidewalks, lighting, drainage and other infrastructure improvements in the City's downtown area.

The TCF program is administered by the Texas Department of Agriculture (TDA), through an interagency agreement with the Office of Rural Community Affairs (ORCA). The TCF Downtown revitalization Program was created to improve the Texas economy. The program funds are a part of the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program. The maximum amount an entity can apply for is \$150,000.

On June 3, 2008, the City Council adopted Resolution No. 2008-17 which found and determined that a certain area of the City contains conditions which are detrimental to the public health, safety and welfare of the community and constitutes a blighted area.

### 2. FINDINGS/CURRENT ACTIVITY

City Staff obtained the following engineering estimates:

- |  |           |
|--|-----------|
| • Avenue D (from S. 1 <sup>st</sup> Street to S. 2 <sup>nd</sup> Street) | \$157,900 |
| • N. Main Street (from Avenue D to Avenue E)                             | \$174,300 |
| • S. 1 <sup>st</sup> Street (from Avenue D to Avenue E)                  | \$79,000  |

As a result of the estimates received, City Staff recommends submittal of Avenue D (from S. 1<sup>st</sup> to S. 2<sup>nd</sup> Street) as the proposed project. Selection of this project allows the City to apply for a funding amount closest to the maximum allowed by the grant.

City Council adoption of a resolution providing authorization for submittal of the grant application and matching funds is a requirement of the grant.

**3. FINANCIAL IMPACT**

The total match for the grant is 20% of the project total maximum allowed award (rounded to the nearest \$100) plus administration expenses of \$15,000. The total match amount equals \$29,800. Funding for the match amount will be included in the FY 2009 Proposed Budget and Plan of Municipal Services.

**4. ACTION OPTIONS/RECOMMENDATION**

City Staff recommends adoption of Resolution No. 2008-21 of the City of Copperas Cove, Texas approving an application for funding through the Texas Department of Agriculture Downtown Revitalization Program.

**RESOLUTION NO. 2008-22**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, CANVASSING RETURNS AND DECLARING THE RESULTS OF A RUNOFF ELECTION HELD JUNE 7, 2008, FOR THE ELECTION OF COUNCIL MEMBER POSITIONS PLACE SIX (6) AND PLACE SEVEN (7).**

**WHEREAS,** on the 17th day of June 2008, the City Council of the City of Copperas Cove, Texas, convened in a Regular Council Meeting following the City Runoff Election, which was held on June 7, 2008, which session was open to the public, with the Mayor Pro Tem and six City Council Members present, constituting a quorum.

**WHEREAS,** after careful consideration of the returns of the City election held on the 7th day of June 2008, for the purpose of electing the hereinafter named and it appearing from said returns, duly and legally made, that there were cast at said election by **1,326** valid and legal voters; that each of the candidates in said election received the following votes:

	<u>Early Voting</u>	<u>Election Day</u>	<u>Total Votes</u>
<b><u>Council Position Place Six (6):</u></b>			
John F. Gallen	369	206	575
Willie C. Goode	485	206	691
<b><u>Council Position Place Seven (7):</u></b>			
Frank Seffrood	535	230	765
Joseph Solomon	359	202	561

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS:**

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by this governing body and as a part of its judgment; and

It is further found and determined that the results of the election as canvassed and tabulated in the preamble reflect the votes cast at the election; and

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL:**

That in accordance with the returns, the City Council declares the following persons to be elected and authorized to qualify for the offices indicated for a full term beginning July 1, 2008 and ending May 2011.

Willie C. Goode  
Frank Seffrood

Council Position Place Six (6)  
Council Position Place Seven (7)

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Copperas Cove, Texas, this 17th day of June 2008, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code § 551.001 et seq.

\_\_\_\_\_  
Robert L. Reeves, Mayor Pro Tem

**ATTEST:**

\_\_\_\_\_  
Jane Lees, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
James R. Thompson, City Attorney

**Cumulative Report — Unofficial**  
**City of Copperas Cove, Texas — RUNOFF ELECTION — June 07, 2008**

Page 1 of 1

06/09/2008 10:06 AM

Total Number of Voters : 1,326 of 17,600 = 7.53%

Precincts Reporting 1 of 1 = 100.00%

Party	Candidate	Early	Election	Total
<b>COUNCIL MEMBER, POSITION 6, Vote For 1</b>				
	John F. Gallen	366 43.01%	206 50.00%	572 45.29%
	Willie C. Goode	485 56.99%	206 50.00%	691 54.71%
	<b>Cast Votes:</b>	<b>851 95.40%</b>	<b>412 94.93%</b>	<b>1,263 95.25%</b>
	<b>Over Votes:</b>	<b>0 0.00%</b>	<b>0 0.00%</b>	<b>0 0.00%</b>
	<b>Under Votes:</b>	<b>41 4.60%</b>	<b>22 5.07%</b>	<b>63 4.75%</b>
<b>COUNCIL MEMBER, POSITION 7, Vote For 1</b>				
	Frank Seffrood	534 59.93%	230 53.24%	764 57.75%
	Joseph Solomon	357 40.07%	202 46.76%	559 42.25%
	<b>Cast Votes:</b>	<b>891 99.89%</b>	<b>432 99.54%</b>	<b>1,323 99.77%</b>
	<b>Over Votes:</b>	<b>0 0.00%</b>	<b>0 0.00%</b>	<b>0 0.00%</b>
	<b>Under Votes:</b>	<b>1 0.11%</b>	<b>2 0.46%</b>	<b>3 0.23%</b>

Early Voting

Pct. No. (Num. de Pct.) All	Authority conducting election (Autoridad administrando la eleccion) City of Copperas Cove
Date of Election (Fecha de la Eleccion) 6/7/2008	Type of Election (Tipo de Eleccion) Runoff

Name of candidate (or "For" and "Against") (Nombre del candidato) (o "A favor de" y "En contra de")	Office Sought or Proposition (Puesto oficial solicitado o Proposicion)	No. of votes received (Num. de votos recibidos)
John F. Gallen	Place 6	366
Willie C. Goode	Place 6	485
Frank Seffrood	Place 7	534
Joseph Solomon	Place 7	357
Ballots by Mail:		
John F. Gallen	Place 6 III	3
Willie C. Goode	Place 6	0
Frank Seffrood	Place 7 I	1
Joseph Solomon	Place 7 II	2
Early Voting Totals:		
John F. Gallen	Place 6	369
Willie C. Goode	Place 6	485
Frank Seffrood	Place 7	535
Joseph Solomon	Place 7	359

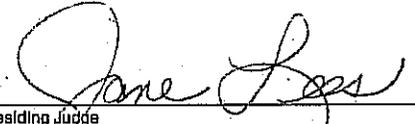
Total number of voters who voted as indicated by poll list.  
 (Numero total de votantes que votaron segun la lista de votantes.) 895

I, the undersigned, the presiding judge for the above described election held at the above designated election-precinct, do hereby certify that the above return is a true and correct return for said election.

(Yo, el abajo firmado Juez presidente de la eleccion señalada arriba que se llevo a cabo en el precinto electoral designado arriba, por lo presente certifico que los datos de arriba son los resultados verdaderos y correctos de dicha eleccion.)

DATED this the 7<sup>th</sup> day of June, 2008

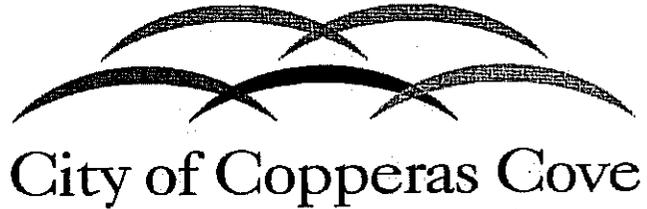
(FECHADA este dia de , 20 )

  
 Presiding Judge  
 (Juez Presidente)

NOTICE OF  
**UNOFFICIAL**

RESULTS OF THE  
RUNOFF ELECTION  
HELD JUNE 7, 2008

to elect Council Member  
Positions 6 & 7  
for three year terms of office



COUNCIL MEMBER POSITION SIX (6)	EARLY VOTING	ELECTION DAY	TOTAL VOTES
John F. Gallen	369	206	575
Willie C. Goode	485	206	691

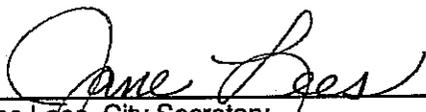
  

COUNCIL MEMBER POSITION SEVEN (7)	EARLY VOTING	ELECTION DAY	TOTAL VOTES
Frank Seffrood	535	230	765
Joseph Solomon	359	202	561

Total number of ballots cast	1,329
Total number of registered voters (19,975 Coryell Co., 288 Lampasas Co.)	20,263
Percent of voters voting	6.56%

Please note, this is the unofficial canvass of the ballots. The official canvass of the ballots will be held on Tuesday, June 17, 2008 at a Regular City Council Meeting to be held at 7:00 p.m. at City Hall, 507 S. Main St., Copperas Cove, Texas. I, the undersigned, do hereby certify that the above Notice was posted on June 7, 2008 at 7:30 p.m. on the glass front door of City Hall, a place convenient and readily accessible to the general public at all times.

If you have any questions regarding this notice, please do not hesitate to contact me via e-mail, [jlees@ci-copperas-cove.tx.us](mailto:jlees@ci-copperas-cove.tx.us) or call 254-547-4221.

  
Jane Lees, City Secretary

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item No. I-2

Contact – Jane Lees, City Secretary, 547-4221  
jlees@ci.copperas-cove.tx.us

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**SUBJECT: Consideration and action on Resolution No. 2008-22, canvassing returns and declaring the results of the Runoff Election held on June 7, 2008 for Council Member Positions Place Six (6) and Place Seven (7).**

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### 1. BACKGROUND/HISTORY

The canvass is the official tabulation of the election results. In a city election there is only one canvass, the final canvass, which is made by the city council. The canvass may be made as early as the third day after election day, as long as there are no unprocessed provisional ballots and no unreturned out of country ballots, but no later than the 11th day after election day.

The City of Copperas Cove Home Rule Charter (Sec. 3.04c), states, “*Those elected shall take office and enter upon their duties qualifying by taking and subscribing to their oath of office at the second regular City Council meeting after the election.*”

### 2. FINDINGS/CURRENT ACTIVITY

A canvass of election will determine Council Member Positions Place Six (6) and Place Seven (7). The unofficial canvass has been provided to you, attached to this item. A summary of the results is listed below:

	<u>Early Voting</u>	<u>Election Day</u>	<u>Total Votes</u>
Council Position Place Six (6):			
John F. Gallen	369	206	575
Willie C. Goode	485	206	691
Council Position Place Seven (7):			
Frank Seffrood	535	230	765
Joseph Solomon	359	202	561

There were no provisional ballots or out of country ballots to tabulate in this election.

The persons elected to Council Member Positions Place Six (6) and Place Seven (7) will take the oath of office at the second regularly scheduled meeting after the election, which is July 1, 2008. The oath of office will be administered by the City Secretary.

Texas Local Government Code §67.016 *Certificate of Election* states: “After completion of a canvass, the presiding officer of the local canvassing authority shall prepare a *Certificate of Election* for each candidate who is elected to an office for which the official result is determined by that authority’s canvass”.

**3. FINANCIAL IMPACT**

None.

**4. ACTION OPTIONS/RECOMMENDATION**

The City Secretary and Election Judge recommend approving Resolution No. 2008-22, canvassing the election returns for the Runoff Election for Council Member Positions Place Six (6) and Place Seven (7), held on June 7, 2008.

**ORDINANCE NO. 2008-19**

**AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF COPPERAS COVE AS REINVESTMENT ZONE NUMBER ONE, CITY OF COPPERAS COVE, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.**

**WHEREAS,** pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

**WHEREAS,** the City has prepared a preliminary reinvestment zone financing plan, which provides that 100% of CITY OF COPPERAS COVE City ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

**WHEREAS,** the City provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

**WHEREAS,** a notice of the public hearing on the creation of the proposed zone was published on May 23, 2008 in the Copperas Cove Leader-press, a newspaper of general circulation in the city; and

**WHEREAS,** at the public hearing on June 3, 2008, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

**WHEREAS,** evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

**WHEREAS,** no owner of real property in the proposed zone protested the inclusion of their property in the proposed zone; and

**WHEREAS,** the City has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

**WHEREAS,** the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is \$1,265,250; and

**WHEREAS,** the total appraised value of taxable real property in the proposed zone taxable by Lampasas County, in which the proposed zone is located, is \$1,265,250; and

**WHEREAS,** the total appraised value of real property in the proposed zone taxable by the Lampasas Independent School District, in which the proposed zone is located, is \$1,265,250; and

**WHEREAS,** the total area within the proposed zone is approximately 375.54 acres, including property that is publicly owned.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS:**

**Section 1. Findings.**

- (a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.
- (b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.
- (c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack public roadway, water distribution, wastewater collection and storm drainage facilities which conditions substantially impair and arrest the sound growth of the City.
- (d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:
  - (1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the CITY OF COPPERAS COVE;
  - (2) That the total appraised value of taxable real property in the proposed zone does not exceed fifteen percent of the total appraised value of taxable real property in the City;

- (3) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Lampasas County, the Lampasas Independent School District, and;
- (4) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

### **Section 2. Designation of the Zone.**

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over the area described in Exhibit "A" attached hereto to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, CITY OF COPPERAS COVE, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a)(1) and (2) of the Texas Tax Code.

### **Section 3. Board of Directors.**

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Four on the Board of Directors shall be reserved for the City. Positions Five and Six shall be reserved for Lampasas County and the Lampasas County Road and Bridge Fund. Position Seven shall be reserved for the Lampasas Independent School District. Failure of a taxing unit to appoint a director by June 17, 2009, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Four of the Board of Directors, and any position unfilled on June 17, 2009, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as

described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

#### **Section 4. Duration of the Zone.**

That the Zone shall take effect on January 1, 2009, for the deposit of tax increments into the Tax Increment Fund established pursuant to Section 7 of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2038, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full.

#### **Section 5. Tax Increment Base.**

That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2008, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

#### **Section 6. Tax Increment Fund.**

There is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone at its participation rate for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. The City will retain imputed costs from the Tax Increment Fund to provide municipal services in the Zone as described in the project plan and reinvestment zone financing plan. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the

Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

#### **Section 7. Severability.**

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

#### **Section 8. Open Meetings.**

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

#### **Section 9. Notices.**

The contents of the notice of the public hearing, which hearing was held before the City Council on June 3, 2008, and the publication of said notice, are hereby ratified, and confirmed.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE. TEXAS**, this 17th day of June 2008, such meeting held in compliance with the Open Meeting Act (Texas Government Code, Chapter 551.001 et.seq.), at which a quorum was present and voting.

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Robert L. Reeves, Mayor Pro Tem

**ATTEST:**

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Jane Lees, City Secretary

**APPROVED AS TO FORM:**

---

James R. Thompson, City Attorney

**EXHIBIT “A”**

BEING a 375.538 acre tract of land comprised of 26.295 acres in the WILLIAM CASPER SURVEY, ABSTRACT No. 152; of 158.297 acres in the G. PRICE SURVEY, ABSTRACT No. 563; of 75.779 acres in the EVA ALLEN SURVEY, ABSTRACT No. 1454; and of 115.167 acres in the H. T. & B. R. R. CO. SURVEY No. 9, BLOCK 2, ABSTRACT No. 386, all in Lampasas County, Texas and being a part or portion of that certain 221.4 acre tract (TRACT I) and being all of that certain 160 acre tract (TRACT II) as described in a Deed dated September 29, 1964 from J.C. Walker and wife, Gloria Walker, et als to Ruth Lindsey Walker and being of record in Volume 125, Page 308, Deed Records of Lampasas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at ½" iron rod with cap marked "RPLS 2475" set at fence corner post being in the east boundary line of said TRACT I and being in the south right-of-way line of U.S. Highway No. 190 as described as a 3.17 acre tract of land (PARCEL No. 46) in a Deed dated April 15, 1980 from Ruth Lindsey Walker to the State of Texas and being of record in Volume 197, Page 773, Deed Records of Lampasas County, Texas and being in the west boundary line of that certain 14.89 acre tract of land described in a Warranty Deed with Vendor's Lien dated March 23, 1998 from Don Richters and Margaret Richters to Pedro L. Martinez dba MTZ Computers and being of record in Volume 339, Page 259, Deed Records of Lampasas County, Texas for corner;

THENCE departing said east boundary line and said west boundary line and with the said south right-of-way line of the following six (6) calls:

- (1) S. 85° 38' 04" W., 1207.29 feet (calls S. 85° 38' W., 1207.4 feet) to a ½" iron rod with cap marked "RPLS 2475" set (calls point) for corner; said ½" iron rod with cap marked "RPLS 2475" set bears S. 88° 57' 07" W., 11.04 feet from a concrete highway monument found;
- (2) S. 82° 36' 00" W., 376.99 feet (calls S. 82° 36' W., 376.99 feet) to a ½" iron rod with cap marked "RPLS 2475" set (calls point) for corner;
- (3) S. 77° 09' 00" W., 372.78 feet (calls S. 77° 09' W., 372.78 feet) to a ½" iron rod with cap marked "RPLS 2475" set (calls point) for corner;
- (4) S. 71° 53' 00" W., 571.73 feet (calls S. 71° 53' W., 571.73 feet) to a ½" iron rod with cap marked "RPLS 2475" set (calls point) for corner;
- (5) S. 73° 00' 00" W., 190.23 feet (calls S. 73° 00' W., 190.23 feet) to a ½" iron rod with cap marked "RPLS 2475" set (calls point) for corner;
- (6) S. 61° 58' 00" W., 1374.41 feet (calls S. 61° 58' W., 1374.4 feet) to a ½" iron rod with cap marked "RPLS 2475" set at fence corner post being in the west boundary line of said 221.4 acre tract (TRACT I) and being in the east boundary line of CHEYENNE MOUNTAIN ESTATES, FIRST UNIT, an addition in Lampasas County, Texas according to the map or plat of record in Slide 101, Plat Cabinet 1, Plat Records of Lampasas County, Texas for corner;



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Page 1 of 3

THENCE departing said south right-of-way and with the west boundary line of said TRACT I and with the east boundary of said CHEYENNE MOUNTAIN ESTATES, FIRST UNIT the following four (4) calls:

- (1) S. 20° 46' 42" E., 1144.41 feet (calls N. 19° W., 419 varas) to a 1 ½" iron pipe found for corner;
- (2) S. 25° 39' 11" W., 795.36 feet (calls N. 26° E., 287 varas) to a ½" iron rod with cap marked "RPLS 2475" set at fence post for corner;
- (3) S. 00° 36' 02" W., 928.27 feet (calls N. 3° E., 680 varas) to a 100d nail found for corner;
- (4) S. 00° 47' 12" W., 898.46 feet to a ½" iron rod found being the apparent southwest corner (no call for monument) of said TRACT I and being corner of said CHEYENNE MOUNTAIN ESTATES, FIRST UNIT and being in the north boundary line of INDIAN VALLEY, an addition in Lampasas County, Texas according to the map or plat of record in Slide 103, Plat Cabinet 1, Plat Records of Lampasas County, Texas for corner;

THENCE departing said CHEYENNE MOUNTAIN ESTATES, FIRST UNIT and with the south boundary line (calls S. 71° W., 950 varas) of said TRACT I the following two (2) calls:

- (1) N. 68° 04' 44" E., 914.25 feet to a fence post found being corner of those certain Tracts as referenced in a General Warranty Deed dated July 3, 2002 from Eris Smart Mangrem; Harold Smart; Clyde Smart, and Faye Smart Crooks to Sue Smart and being of record in Volume 379, Page 442, Deed Records of Lampasas County, Texas for corner;
- (2) N. 71° 57' 32" E., 1699.90 feet to a ½" iron rod found at corner fence post being the apparent southeast corner (calls fence corner) of said TRACT I and being in the west boundary line of said 160 acre tract (TRACT II) for angle corner;

THENCE S. 21° 36' 31" E., 315.14 feet departing said TRACT I and with the west boundary line (calls S. 19° E.) of said TRACT II to a ½" iron rod found at corner fence post being the apparent southwest corner of said TRACT II for corner;

THENCE with the south boundary line (calls N. 71° E., 990 varas) of said TRACT II the following three (3) calls:

- (1) N. 68° 38' 07" E., 974.14 feet to a fence post for corner;
- (2) N. 70° 32' 59" E., 818.35 feet to a fence post for corner;
- (3) N. 68° 28' 47" E., 817.76 feet to a ½" iron rod with cap marked "RPLS 2475" set for corner fence post being the apparent southeast corner of said TRACT II for corner;



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Page 2 of 3

THENCE with the east boundary line (calls N. 19° W., 950 varas) of said TRACT II the following two (2) calls:

- (1) N. 20° 51' 46" W., 1502.45 feet to a 1/2" iron rod with cap marked "RPLS 2475" set at fence corner post being the apparent southwest corner (calls cedar post) of said 14.89 acre tract in Volume 339, Page 259, Deed Records of Lampasas County, Texas for corner;
- (2) N. 19° 36' 53" W., 1921.67 feet with the west boundary line (calls N. 19° W., 1933.3 feet) of said 14.89 acre tract to the Point of BEGINNING and containing 375.538 acres of land.

\*\*\*\*\*

I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

*Victor D. Turley*  
 Victor D. Turley, R.P.L.S.#2475  
 May 25, 2005



Bearing base: S. 61° 58' 00 W., 1374.41 feet south right-of-way line, U.S. Highway No. 190, Volume 197, Page 773, Deed Records, Lampasas County, Texas.

