



**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.copperascove.tx.gov, under the "Government" tab.

Notice is hereby given that a **Workshop Council Meeting** of the City of Copperas Cove, Texas, will be held on **November 15, 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. ROLL CALL

C. WORKSHOP ITEMS

1. Presentation and discussion of Project 25 Radio Communications. **Andrea M. Gardner, City Manager**
2. Direction to City staff on item C-1 above. **Andrea M. Gardner, City Manager**

D. 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 _____, November 10, 2011, on the glass front door of City Hall, a place convenient and readily accessible to the general public at all times.

Jane Lees, TRMC, CMC
City Secretary

City Council Workshop
Meeting Date: 11/15/2011

C. 1.

Information

Subject

Presentation and discussion of Project 25 Radio Communications. **Andrea M. Gardner, City Manager**

Attachments

P25 Presentation

Project 25 Radio Communications

Gary D. Young
Deputy Fire Chief
Copperas Cove Fire Department

Project 25 (P-25)

- Project 25 (P25) is the current standard for the design and manufacture of interoperable digital two-way wireless (Radio) communications products.

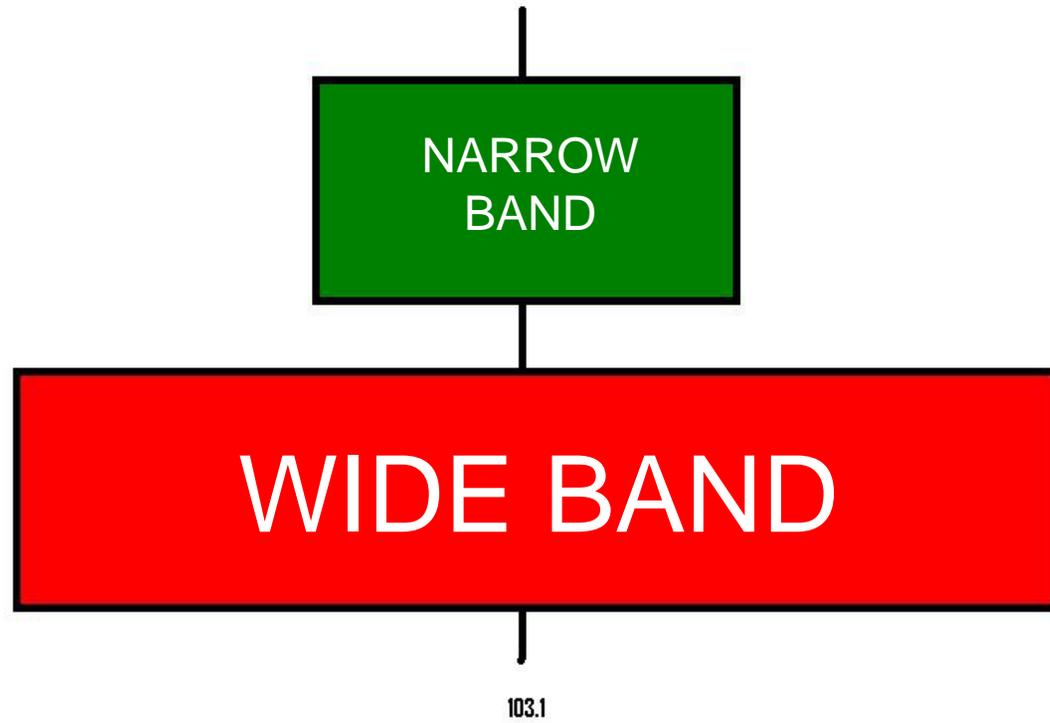
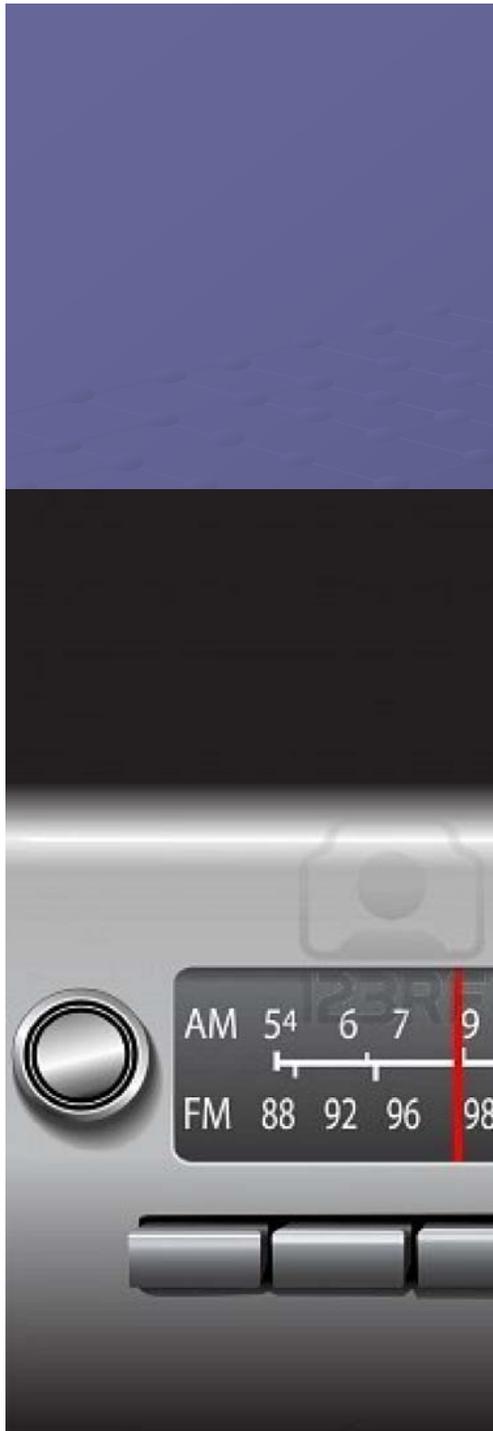
www.project25.org

Federal Communications Commission (FCC)

- January 1, 2013 Deadline for Narrow-Band VHF Requirements (City of Copperas Cove is COMPLIANT)
- January 1, 2015 Project 25 Requirement (The majority of the City of Copperas Cove radios are not COMPLIANT)

Wide Band Vs. Narrow Band

- Width of communications on a specific frequency
- Wide Band – 25 KHz
- Narrow Band – 12.5 KHz



Analog Vs. Digital

- Analog communications – lower sound quality, signal fade,
- Digital communications – Crisp sound quality, prominent signal, Project 25 Standard,
 - Currently used by Emergency Service Departments in Copperas Cove

Analog VS. Digital



Proprietary VS. P 25



 **BENDIX/KING**
The King is Back

HARRIS
assuredcommunications[®]

KENWOOD
Listen to the Future


MOTOROLA

Current

- COCC 800 MHz Radio System -- 2004
- Is a Project 16 system
- Equipment is NOT able to upgrade to P25

Options

- Take No Action – May no longer be eligible for grant funding on any city program
- Replacement of entire radio system – Estimated Cost minimum \$2,000,000
- Phase approach to replace all equipment – Grant funding may be possible for some of the cost

One Time Purchase to Replace Radio System

- Reimbursement grants NON-Existent
- Would eliminate need for phased approach
- Larger cost share to the City.
- All equipment identical and functionally tested upon implementation

Phase Approach

- Can utilize available grant funding each year. Lower cost to City overall in equipment costs (FY 12, \$190,000 HSG)
- Phase approach may take five (5) or more years to implement

Infrastructure Options

COCC Stand Alone

- Local control
- Smaller geographic coverage area
- No Redundancy for trunked communications
- No recurring link up costs to another system
- Software mismatch not an issue

Bell County / COCC COOP

- Cooperative control, same protocols required
- Larger geographic coverage area
- All communications would go through Bell County, Copperas Cove would be the redundant back up
- Recurring link up costs
- **REQUIRES** consistent software updates

