



2011

PROGRESS

On the Horizon

City of
Copperas Cove

Welcome to
COPPERAS COVE, TEXAS
Pop. 32,032



State of the City Address 2011

John Hull
Mayor

Andrea Gardner
City Manager

State of the City Committee



Ten 17 Media





**“One man may hit the mark,
another blunder; but heed not
these distinctions. Only from
alliance of the one, working
with and through the other, are
great things born.”**

– Antoine De Saint-Exupery

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What Makes Cove Great?

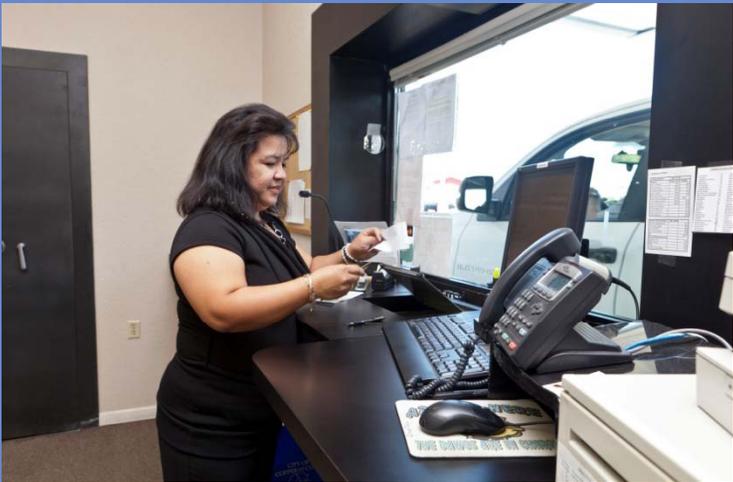




Employees



Employees





Volunteers



Boards and Commissions



Citizens Police Academy Alumni Association



Citizens Fire and Public Safety Volunteer Organization



Volunteers



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Local Universities and Colleges

**CENTRAL
TEXAS
COLLEGE**

TEXAS A&M UNIVERSITY
CENTRAL TEXAS

A&M Central Texas Golf Tournament

TEXAS A&M
UNIVERSITY
CENTRAL TEXAS



Peace Office and Paramedic Training



CTC and Public Safety Partnership



Community Partners



Fort Hood



TxDot



Chamber of Commerce



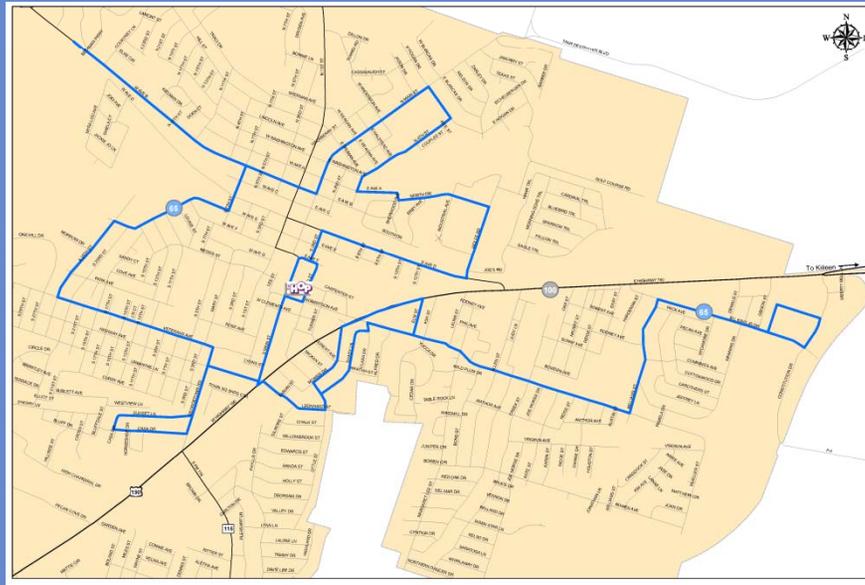
CCEDC



CCISD



The HOP



HCCA



Thanks for making Copperas Cove a Great Community!