See attached surveyors sketch that accompanies this set of field notes (ref: Turley Associates, Inc. drawing no. 11436-D)



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# Lampasas Independent School District

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June 5, 2008

Andrea Gardner  
City Manager, City of Copperas Cove  
507 South Main Street  
Copperas Cove, Texas 76522

Re: TIRZ #1, City of Copperas Cove

To Whom It May Concern:

On June 2, 2008, the Lampasas Independent School District Board of Trustees, during a regular meeting, received a formal presentation from Scott Bean and Andrea Gardner concerning the Tax Increment Reinvestment Zone #1, City of Copperas Cove. A Preliminary Project and Reinvestment Zone Financing Plan was presented followed by a period for questions and answers.

The Board, by unanimous vote, appointed trustee Ron Farr to represent the District on the Board of Directors for the Tax Increment Reinvestment Zone #1, City of Copperas Cove.

If I may be of further assistance, please do not hesitate to contact me at 512-556-6224.

Sincerely,

Shane Jones  
Business Manager

# City of Copperas Cove

## City Council Agenda Item Report

June 17, 2008

### Agenda Item No. I-3

Contact – Andrea M. Gardner, City Manager, 547-4221  
agardner@ci.copperas-cove.tx.us

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**SUBJECT:** Consideration and Action on approving Ordinance No. 2008-19, designating a contiguous geographic area within the City of Copperas Cove as Reinvestment Zone Number One, City of Copperas Cove, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a board of directors for such zone; containing findings and provisions related to the foregoing subject; providing a severability clause; and declaring an emergency.

---

#### 1. BACKGROUND/HISTORY

On June 21, 2007, the concept of a Tax Increment Reinvestment Zone (TIRZ) was presented and discussed in a Special Meeting of the Copperas Cove City Council and Copperas Cove Economic Development Board. As a result, Hawes Hill Calderon LLP was hired by the Copperas Cove Economic Development Corporation in July 2007 to assist the City with the creation of a TIRZ for the proposed development known as the Valley at Great Hills.

On April 15, 2008, the City Council authorized the City Manager to execute notification documents declaring the City of Copperas Cove's intent to create a Tax Increment Reinvestment Zone and request waiver of the 60-day notice requirement from Lampasas County and Lampasas Independent School District. Lampasas County agreed to waive the 60-day notice required by Texas Tax Code Chapter 311 on April 28, 2008 and the Lampasas Independent School District agreed to waive the 60-day notice required by Texas Tax Code Chapter 311 on May 1, 2008.

A Public Hearing was conducted by the City Council of Copperas Cove on June 3, 2008. The hearing provided an opportunity for interested persons to speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing. Additionally, as required by Chapter 311 of the Texas Tax Code, a presentation was made to the Lampasas Independent School District.

## **2. FINDINGS/CURRENT ACTIVITY**

The next step in the process of creating a TIRZ is approval of the TIRZ creation ordinance by the Copperas Cove City Council. Upon approval, the City of Copperas Cove will select a process for TIRZ Board Member appointments. The Lampasas Independent School District has selected its board member appointment to be Mr. Ron Farr. Lampasas County will select two board members at a future County Commissioners Court Meeting.

The Zone shall take effect immediately upon passage of the ordinance, and on January 1, 2009 with regard to deposit of tax increments into the Tax Increment Fund. Termination of the operation of the Zone shall occur on December 31, 2038, or at an earlier time designated by subsequent ordinance.

## **3. FINANCIAL IMPACT**

The tax increment base of the City is the total appraised value of all real property taxable by the City and located in the Zone, as determined on January 1, 2008, the year in which the Zone was designated as a reinvestment zone.

With the approval of the TIRZ creation ordinance, a Tax Increment Fund is created and established. All Tax Increments shall be deposited in the Tax Increment Fund and maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities.

The City will retain imputed costs from the Tax Increment Fund to provide municipal services in the Zone as described in the project plan and reinvestment zone financing plan.

The total appraised value of taxable real property in the proposed zone is \$1,265,250 for the City, Lampasas County and Lampasas Independent School District, separately.

## **4. ACTION OPTIONS/RECOMMENDATION**

City Staff recommends that the City Council approve Ordinance 2008-19, designating a contiguous geographic area within the City of Copperas Cove as Reinvestment Zone Number One, City of Copperas Cove, Texas, for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code; creating a board of directors for such zone; containing findings and provisions related to the foregoing subject; providing a severability clause; and declaring an emergency.

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item No. I-4

Contact – Andrea M. Gardner, City Manager, 547-4221  
agardner@ci.copperas-cove.tx.us

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**SUBJECT: Consideration and action on establishing a process to appoint City of Copperas Cove TIRZ Number One Board Member Positions One through Four.**

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### 1. BACKGROUND/HISTORY

With the approval of a TIRZ creation ordinance, a Board of Directors for the Zone is created. The board shall consist of seven (7) members. Positions One through Four on the Board of Directors shall be reserved for the City. Positions Five and Six shall be reserved for Lampasas County and the Lampasas County Road and Bridge Fund. Position seven shall be reserved for the Lampasas Independent School District. Failure of taxing unit to appoint a director by June 17, 2009, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position.

Additionally, the TIRZ creation ordinance authorizes the Mayor to nominate and appoint, subject to the City Council approval, the directors to Positions One through Four of the Board of Directors, and any position unfilled on June 17, 2009, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of the TIRZ creation ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of the TIRZ creation ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of the TIRZ creation ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to the City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of the TIRZ creation ordinance.

### 2. FINDINGS/CURRENT ACTIVITY

City Staff recommends the following procedures be utilized for the selection process of Tax Increment Reinvestment Zone Number One Board of Directors:

- Create a TIRZ Number One Board of Directors application for posting on Channel 10, in a local newspaper and on the City website.
- Set an application deadline of 2 weeks from June 18, 2008.
- Require applications be submitted to the City Secretary on or before 5:00 p.m. on July 2, 2009.
- Require the Mayor or in the absence of a Mayor, the Mayor Pro Tem to nominate and seek City Council approval for Positions One through Four for inclusion on the August 5, 2008 Council Agenda.

**3. FINANCIAL IMPACT**

N/A.

**4. ACTION OPTIONS/RECOMMENDATION**

City Staff recommends that the City Council of Copperas Cove, Texas establish a process for appointing Positions One through Four to the City of Copperas Cove Tax Increment Reinvestment Zone Number One.

**RESOLUTION NO. 2008-20**

**A RESOLUTION OF THE CITY OF COPPERAS COVE,  
TEXAS, TO AUTHORIZE THE CITY MANAGER TO  
EXECUTE AN ELECTRIC UTILITY AUDIT AGREEMENT  
WITH TRISTEM, LTD.**

**WHEREAS**, the City of Copperas Cove desires to review the electric utility accounts through an auditing service; and

**WHEREAS**, TriStem, Ltd. has available an electric utility auditing service to assist the City in such review; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS:**

**Section 1.**

The City Manager of the City of Copperas Cove is hereby authorized to execute an electric utility audit service agreement with TriStem on behalf of the City in substantially the same form as the Consulting Agreement which is attached to and made part of this resolution.

**PASSED, APPROVED AND ADOPTED** on this 17th day of June 2008, at a regular meeting of the City Council of the City of Copperas Cove, Texas.

\_\_\_\_\_  
Robert Reeves, Mayor Pro Tem

**ATTEST:**

\_\_\_\_\_  
Jane Lees, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
James R. Thompson, City Attorney



**CONSULTING AGREEMENT**

**THIS AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ hereinafter referred to as **CLIENT**, and **TRISTEM, LTD.**, hereinafter referred to as **TRISTEM** or **CONSULTANT**, and covers the relationship of **CONSULTANT** and **CLIENT**.

**TRISTEM** will conduct an audit and study of prior utility billing (including street light bills) to determine that amounts paid by **CLIENT** are correct. **TRISTEM** will also inform **CLIENT** if there is a possibility that **CLIENT** can qualify for a more advantageous rate for future billing. **TRISTEM** will notify **CLIENT** of the results of the audit and study and will seek to obtain refunds for any past overbillings which **TRISTEM** determines have occurred. As a fee for this service, **CLIENT** agrees to pay **TRISTEM** 49% of any refunds **CLIENT** receives as a result of **TRISTEM'S** services or audit process, or any part thereof. \*

**CONSULTANT'S** fee is not due until **CLIENT** receives refund. **CLIENT** agrees to pay **CONSULTANT'S** fee within ten days of receipt of refund, whether refund is in the form of cash, credit to accounts, in-kind contributions or any other form of payment or reimbursement. If future considerations are given in lieu of refunds, **TRISTEM** will receive the same percentage of the value of the future considerations, as **TRISTEM** would have received for refunds obtained.

There are no "up-front" fees or service charges. ALL FUTURE SAVINGS GO TO **CLIENT**. If there are no refunds or credits to the **CLIENT**, there is no fee to **CONSULTANT**.

**CLIENT** retains **TRISTEM** for audit services for:

\_\_\_\_\_ Electric    \_\_\_\_\_ Street Lighting    \_\_\_\_\_ Gas    \_\_\_\_\_ Water/Sewer

**AGREED AND ACCEPTED:**

**CLIENT:** \_\_\_\_\_

**BY:** \_\_\_\_\_  
Signature Title

**DATE:** \_\_\_\_\_

**TRISTEM, LTD.**

**BY:** \_\_\_\_\_  
Signature Title

**DATE:** \_\_\_\_\_

\*Plus state and local taxes, if applicable.

# TRISTEM'S RESULTS

Some examples of how TriStem, Ltd., has helped our clients recover utility overbilling charges:

Client	Recovery
City of New Orleans, LA - 2001 - 2004 .....	\$9,227,000
City of New Orleans, LA - 1994 .....	\$6,200,000
Sewerage & Water Board of New Orleans .....	\$1,050,000
General Services Administration .....	\$1,509,477
United States Postal Service .....	\$3,401,977
State of Texas .....	\$1,500,000
Texas Tech University .....	\$1,044,000
City of Savannah, GA .....	\$550,000
United States Coast Guard .....	\$81,132
Veterans Administration Hospitals .....	\$56,054
Sam Houston State University .....	\$155,550
LSU System .....	\$91,903
Lamar State University (Beaumont) .....	\$59,891
City of Longview, TX .....	\$128,156
City of Overland Park, KS .....	\$81,550
La Joya ISD, TX .....	\$116,044
Pasadena ISD, TX .....	\$105,198
City of Beaumont, TX .....	\$99,250
City of Pensacola, FL .....	\$74,765
New Orleans Centre, LA .....	\$70,000
City of Huntsville, TX .....	\$59,782
City of Avondale, AZ .....	\$33,476



LIMITED PARTNERSHIP

328 IVY LANE  
HEWITT, TX 76643  
800-234-7937

[tristem@earthlink.net](mailto:tristem@earthlink.net)

[www.tristem.com](http://www.tristem.com)

[www.wiredforgreed.com](http://www.wiredforgreed.com)

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item I-5

Contact – Wanda Bunting, Director of Financial Services 547-4221  
wbunting@ci.copperas-cove.tx.us

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**SUBJECT: Consideration and action on Resolution No. 2008-20, authorizing the City Manager to enter into an agreement with TriStem Ltd. for auditing services on the electric utility bills.**

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### 1. BACKGROUND/HISTORY

TriStem offers an opportunity to reduce utility costs with no out-of-pocket fees. TriStem audits past utility bills including street and highway lighting. The only fee charged is a percentage of what TriStem recovers for the City. If there is no recovery in overpayments, then there are no fees. All future savings will stay with the City of Copperas Cove.

TriStem has been in the utility auditing business for over 27 years and has recovered millions of dollars for clients throughout the United States. TriStem examines past utility bills, determines what refunds or rate adjustments may be available, and handles all correspondence and negotiations necessary for recovery of credits and refunds.

### 2. FINDINGS/CURRENT ACTIVITY

TriStem checks for incorrect rates, meter malfunctions, accurate billings for street lights, calculation errors, double billings, and other items that may have caused overbillings of the electric utilities.

### 3. FINANCIAL IMPACT

There is no up front cost to the City of Copperas Cove. The only cost associated with the electric utility audit will be 49% of any amount recovered by TriStem on behalf of the City.

### 4. ACTION OPTIONS/RECOMMENDATION

City Staff recommends authorizing the City Manager to enter into an agreement with TriStem to audit the electric utility accounts at the City.



**CONTRACT FOR  
PUBLIC AFFAIRS & LEGISLATIVE  
CONSULTING SERVICES  
(City of Copperas Cove, Texas)**

This contract is made the 17<sup>th</sup> day of June 2008, between **City of Copperas Cove**, Texas, having its principal place of business at 507 South Main Street, Copperas Cove, Texas (hereinafter “Client”) and **HillCo Partners, LLC** having its principal place of business at 823 Congress Avenue, Suite 900, Austin, Texas 78701 (hereinafter “Consultant”) for the provision of public affairs and legislative consulting services related to the Client.

Client and Consultant do hereby mutually agree as follows:

1. **Services**. Consultant will provide the services described below.
  - a. **Develop Legislative Agenda** - Prior to the regular legislative session of the Texas Legislature, Consultant will assist the Client in identifying and adopting legislative goals and initiatives that are beneficial to the Client’s interests in addition to identifying issues that could potentially be harmful to the Client’s interests with a particular emphasis on advancing transportation issues, protecting local revenues sources, and protecting home rule authority. Client will work to ensure Consultant has appropriate information and data to assist Consultant with their efforts in this regard.
  - b. **Strategy Development** - Consultant will assist in the development of a specific strategy to accomplish Client’s legislative goals and initiatives.
  - c. **Legislative Advice** - Consultant will generally advise the Client on actions contemplated or taken with respect to identified goals and initiatives.
  - d. **Relationship Advice** - Consultant will generally advise Client regarding the effectiveness of Client’s relationships with Texas elected officials
  - e. **Process Advice** - Consultant will advise the Client of the Texas legislative process and the general political environment in Texas.

- f. **Passage of Legislation** - Consultant will assist the Client in the passage of specific, identified legislative initiatives that are proposed and identified by the Client.
  - g. **Defeat of Legislation** - Consultant will assist the client in defeat of legislation or other initiatives that arise throughout the term of the contract that Client determines could have a negative impact on the Client's ability to carry out its governmental and proprietary functions.
  - h. **Representation at Meetings** - At the direction of Client, Consultant will represent the Client in dealings with elected and appointed officials of the executive and legislative branches of Texas state government, legislative staff, staff of the executive branch (with a specific focus on the Texas Commission on Environmental Quality, the Texas Department of Transportation, the Comptroller's office and the Governor's Office), and other interested stakeholders on matters identified by the Client to assure timely and effective communications.
  - i. **Track Legislation & Provide Reports** - Consultant will track and report on legislation of interest and on all government actions and decisions which could have an effect on the governmental affairs strategy of the Client.
  - j. **Witness Preparation** - Consultant will assist in preparing city officials who testify before the Texas Legislature. As part of this preparation the Consultant will assist in formulating written and verbal testimony for city officials who provide testimony to legislative and administrative bodies.
2. **Term**. This Agreement is effective for the period from July 1, 2008 through June 30, 2010. It may be renewed at the expiration of the contract upon the written consent of both parties. Either party may terminate the contract by giving thirty (30) days written notice to the other party.
3. **Compensation**. In consideration for the performance of services, fees shall be paid by Client as follows:
- a. \$10,000 (ten thousand) per month for the duration of the contract. Consultant agrees that such fixed sum shall be full compensation for all services performed. The fee will be billed on or about the first of each month.
  - b. Payment shall be made to HillCo Partners, 823 Congress Avenue, Suite 900, Austin, Texas 78701.
4. **Expenses**. Client agrees to pay Consultant's reasonable expenses incurred for travel made at Client's request including airfare, hotels, taxis, shuttles, rental cars,

meals related to travel. Client agrees to pay for meeting expenses for meetings hosted to discuss Client's issue. Consultant agrees to provide invoices and other documents which reflect the amounts billed as expenses. Client shall pay these invoices within thirty (30) days of receipt. Any individual expense in excess of \$100.00 (one hundred) will be accompanied with an individual receipt or invoice.

5. **Lobby Activities and Reporting.** The Texas ethics law and rules adopted by the Texas Ethics Commission require the Consultant to report compensation or reimbursement paid to Consultant for the purpose of directly communicating with members of the legislative or executive branch. Texas Ethics Commission Rules provide that a registrant receiving compensation or reimbursement for purposes other than lobby activities may reasonably determine the amount of compensation attributable to lobby activities and report only that amount. The rules define "*lobby activity*" as "Direct communication with one or more members of Texas legislative or executive branch to influence legislation or administrative action and activities in preparing for such direct communication." The statutory term "*lobby activity*" does not include, for example, the following activities performed on the Client's behalf:

- Any effort to influence purchasing decisions by a state agency
  - Daily monitoring of legislation and/or executive actions
  - Communication with the Client on many strategic subjects
  - Preparation and delivery of status reports, newsletters, and other items of interest
  - Giving sworn testimony before executive or legislative bodies
  - Legal consultation, briefings and documentation
  - Analysis of political races and fundraising efforts on behalf of PACs and/or individual candidates
  - Attending and preparing for board meetings
  - Negotiation sessions
  - Arranging meetings with various state officials to brief them on areas of interest to the Client
  - Any other action taken which is not designed specifically to influence legislative or executive action.
- (a) The Consultant will allocate on a reasonable basis, as allowed by the rules, the amount of the retainer paid to the Consultant that is being paid for "*lobby activities*". Based upon Consultant's experience representing other clients, the Consultant believes 35 (thirty-five) percent will be a reasonable estimate of the monthly retainer attributable to "*lobby activities*." It is understood and agreed that the Consultant's activities will be monitored from time to time so that any change in the amount of time spent on lobby activities as defined by the rules of the Texas Ethics Commission will be detected and updated, if necessary.

6. **Client Support and Communication.** Consultant will provide Client both written and verbal status reports on all matters affecting their stated interests. Consultant will attend Client meetings, as requested and schedule permitting, to assure timely and effective communications. Snapper Carr and Brandon Aghamalian will serve as the primary contacts on behalf of the Consultant.
7. **Legal Services.** It is understood and agreed that Consultant is being retained hereunder to provide governmental consulting services and not to provide legal advice or services to Client. In the event that legal opinions or financial analysis are needed at any time with respect to Client's interests, the decision to seek additional professional advice and services, and from whom, shall rest exclusively with Client.
8. **Expansion of Scope of Work.** Should representation expand significantly beyond the contemplated scope outlined in the Agreement, both parties will mutually agree to discuss the role of the expanded services and agree, if necessary, to discuss the payment of additional compensation during this unlikely event.
9. **Independent Contractor Relationship.** It is understood by the parties that Consultant is an independent contractor for the purposes of any federal and/or state laws including tax laws, and that Consultant is not in any way an employee, full or part-time of Client.
10. **State Law.** Under Texas and federal law there are various requirements imposed on persons and organizations that interact with state officials, especially where an attempt is made to influence legislation or contracts. In this regard, Consultant will promptly inform Client when any such filings are necessary and shall seek registration with respect to the services to be performed on Client's behalf. Consultant agrees to perform its obligations under this contract in compliance with all applicable laws.
11. **Confidentiality.** If a party provides information or materials indicated to be confidential, the receiving party will maintain the confidentiality of such matters and not disclose any such information except in proper performance of this contract and as required by law.
12. **Conflicts of Interest.** Consultant agrees to fully comply with the Texas Ethics laws concerning legislative advocacy conflicts of interests, including but not limited to, Chapter 305 of the Texas Government Code. Consultant agrees to exercise extreme care and to undertake preemptive measures to avoid conflicts, unintended and otherwise, which may arise in the future. If any such conflict should develop, Consultant agrees to bring that fact immediately to the attention of both Clients for resolution. Consultant agrees that their clients shall be the sole judge of whether or not a conflict exists and whether any such conflict has been adequately resolved. By signing this Agreement, the Client is affirming that they

have received a complete listing of the Consultant's legislative consulting clients and that as of the execution date of this Agreement no direct conflicts of interests currently exist.

13. **Termination**. Either party may terminate this agreement upon thirty (30) days written notice to the other. The Client may also terminate this contract with fifteen (15) days notice if termination is caused due to a conflict of interest.
  
14. **Entire Agreement and Modifications**. This Agreement contains the entire agreement and understandings of the parties with respect to the subject matter hereof and supercedes all prior or contemporaneous agreements or understandings, whether oral or written, negotiations and discussions. This Agreement may not be modified, rescinded or terminated orally, and no modification, rescission, termination or attempted waiver of any provision hereof (including this section) shall be valid unless in writing and signed by the parties hereto.
  
15. **Contract not for Congressional or Federal consulting services**. Both parties understand this contract is not for advocacy or public affairs services regarding federal matters with the U.S. Congress or federal agencies. Should client need services for federal activities in Washington, D.C., client will engage another party for those services and coordinate those efforts and activities with HillCo. HillCo does maintain an informal relationship with providers of similar services at the federal level and remains available to make recommendations for client to consider should this situation arise.

**IN WITNESS WHEREOF**, the parties have executed this Agreement through their duly authorized officers, as of the date set forth above.

**City of Copperas Cove, Texas**

**HillCo Partners**

By: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item I-6

Contact – Andrea M. Gardner, City Manager, 547-4221  
agardner@ci.copperas-cove.tx.us

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**SUBJECT: Consideration and action on authorizing the City Manager to enter into a Contract for Public Affairs and Legislative Consulting Services with Hillco Partners.**

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### 1. BACKGROUND/HISTORY

During the City Council Retreat held on March 10, 2008, City staff presented the option of hiring a professional firm to provide legislative consulting services. The main focus of the services to be provided was in the area of transportation projects/grants, water & sewer projects/grants and economic development grants.