Texas Statewide Interoperability Channel Plan

- <http://tsiec.region49.org/MOU+TSICP.pdf>
- NIMS Compliant

More Information

- <http://www.fcc.gov/pshs/techttopics/tech-interop.html>
- www.project25.org
- <http://tsiec.region49.org/MOU+TSICP.pdf>

QUESTIONS

Direction from Council

City Council Workshop

C. 2.

Meeting Date: 11/15/2011

Information

Subject

Direction to City staff on item C-1 above. **Andrea M. Gardner, City Manager**



**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, under the "Government" tab.

Notice is hereby given that a **Regular Council Meeting** of the City of Copperas Cove, Texas, will be held on **November 15, 2011 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 of the Quarter Recognitions – 3rd Quarter 2011. **Michael Ramminger, Fire Battalion Chief**
 - Howard Dixon, Animal Control Officer
 - Donald Denniston, Health Inspector
- 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.
 - 1. Consideration and action on approving minutes from the workshop council meeting of November 1, 2011. **Jane Lees, City Secretary**
 - 2. Consideration and action on approving minutes from the regular council meeting of November 1, 2011. **Jane Lees, City Secretary**

3. Consideration and action on authorizing the City Manager to execute an agreement with the Hill Country Community Action Association for use of the Head Start Building at, 1008 North Drive, to provide a Head Start preschool program for the youth of Copperas Cove. **Andy Cedillo, Director of Parks & Leisure Services**

H. **PUBLIC HEARINGS/ACTION**

I. **ACTION ITEMS**

1. Consideration and action on the re-appointment of members to the Keep Copperas Cove Beautiful Commission. **Silvia Rhoads, Executive Director, Keep Copperas Cove Beautiful**
2. Consideration and action on a resolution calling for the election of a candidate(s) to serve on the Lampasas Central Appraisal District Board of Directors. **Ryan D. Haverlah, Assistant Director of Financial Services/Budget Director**
3. Consideration and action on a resolution calling for the election of a candidate(s) to serve on the Coryell Central Appraisal District Board of Directors and discussion with the Coryell Central Appraisal District Chief Appraiser. **Ryan D. Haverlah, Assistant Director of Financial Services/Budget Director**
4. Consideration and possible action on nominating an individual to serve on the Board of Directors of the Texas Coalition for Affordable Power. **Andrea M. Gardner, City Manager**
5. Discussion and direction concerning Chapter 13, Article 1, Section 11 of the City Code of Ordinances (Commercial Activities in City Park). **Andy Cedillo, Director of Parks & Leisure Services**
6. Consideration and action on an ordinance amending Article 4, Regulation of Alarm Systems, Sections 4-121 through Sections 4-132 of the City of Copperas Cove Code of Ordinances. **Mike Morton, Chief Building Official**

J. **REPORTS FROM OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS**

K. **ITEMS FOR FUTURE AGENDAS**

L. **EXECUTIVE SESSION**

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.

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Jane Lees, TRMC, CMC
City Secretary

Information

Subject

Employee of the Quarter Recognitions – 3rd Quarter 2011. **Michael Ramminger, Fire Battalion Chief**

- Howard Dixon, Animal Control Officer
 - Donald Denniston, Health Inspector
-

City Council Regular
Meeting Date: 11/15/2011

G. 1.

Information

Subject

Consideration and action on approving minutes from the workshop council meeting of November 1, 2011.

Jane Lees, City Secretary

Attachments

11/1/11 workshop minutes

CITY OF COPPERAS COVE
CITY COUNCIL WORKSHOP MEETING MINUTES
November 1, 2011 – 6:00 P.M.

A CALL TO ORDER - Mayor Hull called the workshop meeting to order at 6:03 p.m.

B ROLL CALL

Present: John Hull
Cheryl L. Meredith
Charlie D. Youngs
Gary L. Kent
Jim Schmitz
Frank Seffrood
Danny Palmer

Absent: Kenn Smith

Attendees: Andrea M. Gardner, City Manager
Jane Lees, City Secretary

C WORKSHOP ITEMS

1 Presentation and discussion on the Water/Sewer Rate Study. Andrea M. Gardner, City Manager

Ms. Gardner stated that the City Council had previously discussed and did raise water rates for residential customers. The Council determined that they would wait to raise any additional rates until after the water study report was completed. The study was complete and Ms. Nelissa Heddin of Water Resources Management LP presented the results which included economic challenges facing the City, revenue requirements FY2012 through FY2015 and proposed billing for water, wastewater billing and solid waste billing and fees. Her presentation is attached to and made a part of these minutes.

Ryan Haverlah, Assistant Director of Financial Services/Budget Director, gave a second presentation on the Staff Review of the Utility Rate Study. which is also attached to and made a part of these minutes.

2 Direction to Staff on item C-1. Andrea M. Gardner, City Manager

City Council agreed by consensus that they would accept the study as presented, but directed staff to continue to work on increases to be implemented at a later date. There would be no further rate increases for 2012. The Council was agreeable with the proposed customer class system.

D ADJOURNMENT - There being no further business, Mayor Hull adjourned the meeting at 6:59 p.m.

John Hull, Mayor

ATTEST:

Jane Lees, City Secretary

City Council Regular
Meeting Date: 11/15/2011

G. 2.

Information

Subject

Consideration and action on approving minutes from the regular council meeting of November 1, 2011.

Jane Lees, City Secretary

Attachments

11/1/11 regular minutes

CITY OF COPPERAS COVE
CITY COUNCIL REGULAR MEETING MINUTES
November 1, 2011 – 7:00 P.M.

- A **CALL TO ORDER** - Mayor Hull called the meeting to order at 7:08 p.m.
- B **INVOCATION AND PLEDGE OF ALLEGIANCE** - Pastor Brian Hawkins of Cove Fellowship Church gave the invocation and Mayor Hull led the pledge of allegiance.
- C **ROLL CALL**
- Present: Cheryl L. Meredith
 Charlie D. Youngs
 Gary L. Kent
 Danny Palmer
 Jim Schmitz
 Frank Seffrood
 John Hull
- Absent: Kenn Smith
- Attendees: Andrea M. Gardner, City Manager
 Charles E. Zech, City Attorney
 Jane Lees, City Secretary
- D **ANNOUNCEMENTS** - Council Member Kent reminded everyone to get out and vote in the upcoming election on November 8. He noted that the Copperas Cove Veterans Day Parade begins at the VFW Post at 9:30 a.m. on Friday, November 11, 2011. Mayor Hull thanked the City staff and everyone that worked on the Safe Trick or Treat last Saturday night. City Manager Gardner reminded everyone of the 17th Annual Community Wide Thanksgiving Basket Benefit for 2011 will be held Tuesday, November 22, 2011, 1:00 to 4:00 p.m., at the Copperas Cove Civic Center at 1206 West Avenue B. Donations are accepted from November 1-18 at The Refuge Corporation. Ms. Gardner stated that First Call Network is utilized to make emergency notifications to citizens. As a result of many citizens choosing to eliminate their land-line phone service in favor of cell phone service, the Central Texas Council of Governments is asking all citizens who wish to continue receiving alerts, please register your cell phone number. There is no charge for this service. Additional information is located on the City's website and on the City's Facebook page. Ms. Gardner also announced that the CenTex Sustainable Communities Partnership is holding a public meeting on Thursday, November 3, 2011 from 7:00 to 8:30 p.m. at the Harker Heights Activities Center, 400 Indian Trail. For more information on this event the Fort Hood DPW staff can be contacted. Mayor Hull thanked everyone who participated in the EcoHarvest last Saturday morning.
- E **PUBLIC RECOGNITION** - None.
- F **CITIZENS FORUM** – Lucy Bowman, 503 John Henry. Ms. Bowman requested that the Council make changes in accountability for coaches. She asked for a system to be put into place for parents to be able to make formal complaints. She said that she would be happy to work with Ken Wilson to help outline a new policy.