Our Record



Lutheran Church Road



South East Bypass



State Highway 9



North 1st Street and West Avenue B



New Public Works Director



NE Sewer Line and Seven-Mile Tank





Vision



Five Year CIP



COPPERAS COVE

T E X A S

City Built for Family Living.

Adopted Capital Improvement Plan FY 2010-2014 Amended September 2011

John Hull, Mayor

Charter Members of the City Council:

Cheryl L. Meredith

Charlie Youngs

Chuck Downard

Danny Palmer

Bill L. Stephens

Willie C. Goode

Frank Seffrood

**Andrea Gardner,
City Manager**

**Ryan D. Haverlah,
Budget Director**

**Copperas Cove strives to
provide Quality Services
Everyday!**

Five Year Personnel Plan



City of Copperas Cove



2012-2016 Personnel Plan

Adopted
September 6, 2011

PD and FD Focus Groups



Mission of the City

The Mission of the City of Copperas Cove is to provide excellent public services using revenues effectively to meet the needs of our diverse community.

Sustainability Partnership



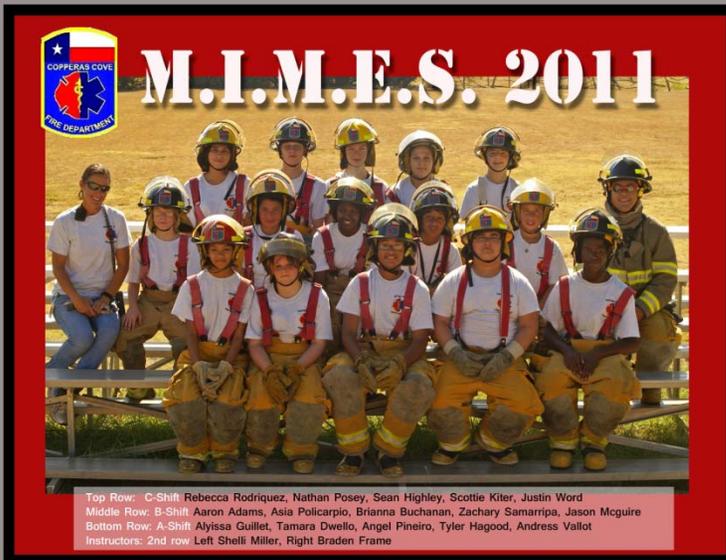
Sustainability Partnership



Federal Stimulus



Community Policing



Top Row: C-Shift Rebecca Rodriguez, Nathan Posey, Sean Highley, Scottie Kiter, Justin Word
Middle Row: B-Shift Aaron Adams, Asia Pollicarpo, Brianna Buchanan, Zachary Samarripa, Jason Mcguire
Bottom Row: A-Shift Alyssa Gullet, Tamara Dweilo, Angel Pineiro, Tyler Hagood, Andress Vallot
Instructors: 2nd row Left Shelli Miller, Right Braden Frame



Relocation of Fire Station 2 and New Vehicles



Finance Department



New Financial Services and Budget Directors



Tourism



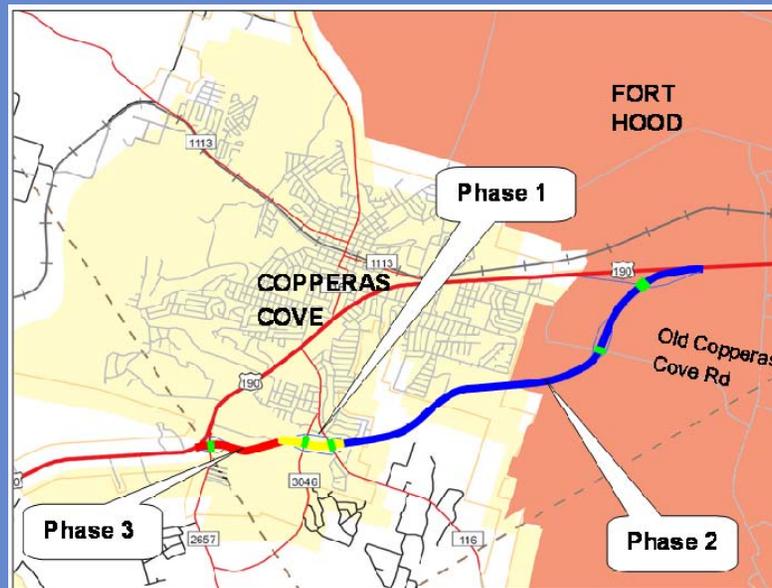
A Hop, S
Jump to Family Fun!