The consensus received from City Council at the March 10, 2008 City Council Retreat was to seek the services of a firm to assist with legislative issues through the creation of a selection committee. Additionally, the consensus was to seek participation from both the Copperas Cove Economic Development Corporation and the Industrial Foundation Board of Copperas Cove.

On May 6, 2008 City Council approved the appointments of the following members to the Advocate Selection Committee:

Member	Representing Entity
Ray Don Clayton	City of Copperas Cove
Charlotte Heinze	City of Copperas Cove
Dan Yancey	Copperas Cove Economic Development
Joe Carothers	Copperas Cove Industrial Foundation
Jimmy Clark	Copperas Cove Industrial Foundation
Andrea Gardner	City of Copperas Cove
Jim Thompson	City of Copperas Cove

The committee met on May 22, 2008 to review the proposals submitted. One proposal was submitted by the deadline by Hillco Partners. The committee agreed to conduct an interview with the firm and upon completion of the interview

determine if Hillco Partners could satisfactorily meet the needs of the City. As a result, the interview with Hillco Partners was conducted by the Advocate Selection Committee on May 29, 2008. Hillco Partners was represented by Mr. Buddy Jones and Mr. Brandon Aghamalian during the interview.

On May 30, 2008, the Advocate Selection Committee notified the City of Copperas Cove of its decision to recommend Hillco Partners to serve as the Public Affairs and Legislative Consultant for the City of Copperas Cove.

## **2. FINDINGS/CURRENT ACTIVITY**

The services to be provided to the City by Hillco Partners consist of the following:

- Develop Legislative Agenda
- Strategy Development
- Legislative Advice
- Relationship Advice
- Process Advice
- Passage of Legislation
- Defeat of Legislation
- Representation at Meetings
- Track Legislation & Provide Reports
- Witness preparation

The contract will be effective July 1, 2008 through June 30, 2010, with the ability to renew at the expiration of the contract upon the written consent of both parties. Either party may terminate the contract by providing thirty (30) days written notice to the other party.

## **3. FINANCIAL IMPACT**

In consideration for the performance of services, the contract fees are \$10,000 per month for the duration of the contract. This equals \$120,000 per year to be shared equally by all participating entities (City of Copperas Cove, Copperas Economic Development Corporation and the Copperas Cove Industrial Foundation).

Total expenditure to the City of Copperas Cove equals \$40,000 per year. The City's portion of the funding from July 1, 2008 through September 30, 2008 of \$10,000 is included in the budget amendment prepared for the June 3, 2008 and June 17, 2008 Council Agenda.

## **4. OPTIONS/RECOMMENDATION**

City staff recommends authorization be granted to the City Manager to enter into a Contract for Public Affairs and Legislative Consulting Services with Hillco Partners.

June 9, 2008

Mayor and City Council Members:

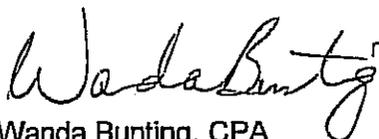
The Finance Department is pleased to submit the Monthly Financial Report for the month of April 2008. The fiscal year 2007-08 budget is being monitored very closely and budget amendments will be brought to City Council if the need arises for redistribution of funds or an increase in appropriations. The fiscal year 2008-09 budget process is under way. The City Manager along with City staff are reviewing the budget requests and preparing recommendations to include in the City Manager's proposed budget. The fiscal year 2008-09 Proposed Annual Budget is scheduled to be presented to City Council at the July 15, 2008 Council meeting.

Year-to-date revenues through April 2008 are exceeding expenditures in all of the major funds of the City with the exception of the Golf Course Fund. Operating expenses at the Golf Course are exceeding the operating revenues by \$66,111, however, due to a transfer from the General Fund in October for \$59,072, the total Fund expenses exceed the total Fund revenues by only \$7,039.

The key economic indicators provide some insight for the financial activity of the City. The sales tax collections, hotel occupancy tax collections, building permits, and the number of utility accounts established show an increase from the prior year. The unemployment rate in the Killeen/Fort Hood region is down slightly from the prior year. City staff will continue to monitor revenues and expenditures in all City funds and key economic indicators.

We hope the regular monitoring of the City's financial position will continue to provide the City Council with information that is useful for making sound policy decisions.

Respectfully submitted,



Wanda Bunting, CPA  
Director of Financial Services

City of Copperas Cove  
Financial Summary by Fund  
April 30, 2008

**GENERAL FUND**

- April year-to-date revenues are above April year-to-date expenditures by \$2,605,892.
- Property tax revenue for April 2008 is \$96,763 or 153.9% above \$38,117 collected last April. Year-to-date property tax revenue is at \$5,955,044 or 10.7% above prior year-to-date collections.
- Year-to-date sales tax revenue of \$1,336,474 reflects a \$97,219 or 7.8% increase from the prior fiscal year.
- Year-to-date franchise tax revenue of \$384,194 is \$30,286 or 8.6% above prior year-to-date revenue.
- Interest earnings year-to-date of \$111,154 decreased by \$33,988 or 23.4% below the prior fiscal year-to-date earnings.
- General Fund expenditures year-to-date of \$7,233,743 reflect an increase of 6.8% over prior year-to-date expenditures of \$6,772,874.

**WATER & SEWER FUND**

- Year-to-date revenues are exceeding year-to-date expenses by \$625,426.
- Water revenue totaled \$346,857 for the month. This is \$12,600 or 3.8% above April 2007. Year-to-date water revenue is at \$2,455,529 which is above the prior year-to-date revenue by \$25,167 or 1.0%.
- Sewer revenue totaled \$301,400 for the month. This is \$21,389 or 7.6% above April 2007. Year-to-date sewer revenue is at \$1,992,292 which is above the prior year-to-date revenue by \$59,857 or 3.1%.
- Interest earnings year-to-date of \$57,730 decreased by \$28,166 or 32.8% below the prior fiscal year-to-date earnings.
- Connect fees produced revenues of \$4,290 for the month; \$35,970 year-to-date.
- Water tap fees year-to-date are \$52,436; \$12,530 below prior year-to-date. Sewer tap fees year-to-date are \$13,150; \$3,290 below prior year-to-date.
- Expenses year-to-date of \$4,102,350 reflect an increase of 10.2% over prior year-to-date expenses of \$3,724,309. The expenses for the current year are well within the budget for FY 2007-08.

### **SOLID WASTE FUND**

- Year-to-date revenues are exceeding year-to-date expenses by \$208,559.
- Sanitary landfill fees for April 2008 are \$39,290; compared to \$34,116 in April 2007. Year-to-date revenue is at \$217,865 which is below the prior year-to-date revenue by \$10,876 or 4.8%.
- Refuse collection fees are \$199,095 for the month; an increase of \$11,195 over April 2007. Year-to-date revenue is at \$1,361,793 which is above the prior year-to-date revenue by \$72,638 or 5.6%.
- Interest earnings year-to-date of \$17,726 decreased by \$53 or 0.3% below the prior fiscal year-to-date earnings.
- Expenses year-to-date of \$1,524,573 reflect an increase of 15.1% above prior year-to-date expenses of \$1,324,743.

### **DRAINAGE UTILITY FUND**

- Year-to-date revenues are exceeding year-to-date expenses by \$120,053.
- Drainage Utility fees for the month of April are \$70,817; an increase of \$3,162 or 4.7 % above April 2007. Year-to-date revenue is at \$508,126 which is above the prior year-to-date revenue by \$13,012 or 2.6%.
- Expenses year-to-date of \$388,073 reflect an increase of 55.4% above prior year-to-date expenses of \$249,715. The expenses for the current year are well within the budget for FY 2007-08.

### **GOLF COURSE FUND**

- Total year-to-date revenues are below year-to-date expenses by \$7,039. In addition, the year-to-date operating revenues include a transfer from the General Fund for \$59,072. Net of the transfer, expenses are exceeding revenues year-to-date by \$66,111.
- Revenues for the month of April totaled \$60,485, compared to revenues for April 2007 of \$45,213. Year-to-date operating revenues are at \$321,020 which is above the prior year-to-date operating revenues by \$56,538 or 21.4%.
- Expenses for the month are \$62,903; \$10,711 above April 2007 expenses. Year-to-date expenses of \$387,130 reflect a decrease of 7.3% below prior year-to-date expenses of \$417,574.

City of Copperas Cove  
Economic Indicators Summary  
April 30, 2008

***Unemployment Rate***

- The unemployment rate for the month of April 2008 was 4.0%, which is slightly down from April 2007, recorded at 4.2%.

***Sales Tax Collections***

- Sales tax collections for April 2008 totaled \$182,831, compared to April 2007 collections of \$165,791. Year to date, sales tax collections are at \$1,336,474 or 7.8% above prior year-to-date collections of \$1,239,255.
- In addition to the City sales tax collected above, \$668,237 year-to-date was paid to the Copperas Cove Economic Development Corporation.

***Water Customers***

- During the month of April 2008 there were 13,096 active water accounts.
- April 2007 recorded 12,441 water customers, which indicates a 5.3% or 655 increase in water customers from April 2007 to April 2008.

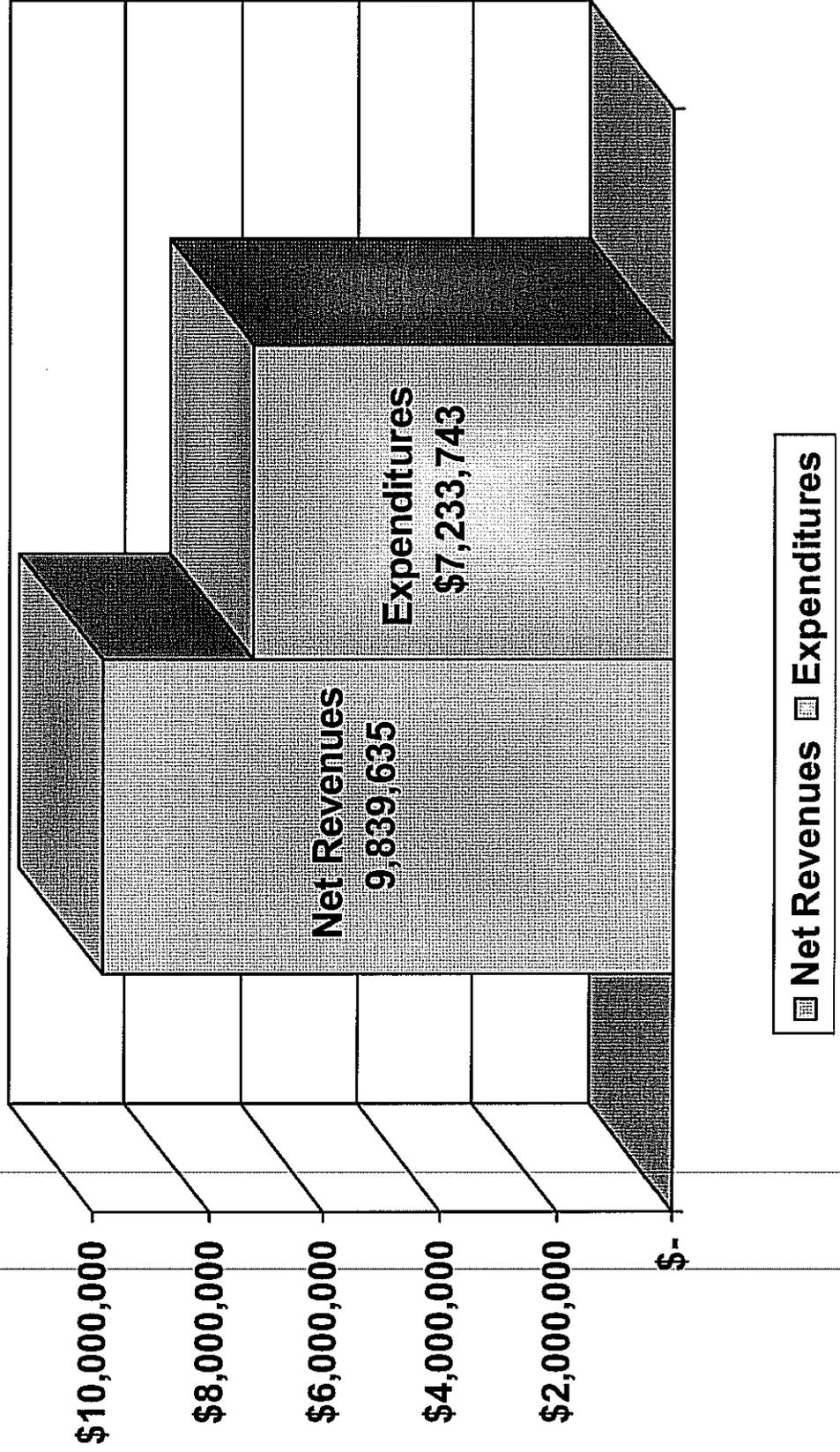
***Building Permits***

- The total dollar value of building permits issued for April 2008 was \$4,335,894 compared to \$2,618,944 in April 2007.
- 144 building permits were issued in April 2008 which is an increase of 24 compared to that issued in April 2007.

***Hotel Occupancy Tax Revenue***

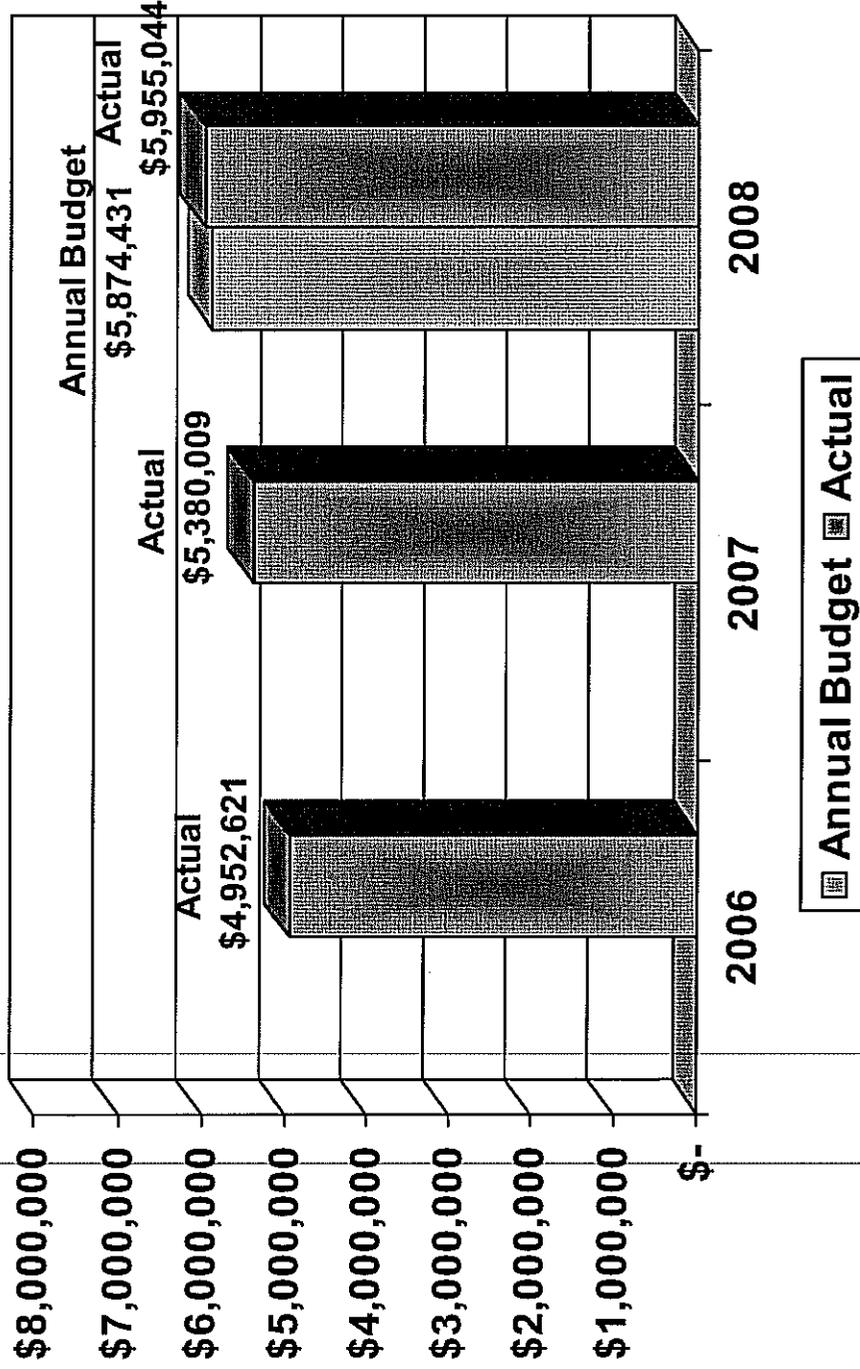
- Hotel occupancy tax collections for April 2008 were \$37,021.56 compared to \$12,232.75 collected in April 2007. Year to date, hotel occupancy tax collections are at \$103,692.61 or 57.8% above prior year-to-date collections of \$65,730.42.
- The hotel occupancy tax revenue is being reported consistently this fiscal year. Several hotels are reporting quarterly which reflects higher revenue in October, January, April, and July.