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.

1 Consideration and action on approving minutes from the workshop council meeting of October 18, 2011. **Jane Lees, City Secretary**

2 Consideration and action on approving minutes from the regular council meeting of October 18, 2011. **Jane Lees, City Secretary**

3 Consideration and action on a resolution accepting the quarterly investment report as presented for the quarter ending September 30, 2011 per the Investment Policy. **Velia Key, Director of Financial Services**

RESOLUTION NO. 2011-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS APPROVING THE INVESTMENT REPORT FOR QUARTER ENDED SEPTEMBER 30, 2011.

Council Member Kent made a motion to approve Consent items G-1, G-2 and G-3 as written. Council Member Palmer seconded the motion, which passed unanimously.

H **PUBLIC HEARINGS/ACTION - None.**

I **ACTION ITEMS**

1 Consideration and action on an ordinance amending Chapter 7, Article II of the City's Code of Ordinances; providing for a severability clause; providing for a savings clause; and, declaring an effective date. **J. Mike Baker, Fire Chief/Emergency Management Coordinator**

ORDINANCE NO. 2011-59

AN ORDINANCE OF THE CITY OF COPPERAS COVE, TEXAS, AMENDING CHAPTER 7, ARTICLE II OF THE CITY'S CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Council Member Meredith made a motion to approve Ordinance No. 2011-59 as presented. Council Member Kent seconded the motion, which passed unanimously.

2 Consideration and action on an ordinance amending Section 18-16.2, Same - North FM 116 (South Main Street, Avenue F, and 1st Street), of the Code of Ordinances, establishing speed limits on FM 116. **Wesley Wright, P.E., Public Works Division Head/City Engineer**

ORDINANCE NO. 2011-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS MODIFYING SECTION 18-16.2 IN ITS ENTIRETY; REPEALING ALL ORDINANCES IN CONFLICT WITH THIS AMENDMENT; PROVIDING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE.

Council Member Meredith made a motion to approve Ordinance No. 2011-60 as presented.

Council Member Kent seconded the motion, which passed unanimously.

- 3 Consideration and approval of a resolution electing not to require the remittance of a PEG fee by holders of a state issued certificate of franchise authority. **Ryan D. Haverlah, Assistant Director of Financial Services/Budget Director**

RESOLUTION NO. 2011-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, ELECTING NOT TO REQUIRE THE REMITTANCE OF A PEG FEE BY HOLDERS OF A STATE ISSUED CERTIFICATE OF FRANCHISE AUTHORITY.

Council Member Seffrood made a motion to develop a long term plan on use of the funds, to not waive the fee and take no action on Resolution No. 2011-46 at this time. Council Member Kent seconded the motion, which passed unanimously.

- 4 Consideration and approval of a resolution opposing action taken by the Coryell Central Appraisal District on October 6, 2011, regarding voting members to elect the Board of Directors. **Ryan D. Haverlah, Assistant Director of Financial Services/Budget Director**

RESOLUTION NO. 2011-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, OPPOSING THE CHANGE OF VOTING MEMBERS TO INCLUDE CENTRAL TEXAS COLLEGE ENACTED BY THE CORYELL CENTRAL APPRAISAL DISTRICT ON OCTOBER 6, 2011.

Council Member Schmitz made a motion to take no action on Resolution 2011-47. Council Member Palmer seconded the motion, which passed unanimously.

- 5 Consideration and action on an ordinance updating Personnel Policy No. 312, Holidays. **Kelli Sames, Human Resources Division Head.**

ORDINANCE NO. 2011-61

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, APPROVING THE ATTACHED PERSONNEL POLICIES AND PROCEDURES OF THE CITY OF COPPERAS COVE BY REPEALING THE CURRENT PERSONNEL POLICY, NO. 312, (HOLIDAYS), AND REPLACING THE EXISTING POLICY WITH A REVISED PERSONNEL POLICY, NO. 312, (HOLIDAYS) AND RATIFYING THE REMAINING SECTIONS OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL; AND DECLARING AN EFFECTIVE DATE.

Council Member Kent made a motion to approve Ordinance No. 2011-61 as presented. Council Member Palmer seconded the motion, which passed unanimously.

- 6 Consideration and action on an ordinance updating Personnel Policy No. 120, Salary Program Administration. **Kelli Sames, Human Resources Division Head**

ORDINANCE NO. 2011-62

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, APPROVING THE ATTACHED PERSONNEL POLICIES AND PROCEDURES OF THE CITY OF COPPERAS COVE BY REPEALING THE CURRENT PERSONNEL POLICY, NO. 120, (SALARY PROGRAM ADMINISTRATION) AND REPLACING THE EXISTING POLICY

WITH A REVISED PERSONNEL POLICY, NO. 120, (SALARY PROGRAM ADMINISTRATION) AND RATIFYING THE REMAINING SECTIONS OF THE PERSONNEL POLICIES AND PROCEDURES MANUAL; AND DECLARING AN EFFECTIVE DATE.

Council Member Meredith made a motion to approve Ordinance No. 2011-62 as presented. Council Member Palmer seconded the motion, which passed unanimously.

- 7 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**

Mayor Hull announced that the Council would recess and discuss the item in Executive Session prior to any action. The open meeting was recessed at 7:45 p.m.

Mayor Hull reconvened the open meeting at 8:25 p.m. and announced that there was no action to be taken as a result of discussions in Executive Session.

J REPORTS FROM OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS

- 1 Chamber of Commerce 3rd Quarter Financial Report for 2011. **Marty Smith-Cook, President, Copperas Cove Chamber of Commerce**

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 - First Advisors, Inc.

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

- N ADJOURNMENT** - There being no further business, Mayor Hull adjourned the meeting at 8:26 p.m.

ATTEST:

John Hull, Mayor

Jane Lees, City Secretary

Meeting Date: 11/15/2011

Contact: Andy Cedillo, Director of Parks & Leisure Services

Information

SUBJECT

Consideration and action on authorizing the City Manager to execute an agreement with the Hill Country Community Action Association for use of the Head Start Building at, 1008 North Drive, to provide a Head Start preschool program for the youth of Copperas Cove. **Andy Cedillo, Director of Parks & Leisure Services**

BACKGROUND/HISTORY

The City of Copperas Cove and the Hill Country Community Action Association has an on going partnership in providing services to the citizens of Copperas Cove. The Hill Country Community Action Association has provided Head Start preschool programs located at 1008 North Drive for several years. Hill Country Community Action has the personnel and knowledge to provide specific services to the community and the City believes that providing quality social services for pre-school, youth, adult, senior citizens, and people with special needs are essential for the well-being and growth of the community.

FINDINGS/CURRENT ACTIVITY

The agreement defines the terms and conditions of the Hill Country Community Action Association and the City of Copperas Cove. The attached contract will be effective December 1, 2011 for a term of 2 years, commencing on December 1, 2011 and ending on November 30, 2013. The agreement has been reviewed by City staff, the City Attorney and the Hill Country Community Action Association.

ACTION OPTIONS/RECOMMENDATION

City staff recommends that the City Council authorize the City Manager to execute the attached agreement with the Hill Country Community Action Association to provide for use of the Head Start Building located at 1008 North Drive.

Fiscal Impact

Funds available Y/N?: yes

FINANCIAL IMPACT:

The City of Copperas Cove Parks Department will maintain the grounds surrounding the Head Start Building for a fee of \$2400/year.