Business



2011
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On the Horizon

The Horizon

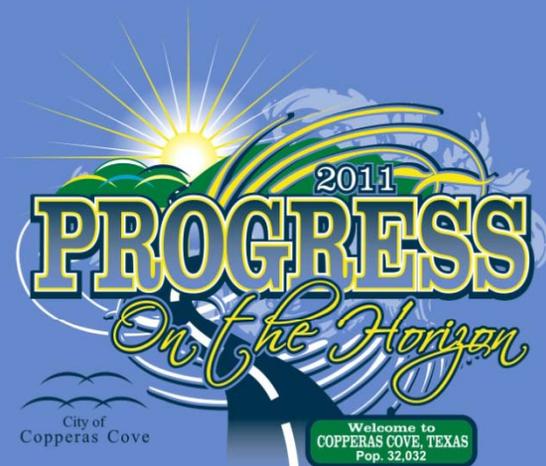
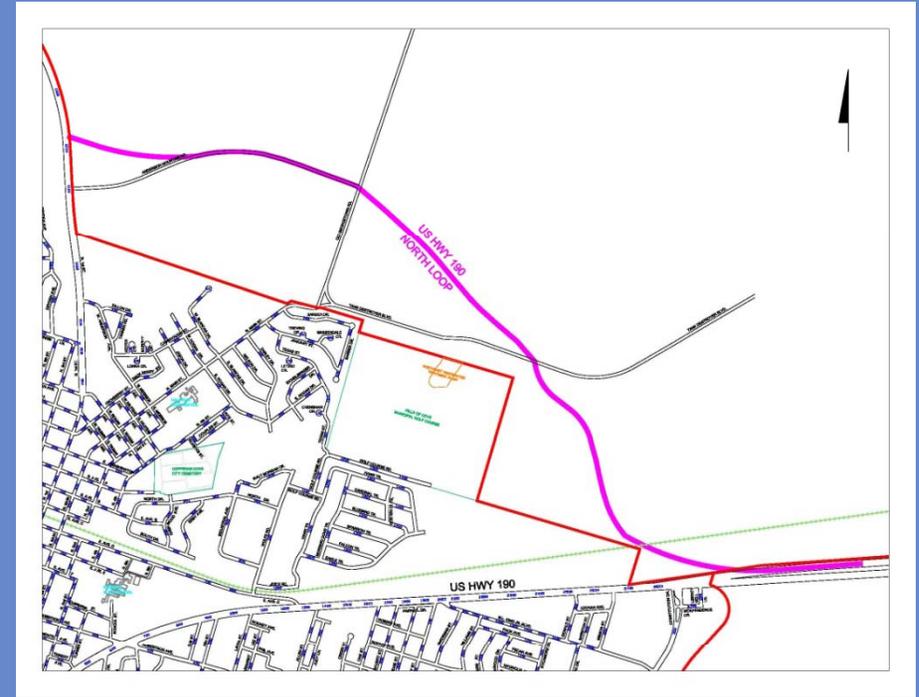