**City of Copperas Cove  
General Fund  
Revenues vs. Expenditures  
FYTD (October through April)**

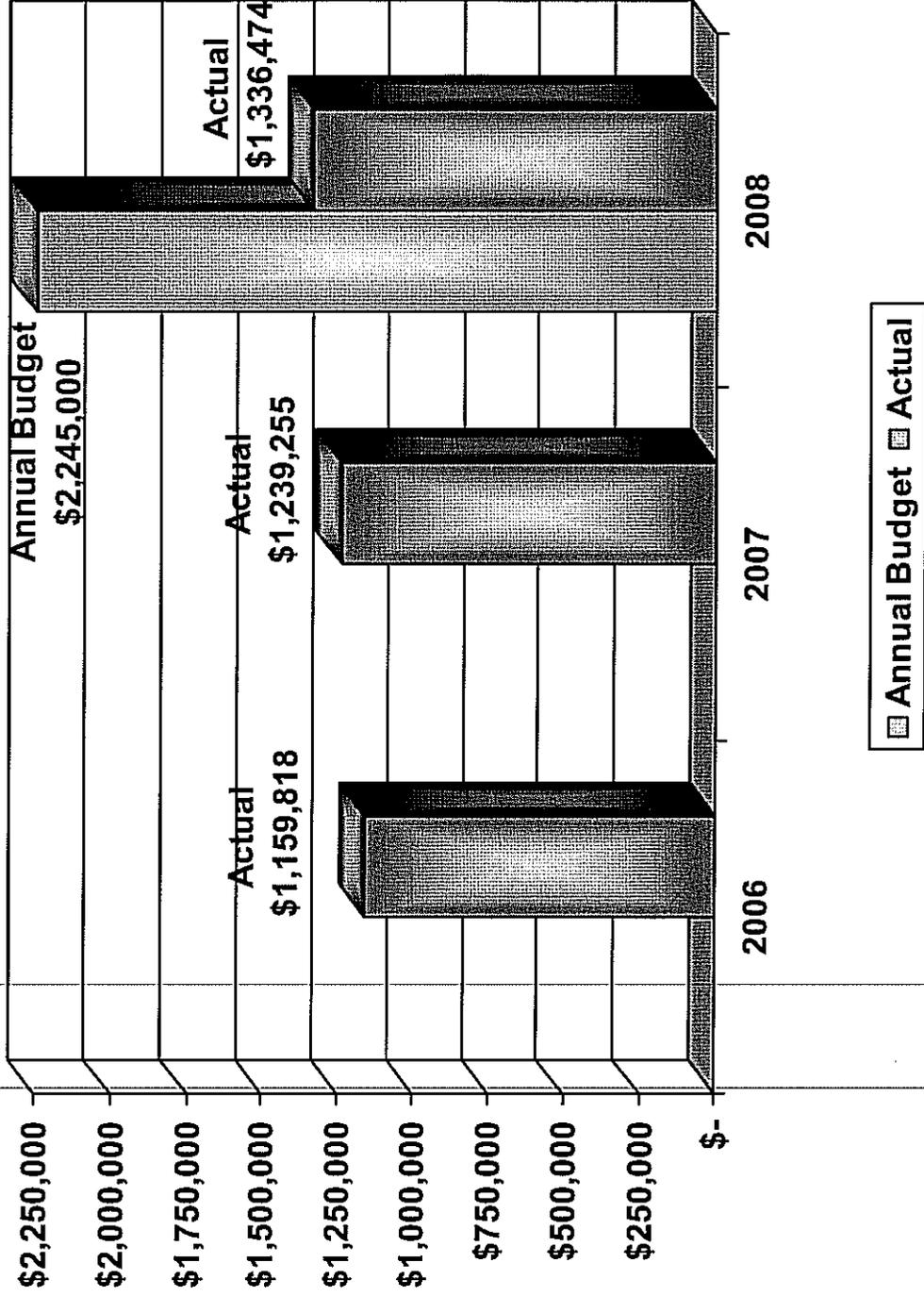


# City of Copperas Cove General Fund

## Property Tax Revenue Trends FYTD (October through April)



# City of Copperas Cove Sales Tax Revenue Trends FYTD (October through April)

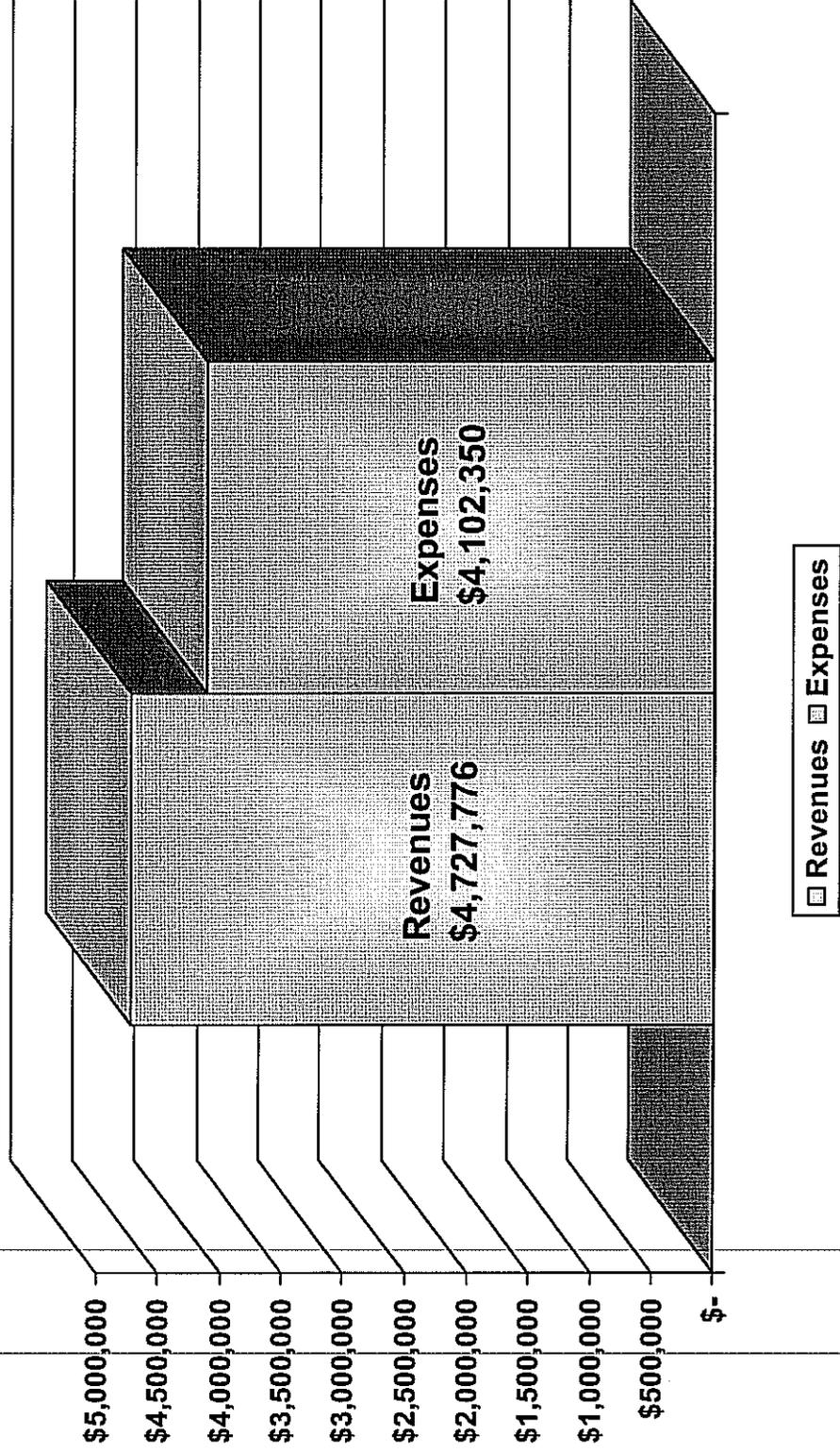


➤ Sales Tax Revenue through 04/30/08 was \$1,336,474

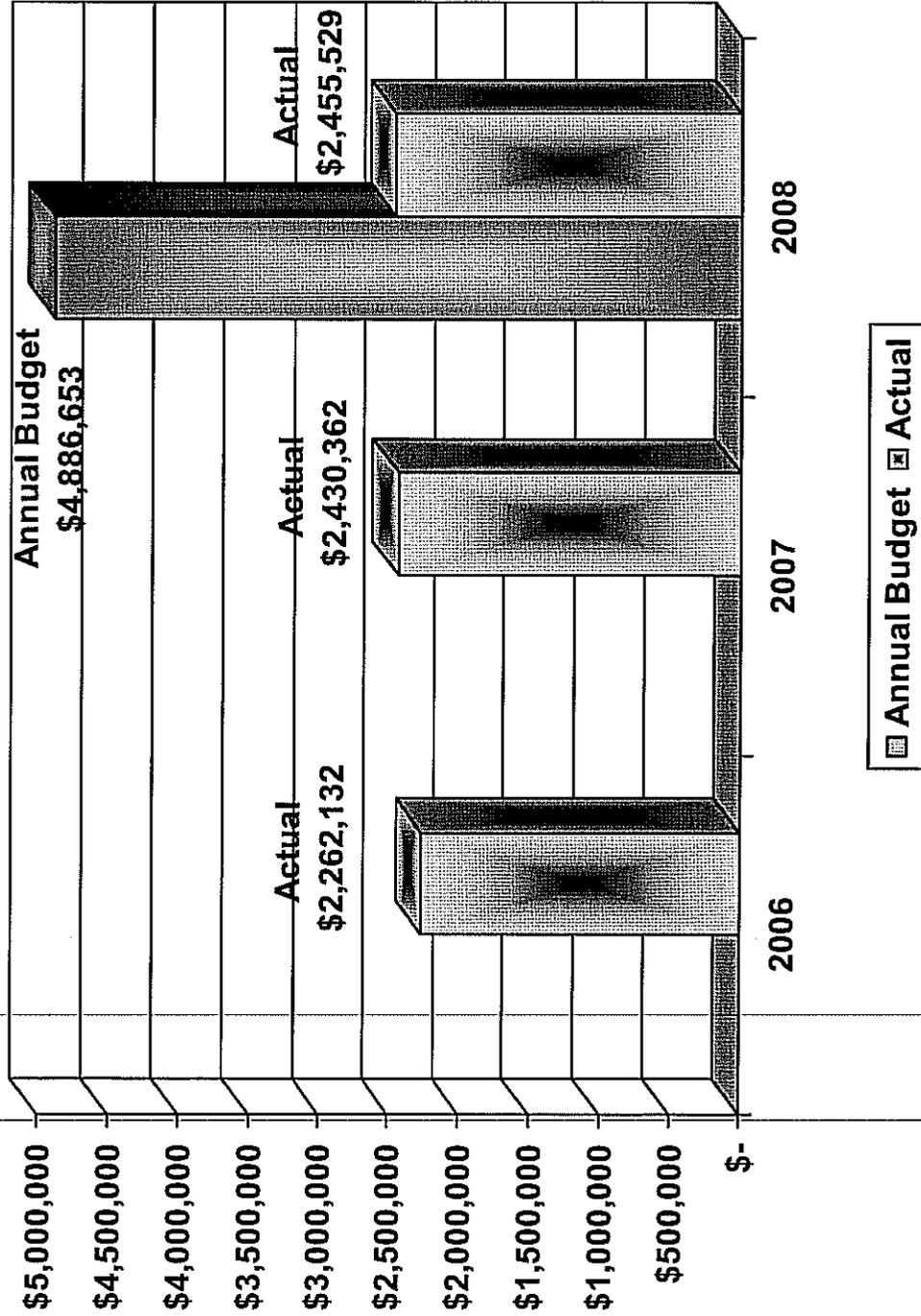
➤ \$97,219 or 7.8% above prior year-to-date Sales Tax Revenue

Legend: Annual Budget (lighter bar), Actual (darker bar)

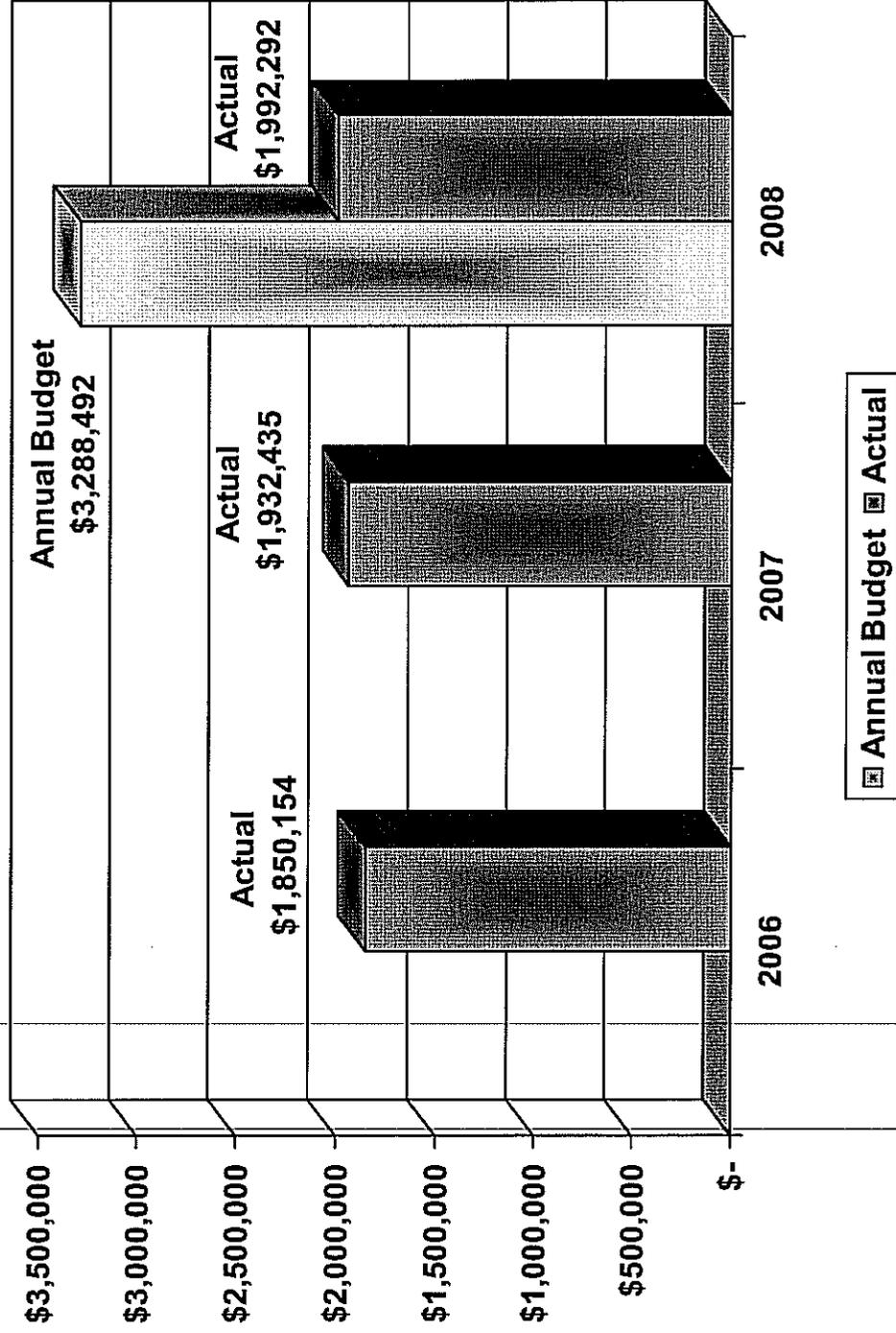
# City of Copperas Cove Water & Sewer Fund Revenues vs. Expenses FYTD (October through April)



# City of Copperas Cove Water Revenue Trends FYTD (October through April)



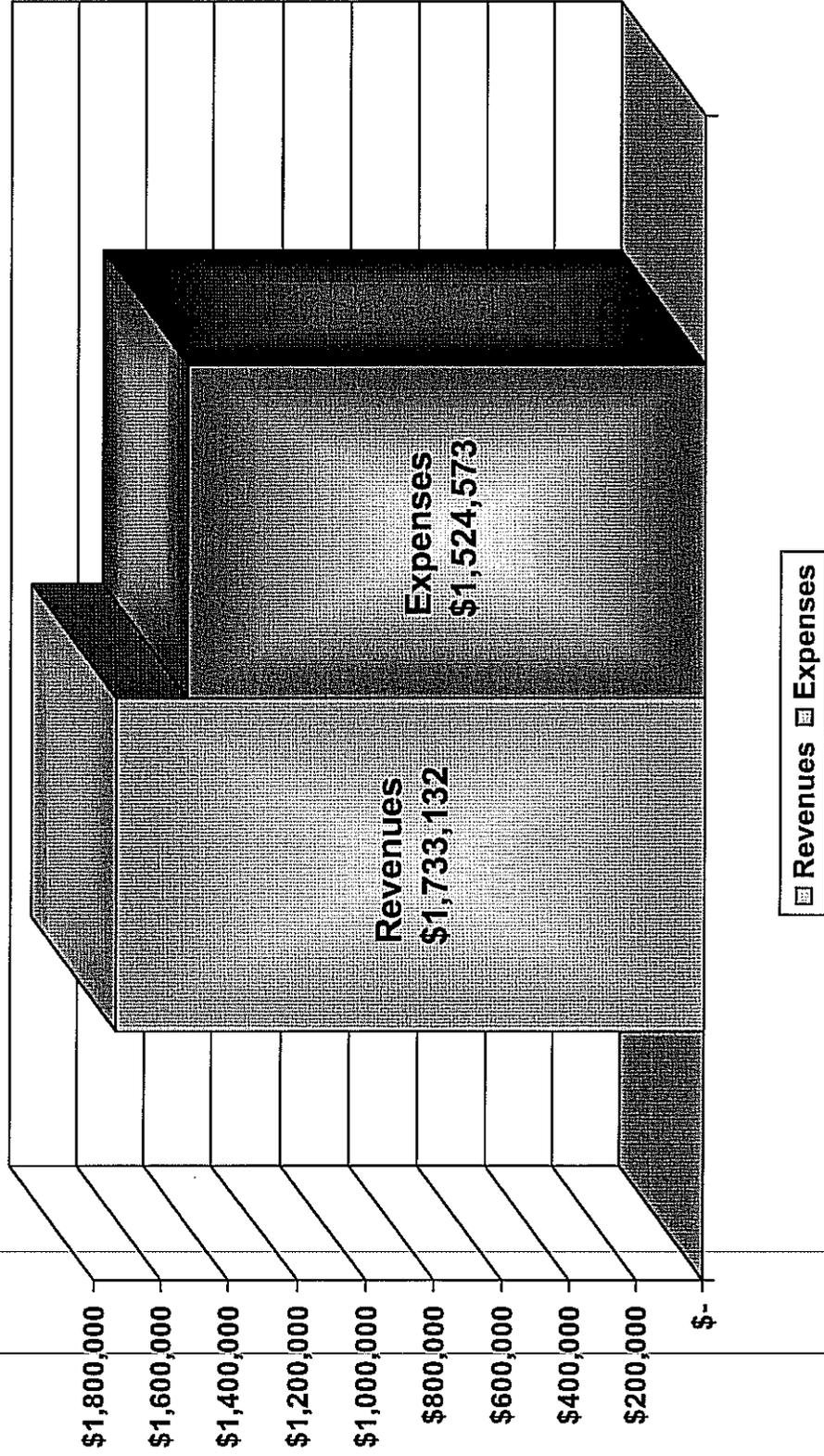
# City of Copperas Cove Sewer Revenues FYTD (October through April)



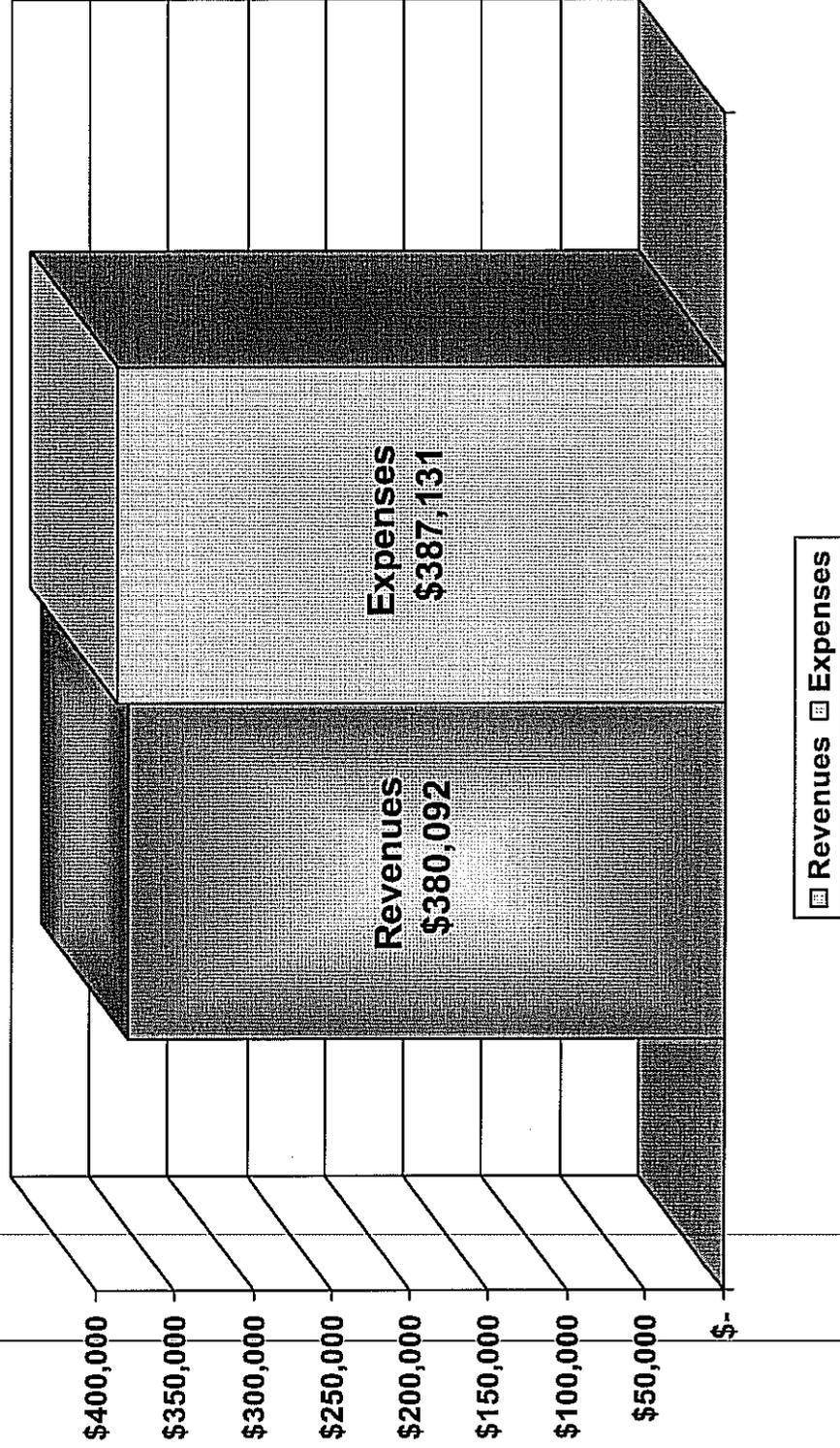
➤ Sewer Revenue through 04/30/08 was **\$1,992,292**