Attachments

contract

LEASE AGREEMENT

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF CORRYEL §

WHEREAS, the City of Copperas Cove and the Hill Country Community Action Association, Inc. mutually agree that space is needed for a Head Start preschool program providing services to the youth of Copperas Cove;

WHEREAS, the City of Copperas Cove owns the Head Start Building at, 1008 North Drive, which has adequate space to provide the Head Start Program;

WHEREAS, the Hill country Community Action Association, Inc. has the personnel and knowledge to provide specific services to the community;

WHEREAS, the City Council of the City of Copperas Cove finds that providing quality social services for pre-school, youth, adult, senior citizens and those people with special needs are essential for the well-being and growth of the community;

NOW, THEREFORE, this Lease Agreement is made and entered into this 1st day of December, 2011, by and between the City of Copperas Cove, a home rule municipal corporation, acting by and through its City Manager, Andrea Gardner, as Lessor, and the Hill country Community Action Association, Inc., a non-profit organization, with its principal office at PO Box 846, San Saba, Tx 76877, Texas, acting by and through its Chief Executive Officer, Tama Shaw as Lessee.

WITNESSETH:

I.

The City of Copperas Cove, in consideration of the rent and the covenants and conditions hereinafter set out, does by these presents lease unto the Association, the following described property (hereinafter referred to as "Premises"):

[PROPERTY DESCRIPTION]

together with all rights, privileges, easements and appurtenances belonging to or in any way pertaining to the Property.

II.

The term of this lease shall be for a period of two years commencing on December 1, 2011, and ending on November 30, 2013. This lease may be terminated at any time, by either party, by giving written notice at least ninety (90) days in advance. However, in the event Lessee fails to establish or continue to operate programs acceptable to Lessor, then Lessor shall have the option of immediately terminating this agreement.

III.

The purpose for which the Premises are leased is for the operation of Head Start programs.

IV.

The consideration for this lease shall be the performance of the conditions and covenants hereinafter set forth.

V.

Said lease is made upon the following covenants and conditions:

- (a) Lessee will, in the use and operation of the Premises and improvements comply with the City Building Code;
- (b) Lessee will, in the use and operation of the Premises, comply with all City and State health and sanitary rules and regulations;
- (c) Lessee shall not engage in any activities on the Premises, which are in violation of any existing state, federal or local law;
- (d) Lessee shall establish and operate a Head Start program for the Copperas Cove area at the Premises;
- (e) Lessee shall not engage in the sale or rental of any goods or services on the Premises without prior written consent of the Lessor;

- (f) Lessee shall be responsible for all utilities necessary in the operation of the Premises;
- (g) Lessee shall not assign or sublet the whole or any part of the Premises;
- (h) Lessor shall provide fire insurance on the building.
- (i) The Lessee shall maintain and keep in force liability insurance and shall protect Lessor from claims which may arise out of or in connection with any operations at the Premises: The minimum amounts of liability insurance required are as follows:

Bodily Injury:

Per Person	\$500,000.00
Per Accident	\$1,000,000.00

Property Damage Liability:

Per Accident	\$250,000.00
Aggregate	\$250,000.00

The required insurance shall be written so that Lessor will be notified in writing, in the event of cancellation, restrictive amendment or non-renewal at least thirty (30) days prior to action. Certificates of Insurance shall be filed with Lessor. All required insurance shall be written with the Lessor as an additional insured. In any event, Lessee is fully responsible for all losses arising out of, resulting from or connected with operations under this Lease whether or not the losses are covered by insurance. The Lessor's acceptance of Certificates of Insurance that in any respect do not comply with the Lease requirements does not release Lessee from compliance herewith. All insurance required under this section shall be primary over any other insurance coverage the Lessor may have. Lessee shall maintain liability insurance coverage not less than amounts prescribed in Section 101.023 of the Texas Civil Practice and Remedies Code as it may be amended from time to time. In the event such amounts increase beyond the limits set forth herein, Lessee shall obtain such

increased coverage and provide Lessor a certificate therefore. The burden of maintaining proper insurance coverage and compliance with this subsection lies solely with Lessee;

- (j) Lessee shall, within 30 days of termination of this lease and at the request of Lessor, remove any and all improvements placed upon the Premises by Lessee, and that in the removal of said improvements; Lessee shall fill all excavation holes and remove all debris from the Premises. Upon the expiration of the 30 day removal period, all improvements remaining on the Premises will become the property of the Lessor. The Lessor shall not be liable for any payment, reimbursement, compensation or consideration of any kind for such improvements. Subject to the forgoing, Lessor may retain, destroy, or dispose of any property left on the Premises after the removal period and Lessee shall be liable for all of Lessor's costs for removal and disposal of Lessee's improvements left on the Premises;
- (k) Lessee shall not make any improvements to the Premises without the prior written consent of Lessor;
- (l) Lessee shall indemnify and defend Lessor and save it harmless from any and all claims, actions, damages, liabilities, and expenses of any kind or nature resulting in the loss of life; personal bodily and/or damage to property arising from or out of any occurrence in, upon, or at said leased premises, regardless of who asserts such claim. In the event Lessor is made a party to any litigation commenced by or against Lessee, then Lessee shall protect and hold Lessor harmless and shall pay all costs, expenses, and reasonable attorney's fees incurred or paid by Lessor in connection with such litigation;
- (m) Lessor reserves the right to enter upon the Premises at all reasonable times for the purpose of inspecting and examining same and for any other public purpose; and
- (n) Lessor shall maintain the grounds surrounding the Head Start Building and Agency shall pay \$2400/year for maintenance and landscaping of the Head Start Building.

VI.

It is understood and agreed that Lessee shall have complete supervision and control of the Premises and right to operate programs and the overall supervision of these programs at the designated on the Premises during the term of this lease.

VII.

In the event of default by Lessee in any of the covenants and conditions set out herein, Lessor will notify Lessee of such default in writing, and Lessee will have thirty (30) days in which to correct same. In the event Lessee fails or refuses to correct such default, then Lessor may terminate this lease and re-enter the Premises, and upon such termination, Lessee agrees to surrender the Premises without further notice. However, in the event Lessee fails to establish or continue to operate programs acceptable to Lessor, then Lessor shall have the option of immediately terminating this agreement.

VIII.

This agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created under this agreement are performable in Coryell County, Texas.

IX.

Wherever notice is required or permitted, the notice shall be in writing and deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties at the respective addressed set out below, or at other addressed they have specified by written notice delivered in accordance.

Lessor :

City of Copperas Cove
Attn: City Manager's Office
P.O. Drawer 1449
Copperas Cove, TX 76522

Lessee:

Hill Country Community Action
Attention: Tama Shaw
P.O. Box 846
San Saba, TX 76877

EXECUTED on this the 1st day of December, 2011, to be effective as of December 1, 2011.

Lessor:

CITY OF COPPERAS COVE

Lessee:

HILL COUNTRY COMMUNITY
ACTION, INC.

By:

ANDREA GARDNER, City Manager

By:

TAMA SHAW,
Chief Executive Officer

ATTEST:

JANE LEES, City Secretary

APPROVED AS TO FORM:

CHARLES E. ZECH, City Attorney's Office

City Council Regular

I. 1.

Meeting Date: 11/15/2011

Contact: Silvia Rhoads, Executive Director, Keep Copperas Cove Beautiful

Information

SUBJECT

Consideration and action on the re-appointment of members to the Keep Copperas Cove Beautiful Commission. **Silvia Rhoads, Executive Director, Keep Copperas Cove Beautiful**

BACKGROUND/HISTORY

During a Regular City Council Meeting on September 17, 2002 Ordinance 2002-20 was approved allowing the formation of the Keep Copperas Cove Beautiful Commission. The commission allows for 15 members to be approved by the City Council. According to KCCB by-laws, the term of each commission member shall be two (2) years.

FINDINGS/CURRENT ACTIVITY

During a Regular City Council Meeting on August 16, 2011, one new member was appointed by the City Council bringing the total on the commission to twelve (12). Since, four members are coming up on term expirations. Two members have decided to seek re-appointment to the Commission. With Council approval on the re-appointments, the number of vacant seats on the commission will be five (5).

