



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

*An agenda information packet is available for public inspection in the Lobby of City Hall and may be viewed on the City's Web Page, [www.copperascovetx.gov](http://www.copperascovetx.gov), under the "Government" tab.*

Notice is hereby given that a **Special Council Meeting** of the City of Copperas Cove, Texas, will be held on **November 8, 2011** 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. **INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **ANNOUNCEMENTS**
- E. **PUBLIC RECOGNITION**
- F. **CITIZENS FORUM** – At this time, citizens will be allowed to speak for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section. Pursuant to §551.042 of the Texas Open Meetings Act, any deliberation or decision about the subject of inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
- 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 considered separately.
- H. **PUBLIC HEARINGS/ACTION**
- I. **ACTION ITEMS**
  - 1. Consideration and action on authorizing the City Manager to execute a 380 Economic Development Agreement between the City of Copperas Cove, Texas and Endeavor Real Estate Group or its Affiliates. **Andrea M. Gardner, City Manager**
- J. **REPORTS FROM OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS**

K. **ITEMS FOR FUTURE AGENDAS**

L. **EXECUTIVE SESSION**

1. Pursuant to §551.087, Deliberation Regarding Economic Development Negotiations, of the Open Meetings Act, Tex. Gov't Code, Council will meet in Executive Session to deliberate the offer of a financial or other incentive to a business prospect - Endeavor Real Estate Group or its Affiliates.

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

N. **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) 542-8927 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 4:30 p.m. on November 3, 2011, on the glass front door of City Hall, a place convenient and readily accessible to the general public at all times.

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Jane Lees, TRMC, CMC  
City Secretary

**City Council Special**

I. 1.

**Meeting Date:** 11/08/2011

**Contact:** Andrea Gardner, City Manager

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**Information**

**SUBJECT**

Consideration and action on authorizing the City Manager to execute a 380 Economic Development Agreement between the City of Copperas Cove, Texas and Endeavor Real Estate Group or its Affiliates.  
**Andrea M. Gardner, City Manager**

**BACKGROUND/HISTORY**

On May 20, 2011, a Chapter 380 Economic Development Agreement was submitted by Mr. Gary Davis on behalf of First Advisors, Inc. for consideration by the governing body. The 380 Agreement requests a rebate for both property and sales tax revenues over the period of 25 years for the development known as the Shops at Five Hills.

**FINDINGS/CURRENT ACTIVITY**

City Council met in closed session on a number of occasions since the submittal. The Developer has submitted what is considered to be the final proposal for incentives under a Chapter 380 Economic Development Agreement. The final proposal will be provided on Tuesday evening during the closed session for Council consideration.

**ACTION OPTIONS/RECOMMENDATION**

City staff recommends the City Council take action on the matter of authorizing the City Manager to execute a Chapter 380 Economic Development Agreement between the City of Copperas Cove, Texas and Endeavor Real Estate Group or its Affiliates.

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**City Council Special**

**L. 1.**

**Meeting Date:** 11/08/2011

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**Information**

**SUBJECT**

Pursuant to §551.087, Deliberation Regarding Economic Development Negotiations, of the Open Meetings Act, Tex. Gov't Code, Council will meet in Executive Session to deliberate the offer of a financial or other incentive to a business prospect - Endeavor Real Estate Group or its Affiliates.

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