➤ **\$59,857** or 3.1% above prior year-to-date revenue

# City of Copperas Cove Solid Waste Fund Revenues vs. Expenses FYTD (October through April)

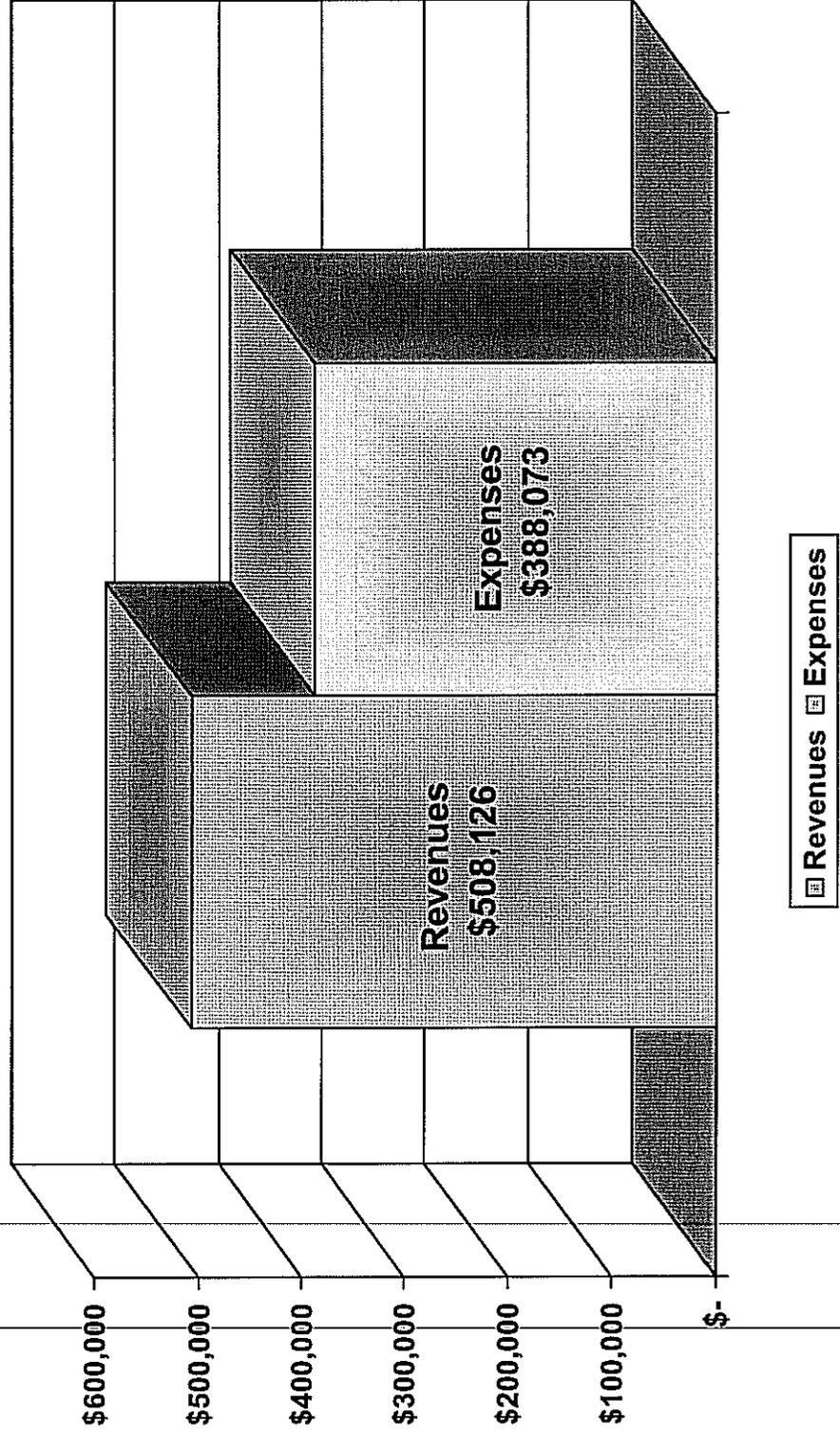


# City of Copperas Cove Golf Course Fund Revenues vs. Expenses FYTD (October through April)



Revenues Expenses

# City of Copperas Cove Drainage Fund Revenues vs. Expenses FYTD (October through April)



**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
GENERAL FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>BEGINNING FUND BALANCE</b>				
Unreserved, Designated	\$ 1,000,000	1,000,000	1,000,000	
Unreserved, Undesignated	2,384,115	5,161,904	2,279,959	
<b>TOTAL BEG. FUND BALANCE</b>	<b>\$ 3,384,115</b>	<b>6,161,904</b>	<b>3,279,959</b>	
<b>GENERAL FUND REVENUE</b>				
<b>Taxes</b>				
Current Ad Valorem Taxes	\$ 5,874,431	96,763	5,955,044	101.4%
Delinquent Ad Valorem Taxes	47,000	6,203	54,160	115.2%
Penalty & Interest	38,000	(41,759)	32,444	85.4%
Sales Tax	2,245,000	182,831	1,336,474	59.5%
Franchise Tax	1,346,208	94,756	384,194	28.5%
TXU Settlement	35,633	-	35,633	100.0%
Mixed Drink Tax	17,000	4,131	10,024	59.0%
Bingo Tax	110,000	-	44,302	40.3%
Used Oil Revenue-Safety Clean/H&H	700	-	242	34.5%
<b>Subtotal Taxes</b>	<b>\$ 9,713,972</b>	<b>342,925</b>	<b>7,852,516</b>	<b>80.8%</b>
<b>Licenses &amp; Permits</b>				
License-Bicycle	\$ 100	-	6	6.0%
License-Contractors	45,000	1,980	25,865	57.5%
License-Animal	4,000	605	2,577	64.4%
Permits-Building	90,000	7,421	40,530	45.0%
Permits-House Moving	200	-	-	0.0%
Permits - Street Cuts	9,000	-	6,405	71.2%
Permits-Electrical	23,000	1,900	10,550	45.9%
Permits-Solicitors	2,500	395	1,790	71.6%
Permits-Natural Gas Lines	2,000	50	995	49.8%
Permits-Garage Sales	7,000	870	3,570	51.0%
Permits-Plumbing	30,000	3,698	16,540	55.1%
Permits-Mechanical	18,000	1,540	8,250	45.8%
License-Taxicabs	1,000	-	300	30.0%
Permits-Car Wash	500	75	180	36.0%
Permits-Signs	1,500	25	385	25.7%
Permits-Swimming Pools	900	30	145	16.1%
Wrecker License	600	-	510	85.0%
Permit-Certificate of Occupancy	2,000	200	1,240	62.0%
Permits-Alarms	6,200	100	2,500	40.3%
False Alarm Penalties	400	-	751	187.6%
Permits-Alcohol License	600	-	510	85.0%
Permits-Well/Gas Drilling	0	1,000	3,000	N/A
License - Massage	0	(1,000)	-	N/A
<b>Subtotal Licenses &amp; Permits</b>	<b>\$ 244,500</b>	<b>18,889</b>	<b>126,599</b>	<b>51.8%</b>

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
GENERAL FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>Services &amp; Charges</b>				
Swimming Pool Receipts	\$ 52,400	460	510	1.0%
Community Building Rental	21,000	3,808	16,221	77.2%
Misc. Library Receipts	14,500	1,073	7,506	51.8%
Animal Shelter Fees	40,000	3,261	17,731	44.3%
Ambulance Fee Revenue <sup>(1)</sup>	776,818	43,292	346,357	44.6%
Copy Machines	5,200	480	2,893	55.6%
Mowing Revenue	20,000	(53)	8,466	42.3%
Sale of City Maps	600	24	413	68.8%
Service Charge-NSF Checks	12,000	725	5,700	47.5%
Plat Filing Fee Revenue	6,500	-	1,750	26.9%
RV Park Fees	12,000	860	5,975	49.8%
Police Overtime Reimbursement	20,000	353	14,040	70.2%
Police Restitution Revenue	3,000	19	2,187	72.9%
Festival Reimbursements	13,094	-	203	1.5%
Special Events-Seniors	1,500	242	1,258	83.9%
Library Meeting Room Rental	1,500	135	2,378	158.5%
Open Records Revenue	1,000	73	1,028	102.8%
Senior Games	1,500	-	-	0.0%
Fax Machine Fees	700	105	686	98.0%
Pool Rental Revenue	4,000	350	600	15.0%
Re-Inspection Fees	700	100	250	35.7%
Micro Chip of Animals Revenue	7,175	185	1,035	14.4%
<b>Subtotal Services &amp; Charges</b>	<b>\$ 1,015,187</b>	<b>55,492</b>	<b>437,186</b>	<b>43.1%</b>
<sup>(1)</sup> Recorded net of billing fees.				
<b>Fines &amp; Forfeitures</b>				
Municipal Court Fines	\$ 161,500	7,339	60,495	37.5%
Traffic Violation Fines	404,600	23,461	185,397	45.8%
Library Fines	16,500	1,422	10,062	61.0%
Arrest Warrant Income	138,500	6,278	57,175	41.3%
Child Safety Fund	12,800	818	6,246	48.8%
City's % of State Court Fines	57,500	14,750	40,262	70.0%
HB 70 Fees	14,000	913	6,526	46.6%
Arresting Officer Fees	33,000	1,941	14,242	43.2%
CCISD Liaison Funding	101,508	-	50,754	50.0%
Admin Fee-Teen Court	1,500	70	660	44.0%
Admin Fee-Defensive Driving	8,600	860	5,330	62.0%
Rezzone Request Fees	3,000	-	800	26.7%
Variance Request Fees	300	-	110	36.7%
<b>Subtotal Fines &amp; Forfeitures</b>	<b>\$ 953,308</b>	<b>57,852</b>	<b>438,059</b>	<b>46.0%</b>
<b>Administration Reimb.</b>				
Admin. Reimb.-W & S Fd	\$ 792,500	66,042	462,292	58.3%
Admin. Reimb.-Solid Waste Fd	428,000	35,667	249,667	58.3%
Admin. Reimb.-Drainage Utility Fd	80,000	6,667	46,667	58.3%
<b>Subtotal Admin. Reimb.</b>	<b>\$ 1,300,500</b>	<b>108,375</b>	<b>758,625</b>	<b>58.3%</b>

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
GENERAL FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>Miscellaneous Revenue</b>				
Interest Earned Revenue	\$ 235,000	14,042	111,154	47.3%
Rental Income	20,000	1,440	10,080	50.4%
Miscellaneous Police Revenue	3,000	341	2,442	81.4%
Miscellaneous Grant Revenue	1,500	-	-	0.0%
Miscellaneous Revenues	75,300	66,310	80,092	106.4%
Insurance Proceeds	3,000	-	30	1.0%
Food Workers' Permit	12,000	1,016	7,883	65.7%
Food Establishment Licenses	11,000	600	5,535	50.3%
Maintenance & Landscape Revenue	2,100	-	2,100	100.0%
Street Sign Revenue	2,400	-	220	9.2%
Auction Proceeds	5,000	-	7,115	142.3%
<b>Subtotal Miscellaneous Rev.</b>	<b>\$ 370,300</b>	<b>83,749</b>	<b>226,651</b>	<b>61.2%</b>
<b>TOTAL G. F. REVENUE</b>	<b>\$ 13,597,767</b>	<b>667,281</b>	<b>9,839,635</b>	<b>72.4%</b>

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
GENERAL FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>GENERAL FUND EXPENDITURES</b>				
City Council	\$ 42,700	2,314	19,893	46.6%
City Manager	270,334	15,001	117,667	43.5%
City Secretary/Elections	147,339	14,056	67,878	46.1%
City Attorney	105,080	11,322	70,518	67.1%
Finance	506,924	40,292	319,818	63.1%
Grants Administration	62,546	-	-	0.0%
Human Resources	176,796	13,715	105,686	59.8%
Information Systems	197,219	14,550	105,365	53.4%
Municipal Court	361,583	24,229	198,690	55.0%
Police	4,378,484	292,433	2,248,796	51.4%
Public Information Office	0	4,254	28,983	N/A
Animal Control	213,593	14,071	106,306	49.8%
Fire/EMS	3,000,931	235,596	1,783,045	59.4%
Emergency Management	65,496	-	5,427	8.3%
Engineering	166,629	9,194	62,450	37.5%
Building & Development Services	281,485	21,748	163,577	58.1%
Streets	985,565	51,962	371,966	37.7%
Parks and Recreation	929,962	54,992	448,344	48.2%
Fleet Services	235,422	17,610	154,152	65.5%
Public Works	39,418	2,967	22,468	57.0%
Facility Maintenance	172,390	12,574	97,931	56.8%
Planning	188,868	7,639	76,202	40.3%
Library	519,730	50,402	309,831	59.6%
Code & Health	155,289	12,401	89,007	57.3%
Non-Departmental	371,815	20,012	259,742	69.9%
<b>TOTAL GENERAL FUND EXPENDITURES</b>				
	\$ 13,575,598	943,335	7,233,743	53.3%
<b>ENDING FUND BALANCE</b>				
Unreserved, Designated	\$ 1,000,000	1,000,000	1,000,000	
Unreserved, Undesignated	\$ 2,406,284	4,885,850	4,885,850	
<b>TOTAL ENDING FUND BALANCE</b>	\$ 3,406,284	5,885,850	5,885,850	
<b>IDEAL RESERVE FUND BALANCE</b>				
	\$ 3,393,900	3,393,900	3,393,900	
<b>OVER (UNDER) IDEAL RESERVE FUND BALANCE</b>				
	\$ 12,384	2,491,950	2,491,950	

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
WATER & SEWER FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>BEGINNING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 2,029,827	2,125,826	1,730,982	
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>\$ 2,029,827</b>	<b>2,125,826</b>	<b>1,730,982</b>	
<b>W &amp; S FUND REVENUES</b>				
<b>Operating Revenues</b>				
Water Revenue	\$ 4,886,653	346,857	2,455,529	50.2%
Sewer Revenue	3,288,492	301,400	1,992,292	60.6%
Senior Discount	(140,300)	(10,163)	(72,122)	51.4%
Water Tap Fees	122,000	15,171	52,436	43.0%
Sewer Tap Fees	30,000	2,480	13,150	43.8%
Connect Fee	55,000	4,290	35,970	65.4%
Meter Box Reset Fee	0	-	300	N/A
Composting Sales Revenue	15,000	1,600	6,879	45.9%
<b>Subtotal Operating Revenues</b>	<b>\$ 8,256,845</b>	<b>661,636</b>	<b>4,484,434</b>	<b>54.3%</b>
<b>Other Revenues</b>				
Admin Reimb--Drainage	20,000	1,667	11,667	58.3%
Interest Revenue	140,000	5,750	57,730	41.2%
Late Charge For Billing	250,000	19,310	146,361	58.5%
Riser Forfeiture Revenue	3,000	-	230	7.7%
Auction Proceeds	1,000	-	-	0.0%
Insurance Proceeds	500	-	-	0.0%
Miscellaneous Revenues	50,000	3,125	27,354	54.7%
<b>Subtotal Other Revenues</b>	<b>\$ 464,500</b>	<b>29,851</b>	<b>243,342</b>	<b>52.4%</b>
<b>TOTAL W &amp; S FD REVENUES</b>	<b>\$ 8,721,345</b>	<b>691,487</b>	<b>4,727,776</b>	<b>54.2%</b>
<b>W &amp; S FUND EXPENDITURES</b>				
Water & Sewer Administration	\$ 152,025	12,334	90,967	59.8%
Utility Administration	517,891	49,434	330,285	63.8%
Water Distribution	1,126,698	152,092	655,340	58.2%
Sewer Collection	497,329	31,638	238,525	48.0%
Wastewater Treatment	1,013,042	15,846	625,385	61.7%
Composting	161,262	12,727	88,478	54.9%
Non-Departmental	5,085,017	186,833	2,073,370	40.8%
<b>TOTAL W &amp; S FUND EXPENDITURES</b>	<b>\$ 8,553,264</b>	<b>460,905</b>	<b>4,102,350</b>	<b>48.0%</b>
<b>ENDING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 2,197,908	2,356,408	2,356,408	
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 2,197,908</b>	<b>2,356,408</b>	<b>2,356,408</b>	
<b>IDEAL RESERVE FUND BALANCE</b>	<b>\$ 2,138,316</b>	<b>2,138,316</b>	<b>2,138,316</b>	
<b>OVER (UNDER) IDEAL RESERVE FUND BALANCE</b>	<b>\$ 59,591</b>	<b>218,092</b>	<b>218,092</b>	

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
SOLID WASTE FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>BEGINNING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 653,725	933,819	769,842	
Unreserved, Designated	0	-	-	
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>\$ 653,725</b>	<b>933,819</b>	<b>769,842</b>	
<b>SOLID WASTE FUND REVENUE</b>				
<b>Operating Revenue</b>				
Refuse Collection Fees	\$ 2,211,872	199,095	1,361,793	61.6%
Sanitary Landfill Fees	425,000	39,290	217,865	51.3%
Senior Discount	(38,325)	(3,163)	(22,123)	57.7%
Recycling Proceeds	35,000	1,730	25,000	71.4%
Sale of Scrap Metal	18,000	970	9,176	51.0%
Sale of Kraft Bags	9,500	1,172	6,276	66.1%
Container Reload Fees	13,500	1,100	3,397	25.2%
Return Service/Overload Container	1,000	-	29	2.9%
Roll-Off Rental Income	40,000	7,605	35,167	87.9%
Rear Load Dumpster Rental	800	581	2,466	308.3%
Auto Lid Locks	750	98	751	100.1%
<b>Subtotal Operating Revenue</b>	<b>\$ 2,717,097</b>	<b>248,480</b>	<b>1,639,795</b>	<b>60.4%</b>
<b>Other Revenue</b>				
Interest Revenue	\$ 33,000	1,687	17,726	53.7%
Late Charge For Billing	116,000	9,655	73,180	63.1%
Auction Proceeds	1,000	-	-	0.0%
Miscellaneous Revenues	2,000	1,792	2,430	121.5%
<b>Subtotal Other Revenue</b>	<b>\$ 152,000</b>	<b>13,134</b>	<b>93,337</b>	<b>61.4%</b>
<b>TOTAL SOLID WASTE REVENUE</b>	<b>\$ 2,869,097</b>	<b>261,613</b>	<b>1,733,132</b>	<b>60.4%</b>
<b>SOLID WASTE FUND EXPENDITURES</b>				
Solid Waste Administration	\$ 205,723	15,524	120,876	58.8%
Solid Waste Collection - Residential	330,012	24,727	192,907	58.5%
Solid Waste Collection - Recycling	159,375	9,492	55,932	35.1%
Solid Waste Collection - Brush	117,174	9,990	87,740	74.9%
Solid Waste Collection - Commercial	379,273	32,744	196,326	51.8%
Solid Waste Disposal - Transfer Station	1,100,536	81,114	571,579	51.9%
Solid Waste Recycling - KCCB	22,200	2,705	10,201	45.9%
Non-Departmental	503,095	40,735	289,012	57.4%
<b>TOTAL SOLID WASTE FUND EXPENDITURES</b>	<b>\$ 2,817,388</b>	<b>217,031</b>	<b>1,524,573</b>	<b>54.1%</b>
<b>ENDING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 705,434	978,401	978,401	
Unreserved, Designated	-	-	-	
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 705,434</b>	<b>978,401</b>	<b>978,401</b>	
<b>IDEAL RESERVE FUND BALANCE</b>	<b>\$ 704,347</b>	<b>704,347</b>	<b>704,347</b>	
<b>OVER (UNDER) IDEAL RESERVE FUND BALANCE</b>	<b>\$ 1,087</b>	<b>274,054</b>	<b>274,054</b>	

**CITY OF COPPERAS COVE**  
**MONTHLY COUNCIL REPORT**  
**DRAINAGE UTILITY FUND**  
**As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>BEGINNING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 385,402	425,180	324,584	
<b>TOTAL BEGINNING FUND BALANCE</b>	\$ 385,402	425,180	324,584	
<b>DRAINAGE UTILITY FUND REVENUE</b>				
Drainage Utility Fee	\$ 841,839	70,817	487,011	57.9%
Maintenance Revenue	500	-	661	132.2%
<b>Subtotal Drainage Utility Revenue</b>	\$ 842,339	70,817	487,672	57.9%
<b>Other Revenue</b>				
Miscellaneous Revenue	\$ 1,900	-	929	48.9%
Interest Revenue	37,000	1,876	19,494	52.7%
Insurance Proceeds	0	-	30	
<b>Subtotal Other Revenue</b>	\$ 38,900	1,876	20,454	52.6%
<b>TOTAL DRAINAGE UTILITY REVENUE</b>	\$ 881,239	72,693	508,126	57.7%
<b>DRAINAGE UTILITY FUND EXPENDITURES</b>				
Drainage	\$ 1,051,485	53,115	385,787	36.7%
Administration	1,668	122	2,286	137.1%
<b>TOTAL DRAINAGE UTILITY FUND EXPENDITURES</b>	\$ 1,053,153	\$ 53,237	388,073	36.8%
Unreserved, Undesignated	\$ 213,488	444,636	444,636	
<b>TOTAL ENDING FUND BALANCE</b>	\$ 213,488	444,636	444,636	
<b>IDEAL RESERVE FUND BALANCE</b>	\$ 263,288	263,288	263,288	
<b>OVER (UNDER) IDEAL RESERVE FUND BALANCE</b>	\$ (49,800)	181,348	181,348	

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
GOLF COURSE FUND  
As of April 30, 2008 (FY 2007-08)**

Description	Adopted Budget	Current Month Apr. 2008	Total Year to Date	Percent Year to Date
<b>BEGINNING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 3,113	(26,955)	(22,335)	
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>\$ 3,113</b>	<b>(26,955)</b>	<b>(22,335)</b>	
<b>GOLF COURSE FUND REVENUE</b>				
Green Fees	\$ 198,735	12,954	89,225	44.9%
Cart Rental Fees	172,000	12,700	82,853	48.2%
Membership Dues	107,425	2,148	16,779	15.6%
Cart Storage Fees	22,100	-	1,242	5.6%
Trail Fees	15,300	200	2,194	14.3%
Pro Shop Sales	101,000	10,297	40,646	40.2%
Handicap Fees	300	450	450	150.0%
Driving Range Fees	36,500	2,811	18,217	49.9%
Snack Bar Revenue F&B	62,000	7,240	35,038	56.5%
Snack Bar Revenue-Beer & Wine	25,000	2,629	11,719	46.9%
Transfer From General Fund	59,072	-	59,072	100.0%
Facility Rental Income	500	-	700	140.0%
Swimming Pool Receipts	500	-	-	0.0%
Interest Revenue	100	0	5	5.3%
Special Green Fees	0	1,089	3,945	N/A
Special Lunch	0	457	1,914	N/A
Revenue Food & Beverages	0	680	1,322	N/A
Tournament Green Fees	18,000	3,498	8,312	46.2%
Tournament Cart Fees	14,500	3,294	6,410	44.2%
Auction Proceeds	5,000	-	-	0.0%
Miscellaneous Receipts	260	12	16	6.3%
Golf Lesson Revenue	0	27	32	N/A
<b>TOTAL G. C. FD REVENUE</b>	<b>\$ 838,292</b>	<b>60,485</b>	<b>380,092</b>	<b>45.3%</b>
<b>GOLF COURSE FUND EXPENDITURES</b>				
Golf Course Administration	\$ 286,492	29,306	180,891	63.1%
Golf Course Concessions	89,953	7,238	56,125	62.4%
Golf Course Maintenance	387,734	26,359	150,115	38.7%
<b>TOTAL GOLF COURSE FUND EXPENDITURES</b>	<b>\$ 764,179</b>	<b>62,903</b>	<b>387,131</b>	<b>50.7%</b>
<b>ENDING FUND BALANCE</b>				
Unreserved, Undesignated	\$ 77,226	(29,373)	(29,373)	
<b>TOTAL ENDING FUND BALANCE</b>	<b>\$ 77,226</b>	<b>(29,373)</b>	<b>(29,373)</b>	
<b>IDEAL RESERVE FUND BALANCE</b>	<b>\$ 191,045</b>	<b>191,045</b>	<b>191,045</b>	
<b>OVER (UNDER) IDEAL RESERVE FUND BALANCE</b>				
	<b>\$ (113,819)</b>	<b>(220,418)</b>	<b>(220,418)</b>	