The following individuals are seeking re-appointment to the Keep Copperas Cove Beautiful Commission:

Ms. Elizabeth Sherman
Mr. Bob Hill

The applications are attached for Council review and consideration. Keep Copperas Cove Beautiful will continue to seek new members to fill the remaining five (5) positions.

ACTION OPTIONS/RECOMMENDATION

City staff recommends that the City Council re-appoint Ms. Elizabeth Sherman and Mr. Bob Hill to the Keep Copperas Cove Beautiful Commission.

Fiscal Impact

FINANCIAL IMPACT:

None

Attachments

[Sherman Application](#)

[Hill Application](#)

Candidate Application for City Council-Appointed Boards & Commissions

Applications will be reviewed as vacancies arise. Information disclosed on this application or any other attached document may be disclosed in public meetings. Please print clearly.

Please attach your resume (optional).

Board Preference 1: Keep Copperas Cove Beautiful _____

Board Preference 2: _____

Name: Elizabeth Sherman _____

Street Address: 507 Sumac Trail Copperas Cove TX 76522 _____

City Resident: 5 ____ years Personal E-Mail: ca_sunprincess@yahoo.com _____

Primary Phone: 254-423-1592 _____ Home Fax: _____

Profession: _____

Business Name: Copperas Cove Chamber of Commerce _____

Business Address: 204 East Robertson Ave. _____

City: Copperas Cove _____ State TX _____ Zip: 76522 _____

Business Phone: 254-547-7571 _____ Business Fax: _____

Business E-Mail: _____

Experience or Special Knowledge applicable to City board or commission function:

1.5 years experience on KCCB, I have participated in several projects, including the Don't Mess with Texas Trash Off, Waterway cleanups, Rabbit Fest, Downtown Spruce Up, an Illegal dump site cleanup, Meet the City event, and Eco Harvest. At my previous place of employment I put a recycling program in place .

Civic Activities/Professional Affiliations KCCB _____

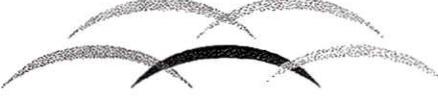
I verify that the information I have provided in this application to be true and correct. I also understand that this information may be made available to the public.

Elizabeth Sherman
Signature

11/3/11
Date

Please return completed application and resume to:

City Secretary's Office, City Hall
507 S. Main Street, Copperas Cove, Texas
Phone: (254) 547-4221



City of Copperas Cove
"The City Built for Family Living"

Elizabeth Sherman

Experience

10/01-12/03

U.S. Army Family Childcare

Ft. Irwin, CA

Childcare Provider

- Operated childcare program for infants through 12-year olds. Created daily program of activities; prepared nutritious lunches. To provide; a safe environment for children, all types and different activities, that encourage development. Maintain accurate records of diaper changes, meals provided, expenses, income, and tax documents

11/04-10/11

GC Services

Copperas Cove, TX

HR Administrative Assistant

- Answer incoming telephone calls, screens calls and refer to proper manager for handling. Assist directly with routine inquiries. Greet applicants seeking employment with GC Services. Responsible for administration of pre-employment or pre-promotion tests such as Wonderlic and personality profile testing, drug screening, and ensuring integrity of testing process. Maintain daily applicant flow log. Responsible for data entry of information for applicants and employees, such as applicant name, address, date of birth, etc. Responsible for establishing and maintaining official documents and personnel records in appropriate files. Processing basic employment verifications, direct deposit, W-4, and W-2 duplicate request forms, and employee referral bonuses. Completing and/or auditing new hire personnel folders for completion and accuracy. Assist in obtaining background reference (potential) information on applicants, as directed. Maintains facility bulletin boards in an up-to-date and legal compliance manner. Retrieve and send mail for all levels of management. Maintain a calendar for the managers and assure that complete information is available for all matters. Responsible for establishing & maintaining official documents & records in appropriate files. Oversee and administer operation of EZ App system. Responsible for special projects as assigned by management staff.

Education

01/06- 12/10

Central Texas College

Killeen, TX

Major: Office Management

- GPA: 3.22 Semester Hours: 39

Description: Courses Completed: Child Psychology, Developmental Mathematics II, Developmental Mathematics IV, Beginning Keyboarding, Computer Applications I, Principles of Management, Office Management, Administrative Office Procedures I, Business English, Word Processing, Spreadsheets, Records Management I

05/96- 12/98

Cerritos Community College

Norwalk, CA

Major: General Education

- Semester Hours: 24

Activities

01/10- Present

Keep Copperas Cove Beautiful- Board Member

Copperas Cove TX

Candidate Application for City Council-Appointed Boards & Commissions

Applications will be reviewed as vacancies arise. Information disclosed on this application or any other attached document may be disclosed in public meetings. Please print clearly.

Please attach your resume (optional).

Board Preference 1: Keep Copperas Cove Beautiful Commission (KCCB)

Board Preference 2: _____

Name: Robert L Hill

Street Address: 3090 Sikes Dr - Kempner, TX (Copperas Cove Fire District)

City Resident: _____ years Personal E-Mail: bob.hill@global5.net

Primary Phone: 254-216-2580 Home Fax: _____

Profession: Retired Military - Truck Driver & Office Manager

Business Name: Z Car Incorporated - Z Car Body Shop

Business Address: 108 Wolfe Rd

City: Copperas Cove State TX Zip: 76522

Business Phone: 254-547-1613 Business Fax: _____

Business E-Mail: _____

Experience or special knowledge applicable to City board or commission function:

1 year with KCCB - Presenting farming/gardening/composting classes

Civic Activities/Professional Affiliations KCCB - Copperas Cove CERT - Emergency

Radio Communications (HAM call sign N5RLH) - former member of CAP

I verify that the information I have provided in this application to be true and correct. I also understand that this information may be made available to the public.



Signature

10-28-11

Date

Please return completed application and resume to:
City Secretary's Office, City Hall
507 S. Main Street, Copperas Cove, Texas 76522
Phone: (254) 547-4221



Meeting Date: 11/15/2011

Contact: Ryan Haverlah, Asst Dir Finance/Budget Dir, Finance

Information

SUBJECT

Consideration and action on a resolution calling for the election of a candidate(s) to serve on the Lampasas Central Appraisal District Board of Directors. **Ryan D. Haverlah, Assistant Director of Financial Services/Budget Director**

BACKGROUND/HISTORY

On October 4, 2011, the City Council nominated the following individuals to serve on the Lampasas Central Appraisal District (LCAD) Board of Directors:

- David Hamilton
- Robert Wright
- Mike Kriegel
- John David Bowen
- Jack Widup

In addition, LCAD Chief Appraiser Melissa Gonzales, received the following nominations from other taxing jurisdictions within the county:

- Tom Casbeer
- Paul Wilborn

Ms. Gonzales, has requested the City of Copperas Cove cast votes for one or more nominees, not to exceed five. The City may choose to cast the total number of votes for one nominee in order to increase the City's opportunities for representation on the board.

FINDINGS/CURRENT ACTIVITY

The LCAD Board of Directors will serve for the term of January 1, 2012 through December 31, 2013. The City of Copperas Cove must approve the ballot by resolution and return to LCAD no later than December 14, 2011. The total number of votes the City has to cast in the election of the LCAD Board of Directors is 65.

ACTION OPTIONS/RECOMMENDATION

City staff recommends that the City Council cast their votes and approve Resolution No. 2011-49, electing a candidate(s) to serve on the Lampasas Central Appraisal District Board of Directors.

Fiscal Impact

FINANCIAL IMPACT:

None.

Attachments

Resolution LCAD Board of Dir.