Curry Street Drainage



SE Bypass and SH 9

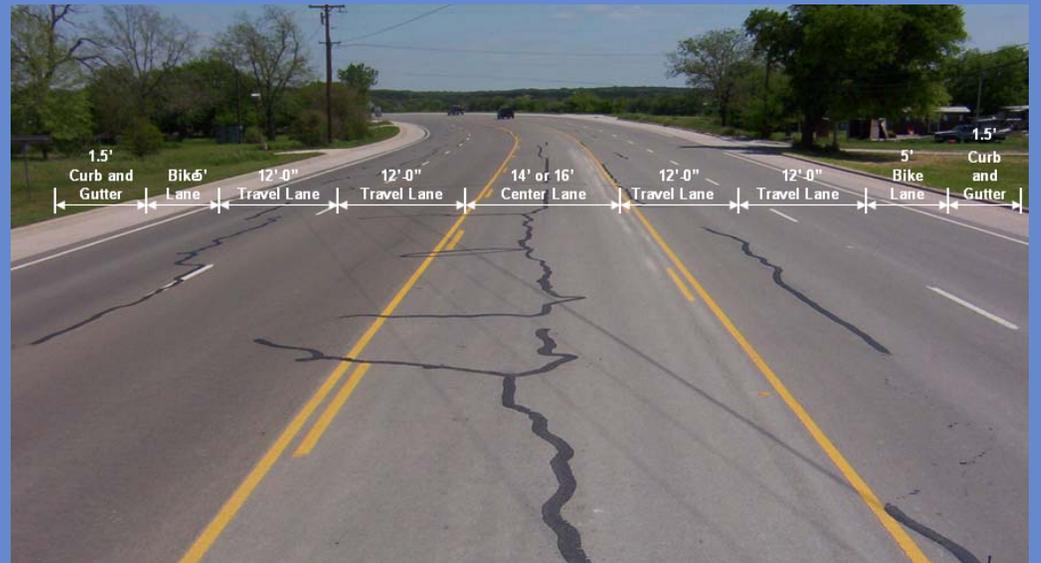
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FM 2657 Widening



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On the Horizon



Projects on the Horizon





Vision



Strategic Plan Update



Strategic Plan

2011/2012



Five Year Capital Outlay Plan



**City of
Copperas Cove**



**Five Year
Capital Outlay
Plan**



*A detailed proposal for achieving
excellence through quality services.*

Development Review Process



Sustainability Partnership



Development on the Horizon



Chamber Cycle Fest



Shops at Five Hills



SALE AND PURCHASE AGREEMENT

THIS SALE AND PURCHASE AGREEMENT (this "Agreement") is made and entered into to be effective as of the 22nd day of March, 2011, by and between COPPERAS COVE ECONOMIC DEVELOPMENT CORP ("CCEDC") and COPPERAS COVE INDUSTRIAL FC CORPORATION ("CCIF") (the foregoing corporations sometimes collectively as "Sellers" and individually as "Seller"), and C-COVE 90 PARTNERS, L.P. ("C-COVE 90"), a Texas limited partnership, and its assigns (hereinafter referred to as "Buyer").

WITNESS

A. CCEDC and First Advisors, Inc., pursuant to which CCEDC granted to FAI the certain real property containing approximately [redacted] County, Texas, as generally depicted on Exhibit [redacted] to the terms and conditions of the CCEDC

B. CCIF and FAI entered into an amended, the "CCIF Option Agreement" (the "Option Agreement") dated August 8, 2008 (as amended, the "Option Agreement") pursuant to which CCIF granted to FAI the certain real property containing approximately [redacted] County, Texas, as generally depicted on Exhibit [redacted] to the terms and conditions of the CCIF Option Agreement and the CCIF Land currently known as the "Land".

By: [Signature]
 Name: David D. Goff
 Title: Chairman
 COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION, a Texas corporation

By: [Signature]
 Name: John D. Goff
 Title: Chairman
 COPPERAS COVE INDUSTRIAL FOUNDATION, a Texas non-profit corporation

By: [Signature]
 Name: John D. Goff
 Title: Vice Pres.
 C-COVE 90 PARTNERS, L.P., a Texas limited partnership

By: [Signature]
 Name: John D. Goff
 Title: Vice Pres.
 C-Cove GP, LLC, a Texas limited liability company, its general partner

By: [Signature]
 Name: John D. Goff
 Title: Vice Pres.
 EGP Real Management, L.L.C., a Texas limited liability company, its manager

at
 ("Agreement")
 CCEDC
 Coryell
 pursuant
 August 8, 2008 (as
 amended, the "Option Agreement")
 the exclusive
 interest, more or less,
 hereto (the "CCIF
 Option Agreement"). The CCEDC Land
 and the CCIF Land hereinafter collectively

Heritage Plaza





Closing

“You never really lose until you stop trying.”



Please join us for the Meet the City event from 2:30 pm to 5:00 pm, at the Copperas Cove Civic Center located at 1206 West Avenue B.

Remember to pick up your copy of the FY 2011 Annual Report on your way out. It will also be available on the city website tomorrow afternoon.