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
OTHER FUNDS  
As of April 30, 2008 (FY 2007-08)**

Fund Description	Beginning Fund Balance	Revenues	Expenditures	Ending Fund Balance
<b>Special Revenue Funds:</b>				
Recreation Activities Fund	\$ 88,185	81,802	90,830	\$ 79,157
Cemetery Fund	12,865	8,854	19,863	\$ 1,856
Library Gifts and Memorials	8,894	400	224	\$ 9,071
Small Business Revolving Loan Fund	197,521	1,088	-	\$ 198,609
Hotel Occupancy Tax Fund	56,405	107,150	76,749	\$ 86,806
Animal Shelter Fund	21,560	475	4,246	\$ 17,789
City-Wide Donation Fund	40,795	30,234	26,535	\$ 44,494
Municipal Court Fund	175,638	33,025	55,784	\$ 152,879
<b>Sub-Total Special Revenue Funds:</b>	<b>\$ 601,863</b>	<b>263,029</b>	<b>274,232</b>	<b>\$ 590,660</b>
** Beginning fund balance includes \$142,224 in notes receivables.				
<b>Debt Service Fund:</b>				
Tax Interest & Sinking Fund	\$ 143,493	1,448,368	341,579	\$ 1,250,281
<b>Sub-Total Debt Service Fund:</b>	<b>\$ 143,493</b>	<b>1,448,368</b>	<b>341,579</b>	<b>\$ 1,250,281</b>
<b>Capital Projects Funds:</b>				
2001 C.O. (Capital Equip./Improvement)	\$ 285,983	6,432	23,700	\$ 268,715
2001 C.O. (Water/Wastewater Phase I)	466,010	10,484	13,374	\$ 463,120
2003 C.O. (CIP)	819,258	13,021	352,137	\$ 480,142
2003 C.O. (W/WW Phase III)	1,532,155	40,216	475,396	\$ 1,096,976
2005 C.O. (Water Infrastructure Project)	2,407,973	54,490	395,906	\$ 2,066,557
2006 Tax Notes (CIP)	1,021,461	18,640	417,970	\$ 622,131
2007 C.O. (Police Facility)	5,338,633	(378,698)	254	\$ 4,959,682
<b>Sub-Total C.I.P. Funds:</b>	<b>\$ 11,871,473</b>	<b>(235,415)</b>	<b>1,678,737</b>	<b>\$ 9,957,322</b>
<b>Total Other Funds</b>	<b>\$ 12,616,829</b>	<b>1,475,981</b>	<b>2,294,548</b>	<b>\$ 11,798,263</b>

City of Copperas Cove, Texas  
2001 Certificates of Obligation  
(Capital Equipment/Improvements)  
As of April 30, 2008

Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
90-300-0001	Fund Balance	\$ -	\$ -	\$ 285,983
<b>Revenues</b>				
90-390-1001	Bond Proceeds	\$ 1,915,000	\$ 1,914,227	\$ -
90-370-6001	Interest Income	-	82,505	6,432
90-370-6005	Miscellaneous Revenue	-	1,500	-
<b>Total Revenues</b>		<u>\$ 1,915,000</u>	<u>\$ 1,998,233</u>	<u>\$ 6,432</u>
<b>Expenditures*</b>				
90-4606-9000-8600	Bond Issuance Costs	\$ 43,832	\$ 56,766	\$ -
90-4606-9000-6050	Inspection Services	-	3,263	-
90-4606-3500-xxxx	City-Wide Network	148,700	148,623	-
90-4606-4100-8500	Municipal Court	182,594	196,778	-
90-4606-4300-xxxx	Animal Control Facility	60,147	60,119	-
90-4606-4400-8500	Fire Station No. 3	179,509	215,496	-
90-4606-4400-8300	Fire Equipment	250,000	248,856	-
90-4606-5300-8400	Street Equipment	126,170	126,170	-
90-4606-5300-8500	Reliever Route ROW Acquisition	400,000	148,455	23,700
90-4606-5400-8505	Ogletree Improvements	364,548	394,604	-
90-4606-5600-8500	Public Works Facility (1/2)	159,500	113,119	-
<b>Total Expenditures</b>		<u>\$ 1,915,000</u>	<u>\$ 1,712,250</u>	<u>\$ 23,700</u>
<b>Ending Fund Balance</b>				
90-300-0001	Fund Balance	<u>\$ -</u>	<u>\$ 285,983</u>	<u>\$ 268,715</u>

\* Prior year expenditures have been reconciled to the fund cash balance.

**City of Copperas Cove, Texas**  
**2001 Certificates of Obligation**  
**(Phase II of Water/Wastewater CIP)**  
**As of April 30, 2008**

Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
91-300-0001	Fund Balance	\$ -	\$ -	\$ 466,010
<b>Revenues</b>				
91-390-1001	Bond Proceeds	\$ 6,485,000	\$ 6,482,383	\$ -
91-370-6001	Interest Income	-	324,782	10,484
91-370-6005	Miscellaneous Revenue	-	-	-
<b>Total Revenues</b>		<u>\$ 6,485,000</u>	<u>\$ 6,807,165</u>	<u>\$ 10,484</u>
<b>Expenditures*</b>				
91-4607-9100-8600	Bond Issuance Costs	\$ 162,800	\$ 165,380	\$ -
91-4607-9100-6100	Advertising	-	191	-
91-4607-5600-6800	Professional Services	-	28,743	-
91-4607-9100-9032	Public Works Facility (1/2)	159,500	130,184	-
91-4607-9100-9034	Turkey Run Pumps & Tank	439,000	443,736	-
91-4607-9100-9036	Hogg Mt. Pumps & Tank	819,000	135,545	-
91-4607-9100-9038	Killeen/CC Water Line	3,073,700	3,206,692	-
91-4607-9100-9040	Turkey Run Tank Rehab.	180,000	275,763	-
91-4607-9100-xxxx	W. Hwy 190 Sewer Ext.	-	-	-
91-4607-9100-9042	Joint Pump Station	700,000	753,501	-
91-4607-9100-9044	Grimes Crossing Water Line	701,000	503,848	-
91-4607-9100-9046	Joes Road Water Line	50,000	68,981	-
91-4607-9100-9047	Wolfe Road	75,000	75,855	-
91-4607-9100-9048	Taylor Mountain Pump Stn	-	220,606	-
91-4607-9100-0952	Mickan Mountain Rehab	-	200,704	13,374
91-4607-9100-9054	Hughes Mountain Rehab	-	-	-
91-4607-9100-9050	South Wastewater Plant	-	93,380	-
91-4607-5100-xxxx	Salaries/Related Expense	125,000	38,048	-
<b>Total Expenditures</b>		<u>\$ 6,485,000</u>	<u>\$ 6,341,155</u>	<u>\$ 13,374</u>
<b>Ending Fund Balance</b>				
91-300-0001	Fund Balance	<u>\$ -</u>	<u>\$ 466,010</u>	<u>\$ 463,119</u>

\* Prior year expenditures have been reconciled to the fund cash balance.

**City of Copperas Cove, Texas  
2003 Certificates of Obligation  
Tax Supported Capital Projects  
As of April 30, 2008**

Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
70-300-0001	Fund Balance	\$ -	\$ -	\$ 819,258
<b>Revenues</b>				
70-390-1003	Bond Proceeds	\$ 4,190,000	\$ 4,190,000	\$ -
70-370-6001	Interest Income	-	214,451	13,021
70-370-6005	Miscellaneous Revenue	-	1,953	-
<b>Total Revenues</b>		<b>\$ 4,190,000</b>	<b>\$ 4,406,404</b>	<b>\$ 13,021</b>
<b>Expenditures</b>				
70-231-0920	Bond Issuance Costs	\$ 82,539	\$ 82,543	\$ -
70-231-0922	Unamortized Bond Discount	20,061	20,061	-
70-4615-4400-9021	Communications System	1,645,140	1,611,351	-
70-4615-4400-9023	Fire Department Pumper Truck	250,000	247,064	-
70-4615-5100-xxxx	Salary/Benefits	-	5,344	-
70-4615-4200-9039	Police Department Bldg. Repairs	20,000	22,537	-
70-4615-5300-9029	Improvements to FM 1113	320,000	365,670	11,331
70-4615-5400-9025	Renovation of Civic Center	130,000	132,691	-
70-4615-5400-9027	Construction of Skate Park	25,000	24,750	-
70-4615-5400-9033	Feeder Road	600,000	95,021	-
70-4615-5400-9035	City Hall Roof Repairs	20,000	11,441	-
70-4615-5400-9037	Human Resources Bldg. Repairs	95,000	94,311	-
70-4615-8500-9019	Construction of Big Divide	579,000	624,305	340,807
70-4615-8500-9043	Street Reconstruction	400,000	250,058	-
<b>Total Expenditures</b>		<b>\$ 4,186,740</b>	<b>\$ 3,587,147</b>	<b>\$ 352,137</b>
<b>Ending Fund Balance</b>				
70-300-0001	Fund Balance	\$ 3,260	\$ 819,258	\$ 480,142

\* Prior year expenditures have been reconciled to the fund cash balance.

**City of Copperas Cove, Texas**  
**2003 Certificates of Obligation**  
**(Phase III of Water/Wastewater CIP)**  
**As of April 30, 2008**

Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
71-300-0001	Fund Balance	\$ -	\$ -	\$ 1,532,155
<b>Revenues</b>				
71-390-1003	Bond Proceeds	\$ 9,820,000	\$ 9,820,000	\$ -
71-370-6001	Interest Income	-	491,531	40,216
71-390-1001	Developer Contributions	-	21,086	-
71-370-6005	Miscellaneous Revenue	-	167,965	-
<b>Total Revenues</b>		<b>\$ 9,820,000</b>	<b>\$ 10,500,581</b>	<b>\$ 40,216</b>
<b>Expenditures</b>				
71-4615-xxxx-xxxx	Bond Issuance Costs	192,591	192,601	-
71-4615-xxxx-xxxx	Bond Discount	46,809	46,809	-
71-4615-4400-9021	Communications System	195,680	181,613	-
71-4615-5100-xxxx	Salaries/Benefits	60,000	86,829	-
71-4615-8500-9001	Transfer To General Funds	-	65	-
71-4615-8500-9003	Meadow Brook Sewer Project	235,714	158,996	-
71-4615-8500-9005	Hwy 190 Sewer Project	162,430	177,948	-
71-4615-8500-9007	Mountain Top Water Project	460,000	533,933	445,918
71-4615-8500-9009	Big Divide (Sewer)	484,000	625,951	-
71-4615-8500-9011	Big Divide (Water)	1,710,000	824,215	-
71-4615-8500-9013	NE WW Plant Expansion	4,138,389	4,359,165	-
	Add'l Engineering-NE WW Plant	55,869	60,889	-
71-4615-8100-9041	Utility Admin. Bldg. Repairs	20,000	19,081	-
71-4615-8500-9014	South Plant-Fine Screens	101,500	101,500	-
71-4615-8500-xxxx	NE and NW Change Orders	48,231	-	-
71-4615-8500-9015	NW WW Plant Expansion	1,104,456	1,134,003	-
71-4615-8500-9017	4th Year Sewer Improvement	594,000	268,769	29,478
71-4615-8500-9021	Water Model Study	60,000	84,126	-
71-4615-8500-9029	FM 1113 Improvement (Sidewalk)	-	(10,066)	-
71-4615-8500-9031	Expansion of Constitution	122,000	122,000	-
<b>Total Expenditures</b>		<b>\$ 9,791,669</b>	<b>\$ 8,968,427</b>	<b>\$ 475,396</b>
<b>Ending Fund Balance</b>				
71-300-0001		\$ 28,331	\$ 1,532,155	\$ 1,096,976

"Sewer (Skyline Valley Lift Station)" is now "Big Divide (Sewer)"  
"Water (Ogletree Pass to Colorado)" is now "Big Divide (Water)"

**City of Copperas Cove, Texas**  
**2005 Certificates of Obligation**  
**Water Projects**  
**As of April 30, 2008**

Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
93-300-0001	Fund Balance	\$ -	\$ -	\$ 2,407,973
<b>Revenues</b>				
93-390-1003	Bond Proceeds	\$ 3,080,000	\$ 3,050,000	\$ -
93-340-2001	Miscellaneous Revenue	-	-	-
93-370-6001	Interest Revenue	-	250,372	54,490
<b>Total Revenues</b>		<u>\$ 3,080,000</u>	<u>\$ 3,300,372</u>	<u>\$ 54,490</u>
<b>Expenditures*</b>				
93-4616-5100-xxxx	Salary/Benefits	\$ -	\$ 458	\$ -
93-4616-8500-6100	Contractual Services	-	-	244
93-4616-8500-8600	Issuance Costs	89,000	62,050	-
93-4616-8500-9032	East Pump Station	1,380,000	101,500	350,021
93-4616-8500-9034	Turkey Run Pump Station	868,000	4,445	45,641
93-4616-8500-9036	Hogg Mountain Water Tank	743,000	723,946	-
<b>Total Expenditures</b>		<u>\$ 3,080,000</u>	<u>\$ 892,399</u>	<u>\$ 395,906</u>
<b>Ending Fund Balance</b>				
93-253-0001		<u>\$ -</u>	<u>\$ 2,407,973</u>	<u>\$ 2,066,556</u>

\* Prior year expenditures have been reconciled to the fund cash balance.

**City of Copperas Cove, Texas**  
**2006 Limited Tax Notes**  
**Capital Equipment/Land & Professional Services**  
**As of April 30, 2008**

Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
73-300-0001	Fund Balance	\$ -	\$ -	\$ 1,021,461
<b>Revenues</b>				
73-390-1003	Bond Proceeds	\$ 1,260,000	\$ 1,260,000	\$ -
73-340-2001	Miscellaneous Revenue	-	-	-
73-370-6001	Interest Revenue	-	59,154	18,640
<b>Total Revenues</b>		<u>\$ 1,260,000</u>	<u>\$ 1,319,154</u>	<u>\$ 18,640</u>
<b>Expenditures*</b>				
73-4617-9900-9500	Bond Issuance Costs	\$ -	\$ 25,796	\$ -
73-4617-4200-2200	Postage	-	-	20
73-4617-4200-6800	Professional Services	600,000	8,928	220,816
73-4617-4200-8600	Land	400,000	-	197,134
73-4617-4400-8300	Ambulance	100,000	97,525	-
73-4617-5300-8300	Street Sweeper	160,000	165,445	-
<b>Total Expenditures</b>		<u>\$ 1,260,000</u>	<u>\$ 297,694</u>	<u>\$ 417,970</u>
<b>Ending Fund Balance</b>				
73-253-0001		<u>\$ -</u>	<u>\$ 1,021,461</u>	<u>\$ 622,130</u>

\* Prior year expenditures have been reconciled to the fund cash balance.

**City of Copperas Cove, Texas**  
**2007 Certificates of Obligation**  
**Police Facility**  
**As of April 30, 2008**

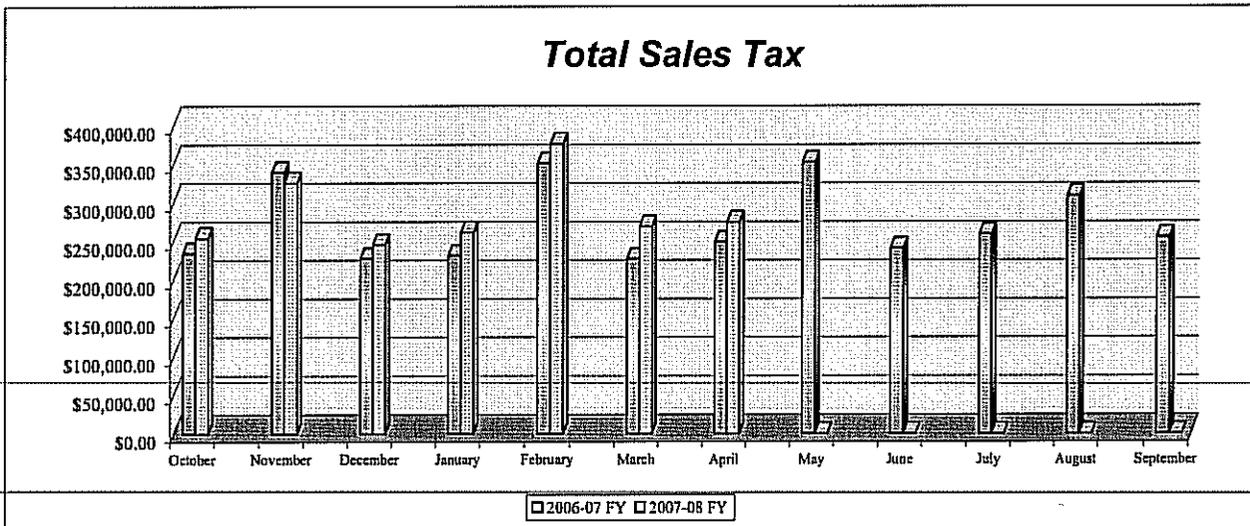
Account	Description	Budget	As of	
			FY 2006-07	FY 2007-08
<b>Beginning Fund Balance</b>				
74-300-0001	Fund Balance	\$ -	\$ -	\$ 5,338,633
<b>Revenues</b>				
74-390-1001	Bond Proceeds	\$ 5,300,000	\$ 5,300,000	\$ -
74-370-6001	Interest Revenue	50,000	92,974	123,260
74-390-1002	Discount Note Proceeds	-	-	(501,958)
<b>Total Revenues</b>		<u>\$ 5,350,000</u>	<u>\$ 5,392,974</u>	<u>\$ (378,698)</u>
<b>Expenditures*</b>				
74-4618-4200-8600	Bond Issuance Costs	\$ 50,000	\$ 54,030	\$ -
74-4618-4200-2200	Postage	-	23	-
74-4618-4200-6100	Advertising	-	287	254
74-4617-4200-8500	Police Facility	5,300,000	-	-
<b>Total Expenditures</b>		<u>\$ 5,300,000</u>	<u>\$ 54,340</u>	<u>\$ 254</u>
<b>Ending Fund Balance</b>				
74-253-0001		<u>\$ 50,000</u>	<u>\$ 5,338,633</u>	<u>\$ 4,959,682</u>

\* Prior year expenditures have been reconciled to the fund cash balance.

**CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
SCHEDULE OF SALES TAX COLLECTIONS  
(WITH COMPARATIVE COLLECTIONS IN FY 2006-07)  
As of April 30, 2008 (FY 2007-08)**

Fiscal Year 2006-07	City's Revenue	EDC's Revenue	Total Sales Tax	Fiscal Year 2007-08	City's Revenue	EDC's Revenue	Total Sales Tax
October	\$156,182.25	\$78,091.13	\$234,273.38	October	\$169,247.52	\$84,623.76	\$253,871.28
November	\$226,324.55	\$113,162.28	\$339,486.83	November	\$216,891.12	\$108,445.56	\$325,336.68
December	\$151,566.28	\$75,783.14	\$227,349.42	December	\$163,496.24	\$81,748.12	\$245,244.36
January	\$154,062.22	\$77,031.11	\$231,093.33	January	\$174,106.89	\$87,053.45	\$261,160.34
February	\$234,096.96	\$117,048.48	\$351,145.44	February	\$250,728.06	\$125,364.03	\$376,092.09
March	\$151,231.18	\$75,615.59	\$226,846.77	March	\$179,172.98	\$89,586.49	\$268,759.47
April	\$165,791.41	\$82,895.71	\$248,687.12	April	\$182,831.28	\$91,415.64	\$274,246.92
May	\$234,485.52	\$117,242.76	\$351,728.28	May			\$0.00
June	\$160,309.35	\$80,154.68	\$240,464.03	June			\$0.00
July	\$172,527.88	\$86,263.94	\$258,791.82	July			\$0.00
August	\$205,359.88	\$102,679.94	\$308,039.82	August			\$0.00
September	\$170,015.51	\$85,007.76	\$255,023.27	September			\$0.00
Total	\$2,181,952.99	\$1,090,976.50	\$3,272,929.49	Total	\$1,336,474.09	\$668,237.05	\$2,004,711.14

NOTE 1 - Total revenues collected for sales tax by the month ending April 30, 2008, in FY 2007-08 was \$2,004,711.14 (\$1,336,474.09 City's revenues and \$668,237.05 EDC's revenues); total revenues collected for sales tax by the month ending April 30, 2007 in FY 2006-07 was \$1,858,882.29 (\$1,239,254.85 City's revenues and \$619,627.44 EDC's revenues).



CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
SCHEDULE OF CASH ACCOUNTS AND INVESTMENTS (By Account)  
As of April 30, 2008 (TY 2007-08)

<b>FUNDS IN INVESTMENT POOLS</b>	
TEXSTAR	\$ 4,848,354.54
TEXPOOL	19,330,863.16
DISCOUNT NOTES	501,804.39
<b>Subtotal on Funds in Investment Pools</b>	<b><u>\$ 24,481,022.09</u></b>
 <b>CHECKING ACCOUNTS</b>	
1988 W&S Bond	\$0.00
1994 Fire G.O. Bond Issue	0.00
1994 Fire Station Retainage	0.00
1994 Landfill C O's	0.00
Caddy Shack - Pool Account	0.00
Drainage Utility Reserve	0.00
G.O. Bonds Interest & Sinking	0.00
Master Account	588,484.42
Payroll	285,521.27
Rental Rehab	15,127.70
Golf Course	0.00
State Revolving Fund 1994	0.00
State Revolving Fund 1994 - Cash In Escrow	0.00
W & S Interest & Sinking	0.00
Water & Sewer Revenue	0.00
Law Enforcement Block Grant	12,835.16
Certificate of Obligations Series 1997	0.00
Solid Waste Interest & Sinking	0.00
Library Retainage	0.00
Pending Forfeitures	16,607.68
Small Business Revolving Loan Fund	0.00
1998 G.O. Bond Issue	0.00
1998 G.O. Bond Issue Retainage	0.00
1998 C.O. Bond Issue Retainage	0.00
Community Development	0.00
<b>Subtotal Checking Accounts</b>	<b><u>\$918,556.23</u></b>
 <b>SAVINGS ACCOUNTS (Per Quarterly Stmt)</b>	
Subdivision Escrow	2,532.16
<b>Subtotal Savings Accounts</b>	<b><u>\$2,532.16</u></b>
 <b>TOTAL INVESTMENTS &amp; CASH ACCOUNTS</b>	 <b><u>\$25,402,110.48</u></b>

CITY OF COPPERAS COVE  
MONTHLY COUNCIL REPORT  
SCHEDULE OF CASH ACCOUNTS AND INVESTMENTS (By Fund)  
As of April 30, 2008 (FY 2007-08)

FUND	TOTAL CASH & INVESTMENTS
General Fund	\$7,089,870.15
Water & Sewer Fund	\$2,938,640.89
Solid Waste Fund	\$868,092.37
Youth Activity Fund	\$104,600.34
Drainage Utility Fund	\$938,603.94
Cemetery Fund	(\$3,856.06)
General Obligation Interest & Sinking Fund	\$1,263,718.89
Curb & Gutter Assessment Fund	\$0.00
Municipal Golf Course Fund	(\$24,878.56)
Small Business Revolving Loan Fund	\$58,916.58
Library Gifts & Memorials Fund	\$8,487.24
Hotel/Motel Tax Fund	\$184,489.97
Animal Shelter Donations Fund	\$20,406.83
Police Court Order Fund	\$0.00
City-Wide Donations Fund	\$49,062.02
Abandoned Vehicle Auction Fund	\$0.00
City Wide Grants	\$184,847.43
FEMA Grant Funds	\$134,728.72
Fire Special Revenue Fund	\$8,832.65
Joint Image Campaign	\$23,255.73
Tx. Parks & Wildlife Grant	\$0.00
Municipal Court Fund	\$188,268.21
Police Restricted Fund	\$16,607.68
Police Federal Seizure Fund	\$2,104.23
Fire/EMS Loan	\$37,853.05
County Mutual Aid Agreement	\$58,614.15
1997 Combination Tax & Revenue C/O's (Golf Course; Library)	\$26,915.70
1997 CO's Golf Course Phase 1	\$1,321.58
Law Enforcement Block Grant Fund	\$12,835.16
Fire Department Grant Fund	\$8,683.25
Library Grant Fund	\$30,537.34
Step Grant	\$3,308.65
Tobacco Grant	\$1,294.88
FM 1113 Grant	\$50,178.66
2006 Limited Tax Notes	\$622,130.95
2008 Tax Note	(\$1,427.50)
2008 Tax Note (W/S)	(\$1,284.75)
2008 Tax Note (Drainage)	\$0.00
2008 Tax Note (Golf)	(\$142.75)
1994 WW/SS Revenue Bonds	\$0.00
EDA Industrial Park	\$4,642.44
Reliever Route	\$281,380.30
2005 Certificates of Obligation (Water Projects)	\$2,083,032.94
1998 Park Improvements G.O.	\$460.48
1998 Combination Tax & Revenue C/O's (Street; Compost)	\$3,857.92
1999 Combination Tax & Revenue C/O's (Golf Course)	\$2,222.68
1999 Combination Tax & Revenue C/O's (Animal Control; Municipal Court)	\$245.06
1999 Combination Tax & Revenue C/O's (Water/Wastewater Phase I CIP)	\$0.00
1999 Combination Tax & Revenue C/O's (Solid Waste Vehicles & Equip.)	\$7,968.73
2001 Combination Tax & Revenue C/O's (Capital Equip. & Improvements)	\$268,714.91
2001 Combination Tax & Revenue C/O's (Water/Wastewater Phase II CIP)	\$463,119.46
2003 Combination Tax & Revenue C/O's (Capital Equip. & Improvements)	\$480,141.70
2003 Combination Tax & Revenue C/O's (Water/Wastewater Phase III CIP)	\$1,463,048.95
2007 Combination Tax & Revenue C/O's (Police Facility)	\$5,459,681.28
<b>TOTAL CASH &amp; INVESTMENTS</b>	<b><u>\$25,402,110.48</u></b>

RECAP OF CASH & INVESTMENTS:

INVESTMENTS IN TEXPOOL	\$ 19,330,863.16
INVESTMENTS IN TEXSTAR	4,648,354.54
DISCOUNT NOTES	501,804.39
CASH IN BANK	921,088.39
<b>TOTAL CASH &amp; INVESTMENTS</b>	<b><u>\$ 25,402,110.48</u></b>

**CITY OF COPPERAS COVE  
INVESTMENT SCHEDULE  
As of April 30, 2008 (FY 2007-08)**

As of December 31, 2007, the City of Copperas Cove's investment portfolio was made up of investments in TEXPOOL, TEXSTAR, Discount Note and bank deposits with the City's local depository. This portfolio accomplishes the objective of maintaining liquidity while earning a modest yield on invested taxpayers dollars.

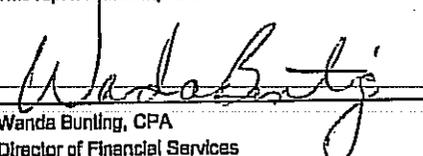
TEXPOOL Investments	Market Value 04/01/08	Investments	Redemptions	Accrued Interest	Book Value 03/31/08	Market Value 04/30/08
General Fund	\$ 6,863,366.35	\$ 271,443.91	\$ 271,443.91	\$ 14,005.30	\$ 6,877,360.65	\$ 6,977,360.65
Water & Sewer Fund	2,699,888.52	216,804.00	-	5,744.04	2,922,236.56	2,922,236.56
Solid Waste Fund	834,134.90	-	-	1,677.59	835,812.59	835,812.59
Drainage Utility Fund	915,445.68	28,694.00	70,000.00	1,858.58	873,898.26	873,898.28
Interest & Sinking Fund	1,244,484.88	14,474.41	-	2,511.83	1,261,481.10	1,261,481.10
Youth Activities Fund	104,772.80	-	1,800.00	209.79	103,382.59	103,382.59
Cemetery Fund	-	-	-	-	-	-
Golf Course Interest & Sinking	39.59	-	-	0.04	39.63	39.83
Small Business Revolving Loan Fund	52,254.10	4,025.00	-	105.33	56,384.43	56,384.43
Hotel/Motel Fund	150,959.78	-	-	303.62	151,263.40	151,263.40
Municipal Court Special Revenue Fund	185,957.97	-	4,500.00	369.88	181,837.95	181,837.95
1997 C/O Fund	1,318.88	-	-	2.88	1,321.56	1,321.56
1998 G.O. Bond Fund	459.59	-	-	0.90	460.49	460.49
1999 C/O Bond Fund	3,850.17	-	-	7.75	3,857.92	3,857.92
1999 C/O Bond Fund (Animal Control, etc.)	244.50	-	-	0.55	245.05	245.05
1999 C/O Bond Fund (Golf Course)	2,218.22	-	-	4.46	2,222.68	2,222.68
1999 C/O Bond Fund (Solid Waste)	7,860.75	-	-	15.98	7,866.73	7,866.73
2001 C/O Bond Fund (Governmental)	268,175.52	-	-	639.39	268,714.81	268,714.91
2001 C/O Bond Fund (W&S Phase II)	462,189.87	-	-	929.59	463,119.46	463,119.46
2007 C/O Police Facility	4,938,189.46	9,746.50	-	9,940.93	4,957,876.89	4,957,876.89
Rollaver Route	280,855.64	-	-	524.68	281,380.30	281,380.30
<b>Total TEXPOOL Investments</b>	<b>\$ 19,086,766.15</b>	<b>\$ 542,887.82</b>	<b>\$ 347,543.91</b>	<b>\$ 38,753.10</b>	<b>\$ 19,330,863.16</b>	<b>\$ 19,330,863.16</b>

TEXSTAR Investments	Market Value 04/01/08	Investments	Redemptions	Accrued Interest	Book Value 03/31/08	Market Value 04/30/08
2003 C/O Project Fund (Governmental)	\$ 479,180.85	\$ -	\$ -	\$ 960.85	\$ 480,141.70	\$ 480,141.70
2003 C/O Project Fund (W&S Phase III)	1,463,298.08	-	3,180.86	2,931.73	1,463,048.95	1,463,048.95
EDA Grant	-	-	-	-	-	-
2005 C/O Project Fund (Water Projects)	2,409,241.81	-	330,752.08	4,543.11	2,083,032.84	2,083,032.94
2006 Tax Notes - Police Building Project	710,211.50	-	89,493.04	1,412.49	622,130.95	622,130.95
<b>Total TEXSTAR Investments</b>	<b>\$ 5,061,832.34</b>	<b>\$ -</b>	<b>\$ 423,425.98</b>	<b>\$ 9,848.18</b>	<b>\$ 4,648,354.54</b>	<b>\$ 4,648,354.54</b>

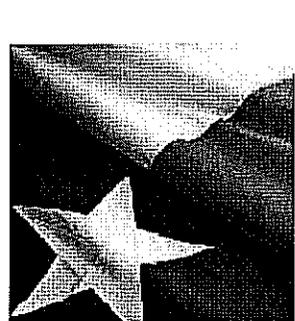
Discount Notes	Market Value 04/01/08	Investments	Redemptions	Accrued Interest	Book Value 03/31/08	Market Value 04/30/08
2007 C/O Police Facility	\$ -	\$ 500,000.00	\$ -	\$ 1,804.39	\$ 501,804.39	\$ 500,000.00
<b>Total Discount Notes</b>	<b>\$ -</b>	<b>\$ 500,000.00</b>	<b>\$ -</b>	<b>\$ 1,804.39</b>	<b>\$ 501,804.39</b>	<b>\$ 500,000.00</b>

<b>Total Investments</b>	<b>\$ 24,158,698.49</b>	<b>\$ 1,042,887.82</b>	<b>\$ 770,969.89</b>	<b>\$ 50,405.67</b>	<b>\$ 24,481,022.09</b>	<b>\$ 24,479,217.70</b>
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This report is in compliance with the investment strategies as approved and the Public Funds Investment Act.

  
Wanda Bunling, CPA  
Director of Financial Services

  
Andrea Gardner  
City Manager



# TEXPOOL

THE TEXAS INVESTMENT SERVICE FOR PUBLIC FUNDS

May 2008

## PERFORMANCE

<i>As of April 30, 2008</i>	<i>TexPool</i>	<i>TexPool Prime</i>
Current Invested Balance	\$20,612,985,127.31	\$1,875,372,263.05
Weighted Average Maturity (1)*	33 Days	26 Days
Weighted Average Maturity (2)*	85 Days	26 Days
Net Asset Value	1.00002	0.99989
Total Number of Participants	2,100	91
Management Fee on Invested Balance	0.0485%	0.065%
Interest Distributed	\$42,273,245.94	\$4,169,582.29
Management Fee Collected	\$835,924.96	\$100,015.58
Standard & Poor's Current Rating	AAAm	AAAm
<i>April Averages</i>		
Average Invested Balance	\$21,015,686,937.85	\$1,878,758,373.66
Average Monthly Yield, on a simple basis (3)*	2.4471%	2.6994%
Average Weighted Average Maturity (1)*	33 Days	27 Days
Average Weighted Average Maturity (2)*	83 Days	27 Days

\*Definitions for Average Weighted Maturity can be found on Page 2.

## Economic and Market Commentary – April 30, 2008

Market sentiment shifted dramatically in April as an easing of the global credit crunch provided the Federal Reserve with the rationale for slowing and possibly suspending its rate-cutting campaign. As the month began, many investors had expected the Fed to cut benchmark interest rates from 2.25% to as low as 1.50% in an effort to promote healing in the still-ailing global credit markets. Yet despite a relative dearth of favorable economic news, a gradual improvement in credit conditions caused investors to rethink their forecast for Fed policy. By the time of the FOMC meeting in late April, the consensus view had shifted from expecting up to 75 basis points of additional easing to anticipating just one 25 basis point cut.

The revised outlook proved correct. On April 30, the central bank lowered the Federal funds rate by 25 basis points to 2%, after having previously slashed official rates by 300 basis points since August. Policymakers also signaled — albeit in highly ambiguous terms — that sufficient monetary stimulus is in the pipeline to justify a wait-and-see approach with regard to additional monetary accommodation. We believe that the cautionary language was inserted to appease inflation hawks on the FOMC, two of whom dissented from the decision to cut rates.

In last month's commentary, we took exception with the then consensus view that additional aggressive easing moves were likely. Consequently, as expectations regarding the Fed shifted in April, we were able to find value in securities a bit farther out the money market yield curve. We also continued to add to our floating rate positions in TexPool. These securities, many of which are tied to movements in 1- and 3-month LIBOR, have performed well in the past few months as credit concerns have kept LIBOR rates elevated.

Looking ahead, we expect credit conditions and interest rates to stabilize. The Bermanke Fed is keeping a wary eye on inflation, especially with energy and food prices showing little sign of moderating. Barring another crisis in the credit markets or clearer evidence of a severe economic slowdown on the horizon, the Fed is likely to remain on hold for at least the next several months.

## ANNOUNCEMENTS

### New Participants

We would like to recognize and welcome the following entities who joined the TexPool/TexPool Prime program in April, 2008:

1. Tyler ISD
2. Cinco Southwest MUD No. 4
3. Waxahachie ISD
4. East Downtown Management District
5. City of Lucas
6. Paloma Lake MUD No. 1
7. Harris County MUD No. 358
8. Harris County MUD No. 410
9. Montgomery County ESD No. 2

### New Participants, Continued

10. Hardin ISD
11. Copeville Special Utility District
12. City of Vidor
13. Harris County Improvement District
14. Uptown Development Authority

### Holiday Reminder

In observance of Memorial Day, TexPool will be closed on Monday, May 26, 2008. ACH transactions placed on Friday, May 23, 2008 will settle on Tuesday, May 27, 2008. Please plan accordingly for your liquidity needs.



## TexPool

### PORTFOLIO ASSET SUMMARY AS OF April 30, 2008

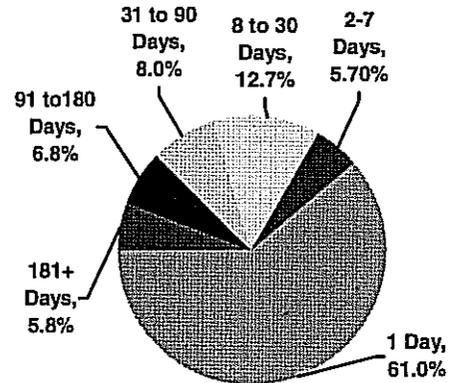
	<i>Book Value</i>	<i>Market Value</i>
Uninvested Balance	\$(261,941.03)	\$(261,941.03)
Accrual of Interest Income	31,852,892.80	31,852,892.80
Interest and Management Fees Payable	(42,273,175.98)	(42,273,175.98)
Payable for Investments Purchased	0.00	0.00
Repurchase Agreements	14,343,109,000.00	14,343,844,809.80
Mutual Fund Investments	0.00	0.00
Government Securities	6,280,558,351.52	6,280,555,977.75
<b>Total</b>	<b>\$20,612,985,127.31</b>	<b>\$20,613,718,563.34</b>

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investors and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool. The only source of payment to the Participants is the assets of TexPool. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services.

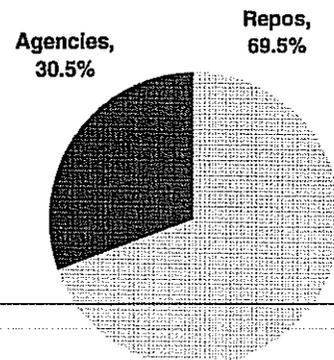
### DAILY SUMMARY

Date	Money Mkt Fund Equiv (SEC Std.)	Daily Allocation Factor	TexPool Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
04/01	2.7717%	0.000075937	\$21,142,237,024.57	1.00026	34	84
04/02	2.6497%	0.000072594	\$21,383,731,210.47	1.00023	33	83
04/03	2.6378%	0.000072269	\$21,355,688,711.98	1.00021	35	84
04/04	2.4919%	0.000068271	\$21,283,835,517.48	1.00019	35	85
04/05	2.4919%	0.000068271	\$21,283,835,517.48	1.00019	35	85
04/06	2.4919%	0.000068271	\$21,283,835,517.48	1.00019	35	85
04/07	2.5357%	0.000069470	\$21,188,902,419.08	1.00017	33	84
04/08	2.4629%	0.000067478	\$21,191,442,290.31	1.00018	33	84
04/09	2.4104%	0.000066037	\$21,138,721,974.23	1.00019	33	83
04/10	2.5373%	0.000069516	\$21,110,724,179.72	1.00018	33	84
04/11	2.5074%	0.000068696	\$21,188,422,737.93	1.00018	33	84
04/12	2.5074%	0.000068696	\$21,188,422,737.93	1.00018	33	84
04/13	2.5074%	0.000068696	\$21,188,422,737.93	1.00018	33	84
04/14	2.4935%	0.000068314	\$21,039,538,173.15	1.00019	32	82
04/15	2.4936%	0.000068372	\$20,978,480,418.37	1.00017	32	82
04/16	2.4518%	0.000067172	\$21,000,278,959.04	1.00014	32	82
04/17	2.4411%	0.000066880	\$21,022,035,479.19	1.00010	31	81
04/18	2.4682%	0.000067622	\$20,965,736,507.86	1.00004	32	82
04/19	2.4682%	0.000067622	\$20,965,736,507.86	1.00004	32	82
04/20	2.4682%	0.000067622	\$20,965,736,507.86	1.00004	32	82
04/21	2.4262%	0.000066472	\$20,905,274,492.10	1.00005	30	80
04/22	2.3688%	0.000064899	\$20,803,009,048.59	1.00007	32	82
04/23	2.2588%	0.000061884	\$20,770,467,481.07	1.00006	31	84
04/24	2.3895%	0.000065467	\$20,659,220,564.59	1.00003	31	83
04/25	2.2613%	0.000061953	\$20,803,728,657.76	1.00000	33	85
04/26	2.2613%	0.000061953	\$20,803,728,657.76	1.00000	33	85
04/27	2.2613%	0.000061953	\$20,803,728,657.76	1.00000	33	85
04/28	2.2435%	0.000061467	\$20,733,142,668.29	0.99999	31	83
04/29	2.3567%	0.000064567	\$20,709,557,650.31	0.99999	33	83
04/30	2.3946%	0.000062867	\$20,612,985,127.31	1.00002	33	85
<b>Averages</b>	<b>2.4471%</b>	<b>0.000067043</b>	<b>\$21,015,686,937.85</b>		<b>33</b>	<b>83</b>

Portfolio By Maturity  
As of April 30, 2008



Portfolio By Type of Investment  
As of April 30, 2008



	Number of Participants	Balance
School District	538	\$7,663,576,602.64
Higher Education	53	\$2,168,742,696.52
Health Care	78	\$884,141,490.22
Utility District	633	\$2,082,724,326.80
City	419	\$5,459,541,738.03
County	162	\$1,944,711,536.15
Other	217	\$409,801,502.96

#### Definition of Weighted Average Maturity (1) & (2)

- \* (1) This weighted average maturity calculation uses the SEC Rule 2A-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.
- \* (2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

## TexPool Prime

### PORTFOLIO ASSET SUMMARY AS OF April 30, 2008

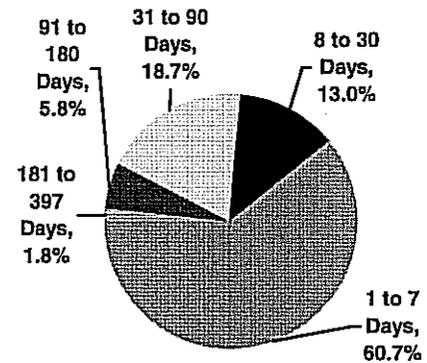
	Book Value	Market Value
Uninvested Balance	\$87.36	\$87.36
Accrual of Interest Income	245,526.11	245,526.11
Interest and Management Fees Payable	(4,168,207.00)	(4,168,207.00)
Payable for Investments Purchased	0.00	0.00
Repurchase Agreements	935,134,000.00	935,134,000.00
Mutual Fund Investments	50,000,000.00	50,000,000.00
Government Securities	0.00	0.00
Commercial Paper	894,160,856.58	893,958,814.00
Bank Instruments	0.00	0.00
Variable Rate Note	0.00	0.00
<b>Total</b>	<b>\$1,875,372,263.05</b>	<b>\$1,875,170,220.47</b>

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investors and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool Prime. The assets of TexPool Prime are the only source of payments to the Participants. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services.