LCAD Letter 093011

LCAD Letter 102411

RESOLUTION NO. 2011-49

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, CALLING FOR THE ELECTION OF A MEMBER OR MEMBERS OF THE BOARD OF DIRECTORS OF THE LAMPASAS CENTRAL APPRAISAL DISTRICT.

WHEREAS, The City of Copperas Cove is a participating taxing jurisdiction within the Lampasas Central Appraisal District, and is authorized by Section 6.03 of the Texas Property Tax Code to cast the entitled votes of the City of Copperas Cove to elect from one to five members for the Board of Directors; and

WHEREAS, The City of Copperas Cove desires to cast its allocated 65 votes for the following individual(s) as board member(s) of the Lampasas Central Appraisal District:

John David Bowen	# of votes _____
Tom Casbeer	# of votes _____
David Hamilton	# of votes _____
Mike Kriegel	# of votes _____
Paul Wilborn	# of votes _____
Jack Widup	# of votes _____
Robert Wright	# of votes _____; and

WHEREAS, The votes cast will be delivered to the chief appraiser for the election of members to the board of directors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS to adopt this resolution for the benefit of the citizens of the City of Copperas Cove.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Copperas Cove, Texas, this 15th day of November 2011, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code § 551.001 et seq.

John Hull, Mayor

ATTEST:

Jane Lees, City Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rocha
& Bernal, P.C., City Attorney

LAMPASAS CENTRAL APPRAISAL DISTRICT

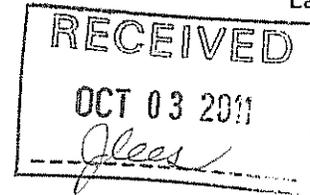
Board of Directors

Milton Kellner, Chairman
David Hamilton, Vice Chairman
Robert Wright, Secretary
Mike Kriegel
Ted Newsom

September 30, 2011



P.O. Box 175
Lampasas, Texas 76550



TELEPHONE:
512-556-8058
512-556-8138
FAX: 512-556-4660

Honorable Mayor Hull
Copperas Cove City
507 S. Main
Copperas Cove, TX 76522

Dear Mr. Hull,

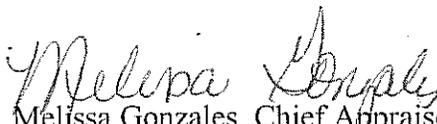
In accordance with Sec. 6.03 of the Texas Property Tax Code, this is to notify you of the voting power (number of votes) that Copperas Cove City will have in the election of 5 members of the Board of Directors for the Lampasas Central Appraisal District. This election will be for the term of January 1, 2012 through December 31, 2013.

Copperas Cove City will have a total of 65 votes to cast in the election of the Board.

According to the Code, "each unit that is entitled to vote may nominate, by resolution adopted by its governing body, one candidate for each position to be filled on the Board of Directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15 in each off numbered year. Failure to submit the nominations prior to that date will bar that jurisdiction from submitting any nominations."

Enclosed please find the calculation of votes. If you have any questions, please feel free to call me at 512-556-8058.

Respectfully,


Melissa Gonzales, Chief Appraiser
Lampasas Central Appraisal District

Pc: Andrea Gardner

CALCULATION OF VOTES FOR 2012/2013 TERM FOR BOARD OF DIRECTORS
September 30, 2011

2010 TAX LEVIES

<u>DISTRICT</u>	<u>LEVY</u>
LAMPASAS ISD	\$ 13,695,041.33
LAMPASAS COUNTY/ROAD & BRIDGE	6,380,117.54
CITY OF LAMPASAS	1,271,865.92
LOMETA ISD	854,400.62
COPPERAS COVE CITY	297,088.48
CITY OF KEMPNER	94,982.86
EVANT ISD	59,419.43
CITY OF LOMETA	59,366.93
STAR ISD	27,871.48
SAN SABA ISD	<u>1,554.77</u>
TOTAL	\$ 22,741,709.36

CALCULATION OF VOTES
September 30, 2011

	<u>VOTES</u>
LAMPASAS ISD 13,695,041.33/22,741,709.36 X 1000 X 5	3,011
LAMPASAS COUNTY/ROAD & BRIDGE 6,380,117.54/22,741,709.36 X 1000 X 5	1,403
CITY OF LAMPASAS 1,271,865.92/22,741,709.36 X 1000 X 5	280
LOMETA ISD 854,400.62/22,741,709.36 X 1000 X 5	188
COPPERAS COVE CITY 297,088.48/22,741,709.36 X 1000 X 5	65
CITY OF KEMPNER 94,982.86/22,741,709.36 X 1000 X 5	21
EVANT ISD 59,366.93/22,741,709.36 X 1000 X 5	13
CITY OF LOMETA 59,419.43/22,741,709.36 X 1000 X 5	13
STAR ISD 27,871.48/22,741,709.36 X 1000 X 5	6
SAN SABA ISD 1,554.77/22,741,709.36 X 1000 X 5	<u>0</u>
	5,000

LAMPASAS CENTRAL APPRAISAL DISTRICT

Board of Directors

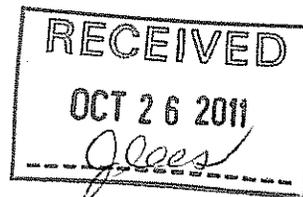
Milton Kellner, Chairman
David Hamilton, Vice Chairman
Robert Wright, Secretary
Mike Kriegel
Ted Newsom



P.O. Box 175
Lampasas, Texas 76550

TELEPHONE:
512-556-8058
512-556-8138
FAX: 512-556-4660

October 24, 2011



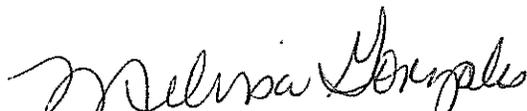
Honorable Mayor Hull
Copperas Cove City
507 S. Main St.
Copperas Cove, TX 76522

Dear Mr. Hull,

Please find enclosed the official ballot and resolution for you to use in casting your votes for the Board of Directors for the Lampasas Central Appraisal District.

The ballot and resolution must be submitted to me by December 14, 2011. Feel free to call if you have any questions.

Respectfully,


Melissa Gonzales, Chief Appraiser
Lampasas Central Appraisal District

Enclosure

Pc: Andrea Gardner

OFFICIAL BALLOT
ISSUED TO COPPERAS COVE CITY TO ELECT
BOARD OF DIRECTORS FOR LAMPASAS CENTRAL APPRAISAL DISTRICT 2012-2013

(DIRECTIONS): Please enter the number of votes cast on the blank space opposite the name of candidate. You may cast all of your votes for one candidate or you may divide your votes among any number of candidates that you desire. You have 65 total votes that you may cast.

NAME OF CANDIDATES

John D. Bowen	_____
Tom Casbeer	_____
David Hamilton	_____
Mike Kriegel	_____
Paul Wilborn	_____
Jack Widup	_____
Robert Wright	_____

ISSUED UNDER MY HAND AND SEAL OF OFFICE THE 25th DAY OF OCTOBER, 2011

Melissa Gonzales, Chief Appraiser
Lampasas Central Appraisal District

RESOLUTION OF VOTES CAST TO ELECT DIRECTORS FOR THE LAMPASAS CENTRAL
APPRAISAL DISTRICT FOR THE YEARS 2012-2013

WHEREAS, SB 621, Section 6.03(g) requires that each taxing unit entitled to vote, to cast their vote by resolution and to submit that resolution to the Chief Appraiser of the Lampasas Central Appraisal District by December 14, 2011.

THEREFORE, Copperas Cove City submits the above Official Ballot, as issued by the Chief Appraiser, stating our vote for candidates for the election of the Board of Directors for the Lampasas Central Appraisal District for 2012-2013.

ACTION TAKEN _____ day of _____ 2011, in _____ Session of the Board of the above mentioned taxing unit, which is entitled under SB 621 to cast votes to elect the Board of Directors of the Lampasas Central Appraisal District of Lampasas County.

John Hull, Mayor

Attest: _____

Meeting Date: 11/15/2011

Contact: Ryan Haverlah, Asst Dir Finance/Budget Dir, Finance

Information

SUBJECT

Consideration and action on a resolution calling for the election of a candidate(s) to serve on the Coryell Central Appraisal District Board of Directors and discussion with the Coryell Central Appraisal District Chief Appraiser. **Ryan D. Haverlah, Assistant Director of Financial Services/Budget Director**

BACKGROUND/HISTORY

On September 20, 2011, the City Council nominated the following individuals to serve on the Coryell Central Appraisal District (CCAD) Board of Directors:

- Al Castillo
- Jay Manning
- Gary L. Kent

In addition, CCAD Chief Appraiser, Mitch Fast, received the following nominations from other taxing jurisdictions within the county:

- Willis Ament
- Justin Carothers
- Doug Cook

Jack Wall and Bob Weiss are current members of the CCAD Board of Directors and were nominated, but have expressed their desire to not be re-elected for the 2012-2013 term.

As of the morning of November 4, 2011, no taxing entity has opposed the inclusion of Central Texas College (CTC) as a voting member of the CCAD Board of Directors election process as enacted by the CCAD Board of Directors on October 6, 2011. With CTC included as a voting member, the City of Copperas Cove will be entitled to 1,005 votes. Chief Appraiser Mitch Fast will be present to discuss with City Council the CCAD budget, appraisal practices, and legislation, as well as other issues of concern.

Mr. Fast has requested the City of Copperas Cove cast votes for one or more nominees, not to exceed five. The City is not limited to the candidates the City nominated and can cast as many or few votes, for one or up to five candidates. An important factor for the City to consider is the requirement of 834 votes to guarantee that the City has a representative on the board. Should the City choose to concentrate 834 votes for one candidate, the residual votes can be allocated any way preferred.

FINDINGS/CURRENT ACTIVITY

The CCAD Board of Directors will serve for the term of January 1, 2012 through December 31, 2013.

The City must approve the ballot by resolution and return it to the CCAD no later than December 15, 2011. The total number of votes the City has to cast in the election of the CCAD Board of Directors is 1,005.

The City has been notified that Copperas Cove Independent School District (CCISD) casts 834 votes for Jay Manning and the remainder of their votes for Doug Cook on November 8, 2011. After CCISD casts their votes, Mr. Cook lacks 18 votes from being placed on the Board of Directors. Should City Council wish to place Mr. Cook on the Board, City Council would have 987 votes remaining to cast for other nominees and could guarantee an additional member to the Board if at least 834 votes were cast for one person.

ACTION OPTIONS/RECOMMENDATION

City staff recommends that the City Council cast their votes and approve Resolution No. 2011-47, electing a candidate(s) to serve on the Coryell Central Appraisal District Board of Directors.

Fiscal Impact

FINANCIAL IMPACT:

None.

Attachments

Resolution

CCAD Letter

RESOLUTION NO. 2011-47

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, TEXAS, CALLING FOR THE ELECTION OF A MEMBER OR MEMBERS OF THE BOARD OF DIRECTORS OF THE CORYELL CENTRAL APPRAISAL DISTRICT.

WHEREAS, The City of Copperas Cove is a participating taxing jurisdiction within the Coryell Central Appraisal District, and is authorized by Section 6.03 of the Texas Property Tax Code to cast the entitled votes of the City of Copperas Cove to elect from one to five members for the Board of Directors; and

WHEREAS, The City of Copperas Cove desires to cast its allocated 1,005 votes for the following individual(s) as board member(s) of the Coryell Central Appraisal District:

Willis Ament	# of votes _____
Justin Carothers	# of votes _____
Al Castillo	# of votes _____
Doug Cook	# of votes _____
Gary Kent	# of votes _____
Jay Manning	# of votes _____; and

WHEREAS, The votes cast will be delivered to the chief appraiser for the election of members to the board of directors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS to adopt this resolution for the benefit of the citizens of the City of Copperas Cove.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Copperas Cove, Texas, this 15th day of November 2011, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code § 551.001 et seq.

John Hull, Mayor

ATTEST:

Jane Lees, City Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rocha
& Bernal, P.C., City Attorney



CORYELL CENTRAL APPRAISAL DISTRICT
705 E. MAIN STREET
GATESVILLE, TX 76528



November 2, 2011

Ms. Andrea Gardner, City Manager
City of Copperas Cove
PO Box 1449
Copperas Cove, TX 76522

Dear Ms. Andrea Gardner,

Enclosed is a ballot listing the candidates nominated by the Taxing Jurisdictions within Coryell County for election to the Board of Directors of the Coryell Central Appraisal District for the 2012 - 2013 term. Also enclosed is the listing of each entity's allocated votes and a sample resolution that may be used for the voting process.

Please note that Jack Wall and Bob Weiss are current members of the Board of Directors of the Coryell Central Appraisal District and were nominated, but have expressed their desire to not be re-elected for the 2012 - 2013 term.

City of Copperas Cove is entitled to 1,005 votes. You may cast all of your votes for one candidate, or you may distribute your votes among any number of the candidates. **Please cast your votes by written resolution BY DECEMBER 15TH**. Return the resolution to the appraisal district to my attention. Votes will be tallied and results will be announced before December 31st.

If you have any questions, please contact me at (254) 865-6593.

As always, your continued support is greatly appreciated.

Sincerely,

Mitch Fast
Chief Appraiser

GATESVILLE OFFICE
705 E MAIN ST
254-865-6593 PHONE
254-865-1280 FAX

COPPERAS COVE OFFICE
207 S 3RD ST #200
254-542-6960 PHONE
254-542-7586 FAX





CORYELL CENTRAL APPRAISAL DISTRICT
705 E. MAIN STREET
GATESVILLE, TX 76528



Coryell Central Appraisal District Board of Directors
Ballot for 2012-2013

Candidate Name	Number of Votes
• Willis Ament	_____
• Justin Carothers	_____
• Al Castillo	_____
• Doug Cook	_____
• Gary Kent	_____
• Jay Manning	_____
• Jack Wall	
• Bob Weiss	

GATESVILLE OFFICE
705 E MAIN ST
254-865-6593 PHONE
254-865-1280 FAX

COPPERAS COVE OFFICE
207 S 3RD ST #200
254-542-6960 PHONE
254-542-7586 FAX

Jurisdiction Name	Voting Entitlement
050 - Coryell County	1045
CCC - City of Copperas Cove	1005
COP - Copperas Cove ISD	1650
CTC - Central Texas College	210
EVC - Evant City	5
EVT - Evant ISD	60
GV - Gatesville ISD	765
GVC - City of Gatesville	130
JB - Jonesboro ISD	50
MDY - Moody ISD	20
OG - Oglesby ISD	45
OGC - City of Oglesby	1
VLM - Valley Mills ISD	1
CLF - Clifton ISD	5
CRA - Crawford ISD	5
LAM - Lampasas ISD	1
MCG - City of McGregor	1
Totals	4999

Information

SUBJECT

Consideration and possible action on nominating an individual to serve on the Board of Directors of the Texas Coalition for Affordable Power. **Andrea M. Gardner, City Manager**

BACKGROUND/HISTORY

The TCAP Board is responsible for developing TCAP's strategic plan and supporting policies with the goal of obtaining for its members reliable, low-cost electricity, ideally through predictable, long-term contracts. TCAP also plays a role in influencing legislative and regulatory actions that will ensure a truly competitive electric power market in Texas that will benefit residential and business customers.

Below is a listing of the current board. The members marked with an asterisk have terms expiring at the end of the current calendar year.