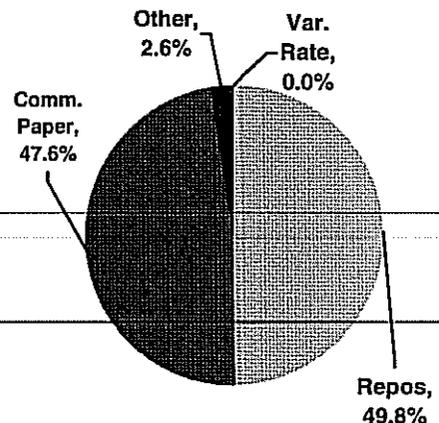
### DAILY SUMMARY

Date	Money Mkt Fund Equiv (SEC Std.)	Daily Allocation Factor	TexPool Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
04/01	3.0684%	0.000084065	\$1,864,951,156.28	1.00008	26	27
04/02	3.0215%	0.000082782	\$1,862,144,253.64	1.00007	26	26
04/03	2.9211%	0.000080031	\$1,857,370,689.59	1.00005	25	26
04/04	2.8236%	0.000077358	\$1,904,431,561.83	0.99996	25	25
04/05	2.8236%	0.000077358	\$1,904,431,561.83	0.99996	25	25
04/06	2.8236%	0.000077358	\$1,904,431,561.83	0.99996	25	25
04/07	2.8028%	0.000076788	\$1,903,760,233.30	1.00005	23	23
04/08	2.7495%	0.000075330	\$1,901,536,883.53	1.00004	23	23
04/09	2.7160%	0.000074410	\$1,900,691,858.36	1.00004	23	23
04/10	2.7847%	0.000076293	\$1,912,962,118.58	1.00005	23	24
04/11	2.7122%	0.000074306	\$1,926,767,525.48	0.99993	28	28
04/12	2.7122%	0.000074306	\$1,926,767,525.48	0.99993	28	28
04/13	2.7122%	0.000074306	\$1,926,767,525.48	0.99993	28	28
04/14	2.7071%	0.000074166	\$1,927,698,010.53	0.99996	26	26
04/15	2.7266%	0.000074700	\$1,921,122,260.90	0.99997	25	26
04/16	2.6897%	0.000073690	\$1,912,803,963.75	0.99996	25	25
04/17	2.6890%	0.000073670	\$1,882,838,259.75	0.99993	25	25
04/18	2.6548%	0.000072733	\$1,870,299,320.43	0.99982	30	31
04/19	2.6548%	0.000072733	\$1,870,299,320.43	0.99982	30	31
04/20	2.6548%	0.000072733	\$1,870,299,320.43	0.99982	30	31
04/21	2.6351%	0.000072195	\$1,837,070,740.41	0.99987	28	29
04/22	2.6003%	0.000071240	\$1,818,069,495.65	0.99985	29	29
04/23	2.5364%	0.000069491	\$1,802,664,529.19	0.99986	29	29
04/24	2.5909%	0.000070984	\$1,874,591,850.58	0.99986	27	27
04/25	2.5325%	0.000069384	\$1,841,029,014.46	0.99977	30	30
04/26	2.5325%	0.000069384	\$1,841,029,014.46	0.99977	30	30
04/27	2.5325%	0.000069384	\$1,841,029,014.46	0.99977	30	30
04/28	2.4895%	0.000068205	\$1,835,683,129.33	0.99986	27	27
04/29	2.5712%	0.000070443	\$1,843,837,246.83	0.99987	27	27
04/30	2.5131%	0.000068853	\$1,875,372,263.05	0.99989	26	26
Averages	2.6994%	0.000073956	\$1,878,758,373.66		27	27

Portfolio By Maturity  
As of April 30, 2008



Portfolio By Type of Investment  
As of April 30, 2008



	Number of Participants	Balance
School District	51	\$1,595,377,749.46
Higher Education	4	\$18,749,095.60
Health Care	5	\$7,599,346.54
Utility District	3	\$46,361,298.31
City	15	\$42,607,186.92
County	7	\$164,313,491.40
Other	6	\$368,574.57

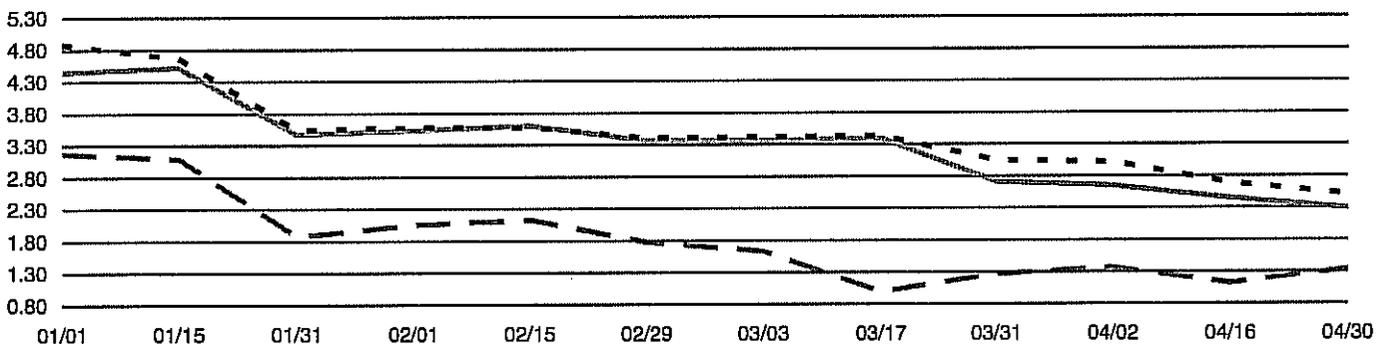
\*(3) This current yield for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.

# TEXPOOL

THE TEXAS INVESTMENT SERVICE FOR PUBLIC FUNDS

TexPool Participant Services  
 c/o Lehman Brothers  
 600 Travis St., Suite 7200  
 Houston, TX 77002

## TEXPOOL & TEXPOOL PRIME VS. 90-DAY TREASURY BILL



— TexPool Rate    - - - TexPool Prime Rate    - . - 90-Day T-Bill Rate

### TexPool Advisory Board Members

R.C. Allen  
 Pati Buchenau  
 James L. Cotton

Kathy Dubose  
 Jose Elizondo, Jr.  
 Dan Haggerty

Ron Leverett  
 LaVonne Mason  
 John McGrane

Clay McPhail  
 Anita Thetford  
 Vivian Wood

Additional information regarding TexPool is available upon request:

www.texpool.com • 1-866-839-7665 (1-888-TEX-POOL) • Fax: 866-839-3291



## Monthly Newsletter - April 2008

### Performance

#### As of April 30, 2008

#### April Averages

Current Invested Balance	\$6,349,528,618.20	Average Invested Balance	\$6,592,341,456.61
Weighted Average Maturity (1)	25 Days	Average Monthly Yield, on a simple basis	2.4396%
Weighted Average Maturity (2)	85 Days	Average Weighted Average Maturity (1)*	21 Days
Net Asset Value	0.999970	Average Weighted Average Maturity (2)*	82 Days
Total Number of Participants	623	<b>Definition of Weighted Average Maturity (1) &amp; (2)</b>	
Management Fee on Invested Balance	0.12%*	(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instrument to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.	
Interest Distributed	\$13,498,302.45	(2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.	
Management Fee Collected	\$270,755.26	* The maximum management fee authorized for the TexSTAR Cash Reserve Fund is 12 basis points. This fee may be waived in full or in part in the discretion of the TexSTAR co-administrators at any time as provided for in the TexSTAR Information Statement.	
% of Portfolio Invested Beyond 1 Year	5.73%		
Standard & Poor's Current Rating	AAAm		

Rates reflect historical information and are not an indication of future performance.

### New Participants

We would like to welcome the following entities who joined the TexSTAR program in April 2008:

- ★ City of Del Rio
- ★ City of Iowa Colony
- ★ City of Graham
- ★ Harris County MUD 412
- ★ Harris County MUD 397
- ★ City of Daingerfield
- ★ Education Service Center Region VI

### Holiday Reminder

Please note that in observance of the Memorial Day holiday, **TexSTAR will be closed on Monday, May 26, 2008.** Notification of any early transaction deadlines on the day preceding this holiday will be sent by email to the primary contact on file for all TexSTAR participants.

### Economic Commentary

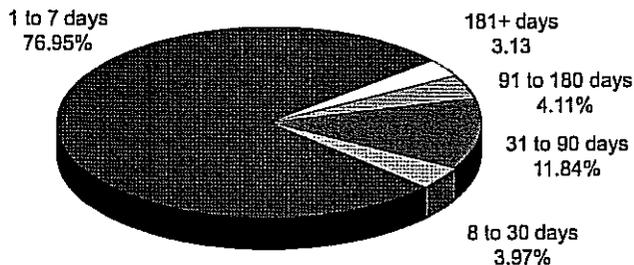
Economic data released in April revealed deteriorating labor market conditions, continued contraction in the housing market, and plummeting consumer sentiment. At the same time, consumer and government spending as well as manufacturing activity have been stronger than expected. Payrolls continued their downward trend in April for the fourth straight monthly decline. However, some possible signs of moderation exist, as the April drop in employment was smaller than previous months. The housing sector continued to weaken through March, with both existing and new home sales dropping during the month and housing starts plunging to their lowest level since March 1991. On the upside, with housing starts running considerably below the pace of sales, home inventories are now declining at an even faster pace. Recent news on core inflation has been benign, but headline inflation remains elevated and import prices are soaring, making upside inflation risks more pronounced. Treasury yields increased in April. The curve flattened somewhat as the expectations for further easing from the Federal Reserve subsided after the anticipated April 30th 25-basis-point rate cut.

The Federal Reserve is expected to stay on the sidelines in the coming months. Without signaling the end of the easing cycle, the Fed will monitor incoming economic data and financial market conditions closely to determine if further rate cuts are needed. Tax rebate checks were mailed in May. Based on past experience, consumers will respond swiftly to the rebates, which should manage to prevent a contraction in the economy in the second quarter and boost consumer spending and GDP in the third quarter. Housing construction and prices are expected to continue falling through the fourth quarter but at an abating pace as the various housing policy initiatives now underway should contribute to stability in home sales. This, along with Fed easing and many other Fed initiatives focused on providing liquidity, should manage to improve overall credit conditions over the year.

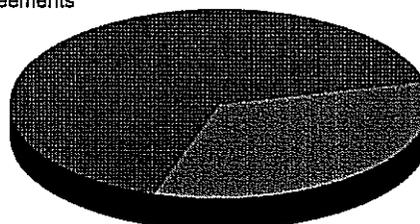
**For more information about TexSTAR, please visit our web site at [www.texstar.org](http://www.texstar.org).**

# Information at a Glance

## Portfolio by Type of Investment As of April 30, 2008

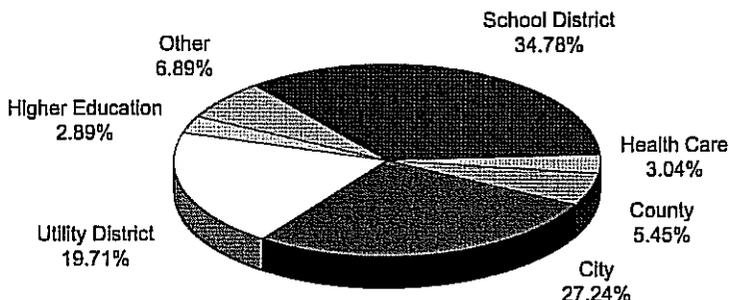


Repurchase Agreements  
66.38%



Agencies  
33.62%

## Portfolio by Maturity As of April 30, 2008



## Distribution of Participants by Type As of April 30, 2008

# Performance

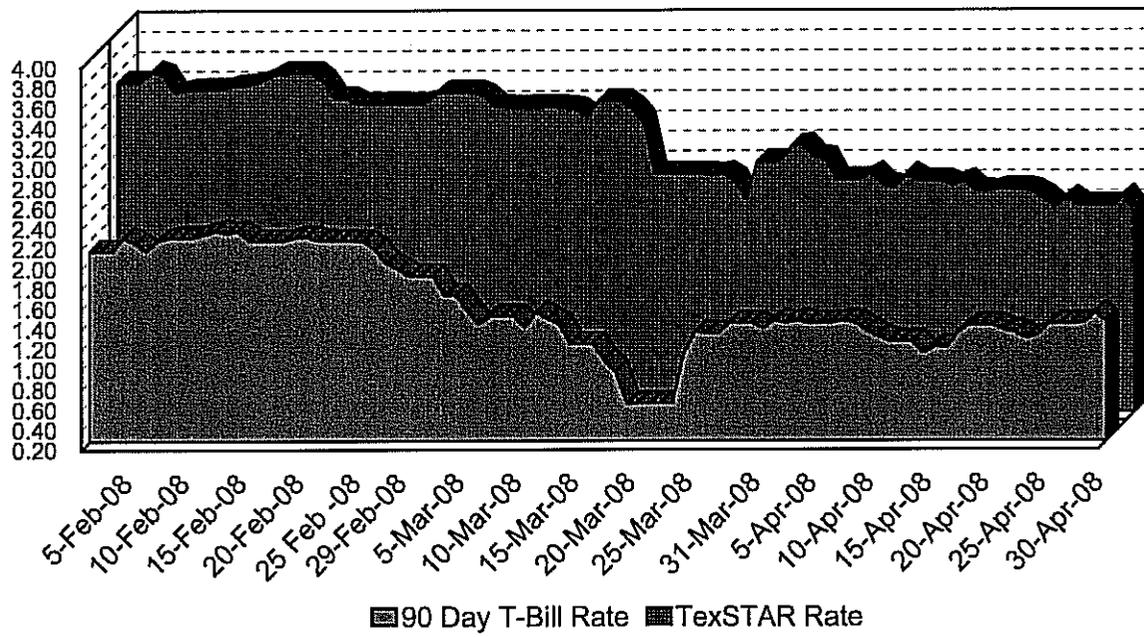
Month	Average Rate	Book Value	Market Value	Net Asset Value	WAM (1)*	WAM (2)*	Number of Participants
Apr 08	2.4396%	\$ 6,349,528,618.20	\$ 6,349,341,491.76	0.999970	21	82	623
Mar 08	2.9807%	6,635,062,776.30	6,636,736,509.65	1.000252	17	82	616
Feb 08	3.4224%	6,294,186,095.49	6,296,863,425.91	1.000401	17	82	609
Jan 08	4.2033%	5,919,661,192.90	5,923,891,294.00	1.000714	22	80	603
Dec 07	4.5430%	5,180,414,831.71	5,181,584,153.60	1.000202	21	79	594
Nov 07	4.6975%	4,999,671,312.52	5,000,767,637.47	1.000190	18	79	591
Oct 07	4.9007%	4,793,406,663.48	4,794,712,410.18	1.000272	19	84	584
Sep 07	5.1175%	5,101,146,389.66	5,102,374,857.54	1.000240	20	78	573
Aug 07	5.2540%	5,117,776,256.51	5,118,532,127.32	1.000118	16	42	567
Jul 07	5.2829%	5,037,425,646.08	5,037,616,062.72	1.000037	18	22	554
Jun 07	5.2883%	4,850,271,396.79	4,850,377,392.01	1.000014	18	25	543
May 07	5.2613%	4,809,313,042.18	4,809,314,578.92	1.000000	11	20	531
Apr 07	5.2803%	5,032,146,136.61	5,031,747,141.26	0.999920	13	23	523

## Portfolio Asset Summary as of April 30, 2008

	Book Value	Market Value
Uninvested Balance	\$ (1,229.20)	\$ (1,229.20)
Accrual of Interest Income	9,049,907.63	9,049,907.63
Interest and Management Fees Payable	(13,570,747.97)	(13,570,747.97)
Payable for Investment Purchased	(195,668,627.70)	(195,668,627.70)
Repurchase Agreements	4,347,975,000.00	4,347,975,000.00
Government Securities	2,201,744,315.44	2,201,557,189.00
<b>Total</b>	<b>\$ 6,349,528,618.20</b>	<b>\$ 6,349,341,491.76</b>

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

# TexSTAR versus 90-Day Treasury Bill



## Daily Summary for April 2008

Date	Mny Mkt Fund Equiv. [SEC Std.]	Daily Allocation Factor	TexSTAR Invested Balance	Market Value Per Share	WAM Days (1)*	WAM Days (2)*
1-Apr-08	2.8605%	0.0000783710	6,658,898,714.42	1.000229	16	78
2-Apr-08	2.7347%	0.0000749240	6,629,713,762.29	1.000201	16	78
3-Apr-08	2.7173%	0.0000744470	6,654,553,274.96	1.000183	20	81
4-Apr-08	2.5112%	0.0000687990	6,629,591,020.85	1.000187	19	81
5-Apr-08	2.5112%	0.0000687990	6,629,591,020.85	1.000187	19	81
6-Apr-08	2.5112%	0.0000687990	6,629,591,020.85	1.000187	19	81
7-Apr-08	2.5724%	0.0000704780	6,551,185,229.41	1.000163	19	82
8-Apr-08	2.4601%	0.0000674010	6,564,958,932.54	1.000163	19	82
9-Apr-08	2.4286%	0.0000665370	6,617,363,226.05	1.000175	19	80
10-Apr-08	2.5654%	0.0000702860	6,610,118,535.49	1.000161	19	80
11-Apr-08	2.4986%	0.0000684560	6,684,506,460.22	1.000176	20	81
12-Apr-08	2.4986%	0.0000684560	6,684,506,460.22	1.000178	20	81
13-Apr-08	2.4986%	0.0000684560	6,684,506,460.22	1.000178	20	81
14-Apr-08	2.4508%	0.0000671450	6,636,443,571.73	1.000175	20	81
15-Apr-08	2.4992%	0.0000684700	6,756,446,797.48	1.000157	21	80
16-Apr-08	2.4012%	0.0000657870	6,726,370,149.57	1.0000+9	21	80
17-Apr-08	2.3890%	0.0000654520	6,698,689,479.22	1.000062	21	80
18-Apr-08	2.4164%	0.0000662030	6,710,916,269.91	1.000008	20	79
19-Apr-08	2.4164%	0.0000662030	6,710,916,269.91	1.000008	20	79
20-Apr-08	2.4164%	0.0000662030	6,710,916,269.91	1.000008	20	79
21-Apr-08	2.3913%	0.0000655140	6,701,686,858.60	1.000028	20	79
22-Apr-08	2.3303%	0.0000638450	6,520,000,753.23	1.000040	22	82
23-Apr-08	2.2355%	0.0000612470	6,498,360,760.29	1.000010	24	85
24-Apr-08	2.3320%	0.0000638910	6,475,786,698.78	0.999976	24	85
25-Apr-08	2.2533%	0.0000617340	6,418,886,906.23	0.999950	24	85
26-Apr-08	2.2533%	0.0000617340	6,418,886,906.23	0.999950	24	85
27-Apr-08	2.2533%	0.0000617340	6,418,886,906.23	0.999950	24	85
28-Apr-08	2.2516%	0.0000616890	6,389,460,453.93	0.999929	26	85
29-Apr-08	2.3422%	0.0000641690	6,398,975,910.50	0.999903	25	85
30-Apr-08	2.1883%	0.0000599530	6,349,528,618.20	0.999970	25	85
<b>Average</b>	<b>2.4396%</b>	<b>0.000066839</b>	<b>6,592,341,456.61</b>		<b>21</b>	<b>82</b>

TexSTAR Participant Services  
 First Southwest Asset Management, Inc.  
 325 North St. Paul Street, Suite 800  
 Dallas, Texas 75201



### **TexSTAR Board Members**

<i>William Chapman</i>	<i>Central Texas Regional Mobility Authority</i>	<i>Governing Board President</i>
<i>Nell Lange</i>	<i>City of Frisco</i>	<i>Governing Board Vice President</i>
<i>Melinda Garrett</i>	<i>Houston ISD</i>	<i>Governing Board Treasurer</i>
<i>Michael Bartolotta</i>	<i>First Southwest Company</i>	<i>Governing Board Secretary</i>
<i>Will Williams</i>	<i>JP Morgan Chase</i>	<i>Governing Board Asst. Sec./Treas.</i>
<i>Hardy Browder</i>	<i>City of Cedar Hill</i>	<i>Advisory Board</i>
<i>Oscar Cardenas</i>	<i>Northside ISD</i>	<i>Advisory Board</i>
<i>Scott Christensen</i>	<i>Reid Road MUD No. 1</i>	<i>Advisory Board</i>
<i>Ramiro Flores</i>	<i>Harlingen CISD</i>	<i>Advisory Board</i>
<i>Stephen Fortenberry</i>	<i>McKinney ISD</i>	<i>Advisory Board</i>
<i>Monte Mercer</i>	<i>North-Central-TX Council of Government</i>	<i>Advisory Board</i>
<i>Len Santow</i>	<i>Griggs &amp; Santow</i>	<i>Advisory Board</i>
<i>S. Renee Tidwell</i>	<i>Tarrant County</i>	<i>Advisory Board</i>

For more information contact TexSTAR Participant Services ★ 1-800-TEX-STAR ★ [www.texstar.org](http://www.texstar.org)



# City of Copperas Cove City Council Agenda Item Report

June 17, 2008

## Agenda Item J-1

Contact – Wanda Bunting, Director of Financial Services, 547-4221  
wbunting@ci.copperas-cove.tx.us

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**SUBJECT: Financial Report for the Month ended April 30, 2008.**

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**1. BACKGROUND/HISTORY**

Attached is the Monthly Council Report for the month ended April 30, 2008. This report is submitted to the City Council for review. The report provides a detailed analysis of the City's financial condition and results of operations for the month ended April 30, 2008.

**2. FINDINGS/CURRENT ACTIVITY**

None.

**3. FINANCIAL IMPACT**

None.

**4. ACTION OPTIONS/RECOMMENDATION**

None.