- Large User Category
 - Place 1 - Mike Perez (McAllen)(South Zone)
 - Place 2 - *Miles Risley (Wichita Falls)(North Zone)
 - Place 3 - Rudy Garza (Corpus Christi)(South Zone)
 - Place 4 - *Mark Israelson (Plano)(North Zone)
 - Place 5 - Jay Doegey (Arlington)(North Zone)
 - Place 6 - *Odis Dolton (Abilene)(West Zone)
- Medium User Category
 - Place 7 - Stephen Massey (Allen)(North Zone)
 - Place 8 - *James Zentner (Odessa)(West Zone)
 - Place 9 - Gilbert Reyna (Victoria)(South Zone)
- Small User Category
 - Place 10 - *Courtney Alvarez (Kingsville)(South Zone)
 - Place 11 - David Ragsdale (Benbrook)(North Zone)
- At Large Category
 - Place 12 - *Hector Hinojosa (Alice)(South Zone)
 - Place 13 - Carlos Yerena (Harlingen)(South Zone)
 - Place 14 - *Julie Johnston (Dickinson)(Houston Zone)
 - Place 15 - Julio Cerda (Mission)(South Zone)

FINDINGS/CURRENT ACTIVITY

On November 1, 2011, the City Manager received an invitation for nominations to the Board of Directors of the Texas Coalition for Affordable Power.

Seven of the Board's fifteen positions term of offices will expire the end of 2011 and an election will be held in December for the positions, whose term of office will be 2012 through 2013. According to the TCAP Bylaws, "any full-time salaried employee or elected official of a Member shall be eligible to serve as a Director."

The Board meets monthly in various areas of the state that are easily accessible, such as Austin, Dallas/Ft. Worth and San Antonio. All expenses incurred by Directors to attend the meetings are reimbursed by TCAP. Time requirements to serve on the Board are typically four to five hours of the meeting and approximately four hours a month reviewing issues related to TCAP through telephone calls

and/or emails.

Each member organization may nominate only one individual. Nominations should be accompanied by a brief biography or resume. Nominations should be emailed to TCAP's Secretary, Mark Bunkley. Nominations must be received no later than Wednesday, November 30, 2011. Ballots will be assembled and distributed to the membership by December 5, 2011 and will be received through Wednesday, December 28, 2011. Candidates will be slotted on the ballot based on their organization's electric consumption. Of the seven open positions, three are for large consumers; one for medium consumers and one for small consumers. The two candidates receiving the next highest vote totals, regardless of where they are slotted on the ballot, will fill the remaining two positions.

Large consumers are those with consumption in excess of 30 million Kwh, Medium consumers are between 15 million and 30 million Kwh in consumption and Small is under 15 million Kwh in consumption. Last year Copperas Cove consumed 12.8 million Kwh, so a candidate from Copperas Cove would be placed in the Small consumer category.

ACTION OPTIONS/RECOMMENDATION

City staff recommends the City Council discuss the possibility of nominating a candidate to serve on the TCAP Board of Directors and take appropriate action.

Meeting Date: 11/15/2011

Contact: Andy Cedillo, Director of Parks & Leisure Services

Information

SUBJECT

Discussion and direction concerning Chapter 13, Article 1, Section 11 of the City Code of Ordinances (Commercial Activities in City Park). **Andy Cedillo, Director of Parks & Leisure Services**

BACKGROUND/HISTORY

On August 2, 2011, the City of Copperas Cove approved a ninety (90) day moratorium on the requirement for Commercial Activities permitted in City Park located on FM 1113 during the months of April through October. The current City ordinance reads as follows:

Chapter 13, Article 1, Section 13-11-Commercial activities, such as flea markets, shall be permitted in the City Park located on FM 1113 during the months of April through October. Such activities shall be approved by the City Manager and must be of a charitable nature benefiting the citizens of Copperas Cove.

FINDINGS/CURRENT ACTIVITY

The Parks and Recreation Department offers concession sales to participants during the baseball season (March-July) and the pool season (May-August). Outside Commercial Vendors would be in direct competition with City concession sales. Currently concessions are not available during the months of September to November to the public.

Based on a survey of other Cities, the selling of products for profit in a City park is not allowed due to safety, trash, park aesthetics, traffic control and enforcement.

The cities that do allow vendors to sell items in parks have a contract with the vendor and receive a yearly payment or receive a percentage of sales not unlike the golf course concessions. The selling or peddling of products for resale is only permitted during a special event or festival.

ACTION OPTIONS/RECOMMENDATION

City staff seeks direction from the City Council to update the City Code of Ordinances Chapter 13, Article 1, Section 11 (Commercial Activities in City Park). Enclosed is a sample Ordinance for Commercial Activity in all City Parks.

Attachments

[Current Ordinance](#)

Existing Ordinance

Sec. 13-11.-Commerical Activities in City Park

Commercial activities, such as flea markets, shall be permitted in the city park located on FM 1113 during the months of April through October. Such activities shall be approved by the city manager and must be of a charitable nature benefiting the citizens of Copperas Cove

(Editor's Note)

Ordinance No. 1988-27, adopted and approved Aug 23, 1988 was not enacted as a specific amendment to the Code; hence codification herein as a new [§ 13-11](#) has been at the discretion of the editor.

Proposed Ordinance

Sec. 13-11. – Commercial Activities in City Park

Commercial activities by for profit entities are prohibited in all City parks and grounds if not otherwise allowed in this section

Non-profit organizations are allowed to conduct commercial activities in City Park (FM 1113) if approved by the City of Copperas Cove City Council

Non-profit organizations are allowed to conduct commercial activities by scheduling events with the City of Copperas City designated official and sponsored or supported by the City of Copperas Cove

Request for approval of activities must be completed 90 (ninety) days prior to event

All applicable fees as adopted in the City Fee Schedule shall apply for these events.

Non-profit organizations may enter into agreements with for-profit entities for scheduled events sponsored by their organization

All sponsored commercial activities in City parks shall be subject to compliance with all other applicable City Ordinances, State, or Federal laws, inspections and applicable fees as adopted in the City's approved fee schedule

No commercial activity is permitted during any scheduled youth activity during the months March-August. Exception will be the City Approved and Sponsored Events and Activities

All permits shall be for specific times, dates and locations which shall be set forth in writing by the issued permit

Proposed activity shall be temporary and mobile in nature and shall not include the erection or placement of any structure

Meeting Date: 11/15/2011

Contact: Mike Morton, Chief Building Official, Building Department

Information

SUBJECT

Consideration and action on an ordinance amending Article 4, Regulation of Alarm Systems, Sections 4-121 through Sections 4-132 of the City of Copperas Cove Code of Ordinances. **Mike Morton, Chief Building Official**

BACKGROUND/HISTORY

During the review process of the city ordinances, it was found that the Alarm System Ordinance has not been updated since 2003.

FINDINGS/CURRENT ACTIVITY

During the review of the current Alarm System Ordinance staff concluded the following items required updates.

1. Section, 4-122, 3 (b) all alarm permits will expire at the end of each calendar year.
2. Section, 4-Clarification of the appeals process.
3. Section, 4-131 Penalties for false alarms, according to Local Government Code, Section 214.197 the penalties may be as follows:
 - a. \$50, if the location has had more than three but fewer than six other False Alarms in the preceding 12-month period;
 - b. \$75, if the location has had more than five but fewer than eight other False Alarms in the preceding 12-month period;
 - c. \$100, if the location has had eight or more other False Alarms in the preceding 12-month period.

ACTION OPTIONS/RECOMMENDATION

City staff recommends the City Council approve Ordinance No. 2011- 64, amending Article 4, Sec. 4-121 thru Sec. 4-132 of the City of Copperas Cove Code of Ordinances.

Fiscal Impact

FINANCIAL IMPACT:

The financial impact to the general fund will be as follows:
