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

An agenda information packet is available for public inspection
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 **March 17, 2026,** at **6:00 pm,** in the Technology Center at 508 S. 2nd 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. **CITIZENS FORUM** – At this time, citizens will be allowed to speak for a length of time not to exceed five minutes per person on any item which is listed on the agenda and items not listed on the agenda. 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 which is not listed on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

F. **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 approval of City Council Workshop Meeting Minutes for March 3, 2026. **Ashley Osborn, Deputy City Secretary**

2. Consideration and action on approval of City Council Regular Meeting Minutes for March 3, 2026. **Lisa Wilson, City Secretary**

3. Consideration and action on awarding a bid and authorizing the City Manager to execute a contract with Bell Contractors, Inc., for the award of Bid # PW 2026-03-82, Ash & Yucca Transmission Main & the Long Mountain Pump Station Improvements Project. **Scott Osburn, Assistant City Manager/Director of Public Works**

G. **PUBLIC HEARINGS/ACTION -** A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item.

H. **ACTION ITEMS**

1. Discussion and direction on creation of a Tax Increment Reinvestment Zone in Copperas Cove and creation of a local government corporation as an economic development tool. **Ryan Haverlah, City Manager**

2. Presentation by the Copperas Cove Chamber of Commerce detailing quarterly activities and expenditures related to the Visitors Bureau and consideration and action on approval of payments for qualifying expenses related to the first quarter of fiscal year 2025-26. **Beth Galick-Carney, President of the Copperas Cove Chamber of Commerce**

3. Consideration and action on authorizing the City Manager to execute an agreement with Edge of Your Seat Consulting, to perform services for the capital campaign for the Rhode Park project. **Jeff Stoddard, Director of Parks and Recreation**

4. Consideration and action on approving Resolution 2026-10, responding to the application of Atmos Energy Corporation – MidTex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; and authorizing the City to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities". **Ryan Haverlah, City Manager**

I. **REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS**

1. Quarterly activity report for the Heart of Texas Defense Alliance (HOTDA). **Keith Sledd, Executive Director of the Heart of Texas Defense Alliance**

2. City Manager's Report. **Ryan Haverlah, City Manager**

J. **ITEMS FOR FUTURE AGENDAS**

K. **EXECUTIVE SESSION**

1. Pursuant to §551.072 of the Open Meetings Act Texas Government Code, the City Council will meet in Executive Session to deliberate on the current lease agreement or value of real property for cell tower site number 374490 located at 1203 Craig Street, Copperas Cove, Texas.

2. Pursuant to §551.072 of the Open Meetings Act Texas Government Code, the City Council will meet in Executive Session to deliberate on the current Lease Agreement or value of real property for cell tower FA: 10078009, Lease ID: 75121, located at 715 Marilyn Dr., Copperas Cove, Texas.

3. Pursuant to §551.087 of the Texas Government Code, City Council will meet in Executive Session for deliberation regarding the offer of a financial or other incentive to a business prospect referenced as Project Hometown Hero.

4. Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – City Manager Ryan Haverlah.

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

M. **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.

The Technology Center 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 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 ______________, March 11, 2026, on the City's Principal Bulletin Board located at City Hall, 914 South Main Street, Copperas Cove, TX, a place convenient and readily accessible to the general public at all times.

____
Lisa Wilson, City Secretary

City Council Regular **F. 1.**

Meeting Date: 03/17/2026

Information

SUBJECT

Consideration and action on approval of City Council Workshop Meeting Minutes for March 3, 2026.
Ashley Osborn, Deputy City Secretary

BACKGROUND/HISTORY

FINDINGS/CURRENT ACTIVITY

ACTION OPTIONS/RECOMMENDATION

Fiscal Impact

Attachments

Workshop Minutes 3-3-2026

CITY OF COPPERAS COVE
CITY COUNCIL WORKSHOP MEETING MINUTES
March 3, 2026 – 5:00 P.M.

A **CALL TO ORDER -** Mayor Yancey called the City Council Workshop Meeting to order at 5:01 pm.

B **ROLL CALL**

Present: Dan D. Yancey, Mayor
Christina Strohfus, Position 1
Rita Hogan, Position 2
Howard Hawk, Position 3
John Hale, Position 4
Dale Treadway, Position 5
Vonya Hart, Position 6
Jack Smith, Position 7

Staff Present: Ryan Haverlah, City Manager
Lisa Wilson, City Secretary
Stan Springerley , City Attorney
Ashley Osborn, Deputy City Secretary

C **ANNOUNCEMENTS -** Ryan Haverlah, City Manager, made several announcements of upcoming events in the City. They were the following: On March 6th, from 6 to 9 pm, the Under the Sea Adaptive Dance will be held at the Civic Center; on March 7th, from 6 to 9 pm, The Under the Sea Daddy Daughter Dance will be held at the Civic Center. Mr. Haverlah encouraged those who were interested in attending to go to the Parks and Recreation website for more information. Mr Haverlah also announced the State of the City Town Hall will be held on March 12th, from 5:30 to 7:00 pm, at the Civic Center. The Spring Clean Up is scheduled for March 14th, from 8 am to noon at the Transfer Station. There will be a Touch A Truck event at the Library on March 17th, from 10 am to noon. On March 19th, a No Trash Spring Break Bash is scheduled to take place from 8:30 to 10:30 am, at HEB. Kids are encouraged to attend to help clean up our community. Mr. Haverlah also stated that Copperas Cove's 147th birthday is March 25th and a celebration will be held on Saturday, March 28th at 11 am at the Allin House. Lastly, Mr. Haverlah announced the Spring Fest will be held on March 28th from 3 to 8 pm at City Park. There will be lots of vendors, food trucks and activities for everyone to enjoy.

D **PUBLIC RECOGNITION**

1 Employee Service Awards - March 2026. **Ryan Haverlah, City Manager**

- Christine Eastteam, Human Resources Generalist, 5 Years of Service
- Ariana Beckman, Budget Director, 10 Years of Service
- Ryan Haverlah, City Manager, 15 Years of Service

Ryan Haverlah, City Manager, recognized the employees who were receiving their service awards for the month of March. He provided a brief background of their work history with the

City. Each employee was presented with a service pin. Mr. Haverlah thanked them for their hard work and dedication to the City of Copperas Cove and its citizens.

Mayor Yancey recognized Mr. Haverlah for his 15 years of service to the City of Copperas Cove and presented him with his service pin. Mayor Yancey thanked him for his hard work, dedication and leadership.

E **WORKSHOP ITEMS**

1 Presentation, discussion and direction on the 2027-2031 Capital Outlay Plan. **Ariana Beckman, Director of Budget**

Ariana Beckman, Director of Budget, gave a presentation on Agenda Item E-1.

Questions were asked by City Council and answered by City Staff.

2 Presentation, discussion and direction on the 2027-2031 Capital Improvement Plan. **Ariana Beckman, Director of Budget**

Ariana Beckman, Director of Budget, gave a presentation on Agenda Item E-2.

City Council had no questions.

3 Presentation, discussion and direction on the 2027-2031 Personnel Improvement Plan. **Ariana Beckman, Director of Budget**

Ariana Beckman, Director of Budget, gave a presentation on Agenda Item E-3.

City Council had no questions.

F **ADJOURN**

There being no further business, Mayor Yancey adjourned the meeting at 5:54 p.m.

____
Dan D. Yancey, Mayor

ATTEST:

____
Ashley Osborn, Deputy City Secretary

City Council Regular **F. 2.**

Meeting Date: 03/17/2026

Information

SUBJECT

Consideration and action on approval of City Council Regular Meeting Minutes for March 3, 2026. **Lisa Wilson, City Secretary**

BACKGROUND/HISTORY

FINDINGS/CURRENT ACTIVITY

ACTION OPTIONS/RECOMMENDATION

Fiscal Impact

Attachments

Regular Minutes 3-3-2026

CITY OF COPPERAS COVE
CITY COUNCIL REGULAR MEETING MINUTES
March 3, 2026 – 6:00 P.M.

A **CALL TO ORDER -** Mayor Yancey called the City Council Regular Meeting to order at 6:05 pm.

B **INVOCATION AND PLEDGE OF ALLEGIANCE -** Council Member Hart gave the Invocation and Mayor Yancey led the Pledge of Allegiance and the Texas Pledge.

C **ROLL CALL**

Present: Dan D. Yancey, Mayor
Christina Strohfus, Position 1
Rita Hogan, Position 2
Howard Hawk, Position 3
John Hale, Position 4
Dale Treadway, Position 5
Vonya Hart, Position 6
Jack Smith, Position 7

Staff Present: Ryan Haverlah, City Manager
Lisa Wilson, City Secretary
Stanley Springerley , City Attorney
Ashley Osborn, Deputy City Secretary

D **ANNOUNCEMENTS -** Ryan Haverlah, City Manager, made several announcements of upcoming events in the City. They were the following: On March 6th, from 6 to 9 pm, the Under the Sea Adaptive Dance will be held at the Civic Center; on March 7th, from 6 to 9 pm, The Under the Sea Daddy Daughter Dance will be held at the Civic Center. Mr. Haverlah encouraged those who were interested in attending to go to the Parks and Recreation website for more information. Mr Haverlah also announced the State of the City Town Hall will be held on March 12th, from 5:30 to 7:00 pm, at the Civic Center. The Spring Clean Up is scheduled for March 14th, from 8 am to noon at the Transfer Station. There will be a Touch A Truck event at the Library on March 17th, from 10 am to noon. On March 19th, a No Trash Spring Break Bash is scheduled to take place from 8:30 to 10:30 am, at HEB. Kids are encouraged to attend to help clean up our community. Mr. Haverlah also stated that Copperas Cove's 147th birthday is March 25th and a celebration will be held on Saturday, March 28th at 11 am at the Allin House. Lastly, Mr. Haverlah announced the Spring Fest will be held on March 28th from 3 to 8 pm at City Park. There will be lots of vendors, food trucks and activities for everyone to enjoy.

E **CITIZENS FORUM** – At this time, citizens will be allowed to speak for a length of time not to exceed five minutes per person on any item which is listed on the agenda and items not listed on the agenda. 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 which is not listed on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Frances Fischer, 2504 Skyline Drive, Temple, TX — Ms. Fischer spoke regarding cat colonies.
Dorothy Sanders, 394 Suzanne Drive, Moody, TX — Ms. Sanders spoke regarding cat colonies.
George McMaster, 1101 Magnolia, Copperas Cove, TX — Mr. McMaster spoke regarding the City's logo.
Jeff Burke, 4506 Hank Drive, Killeen, TX — Mr. Burke spoke regarding the golf course.
Tami Burkett, 1110 Cummings Avenue, Copperas Cove, TX — Ms. Burkett spoke regarding cat colonies.
Rose Brimhall, 910 Willowbrook, Copperas Cove, TX — Ms. Brimhall spoke regarding cat colonies.

F **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 approval of City Council Workshop Meeting Minutes for February 17, 2026. **Lisa Wilson, City Secretary**

2 Consideration and action on approval of City Council Regular Meeting Minutes for February 17, 2026. **Lisa Wilson, City Secretary**

3 Consideration and action on awarding a bid with Texas Home Pro Roofing and Remodeling, for quote CC_PD-FENCE (labor), Police Department Fence Replacement and Drainage Project; and We Care Home Repair, for quote # 2035 (materials), Police Department Fence Replacement Project. **Jeremy Alber, Deputy Chief of Police**

Council Member Hale made a motion to approve Agenda Items F-1 through F-3. Council Member Strohfus seconded the motion, and with a unanimous vote, motion carried.

G **PUBLIC HEARINGS/ACTION -** A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item.

1 Public Hearing and action to approve Ordinance No. 2026-8, to adopt the 2024 International Code Council (ICC) Building Codes as recommended by the International Code Review (ICR) Ad Hoc Committee, amending Chapter 4, Section 4-1 of the Code of Ordinances, Copperas Cove, TX. **Bobby Lewis, Development Services Director**

Mayor Yancey opened the Public Hearing at 6:36 pm.

Bobby Lewis, Development Services Director, gave an overview of Agenda Item G-1.

Speaking for: Jimmy Clark, 3023 FM 116, Copperas Cove, TX

Speaking against: None

Mayor Yancey closed the Public Hearing at 6:41 pm.

Council Member Hawk made a motion to approve Agenda Item G-1. Council Member Hogan seconded the motion, and with a unanimous vote, motion carried.

H **ACTION ITEMS**

1 Consideration and action to approve Resolution No. 2026-9, establishing the Capital Improvements Advisory Committee to review and make recommendations to the City Council for the implementation of the Water and Roadway Impact Fee Study Report. **Bobby Lewis, Development Services Director**

Bobby Lewis, Development Services Director, gave an overview of Agenda Item H-1.

Council Member Hale made a motion to approve Agenda Item H-1. Council Member Treadway seconded the motion and with a unanimous vote, motion carried.

2 Consideration and action to authorize the City Manager to execute a Professional Services Agreement with HDR Engineering, Inc., for the planning study to improve the safety and mobility of people and goods across an existing at-grade highway-rail crossing, called the Copperas Cove Railroad Flyover Project, which the City was awarded federal funding from the Federal Railroad Administration (FRA) Railroad Crossing Elimination Program (RCE) to develop this project. **Bobby Lewis, Development Services Director**

Bobby Lewis, Development Services Director, gave an overview of Agenda Item H-2.

Council Member Hart made a motion to approve Agenda Item H-2. Council Member Hale seconded the motion, and with a unanimous vote, motion carried.

3 Consideration and action on Ordinance No. 2026-9, amending Chapter 3, Articles I to XIII Sections 3-1 to 3-145 of the City of Copperas Cove Code of Ordinances, regulating microchipping, animals at-large, and renaming the animal shelter. **Jeremy Alber, Deputy Police Chief**

Jeremy Alber, Deputy Police Chief, gave an overview of Agenda Item H-3.

There was some discussion by City Council regarding this matter. Mayor Yancey allowed some members of the audience to address City Council regarding cat colonies. Melody Squires of 212 Robertstown Road, Copperas Cove, TX, Dorothy Sanders of 394 Suzanne Drive, Moody, TX, and Kathy Kwieran of 2910 Poplar, Kempner, TX, spoke during discussion of this item.

Council Member Hawk made a motion to approve Agenda Item H-3, and direct the Animal Shelter Advisory Committee to consider the comments shared by members of the audience. Council Member Hale seconded the motion, but without a unanimous vote, a roll call vote was taken.

Christina Strohfus - Aye
Rita Hogan - Aye
Howard Hawk - Aye
John Hale - Aye
Dale Treadway - Aye
Vonya Hart - Nay
Jack Smith - Nay

Motion passed 5-2.

I **REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS -** None

J **ITEMS FOR FUTURE AGENDAS -** None

K **EXECUTIVE SESSION -** City Council convened into Executive Session at 7:16 pm.

1 Pursuant to §551.087 of the Texas Government Code, City Council will meet in Executive Session for deliberation regarding the offer of a financial or other incentive to a business prospect referenced as Project Hometown Hero.

L **RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEMS POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION -** City Council reconvened into Regular Session at 7:50 pm. Mayor Yancey announced no action would be taken on Agenda Item K-1.

M **ADJOURNMENT**

There being no further business, Mayor Yancey adjourned the meeting at 7:50 p.m.

____
Dan D. Yancey, Mayor

ATTEST:

____
Lisa Wilson, City Secretary

City Council Regular **F. 3.**

Meeting Date: 03/17/2026

Contact: Scott Osburn, Public Works Director, Public Works Administration

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Information

SUBJECT

Consideration and action on awarding a bid and authorizing the City Manager to execute a contract with Bell Contractors, Inc., for the award of Bid # PW 2026-03-82, Ash & Yucca Transmission Main & the Long Mountain Pump Station Improvements Project. **Scott Osburn, Assistant City Manager/Director of Public Works**

BACKGROUND/HISTORY

The 6-inch water line connecting the Long Mountain Pump Station to Ash Drive, Yucca Drive water line, and the water line connecting Yucca Drive to Margaret Lee Street has insufficient capacity to the water distribution system and to the new Rattlesnake Elevated Storage Tank. Additionally, the existing pumps at the Long Mountain Pump Station are aging and undersized for the total head pressure that will eventually be produced by the new Rattlesnake Elevated Storage Tank.

This project was initially identified in the City's 2024-2028 adopted Capital Improvement Plan with the corresponding allocation of design and construction funds. Following funding, City staff engaged Utility Engineering Group, PLLC (UEG), to provide a scope of services for the design and other professional services necessary to complete the project. The Professional Services Agreement includes design, construction bidding and construction administrative phase services.

The scope of the project includes the installation of nearly 1,400 linear feet of 8-inch diameter PVC water main to replace the existing undersized 6-inch diameter water main connecting the Long Mountain Pump Station to Ash Drive, Yucca Drive water line, and the water line connecting Yucca Drive to Margaret Lee Street. Additionally, this project includes the replacement of the two existing Long Mountain Pump Station booster pumps, isolation valves and potentially to include a new flow meter, check valve, and fire hydrants.

On November 19, 2024, City Council authorized the city Manager to enter into a Professional Services Agreement (PSA) with Utility Engineering Group, PLLC (UEG).

FINDINGS/CURRENT ACTIVITY

Upon completion of the final design, the project was advertised as a request for bids on January 9th and 16th, 2026. The advertised bid consisted of a base bid and two alternate bids. The 1st alternate bid is in-kind replacement of the existing end suction pumps with a high service end-suction centrifugal pumps. The 2nd alternate would also be an in-kind replacement of the repair of the asphalt pavement and would add a 2" full width mill and overlay with a type 'D' Hot Mix Asphalt (HMAC).

Bid opening was held on February 4th, 2026 with the City receiving two competitive sealed bids for the project from Bell Contractor, Inc. and Atlas Construction, Corp.

The tabulation, along with UEG'S recommendation is attached. Bell Contractor, Inc., is the lowest responsible bidder. Additionally, Bell Contractor, Inc., has been vetted by UEG, has successfully completed projects for the City in the past, and has met all requirements of the bid documents.

UEG and City staff recommend awarding Bell Contractors, Inc., the Ash & Yucca Transmission Main & the Long Mountain Pump Station Improvements Project - consisting of a base bid in the amount of $989,580.62 and Alternate 1 and 2 in the amount of $115,545.69, for a total award of $1,105,126.31.

ACTION OPTIONS/RECOMMENDATION

City staff and UEG recommends that the City Council award Bid # PW 2026-03-82, Ash & Yucca Transmission Main & the Long Mountain Pump Station Improvements Project, in the amount of $1,105,126.31 to Bell Contractors, Inc. and authorize the City Manager to execute a contract for construction of the same.

Fiscal Impact

Funds available Y/N?: Y

FINANCIAL IMPACT:

The financial impact of this action is $1,105,126.31, which is available as part of the 2021 through 2025 Certificates of Obligation funding.

Attachments

Recommendation Letter and Bid Tab

UTILITY ENGINEERING GROUP

February 10, 2026

Mr. Ryan Haverlah
City Manager
City of Copperas Cove
914 S. Main St., Suite D
Copperas Cove, Texas 76522

Re: City of Copperas Cove – Ash Yucca Transmission Main & Long Mountain Pump Station Improvements Project
Bid Recommendation

Dear Mr. Haverlah,

Utility Engineering Group, PLLC (UEG) has reviewed the bids received on Wednesday, February 4th, 2026, for the City of Copperas Cove Ash & Yucca Transmission Main & Long Mountain Pump Station Improvements Project. The City of Copperas Cove received two (2) qualified bids for this project, which was advertised in the Copperas Cove Leader Press for two consecutive weeks on January 9th and January 16th, 2026. The project bid advertisement was also posted on the City of Copperas Cove website for the duration of the bidding process.

I have attached a bid tabulation for the received bids. UEG recommends award to the lowest cost, most responsive bidder, Bell Contractors, Inc. for the total cost of $1,105,126.31 which includes the total base bid plus add alternate item 1 and add alternate item 2. Bell Contractors has met all requirements of the bid documents and their bid submittal satisfies all requirements for the City of Copperas Cove, therefore Utility Engineering Group, PLLC has no reservation recommending award of the Ash & Yucca Transmission Main & Long Mountain Pump Station Improvements Project to Bell Contractors, Inc.

Sincerely,

STATE OF TEXAS
DAVID A. KNEUPER
96676
LICENSED
PROFESSIONAL ENGINEER
2/10/2026

David Kneuper, P.E.
Utility Engineering Group, PLLC
Office: (830) 214-0521
davidk@uegpros.com

Attachments: Bid Tabulation

CITY OF COPPERAS COVE - ASH & YUCCA TRANSMISSION MAIN & LONG MOUNTAIN PUMP STATION IMPROVEMENTS

Project Name and Phase: CITY OF COPPERAS COVE - ASH & YUCCA TRANSMISSION MAIN & LONG MOUNTAIN PUMP STATION IMPROVEMENTS PROJECT

Engineering Firm: UTILITY ENGINEERING GROUP

Prepared By : David Kneuper, P.E.

Bid Tabulations

			BELL CONTRACTORS, INC.			ATLAS CONSTRUCTION, CORP		
Line No	Item Description	Unit	Unit Price	Quantity	Total Amount	Unit Price	Quantity	Total Amount
	Base Bid							
1	BONDS, MOBILIZATION, & INSURANCE	LS	$41,884.68	1	$41,884.68	$70,000.00	1	$70,000.00
2	CONSTRUCTION STAKING & MATERIALS TESTING	LS	$13,616.23	1	$13,616.23	$12,000.00	1	$12,000.00
3	TRAFFIC CONTROL, PLAN, SIGNS, AND BARRICADES COMPLETE	LS	$53,228.08	1	$53,228.08	$15,000.00	1	$15,000.00
4	ENVIRONMENTAL PROTECTION/SWPPP	LS	$7,291.23	1	$7,291.23	$5,000.00	1	$5,000.00
5	SILT FENCE	LF	$3.36	258	$866.88	$10.00	258	$2,580.00
6	TRIANGULAR FILTER DIKE	LS	$2,464.00	1	$2,464.00	$2,000.00	1	$2,000.00
7	SITE RESTORATION	LS	$15,530.98	1	$15,530.98	$10,000.00	1	$10,000.00
8	PREPARING ROW	LS	$20,643.51	1	$20,643.51	$15,000.00	1	$15,000.00
9	CUT/REPAIR ASPHALT PAVEMENT	SY	$38.08	560	$21,324.80	$35.00	560	$19,600.00
10	CUT/REPAIR CONCRETE DRIVEWAY	SY	$143.03	26	$3,718.78	$125.00	26	$3,250.00
11	CUT/REPAIR EXISTING CURB AND GUTTER	LF	$34.27	446	$15,284.42	$35.00	446	$15,610.00
12	ABANDONMENT-IN-PLACE OF EXISTING WATER MAINS	LF	$13.10	1,341	$17,567.10	$5.00	1,341	$6,705.00
13	REMOVAL OF EXISTING GATE VALVES AND APPURTENANCES	LS	$20,691.91	1	$20,691.91	$1,000.00	1	$1,000.00
14	RECONNECT ESINGLE SHORT WATER SERVICE LINE	EA	$2,275.59	3	$6,826.77	$3,000.00	3	$9,000.00
15	RECONNECT SINGLE LONG WATER SERVICE LINE	EA	$3,920.77	8	$31,366.16	$4,000.00	8	$32,000.00
16	RECONNECT EXISTING FIRE HYDRANT	EA	$3,355.36	1	$3,355.36	$7,500.00	1	$7,500.00
17	FIRE HYDRANT ASSEMBLY	EA	$6,470.80	1	$6,470.80	$12,000.00	1	$12,000.00
18	REMOVE AND REPLACE CHAIN LINK FENCE	LF	$134.62	20	$2,692.40	$100.00	20	$2,000.00
19	TRENCH EXCAVATION PROTECTION	LF	$6.07	1,560	$9,469.20	$2.00	1,560	$3,120.00
20	8" PVC C-900 WATER MAIN	LF	$123.52	1,410	$174,163.20	$133.00	1,410	$187,530.00
21	8" DUCTILE IRON PIPE	LF	$170.41	150	$25,561.50	$160.00	150	$24,000.00
22	DUCTILE IRON FITTINGS	TON	$12,390.24	2.75	$34,073.16	$15,000.00	2.75	$41,250.00
23	CONNECT TO EXISTING 6" WATER MAIN (COMPLETE)	EA	$2,619.61	2	$5,239.22	$6,000.00	2	$12,000.00
24	CONNECT TO EXISTING 8" WATER MAIN (COMPLETE)	EA	$6,000.61	1	$6,000.61	$7,000.00	1	$7,000.00
25	8" GATE VALVE AND BOX (COMPLETE)	EA	$1,957.12	9	$17,614.08	$4,000.00	9	$36,000.00
26	COMBINATION AIR/VACUUM RELEASE VALVE ASSEMBLY (COMPLETE)	EA	$8,789.34	1	$8,789.34	$8,000.00	1	$8,000.00
27	8" SWING CHECK VALVE AND BOX (COMPLETE)	EA	$6,649.71	2	$13,299.42	$15,000.00	2	$30,000.00
28	8" GATE VALVE AT PUMP ASSEMBLY (COMPLETE)	EA	$2,775.73	2	$5,551.46	$6,000.00	2	$12,000.00
29	COMBINATION AIR/VACUUM RELEASE VALVE AT PUMP ASSEMBLY (COMPLETE)	EA	$5,478.23	2	$10,956.46	$10,000.00	2	$20,000.00
30	HIGH SERVICE END-SUCTION CENTRIFUGAL PUMP (PUMP NO. 2 ON PLANS)	EA	$53,365.13	1	$53,365.13	$60,000.00	1	$60,000.00
31	CONNECT EXISTING END-SUCTION PUMP (PUMP NO. 1 ON THE PLANS)	EA	$15,002.05	1	$15,002.05	$12,000.00	1	$12,000.00
32	PRESSURE GAUGE	EA	$2,551.48	2	$5,102.96	$6,000.00	2	$12,000.00
33	FLOW METER AND VAULT	EA	$27,105.10	1	$27,105.10	$60,000.00	1	$60,000.00
34	PUMP STATION SITE APPURTENANCES	LS	$5,358.08	1	$5,358.08	$20,000.00	1	$20,000.00
35	PUMP EQUIPMENT AND HOUSEKEEPING PADS	LS	$5,703.08	1	$5,703.08	$15,000.00	1	$15,000.00
36	PUMP STATION SITE ABANDONMENT	LS	$9,681.16	1	$9,681.16	$10,000.00	1	$10,000.00
37	WATER MAIN DISINFECTION AND TESTING	LS	$3,642.46	1	$3,642.46	$5,000.00	1	$5,000.00
38	ELECTRICAL IMPROVEMENTS	LS	$269,078.86	1	$269,078.86	$216,000.00	1	$216,000.00
TOTAL BASE BID COST:					**$989,580.62**			**$1,031,145.00**
	Add Alternate Bid 1							
1	REPLACE BASE BID ITEM NO. 31 (CONNECT EXISTING END SUCTION PUMP (PUMP NO. 1 ON THE PLANS)) WITH HIGH SERVICE END-SUCTION CENTRIFUGAL PUMP (PUMP NO. 1 ON THE PLANS)	EA	$48,303.18	1	$48,303.18	$60,000.00	1	$60,000.00
TOTAL ADD ALTERNATE BID 1 COST:					**$48,303.18**			**$60,000.00**
	Add Alternate Bid 2							
1	REPLACE BASE BID ITEM NO. 9 (CUT/REPAIR ASPHALT PAVEMENT) WITH 2" MILL FULL WIDTH AND OVERLAID WITH TYPE 'D' HOT MIX ASPHALT	SY	$23.82	4,348	$103,569.36	$27.00	4,348	$117,396.00
TOTAL ADD ALTERNATE BID 2 COST:					**$103,569.36**			**$117,396.00**

Notes:

TOTAL W/ BOTH ALTS: $1,105,126.31 TOTAL W/ BOTH ALTS: $1,176,941.00

City Council Regular **H. 1.**

Meeting Date: 03/17/2026

Information

SUBJECT

Discussion and direction on creation of a Tax Increment Reinvestment Zone in Copperas Cove and creation of a local government corporation as an economic development tool. **Ryan Haverlah, City Manager**

BACKGROUND/HISTORY

The City of Copperas Cove has long identified the need for business growth. The most recent Copperas Cove Economic Development Strategic Plan included a number of initiatives for business growth.

Goal 2. Placemaking and Site Development

1. Reinforce Copperas Cove's image as a thriving community through downtown development that enables business growth, encourages community pride, and attracts tourists.
2. Support initiatives for commercial and retail redevelopment throughout the City, especially along US Business 190, I-14, and in existing downtown area.
3. Improve the availability and range of industrial offerings in Copperas Cove to enable business growth.
4. Support additional community amenities and infrastructure development and maintenance based on Copperas Cove's growth patterns.

To help support these goals, there are available economic development tools to catalyze investment, infrastructure development, and long-term tax base growth. One such mechanism is the creation of a Tax Increment Reinvestment Zone (TIRZ), as authorized under Chapter 311 of the Texas Tax Code. A TIRZ provides a means to dedicate future incremental tax revenues to finance public improvements within a defined area, thereby encouraging development that may not otherwise occur. A technical summary of Chapter 311 follows:

1. Purpose and Scope - TIRZs are created to fund public improvements and infrastructure in areas that would not otherwise attract private investment. The goal is to stimulate economic development, improve infrastructure, and increase the tax base.
2. Creation of a TIRZ - A city or county may initiate the creation of a reinvestment zone through an ordinance or resolution. TIRZs can also be initiated by petition from property owners representing a certain percentage of the appraised value of property within the proposed zone.
3. Board of Directors - Each TIRZ has a board of directors composed of members appointed by participating taxing entities. The board oversees the implementation of the project and expenditure of funds.
4. Financing and Tax Increment - When a TIRZ is established, the base value of the property in the zone is recorded. As the property values rise due to improvements, the incremental increase in tax revenue is used to finance further improvements in the zone. Participating entities can agree to contribute a portion of their tax increments to the TIRZ fund.
5. Project and Financing Plans - The municipality must prepare a project plan and a financing plan that detail proposed improvements and funding mechanisms. These plans are adopted after public hearings and input from stakeholders.
6. Use of Funds - Funds generated from the tax increment can be used for infrastructure, environmental remediation, affordable housing, and other public improvements. Administrative costs, studies, and land acquisition related to the project may also be covered.
7. Termination of a TIRZ - A TIRZ typically has a limited life span, often 20 to 30 years, after which the

zone is dissolved and all tax revenue reverts to the general funds of the participating taxing units.

On May 20, 2025, City Council received a presentation from Bill Calderon, Calderon Economic Development Strategies, LLC, on a feasibility study and creation of a TIRZ. During the presentation, City Council expressed support to proceed, but requested the process be more separated between feasibility and creation. City Council also committed to funding half the cost of these services.

On October 7, 2025, City Council authorized an agreement with Bill Calderon, Calderon Economic Development Strategies, LLC to 1) prepare a feasibility study and report on creation of a TIRZ, and 2) assist with creation of the TIRZ and a local government corporation if City Council supports the feasibility study and report.

FINDINGS/CURRENT ACTIVITY

The attached TIRZ feasibility study and report has been prepared by Bill Calderon. Mr. Calderon will review with City Council the report and recommendations.

ACTION OPTIONS/RECOMMENDATION

Staff recommends City Council provide direction on creation of a TIRZ and a local government corporation.

Fiscal Impact

Funds available Y/N?: Y

FINANCIAL IMPACT:

The total cost of consulting services is $135,000, allocated as follows:

- Contract Execution - $15,000
- Phase 1 - $20,000
- Phase 2 - $100,000

City Council committed to half the cost of these services in the amount of $67,500. City Council allocated this amount in the General Fund when approving the FY 2025-2026 Budget.

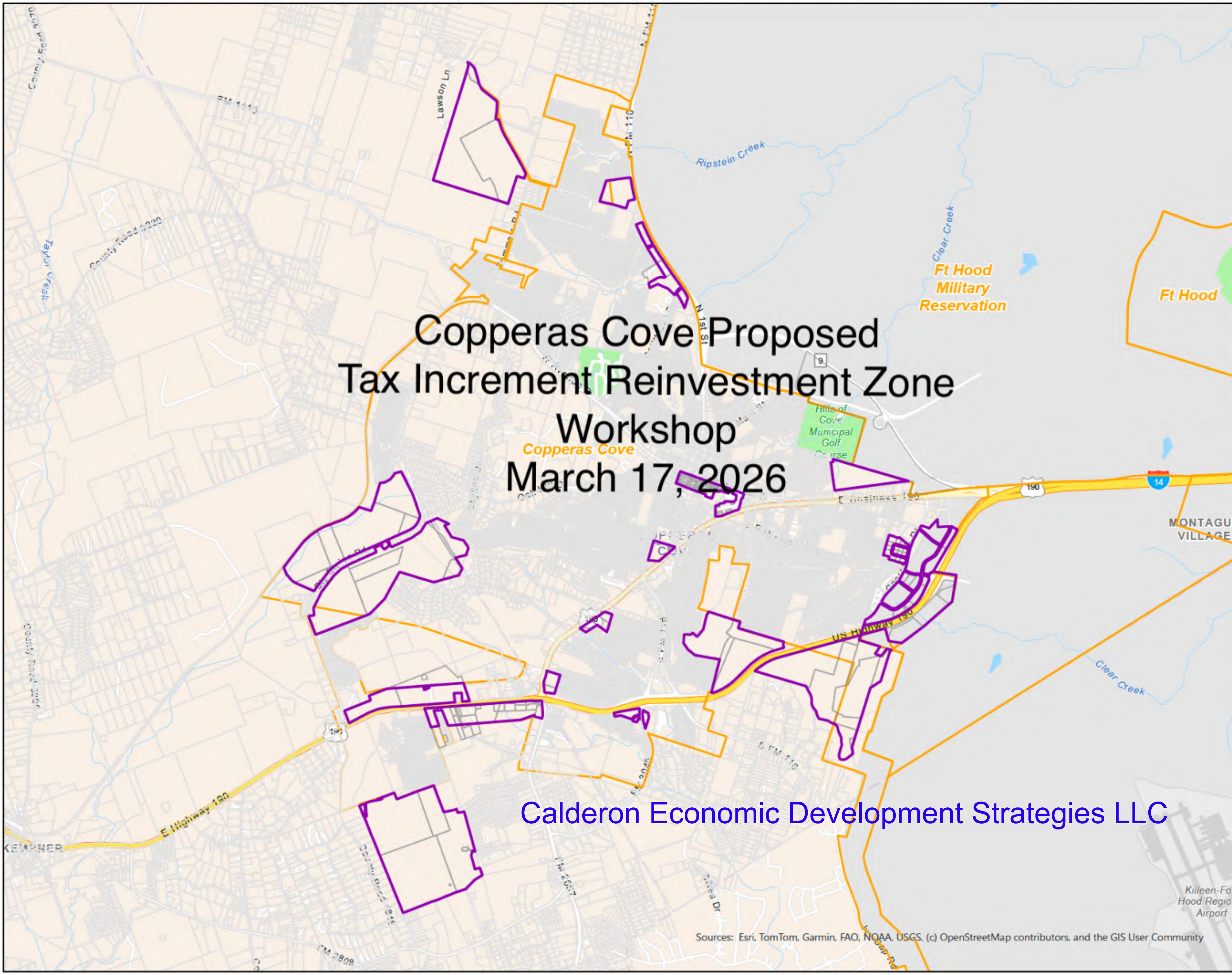
Attachments

Copperas Cove TIRZ Feasibility Report

TIRZ Presentation

Copperas Cove Proposed Tax Increment Reinvestment Zone Workshop

March 17, 2026



Calderon Economic Development Strategies LLC

TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF COPPERAS COVE, TEXAS

PRELIMINARY PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

MARCH 17, 2026

TAX INCREMENT REINVESTMENT ZONE (TIRZ)
NUMBER TWO, CITY OF COPPERAS COVE, TEXAS

PRELIMINARY PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

TABLE OF CONTENTS

I. Introduction

Tax Increment Reinvestment Zones, as authorized by Chapter 311, Texas Tax Code, and created by either Cities or Counties in Texas, are a vital and robust economic development tool, and often are used to finance a myriad of different development projects. It is common to see mixed uses included in these reinvestment zone, to enable residential, commercial, industrial and governmentally funded projects. The essential purpose of the increment reinvestment zone (the "Zone" or "TIRZ") is to finance construction of public facilities and infrastructure necessary to catalyze development and redevelopment of land within the Zone's boundary, to incentivize private development with reimbursements from the public funds generated by the Zone, and to catalyze collateral development and tax base expansion as a result of TIRZ-assisted development. The financial assistance provided by these special purpose districts is most often a "reimbursement" of privately funded project costs. These reimbursements can be funded on an as-you-go basis, or by sale of bonds. More mature zones may also undertake capital projects directly, financing them with surplus tax incremental revenues.

Expenditures associated with the design, construction, and in some instances, maintenance of public facilities and public infrastructure, as well as other specific project related costs, are refunded by tax increment revenues derived from taxes collected on increases in property values following new residential and commercial development, from ad valorem taxes levied on the new value. Sales tax collections within the zone may also be used to finance project costs to the extent those taxes are above levels collected at the time of the zone's creation.

A significant benefit derived from the use of this tool comes in the form of the opportunity a TIRZ creates for partnerships in the development community, not only between the creating jurisdiction and the private sector, but also between the creating jurisdiction and sister jurisdictions who also have the ability to participate in the zone by contributions of all or some portion of their respective future revenues as well. The resulting tax base expansion benefits coupled with increases in property taxes benefit all taxing jurisdictions.

Executive Summary

The City of Copperas Cove and the Copperas Cove Economic Development Corporation joined together to develop the proposed tax increment reinvestment zone proposal. As depicted in the maps attached to this plan, the target areas, comprised of twenty (20) non-contiguous parcels of land of various sizes, and totaling 2,258.36 acres of land. Of those, five parcels totaling 620 acres are targeted to be developed as residential property in the City. The total value of the land in the proposed reinvestment zone is currently $68,297,817. As such, the total value represents 0.157 % of the City's tax base. The proposed zone is well within the statutory limit of 30% of total value inside all reinvestment zones in the creating jurisdiction's tax base.

The subject parcels that are not residential consist of acreage in the City's Downtown District, several dozen parcels fronting US Hwy 190 between the the Business 190 exchange and Big Divide Road, and five commercial parcels of land along North 1st street proximate to the Church Mountain residential development project. There is one parcel also included that is currently industrial in its land use classification.

The proposed zone also includes the recently announced situs of the next Veteran's Administration Health Facility.

The overall objective for the zone's creation was multifold, with planning for facilitation and support of the VA facility situs and development, coupled with stimulating commercial corridor development projects and generation of a funding source for redevelopment of the Downtown district area.

Inclusion of the residential parcels of land was recommended to insure the creation of an economic engine for development projects with the Zone, and also to best position the City to enable negotiations with the residential developers to include infrastructure oversizing, and development of municipal facilities and green spaces as part of their developments, with the possible negotiation of reimbursement of some of those capital project costs.

Coordination with the City's Public Works department also is evident in the development of the Zone's project cost budget, with inclusion of a number capital projects that are on both the short and long range Capital Projects and Infrastructure Plans.

Map 1 depicts the location of the Proposed Tax Increment Reinvestment Zone No. 2.

II. PROJECT PLAN

Overview

Tax increments generated within the zone will provide the funding necessary to finance either grants or reimbursements for infrastructure costs needed to undertake the various projects, which would not otherwise be developed due to the high cost of developing raw land completely lacking utility service and drainage infrastructure. This development will help significantly increase the CITY OF COPPERAS COVE's and both Coryell and Lampasas County tax bases, catalyze job creation, and generate additional revenues to the City and County general funds, and promote the economic development of each of the three taxing jurisdictions.

The Project Plan in this Part II and the Reinvestment Zone Financing Plan in Part III (collectively the "Project Plan and Reinvestment Zone Financing Plan") provide for the funding of all "project costs of the zone", as well as associated engineering fees, legal fees, financial services fees, creation costs, interest, and costs of administration for the project.

Capital Project Costs

TIRZ #2 is a large reinvestment zone, with a myriad or project opportunities for both redevelopment and revitalization in the older developed parts of the zone , as well as new commercial construction opportunities along the larger commercial corridors, and five different residential developments, with distinct development plans contemplated by the residential development owners. As such, the capital projects included in the project cost budget by board category will enable the TIRZ participation to facilitate/ reimburse, and / or independently finance water projects, sanitary sewer, collection and treatment projects, solid waste infrastructure projects and facilities, a number of roadway and mobility projects, Downtown / Town Center redevelopment projects, green space improvements, trailing systems, municipal facility improvement projects and amenities, revenues to facilitate development of a medical campus to support the recently announced Veteran's Administration facility. Further, the project cost budget also includes revenues that may be used to collaborate with residential developers in the development of the infrastructure improvements all will need to make to render their respective raw land tracts developable, include possible cost sharing for oversizing utilities to expand future developments. The project cost budget detail is located in Table 1.

Use of Local Government Corporation Overlay

The creation of a local government corporation (Redevelopment Authority) is also proposed to facilitate development of the TIRZ, and provide the mechanism for issuance of tax exempt bonds to repay development costs as the revenues to support the debt service on the bonds are sufficient to amortize the bonded indebtedness. These local government corporations, or LGCs, (also known as Redevelopment Authorities) are finance mechanisms created pursuant to Chapter 431, Texas Transporation Code, and are empowered to manage the TIRZ on behalf of the City, and to serve as the mechanism for the issuance of tax exempt bonded indebtedness by approval of a tri-party agreement between the City, the TIRZ Board and the Redevelopment Authority Board of Directors. Creation of the LGC begins with City Council approval of a resolution consenting to the entity's creation, and the filling of a certificate of formation with the Texas Secretary of State.

All capital costs associated with the development of land within the zone will be financed with private capital, either borrowed or from revenues of the Developers. For those development projects that receive TIRZ support and participation, etc Developer would enter into an agreement with the TIRZ/ Redevelopment Authority to receive reimbursement for investments made in the reimbursable project costs and public infrastructure facilities from future revenues generated by the TIRZ from that development.

III. REINVESTMENT ZONE FINANCING PLAN

Introduction

The Reinvestment Zone Financing Plan (the " Financing Plan") addresses funding for identified project components, and including public improvements on the Project, that will be financed or repaid to the Developer, the City, or the Counties by the TIRZ. This portion of the document also includes an estimate of both the value increase over the proposed 30 year life of the zone, and the estimated revenues that the zone will produce over time, using current tax rates to compute the revenues over time. The Zone's project cost budget also includes revenues for reimbursement of all or some portion of developer interest carry on privately funded projects, and all interest carry on any tax exempt bonds approved by the City Council for use in reimbursement of developer costs or payment for capital costs associated with any projects that the zone / redevelopment authority undertake directly.

Public Infrastructure

The current proposed project cost budget includes revenues to support new commercial developments with a broad list of capital improvements and public infrastructure project line items. The majority of the non-residential project costs were identified in both short and longer range planning efforts previously undertaken by the City's Public Works Department. As such, the TIRZ will be positioned to cost share some of the project costs with the City/ Counties, and possible even fully fund or refund some of those costs.

Capital project funding has also been included in the Finance Plan document to enable the City, through the TIRZ, to collaborate with residential development projects where there is ample reason to do so, to render a higher quality development pattern for the long term development of housing stock in the City of Copperas Cove.

Plan of Finance

1. The total value of the land in the proposed reinvestment zone is currently $68,297,817. Based on a conservative estimate of development over time of land within the zone, and also on estimated development values for four of the five parcels of land targeted for residential development, using information provided by the Developers of their respective projects, the ad valorem tax value within the boundary of the zone is estimated to grow to $11.4 Billion, or nearly three times the current value of the entire tax base within the City of Copperas Cove today.

2) Taxing Units

The estimated future funding streams to be generated by the TIRZ are studied as part of the Financing Plan preparation, and are presented in the form of a feasibility analysis and revenue stream projection, based on assumed participations by the City of Copperas Cove, Coryell, and Lampasas Counties, all collectively proposed at 50% of the currently approved maintenance and operations tax rate rates for each of the entities. As of this date those rates are as follows:

Copperas Cove	$0.4540 @ 50% = $0.225
Coryell County	$0.4322 @ 50% = $0.216
Lampasas County	$0.3388 @ 50% = $0.169

Total proposed combined tax participation rate = $0.61 per $100 Value.

3) TIRZ Bonds

Bonded indebtedness to accelerate repayment to Developers for infrastructure and public facilities project costs is accommodated in this Finance Plan, subject to the approval by the City Council. At the time of approval, any of the tax incremental revenues from the Zone would be pledged to repay a Developer debt would be assigned to pay the debt service on the bond facility, and would be the sole source of revenue for payment of bonded indebtedness. All proceeds of bonds would likely be used first to pay off developer debt, with surplus revenues then available to finance project plan costs yet to be paid. Bonds would be sold by a local government corporation created to manage the implementation of the zone project plan and issue of tax exempt contract revenue bonds or loan facilities at the appropriate time.

4) Chapter 380 Authority

The TIRZ Finance Plan will also have the Authority granted under Chapter 380, Texas Local Government Code. The Zone Board of Directors, with the consent of the CITY OF COPPERAS COVE City Council, may elect to use that authority to finance projects to facilitate development in the zone.

5) Economic Feasibility

A build-out schedule and tax revenue analysis was prepared by Calderon Economic Development Strategies, LLC, as part of the preliminary assessment of the Zone. The schedule in that analysis constitutes the economic feasibility study and demonstrates that it is feasible to finance the Zone Project Costs set forth in this Plan based on the proposed tax rates for participation by the City and the Counties, and also based on the proposed zone life of 30 years.

Table 1

Copperas Cove TIRZ #2 Project Costs

Water Capital Projects				
	Master Plan/ Model		$465,750	
	20" Transmission Line Replacement		$12,900,058	
	20" Pump Station Phase I & II		$8,424,374	
	Mickan Mtn Water Mains / Elevated Storage Phases I, II, III		$6,730,000	
Sanitary Sewer Projects				
	Treatment plant capacity analysis		$250,000	
	Settlement Road Lift Station		$243,300	
	W. Hwy190 Sewer Main		$1,374,648	
	Taylor Creek lift station expansion		$920,400	
	Collection system improvements		$4,000,000	
	Waste water collection upgrades		$7,000,000	
Solid Waste Projects				
	Solid Waste Complex Improvements		$3,500,000	
	Solid waste transfer center		$6,415,200	
Road Improvements				
	Big Divide Expansion Project — FM1113 to FM 2808		$56,090,000	
	Ashley Drive project		$1,590,000	
	Lutheran Church Expansion		$6,000,000	
	KTMPO Bridge / Overpass		$10,000,000	
	Church Road Arterial		$4,500,000	
Downtown / Town Center redevelopment projects				
	Water / Roads / Drainage / Facades/ amenities / intersection & mobility		$35,000,000	
Residential projects				
	Multiple projects // components		$50,000,000	
Greenspace improvements / public amenities / trails				
	Parks		$10,000,000	
	Public facilities		$10,000,000	
	Trails		$10,000,000	
VA facility area projects			$20,000,000	
Administration			$3,500,000	
Creation			$130,000	
Interest			$150,000,000	
Total			$419,033,730	

Legal Compliance / Chapter 311, Texas Tax Code

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):

Existing Conditions: Existing land uses within the Zone includes currently improved parcels needing repositioning or redevelopment. There are also five parcels where residential development is targeted, and those parcels are predominately undeveloped, vacant land. Overall the area lacks adequate infrastructure including water, wastewater and drainage facilities, and a sufficient roadway network. **Maps 2** and **3** depict existing conditions.

Surrounding Land Uses: Land surrounding the proposed Zone is both developed and undeveloped. The aerial view shown in **Map 2** shows surrounding land uses.

Proposed Land Use: As stated above, the proposed land uses will accommodate the development of construction of commercial mixed uses, a mixed use residential development, and one parcel for light industrial development.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):

All construction will be done in conformance with existing building code regulations of the CITY OF COPPERAS COVE, and where necessary, Coryell County or Lampasas County. There are no proposed changes of any City or County development codes or ordinances, master plans, or building codes.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):

The project costs referenced in **Table 1** are inclusive of project costs to be financed by the Zone. The costs that would otherwise be project costs but are derived from other parties, such as the CITY OF COPPERAS COVE, Coryell County, and Lampasas County, the Texas Department of Transportation, the Veterans Administration, or private sources, are non-project costs. Funding identified in **Table 1** for improvements will be leveraged to acquire non-project funding.

Method of Relocating Persons to be Displaced, if any, as a result of implementing the Plan (Texas Tax Code § 311.011(b)(4)):

There will be no persons displaced as a result of implementing the plan.

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):

Table 1 lists the estimated project costs for the Zone including administrative expenses. As set forth in this Plan, the dollar amounts are approximate and may be adjusted based on actual costs incurred by the Developer(s) by the Board of Directors of the Zone . The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on **Table 1**.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):

These details are described throughout the Plan, including but not limited to roadway construction, stormwater conveyance and management systems, water, wastewater improvements, sidewalks, lighting, signage, landscaping, improvements and upgrades to local Rights of Way located within and abutting the Zone. Some proposed project costs may include improvements of green spaces, and property redeveloped using Chapter 380 for facade improvements or other environment upgrading thru signage and way finding systems.The cost of proposed improvements is detailed in **Table 1**.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)):

As stated earlier, for those parcels that are vacant and undeveloped, the lack of any infrastructure to support development of the property substantially retards its development and presents an economic and social liability for the CITY OF COPPERAS COVE. These conditions substantially impair and arrest the sound growth of the City. Areas needing redevelopment may not occur without facilitation or assistance from the TIRZ. Further, the area meets the statutory test for creation as it has an inadequate sidewalk and street layout, and lacks the necessary infrastructure to support development. Given these conditions, the area would benefit greatly from a Tax Increment Reinvestment Zone, which facilitates street and necessary infrastructure improvements, making the certain area more appealing to residential development, and commercial areas more financially feasible through TIRZ assistance, rendering them more economically viable and feasible. Build out assumptions for residential and commercial development are provided in **Schedules A** and **B.**

The City and the Zone find that the development plan is feasible. as projected Estimated revenues will be sufficient to finance reimbursement for all of the project costs. **Schedules C** and **D** constitute incremental revenue estimates for this Plan.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in **Table 1** and **Schedules C and D**, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Methods and sources of financing include the issuance of notes and bonds, as well as collaborations with developers and other entities for grant funding and public private partnerships. Tax increments will consist of contributions from the City and County. This figure is calculated as follows:

Copperas Cove	$0.4540 @ 50% = $0.225
Coryell County	$0.4322 @ 50% = $0.216
Lampasas County	$0.3388 @ 50% = $0.169

Total proposed combined tax participation rate = $0.61 per $100 Value.

These participation rates may change over time.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

As of January 2024, the current certified appraised value of taxable real property in the proposed zone is $68,297,817.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

It is projected that taxable property values in the Zone will increase to approximately $11,402,654,801 by 2059. **Schedules C and D** shows the annual captured value of these increases in property value during the existence of the Zone.

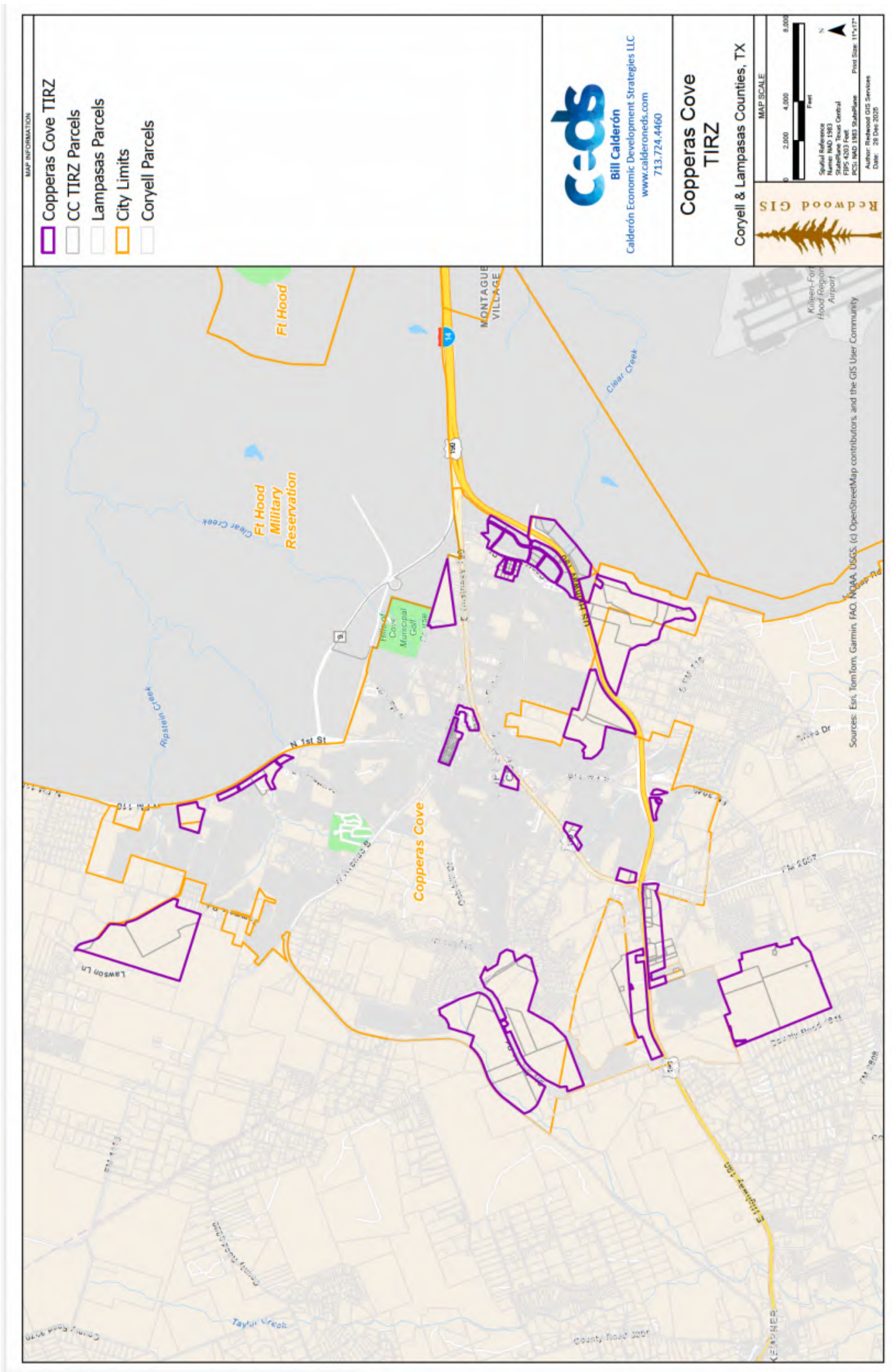
Zone Duration (Texas Tax Code § 311.011(c)(9)):

The zone as proposed will terminate on December 31, 2059. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, as all project costs, bonds, and interest on bonds have been paid in full.

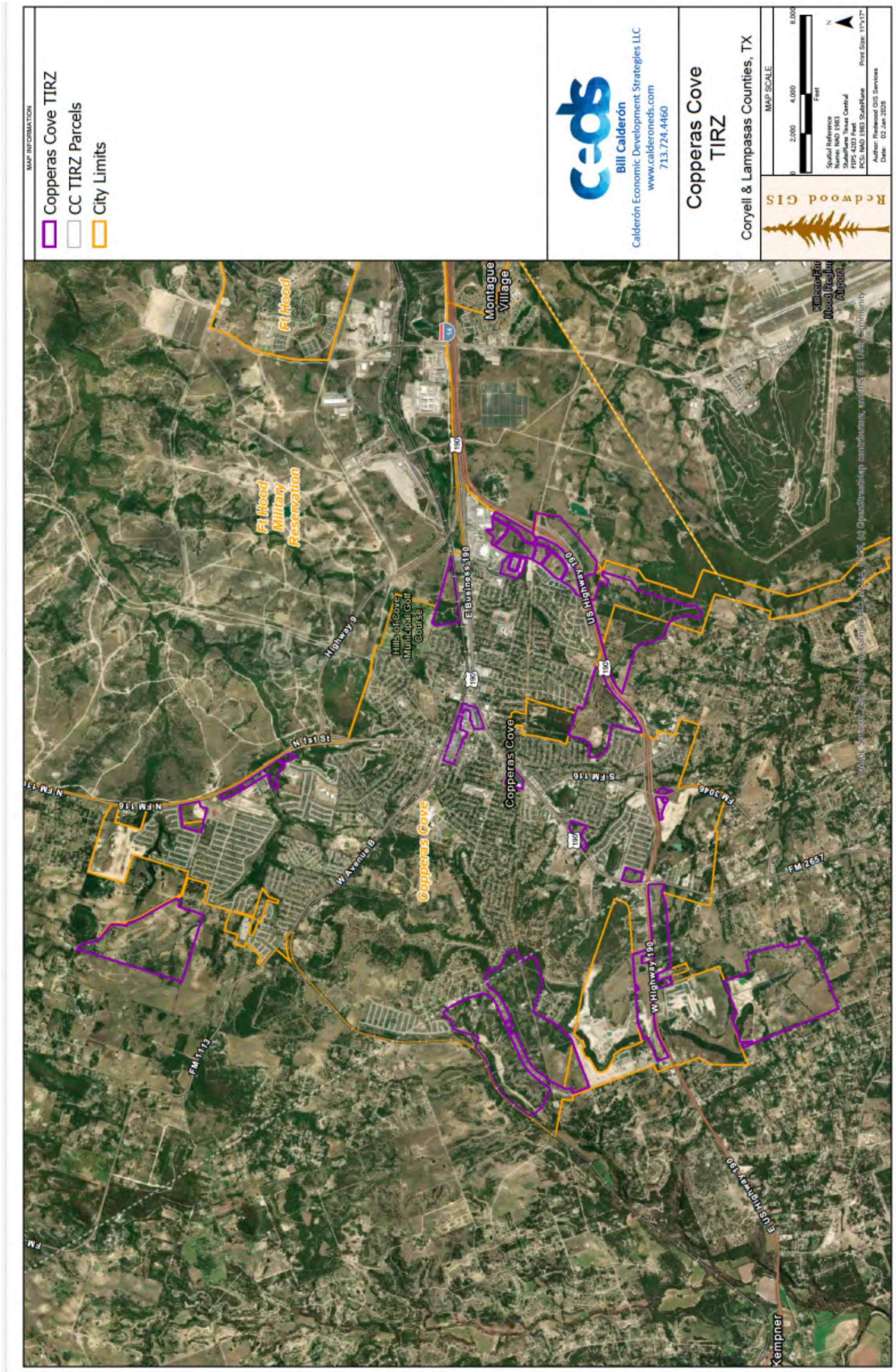
Per Chapter 311, the Zone may also be amended both in size and duration if City Council should deem that action necessary, advantageous, or desirable. Any such action would required amendments to the creation ordinance, and the Ordinance approving this plan document.

Map 1

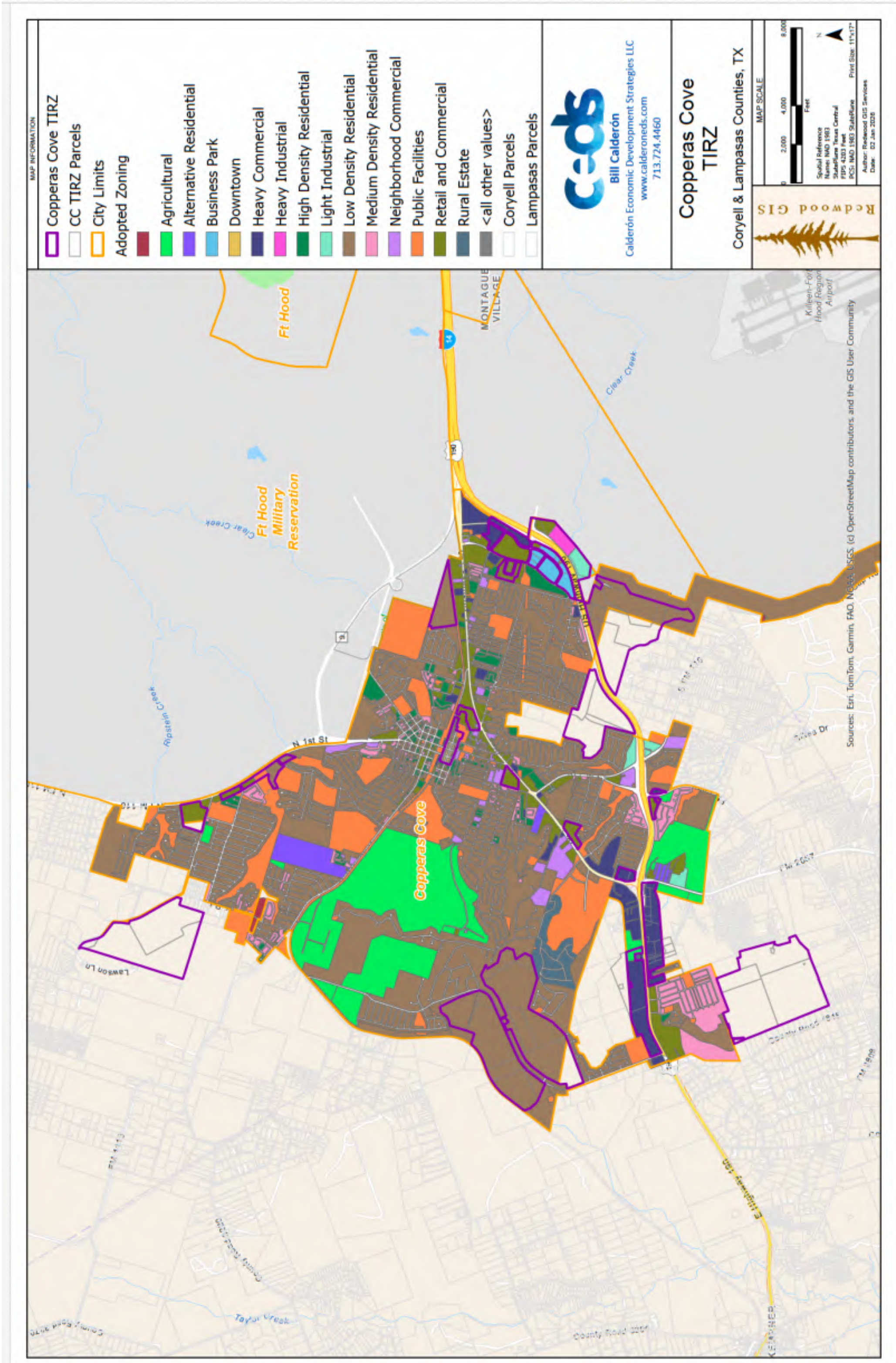
Boundary



Map 2 —Aerial Map



Map 3—-Land Use



Schedules A & B

Schedule A / B

Year		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040	
Residential	# units	value	# units	value	Units	value	# units		# units		# units		# units		#units		#units												
Agreement Parcel **318 acres // 954 lots**																													
Annual home buildout	40	210000	40	210000	130	210000	130	210000	130	210000	130	210000	140	210000	140	210000	140	210000	140	210000	140	210000	60	265000					
Annual duplex buildout			60	$265,000	60	$265,000	60	$265,000	60	$265,000	60	$265,000	60	$265,000	60	$265,000	60	$265,000	60	$265,000	60	$265,000							
Lampasas @hwy190 Frase Property **418 acres / 1254 lots**													80	$275,000	80	$275,000	80	$275,000	80	$275,000	80	$275,000	80	275000	80	275000	80	275000	80
Settlement Wes Atkinson **172 acres / 700**	50	280000	100	$280,000	100	$280,000	100	$280,000	100	$280,000	100	$280,000	100	$280,000	50	$280,000													
Mashburn **327 acres / 981 lots** **4 plex**									95	255000	95	255000	95	255000	95	255000	95	255000	95	255000	95	255000	95	255000	95	255000	95	255000	31
Big Divide East			50	$300,000	100	$300,000	100	$300,000	100	$300,000	100	$300,000	100	$300,000	100	$300,000	100	$300,000	100	$300,000	100	$300,000	$50	$300,000					
Totals		$22,400,000		$67,300,000		$101,200,000		$101,200,000		$125,425,000		$125,425,000		$149,525,000		$135,525,000		$121,525,000		$121,525,000		$121,525,000		77,125,000		46,225,000		46,225,000	
Cum Total / Year		$22,400,000		$89,700,000		$190,900,000		$292,100,000		$417,525,000		$542,950,000		$692,475,000		$828,000,000		$949,525,000		$1,071,050,00		$1,192,575,00	$0	$1,269,700,00	$0	$1,315,925,00		$1,362,150,00	
Lampasas County totals only		$14,000,000		$43,000,000		$58,000,000		$58,000,000		$58,000,000		$58,000,000		$80,000,000		$66,000,000		$52,000,000		$52,000,000		$52,000,000		$37,000,000		$22,000,000		$22,000,000	
Cum totals		$14,000,000		$57,000,000		$115,000,000		$173,000,000		$231,000,000		$289,000,000		$369,000,000		$435,000,000		$487,000,000		$539,000,000		$591,000,000		$628,000,000		$650,000,000		$672,000,000	
Commercial																													
Hwy 190 by VA—84.6 acres				$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907		$7,744,907	
VA Proximity								$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011		$3,004,011	
Northern Commercial								$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042		$3,086,042	
Horseshoe Commercial								$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996		$1,920,996	
Downtown Growth						$729,322		$751,202		$773,738		$796,950		$820,858		$845,484		$870,849		$896,974		$923,883		$951,600		$980,148		$1,009,552	
Industrial								$1,467,580		$1,511,607		$1,556,956		$1,603,664		$1,651,774		$1,701,327		$1,752,367		$1,804,938		$1,859,086		$1,914,859		$1,972,305	
Town Square area						$171,983		$177,142		$182,457		$187,930		$193,568		$199,375		$205,357		$211,517		$217,863		$224,399		$231,131		$238,065	
Freeway / Northern Dancer Com						$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328		$10,184,328	
Lampasas Commercial on Hwy 190						8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355		8,587,355	
Total				$7,744,907		$27,417,895		$36,923,563		$36,995,441		$37,069,475		$37,145,730		$37,224,273		$37,305,172		$37,388,498		$37,474,323		$37,562,724		$37,653,777		$37,747,561	
Cum Total / Year				$7,744,907		$35,162,802		$72,086,365		$109,081,806		$146,151,281		$183,297,011		$220,521,284		$257,826,455		$295,214,953		$332,689,277		$370,252,001		$407,905,777		$445,653,338	
Total building for Res and Com		$22,400,000		$75,044,907		$128,617,895		$138,123,563		$162,420,441		$162,494,475		$186,670,730		$172,749,273		$158,830,172		$158,913,498		$158,999,323		$114,687,724		$83,878,777		$83,972,561	
Lampasas Commercial						$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355		$8,587,355	
Lampasas Cum Commercial						$8,587,355		$17,174,710		$25,762,065		$34,349,420		$42,936,775		$51,524,130		$60,111,485		$68,698,840		$77,286,195		$85,873,550		$94,460,905		$103,048,260	
Total Lampasas Res + Comm		$14,000,000		$57,000,000		$123,587,355		$190,174,710		$256,762,065		$323,349,420		$411,936,775		$486,524,130		$547,111,485		$607,698,840		$668,286,195		$713,873,550		$744,460,905		$775,048,260	
				$97,444,907																									

A & B continued

2041		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	Total Homes
													1300
													600
275000	118	275000											838
													700
255000													981
													1,000
29,905,000		32,450,000											
$1,392,055,00		$1,424,505,00											
													5419
$22,000,000		$32,450,000											
$694,000,000		$726,450,000											
$7,744,907		$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	$7,744,907	
$3,004,011		$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	$3,004,011	
$3,086,042		$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	$3,086,042	
$1,920,996		$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	$1,920,996	
$1,039,839		$1,071,034	$1,103,165	$1,136,260	$1,170,348	$1,205,458	$1,241,622	$1,278,871	$1,317,237	$1,356,754	$1,397,456	$1,439,380	
$2,031,474		$2,092,418	$2,155,191	$2,219,846	$2,286,442	$2,355,035	$2,425,686	$2,498,457	$2,573,410	$2,650,613	$2,730,131	$2,812,035	
$245,207		$252,563	$260,140	$267,944	$275,982	$284,262	$292,790	$301,573	$310,620	$319,939	$329,537	$339,423	
$10,184,328		$10,184,328	$10,184,328	$10,184,328	$10,184,328	$10,184,328	$10,184,328	$10,184,328	$10,184,328	$10,184,328	$10,184,32	$10,184,328	
8,587,355		8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	8,587,355	
$37,844,158		$37,943,654	$38,046,134	$38,151,689	$38,260,411	$38,372,394	$38,487,737	$38,606,539	$38,728,906	$38,854,945	$38,984,76	$39,118,477	
$483,497,496		$521,441,150	$559,487,285	$597,638,97	$635,899,385	$674,271,77	$712,759,51	$751,366,05	$790,094,96	$828,949,90	$867,934,6	$907,053,147	
$67,749,158		$70,393,654	$38,046,134	$38,151,689	$38,260,411	$38,372,394	$38,487,737	$38,606,539	$38,728,906	$38,854,945	$38,984,76	$39,118,477	
$8,587,355		$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	$8,587,355	
$111,635,615		$120,222,970	$128,810,325	$137,397,68	$145,985,035	$154,572,39	$163,159,74	$171,747,10	$180,334,45	$188,921,81	$197,509,1	$206,096,520	
$805,635,615		$846,672,970	$975,483,295	$1,112,880,9	$1,258,866,01	$1,413,438,4	$1,576,598,1	$1,748,345,2	$1,928,679,7	$2,117,601,5	$2,315,110,	$2,521,207,19	

SCHEDULE C

Tax Roll Jan 1	COPPERAS Cum Projected Taxable Valuation (3)	CORYELL CO Cum Projected Taxable Valuation	LAMPASAS CUM PROJECTED TAXABLE VALUATION
2027	$ 22,400,000	$ 8,400,000	-
2028	$ 195,444,907	$ 138,444,907	$57,000,000
2029	$ 326,062,802	$ 202,475,447	$123,587,355
2030	$ 364,186,365	$ 174,011,655	$190,174,710
2031	$ 526,606,806	$ 269,844,741	$256,762,065
2032	$ 689,101,281	$ 365,751,861	$323,349,420
2033	$ 875,772,011	$ 463,835,236	$411,936,775
2034	$1,048,521,284	$ 561,997,154	$486,524,130
2035	$1,207,351,455	$ 660,239,970	$547,111,485
2036	$1,366,264,953	$ 758,566,113	$607,698,840
2037	$1,525,264,277	$ 856,978,082	$668,286,195
2038	$1,639,952,001	$ 926,078,451	$713,873,550
2039	$1,723,830,777	$ 979,369,872	$744,460,905
2040	$1,807,803,338	$1,032,755,078	$775,048,260
2041	$1,875,552,496	$1,069,916,881	$805,635,615
2042	$1,945,946,150	$1,099,273,180	$846,672,970
2043	$2,505,433,435	$1,529,950,140	$975,483,295
2044	$3,103,072,409	$1,990,191,434	$1,112,880,975
2045	$3,738,971,794	$2,480,105,784	$1,258,866,010
2046	$4,413,243,572	$2,999,805,172	$1,413,438,400
2047	$5,126,003,087	$3,549,404,942	$1,576,598,145
2048	$5,877,369,142	$4,129,023,897	$1,748,345,245
2049	$6,667,464,103	$4,738,784,403	$1,928,679,700
2050	$7,496,414,009	$5,378,812,499	$2,117,601,510
2051	$8,364,348,678	$6,049,238,003	$2,315,110,675
2052	$9,271,401,825	$6,750,194,630	$2,521,207,195
2053	$9,549,543,880	$6,952,700,469	$2,596,843,411
2054	$9,836,030,196	$7,161,281,483	$2,674,748,713
2055	$10,131,111,102	$7,376,119,928	$2,754,991,175
2056	$10,435,044,435	$7,597,403,525	$2,837,640,910
2057	$10,748,095,768	$7,825,325,631	$2,922,770,137
2058	$11,070,538,641	$8,060,085,400	$3,010,453,241
2059	$11,402,654,801	$8,301,887,962	$3,100,766,838

Schedule D

Copperas Cove Revenue Projections—preliminary

SCHEDULE D

	Tax Year	Coll. Year	100 % of COPPERAS M&O Tax Rate	0.98 Tax Collection	City at 50% TIRZ Patricipation	City retained revenues at 50%	Coryell co Rate 70%	County at 50%% Participation	Coryell County Retained Rev	Lampasas Co rate 70%%	Lampasas 50% participation	Lampasas Co Retained Rev	Total TIRZ Tax Revenues Available	Cum
1	2027	2028	$ 0.454050	$ 99,673	$ 49,837	$ 49,837	$ 0.433220	$ 18,195	$ 18,195	0.3388	$ -	$ -	$ 68,032	$ 68,032
2	2028	2029	$ 0.454050	$ 869,669	$ 434,835	$ 434,835	$ 0.433220	$ 299,886	$ 299,886	0.3388	$ 96,566	$ 96,566	$ 831,286	$ 899,318
3	2029	2030	$ 0.454050	$ 1,450,878	$ 725,439	$ 725,439	$ 0.433220	$ 438,582	$ 438,582	0.3388	$ 209,375	$ 209,375	$ 1,373,396	$ 2,272,714
4	2030	2031	$ 0.454050	$ 1,620,516	$ 810,258	$ 810,258	$ 0.433220	$ 376,927	$ 376,927	0.3388	$ 322,184	$ 322,184	$ 1,509,368	$ 3,782,083
5	2031	2032	$ 0.454050	$ 2,343,237	$ 1,171,619	$ 1,171,619	$ 0.433220	$ 584,511	$ 584,511	0.3388	$ 434,992	$ 434,992	$ 2,191,121	$ 5,973,204
6	2032	2033	$ 0.454050	$ 3,066,287	$ 1,533,144	$ 1,533,144	$ 0.433220	$ 792,255	$ 792,255	0.3388	$ 547,801	$ 547,801	$ 2,873,199	$ 8,846,404
7	2033	2034	$ 0.454050	$ 3,896,914	$ 1,948,457	$ 1,948,457	$ 0.433220	$ 1,004,714	$ 1,004,714	0.3388	$ 697,881	$ 697,881	$ 3,651,051	$ 12,497,455
8	2034	2035	$ 0.454050	$ 4,665,595	$ 2,332,797	$ 2,332,797	$ 0.433220	$ 1,217,342	$ 1,217,342	0.3388	$ 824,242	$ 824,242	$ 4,374,382	$ 16,871,836
9	2035	2036	$ 0.454050	$ 5,372,340	$ 2,686,170	$ 2,686,170	$ 0.433220	$ 1,430,146	$ 1,430,146	0.3388	$ 926,886	$ 926,886	$ 5,043,202	$ 21,915,038
10	2036	2037	$ 0.454050	$ 6,079,455	$ 3,039,728	$ 3,039,728	$ 0.433220	$ 1,643,130	$ 1,643,130	0.3388	$ 1,029,530	$ 1,029,530	$ 5,712,388	$ 27,627,426
11	2037	2038	$ 0.454050	$ 6,786,953	$ 3,393,477	$ 3,393,477	$ 0.433220	$ 1,856,300	$ 1,856,300	0.3388	$ 1,132,174	$ 1,132,174	$ 6,381,951	$ 34,009,377
12	2038	2039	$ 0.454050	$ 7,297,278	$ 3,648,639	$ 3,648,639	$ 0.433220	$ 2,005,979	$ 2,005,979	0.3388	$ 1,209,405	$ 1,209,405	$ 6,864,023	$ 40,873,399
13	2039	2040	$ 0.454050	$ 7,670,513	$ 3,835,256	$ 3,835,256	$ 0.433220	$ 2,121,413	$ 2,121,413	0.3388	$ 1,261,225	$ 1,261,225	$ 7,217,894	$ 48,091,294
14	2040	2041	$ 0.454050	$ 8,044,164	$ 4,022,082	$ 4,022,082	$ 0.433220	$ 2,237,051	$ 2,237,051	0.3388	$ 1,313,044	$ 1,313,044	$ 7,572,177	$ 55,663,471
15	2041	2042	$ 0.454050	$ 8,345,627	$ 4,172,814	$ 4,172,814	$ 0.433220	$ 2,317,547	$ 2,317,547	0.3388	$ 1,364,864	$ 1,364,864	$ 7,855,224	$ 63,518,695
16	2042	2043	$ 0.454050	$ 8,658,857	$ 4,329,429	$ 4,329,429	$ 0.433220	$ 2,381,136	$ 2,381,136	0.3388	$ 1,434,387	$ 1,434,387	$ 8,144,951	$ 71,663,646
17	2043	2044	$ 0.454050	$ 11,148,402	$ 5,574,201	$ 5,574,201	$ 0.433220	$ 3,314,025	$ 3,314,025	0.3388	$ 1,652,610	$ 1,652,610	$ 10,540,836	$ 82,204,482
18	2044	2045	$ 0.454050	$ 13,807,710	$ 6,903,855	$ 6,903,855	$ 0.433220	$ 4,310,954	$ 4,310,954	0.3388	$ 1,885,382	$ 1,885,382	$ 13,100,191	$ 95,304,672
19	2045	2046	$ 0.454050	$ 16,637,265	$ 8,318,633	$ 8,318,633	$ 0.433220	$ 5,372,157	$ 5,372,157	0.3388	$ 2,132,702	$ 2,132,702	$ 15,823,491	$ 111,128,164
20	2046	2047	$ 0.454050	$ 19,637,566	$ 9,818,783	$ 9,818,783	$ 0.433220	$ 6,497,878	$ 6,497,878	0.3388	$ 2,394,570	$ 2,394,570	$ 18,711,230	$ 129,839,394
21	2047	2048	$ 0.454050	$ 22,809,125	$ 11,404,562	$ 11,404,562	$ 0.433220	$ 7,688,366	$ 7,688,366	0.3388	$ 2,670,986	$ 2,670,986	$ 21,763,914	$ 151,603,309
22	2048	2049	$ 0.454050	$ 26,152,471	$ 13,076,235	$ 13,076,235	$ 0.433220	$ 8,943,879	$ 8,943,879	0.3388	$ 2,961,950	$ 2,961,950	$ 24,982,064	$ 176,585,373
23	2049	2050	$ 0.454050	$ 29,668,148	$ 14,834,074	$ 14,834,074	$ 0.433220	$ 10,264,681	$ 10,264,681	0.3388	$ 3,267,463	$ 3,267,463	$ 28,366,218	$ 204,951,591
24	2050	2051	$ 0.454050	$ 33,356,718	$ 16,678,359	$ 16,678,359	$ 0.433220	$ 11,651,046	$ 11,651,046	0.3388	$ 3,587,524	$ 3,587,524	$ 31,916,929	$ 236,868,520
25	2051	2052	$ 0.454050	$ 37,218,759	$ 18,609,379	$ 18,609,379	$ 0.433220	$ 13,103,254	$ 13,103,254	0.3388	$ 3,922,133	$ 3,922,133	$ 35,634,767	$ 272,503,287
26	2052	2053	$ 0.454050	$ 41,254,864	$ 20,627,432	$ 20,627,432	$ 0.433220	$ 14,621,597	$ 14,621,597	0.3388	$ 4,271,291	$ 4,271,291	$ 39,520,319	$ 312,023,606
27	2053	2054	$ 0.454050	$ 42,492,510	$ 21,246,255	$ 21,246,255	$ 0.433220	$ 15,060,244	$ 15,060,244	0.3388	$ 4,399,429	$ 4,399,429	$ 40,705,929	$ 352,729,535
28	2054	2055	$ 0.454050	$ 43,767,285	$ 21,883,643	$ 21,883,643	$ 0.433220	$ 15,512,052	$ 15,512,052	0.3388	$ 4,531,412	$ 4,531,412	$ 41,927,107	$ 394,656,641
29	2055	2056	$ 0.454050	$ 45,080,304	$ 22,540,152	$ 22,540,152	$ 0.433220	$ 15,977,413	$ 15,977,413	0.3388	$ 4,667,355	$ 4,667,355	$ 43,184,920	$ 437,841,561
30	2056	2057	$ 0.454050	$ 46,432,713	$ 23,216,356	$ 23,216,356	$ 0.433220	$ 16,456,736	$ 16,456,736	0.3388	$ 4,807,375	$ 4,807,375	$ 44,480,467	$ 482,322,029
31	2057	2058	$ 0.454050	$ 47,825,694	$ 23,912,847	$ 23,912,847	$ 0.433220	$ 16,950,438	$ 16,950,438	0.3388	$ 4,951,596	$ 4,951,596	$ 45,814,881	$ 528,136,910
32	2058	2059	$ 0.454050	$ 49,260,465	$ 24,630,233	$ 24,630,233	$ 0.433220	$ 17,458,951	$ 17,458,951	0.3388	$ 5,100,144	$ 5,100,144	$ 47,189,328	$ 575,326,238
33	2059	2060	$ 0.454050	$ 50,738,279	$ 25,369,140	$ 25,369,140	$ 0.433220	$ 17,982,720	$ 17,982,720	0.3388	$ 5,253,149	$ 5,253,149	$ 48,605,008	$ 623,931,246
				$653,556,236	$ 326,778,118	$ 326,778,118		$ 221,891,502	$ 221,891,502		$ 75,261,626	$ 75,261,626	$ 623,931,246	

Boundary Description
Copperas Cove TIRZ Proposed Area
Coryell & Lampasas Counties

A special district known as the Copperas Cove TIRZ, in Coryell and Lampasas Counties, is proposing to add 20 tracts, which can be described as follows:

Tract 1 Beginning at a point located at the northernmost corner of a 5.8 acre tract (0551 E JONES, ACRES 5.8), southeast along southwest ROW of Lutheran Church Road to the eastern corner of 131.2 acre tract (0551 E JONES, ACRES 131.2) ;

Then south along east boundary of said 131.2 acre tract to southeast corner of said tract;

Then west along south boundary of said 131.2 acre tract to corner of said tract;

Then south along east boundary of said 131.2 acre tract to southernmost corner of said tract;

Then west along south boundary of said 131.2 acre tract to southwest corner of 181.906 acre tract (0551 E JONES, ACRES 181.906);

Then north along west boundary of said 181.906 acre tract to beginning point of Tract 1.

Tract 2 Beginning at a point located at the northeast corner of a 35.433 acre tract (0551 E JONES, ACRES 35.433), south along west ROW of N FM 116 to the southeast corner of said 35.433 acre tract;

Then west along south boundary of said 35.433 acre tract to a central corner of said tract;

Then south along east boundary of said 35.433 acre tract to southeast corner of said tract;

Then west along south boundary of said 35.433 acre tract to southwest corner of said tract;

Then north along west boundary of said 35.433 acre tract to northwest corner of said tract;

Then east along north boundary of said 35.433 acre tract to northeast corner and point of beginning of Tract 2.

Tract 3 Beginning at a point located at the northeast corner of a 7.759 acre tract (LEHMANN SUBD, BLOCK 1, LOT 2R2, ACRES 7.759), southeast along west ROW of N 1st Street to the southeast corner of 5.05 acre tract (1035 B W TOLLIVER, ACRES 5.05);

Then west along south boundary of said 5.05 acre tract to southwest corner of said tract;

Then northwesterly along the west boundary of said 5.05 acre tract and 14.772 acre tract (0758 W D MOSTELLER, ACRES 14.772) to western corner of said 14.772 acre tract;

Then north along the west boundary of said 14.772 acre tract to northwest corner of said tract;

Then east along north boundary of said 14.772 acre tract to a point on the north boundary of said tract;

Then northeasterly to the northwest corner of said 7.759 acre tract;

Then easterly to the northeast corner of said 7.759 acre tract and point of beginning of Tract 3, less and except road ROWs.

Tract 4 Beginning at a point located at the northwest corner of a 0.079 acre tract (ORIGINAL TOWN COPPERAS COVE, BLOCK 4, LOT 10, ACRES .079), southeasterly along south ROW of Avenue D to northeast corner of a 0.145 acre tract (0011 J ANDERSON, ACRES .145, PT OUTLOT 5);

Then south along east boundary of said 0.145 acre tract to southeast corner of 0.386 acre tract (0011 J ANDERSON, ACRES .386, PT OUTLOT 5);

Then west along northern ROW of 8th Street to a point on the east boundary of 0.169 acre tract (CRABB ADDN, BLOCK 1, LOT 9, ACRES .169);

Then south along east boundary of said 0.169 acre tract to southeast corner of said tract;

Then west along north ROW of Avenue E to the southwest corner of a 0.117 acre tract (CRABB ADDN, BLOCK 1, LOT 12, ACRES .117);

Then south to southeast corner of 2.927 acre tract (COPPERAS COVE POLICE STATION ADDN, BLOCK 1, LOT 1, ACRES 2.927);

Then west along south boundary of said 2.927 acre tract to southwest corner of said tract;

Then north along west boundary of said 2.927 acre tract to central corner of said tract;

Then west along north ROW of Avenue F to southeast corner of 0.158 acre tract (ORIGINAL TOWN COPPERAS COVE, BLOCK 11, LOT W 60 4, ACRES .158);

Then north along west boundary of said 0.158 acre tract to northwest corner of said 0.079 acre tract and point of beginning.

Tract 5 Beginning at a point located at a northwest corner of a 12.839 acre tract (COVE TERRACE ADDN, BLOCK 1, LOT 1, ACRES 12.839), east to northeast corner of said 12.839 acre tract;

Then south along east boundary of said 12.839 acre tract to southeast corner of said tract;

Then west along southwesterly boundary of said 12.839 acre tract to southwest corner of 0.469 acre tract (0011 J ANDERSON, ACRES .469);

Then north along west boundary of said 0.469 acre tract to northwest corner of 0.514 acre tract (COVE TERRACE STORAGE ADDN PHS 2, LOT 2, ACRES .514);

Then northeasterly along north boundary of said 0.514 acre tract to a central corner of said 12.839 acre tract;

Then northerly along western boundary of said 12.839 acre tract to a central corner of said tract;

Then west along a southern boundary of said 12.839 acre tract to a southwest corner of said tract;

Then north along west boundary of said 12.839 acre tract to northwest corner of said tract and point of beginning.

Tract 6 Beginning at a point located at a northern corner of a 48.13 acre tract (0454 W P HARDEMAN, ACRES 48.13), southeasterly along northeast boundary of said tract to southeast corner of said tract;

Then westerly along south boundary of said 48.13 acre tract to southwest corner of said tract;

Then northerly along west boundary of said 48.13 acre tract to a northwest corner of said tract;

Then easterly along a central boundary of said 48.13 acre tract to a central corner of said tract;

Then northerly to a northern corner of said 48.13 acre tract and point of beginning.

Tract 7 Beginning at a point located at a northwest corner of a 2.531 acre tract (COPPERAS COVE BUSINESS AND PROFESSIONAL PARK, BLOCK 1, LOT 4, ACRES 2.531), east along north boundary of said tract to central corner of a 1.466 acre tract (COPPERAS COVE BUSINESS AND PROFESSIONAL PARK, BLOCK 1, LOT 3, ACRES 1.466);

Then north along north central boundary of said 1.466 acre tract to north central corner of said tract;

Then southeast along north boundary of said 1.466 acre tract to northeast corner of 0.731 acre tract (COPPERAS COVE BUSINESS AND PROFESSIONAL PARK, BLOCK 1, LOT 1, ACRES .731);

Then south along west ROW of Constitution Drive to southeast corner of 1.452 acre tract (OPPERAS COVE BUSINESS AND PROFESSIONAL PARK, BLOCK 1, LOT 10, ACRES 1.452);

Then west along south boundary of said 1.452 acre tract to southwest corner of 1.624 acre tract (COPPERAS COVE BUSINESS AND PROFESSIONAL PARK, BLOCK 1, LOT 8, ACRES 1.624);

Then north along west boundary of said 1.624 acre tract to southeast corner of 2.229 acre tract (COPPERAS COVE BUSINESS AND PROFESSIONAL PARK, BLOCK 1, LOT 7, ACRES 2.229);

Then west along south boundary of said 2.229 acre tract to southwest corner of said tract;

Then north along west boundary of said tract to northwest corner of said 2.531 acre tract and point of beginning, less and except ROW Patriot Circle.

Tract 8 Beginning at a point located at northwest corner of a 15.902 acre tract (FIVE HILLS SUBD, BLOCK A, LOT 3 PT, ACRES 15.902), east along north boundary of said tract to a central corner of said tract;

Then northeast along northwest boundary of said 15.902 acre tract to northern corner of said tract;

Then southeast along northeast boundary of said 15.902 acre tract to a central corner of said tract;

Then east along north boundary of said 15.902 acre tract to northeast corner of 6.193 acre tract (FIVE HILLS SUBD REPLAT OF LOT 3 BLK A, BLOCK A, LOT 3H, FINAL PLAT OF LOT 3H BLOCK A, ACRES 6.193);

Then southwesterly along west ROW of US Highway 190 to the southwest corner of 15.74 acre tract (NARROWS BUSINESS & TECHNOLOGY PARK PHS 1 REPLAT LT 1 BLK 3, BLOCK 3, LOT 1E, ACRES 15.74);

Then north along west boundary of said 15.74 acre tract to northwest corner of said tract, and southeast ROW of Constitution Drive;

Then northeast along southeast ROW of Constitution Drive to northwest corner of said 15.902 acre tract and point of beginning, less and except road ROWs.

Tract 9 Beginning at a point located at a southeast corner of a 11.627 acre tract (0454 W P HARDEMAN, ACRES 11.627) (97°52'5"W 31°6'41"N), east to a point (97°51'53"W 31°6'39"N);

Then south to a point (97°51'56"W 31°6'27"N);

Then southwesterly to a point (97°52'23"W 31°6'9"N);

Then northwesterly to a point (97°52'29"W 31°6'10"N);

Then north to a point on northwest corner of 9.425 acre tract (0466 R HALLMARK, ACRES 9.4250), also south ROW of US Highway 190;

Then west along south ROW of US Highway 190 to northeast corner of 101.12 acre tract (1361 MRS M F RICHARDSON, ACRES 101.12);

Then north to southwest corner of 15.74 acre tract (NARROWS BUSINESS & TECHNOLOGY PARK PHS 1 REPLAT LT 1 BLK 3, BLOCK 3, LOT 1E, ACRES 15.74), also north ROW of US Highway 190;

Then northeasterly along north ROW of US Highway 190 to southeast corner of said 11.627 acre tract and point of beginning.

Tract 10 Beginning at a point located at a northeast corner of 101.12 acre tract (1361 MRS M F RICHARDSON, ACRES 101.12), south along east boundary of said tract to northwest corner of 32.984 acre tract (0466 R HALLMARK, ACRES 32.984);

Then east along north boundary of said 32.984 acre tract to northeast corner of 12.29 acre tract (0466 R HALLMARK, ACRES 12.29);

Then south along east boundary of said 12.29 acre tract to southeast corner of said tract;

Then southwesterly along south boundary of said 12.29 acre tract to southwest corner of said tract;

Then south along east boundary of 74.715 acre tract (0466 R HALLMARK, ACRES 74.715) to southeast corner of 101.358 acre tract (1361 MRS M F RICHARDSON, ACRES 101.358);

Then northeasterly following the westerly boundary of said 101.358 to western corner of said tract;

Then northwesterly along south boundary of a 101.12 acre tract (1361 MRS M F RICHARDSON, ACRES 101.12) to western corner of said tract, also south ROW of US Highway 190;

Then northeasterly along south ROW of US Highway 190 to northeast corner of said 101.12 acre tract and point of beginning.

Tract 11 Beginning at a point located at northwest corner of 63.887 acre tract (1584 W J WILSON, ACRES 63.887), east to a north corner of a 28.235 acre tract (1361 MRS M F RICHARDSON, ACRES 28.235, 1493 W J WILSON);

Then south along said 28.235 acre tract to a north central corner of said tract;

Then east along north boundary of said 28.235 acre tract to northeast corner of said tract;

Then south along said 28.235 acre tract to eastern corner of said tract, also north ROW of US Highway 190;

Then southwesterly along north ROW of US Highway 190 to south corner of a 29.67 acre tract (1493 W J WILSON, ACRES 29.67, & 1361 M F RICHARDSON);

Then north along west boundary of said 29.67 acre tract to southeast corner of said 63.887 acre tract;

Then following the boundary of said 63.887 acre tract along south and west boundaries of said tract to northwest corner of said tract and point of beginning.

Tract 12 Beginning at a point located at northwest corner of a 0.889 acre tract (TOWN SQUARE STORAGE ADDN, ACRES .889), east to the northeast corner of a 0.383 acre tract (FABIAN ADDN, BLOCK 4, LOT 3 N183, ACRES .383);

Then southwesterly along east boundary of said 0.383 acre tract to southeast corner of 13.46 acre tract (TOWN SQUARE ADDN, BLOCK 1, LOT 1, ACRES 13.46);

Then west along south boundary of said 13.46 acre tract to southwest corner of said tract;

Then north along west boundary of said 13.46 acre tract to northwest corner of said 0.889 acre tract and point of beginning.

Tract 13 Beginning at a point located at northwest corner of 4.008 acre tract (HOLCOMB ADDITION, BLOCK 1, LOT 3, ACRES 4.008), east to northeast corner of said tract;

Then south along east boundary of said tract to south corner of 6.339 acre tract (HOLCOMB ADDITION, BLOCK 1, LOT 2, ACRES 6.339);

Then northwesterly along boundary of said 6.339 acre tract to east corner of 4.245 acre tract (HOLCOMB ADDITION, BLOCK 1, LOT 1, ACRES 4.254);

Then southwesterly along boundary of said 4.254 acre tract to south corner of said tract;

Then northwesterly along boundary of said 4.254 acre tract to west corner of said tract, also south ROW of US Highway 190;

Then northeasterly along south ROW of US Highway 190 to north corner of said 4.008 acre tract and point of beginning.

Tract 14 Beginning at a point located at northwest corner of 0.734 acre tract (HERITAGE PLACE ADDITION PHASE ONE, BLOCK 1, LOT 1, ACRES 0.734), east along north boundary to northeast corner of said tract;

Then southeasterly along north boundary of said 0.734 acre tract to northeast corner of 3.488 acre tract (1647 F GRAHAM, ACRES 3.488);

Then south along east boundary of said 3.488 acre tract to southeast corner;

Then southwesterly along boundary of said 3.488 acre tract to south corner, also east ROW of FM 3046;

Then north along east ROW of FM 3046 to a point (97°54'39"W 31°5'37"N);

Then west to central corner of 1.1736 acre tract (HERITAGE PLACE ADDITION PHASE ONE, BLOCK 5, LOT 1, ACRES 1.1736);

Then south along boundary of said 1.176 acre tract to southeastern corner of said tract;

Then northwesterly along south boundary of said 1.176 acre tract to southeast corner of said 0.734 acre tract;

Then westerly along south boundary of said 0.734 acre tract to southwest corner of said tract;

Then north along west boundary of said 0.734 acre tract to northwest corner of said tract and point of beginning, less and except ROW FM 3046.

Tract 15 Beginning at a point located at northwest corner of 8.672 acre tract (0038 S ALEXANDER, ACRES 8.672), east to northeast corner of said tract;

Then south along east boundary of said 8.672 acre tract to southeast corner of 3.799 acre tract (GATEWAY ADDN PHS 2, BLOCK 1, LOT 1, ACRES 3.799);

Then west along south boundary of said 3.799 acre tract to southwest corner of said tract, also east ROW of US Highway 190;

Then north along east ROW US Highway 190 to northwest corner of said 8.672 acre tract and point of beginning.

Tract 16 Beginning at a point located at northwest corner of 120 acre tract (ACR: 120 ACRES ABST: 0860 SURV: H GILLBREATH LocCd:108), east along north boundary of said tract to a north corner of said tract;

Then south along central boundary of said 120 acre tract to a north central corner of said tract;

Then east along north boundary of said 120 acre tract to northeast corner of 40 acre tract (ACR: 40 ACRES ABST: 0860 SURV: H GILLBREATH LocCd:108);

Then south along east boundary of said 40 acre tract to northwest corner of 97.35 acre tract (ACR: 97.35 ABST: 1070 SURV: J H LAMBERT LocCd:108);

Then south along east boundary of said 97.35 acre tract to southeast corner of 1.188 acre tract (ACR: 1.188 ABST: 1070 SURV: J H LAMBERT LocCd:108);

Then northwesterly along south boundary of said 1.188 acre tract to central corner of said 97.35 acre tract;

Then southerly along boundary of said 97.35 acre tract to central corner of said tract;

Then east along boundary of said 97.35 acre tract to east corner of said tract;

Then south along east boundary of said 97.35 acre tract to southeast corner of said tract;

Then southwesterly along south boundary of said 97.35 acre tract to southwest corner of 159.75 acre tract (ACR: 159.75 ACRES ABST: 0650 SURV: J K P STARKEY LocCd:108);

Then northwesterly along west boundary of said 159.75 acre tract to northwest corner of 97.35 acre tract and point of beginning.

Tract 16 Beginning at a point located at northwest corner of 15.756 acre tract (LOT: 10,11 & 14.64 AC ABST: 0152 ADDN: P M WEST SURV: WM CASPER LocCd:100 SharedAcct:131022), also south ROW of US

Highway 190, east along south ROW US Highway 190 to northeast corner of 1.501 acre tract (ACR: 1.501 ABST: 0126 SURV: ISOM CLARK LocCd:100), also west ROW FM 2657;

Then south along west ROW FM 2657 to southeast corner of 5.2 acre tract (ABST 126 ISOM CLARK, ACRES 5.2, (TRACT 4));

Then west along south boundary of said 5.2 acre tract to southwest corner of said tract;

Then north along west boundary of said 5.2 acre tract to southeast corner of 13.3 acre tract (ABST 126 ISOM CLARK, ACRES 13.3);

Then westerly along south boundary of said 13.3 acre tract to southwest corner of 8.76 acre tract (ACR: 8.76 ABST: 0152 SURV: WILLIAM CASPER LocCd:100 SharedAcct:131045);

Then north along west boundary of said 8.76 acre tract to 0.718 acre tract (LOT: PT23(.486)PT22(.232) BLK: ADDN: P M WEST LocCd:100 SharedAcct:131036);

Then west along south boundary of said 0.718 acre tract to southwest corner of 0.582 acre tract (LOT: PT 1 119 X 169 BLK: PHILS PAINT & BODY SHOP LocCd:100 SharedAcct:131012);

Then south along east boundary of said 15.756 acre tract to southeast corner of said tract;

Then west along south boundary of said 15.756 acre tract to southwest corner of said tract;

Then north along west boundary of said 15.756 acre tract to northwest corner of said tract and point of beginning.

Tract 18 Beginning at a point located at the northwest corner of 10.51 acre tract (ABST 1454 EVA ALLEN, ACRES 10.51), northeasterly along north boundary to a central corner of said tract;

Then northerly along boundary of said 10.51 acre tract to a central corner of said tract;

Then easterly along north boundary of said 10.51 acre tract to a point (97°56'53"W 31°5'53"N);

Then east to a point on east boundary of 43.98 acre tract (ACR: 43.98 ACRES ABST: 0151 SURV: H C COSPER LocCd:108) (97°56'13"W 31°5'55"N);

Then south along east boundary of said 43.98 acre tract to southeast corner of said tract;

Then west along south boundary of said 43.98 acre tract to southern corner of said tract;

Then north along central boundary of said 43.98 acre tract to a central corner of said tract;

Then west along central boundary of said 43.98 acre tract to a central corner of said tract;

Then south along central boundary of said 43.98 acre tract to southern corner of said tract, also north ROW of US Highway 190;

Then westerly along north ROW of US Highway 190 to southwest corner of said 10.51 acre tract;

Then north along west boundary of said 10.51 acre tract to northwest corner of said tract and point of beginning.

Tract 19 Beginning at a point located at northwest point of a 134.39 acre tract (ABST 1477 JOHN BLAKEY, ACRES 134.39), east to corner of said tract;

Then northeasterly following the north boundary of said 134.39 acre tract and continuing along north boundary of 42.63 acre tract (ACRES 42.63, UNPATENTED STATE SCHOOL LAND) to northern corner of said 42.63 acre tract;

Then north along boundary of said 42.63 acre tract to north corner of said tract;

Then east along north boundary of said 42.63 acre tract to north corner of said tract;

Then south along boundary of said 42.63 acre tract to corner of said tract;

Then east along north boundary of said 42.63 acre tract to northeast corner of 27.6 acre tract (1329 L H MARTIN, ACRES 27.6, (239.98 AC IN LAMPASAS));

Then following the east boundary of said 27.6 acre tract to south corner of said tract;

Then west along south boundary of said 27.6 acre tract to east boundary line of said 42.63 acre tract;

Then south along east boundary line of said 42.63 acre tract to southeast corner of 10 acre tract (ACR: 10 ACRES ABST: 0112 SURV: L H MARTIN LocCd:108);

Then southwest along boundary of said 10 acre tract to south corner of said tract;

Then west along south boundary of said 10 acre tract to south corner of said 42.63 acre tract;

Then northwesterly along central boundary of said 42.63 acre tract to central corner of said tract;

Then southwesterly along central boundary of said 42.63 acre tract to southwest corner of said tract;

Then west along south boundary of said 134.39 acre tract to southwest corner of said tract;

Then north along west boundary of said 134.39 acre tract to northwest corner of said tract and point of beginning.

Tract 20 Beginning at a point located at the western corner of a 55.07 acre tract (ACR: 55.070 ACRES ABST: 0145 SURV: P C CASPER LocCd:100 SharedAcct:145226), also south ROW of railroad, northeasterly along south ROW of railroad to north corner of 89.183 acre tract (ACR: 89.183 ABST: 1318 SURV: JOHN BLAKELY LocCd:100 SharedAcct:145227);

Then southeasterly along boundary of said 89.183 acre tract to a corner of said tract;

Then northeasterly along boundary of said 89.183 acre tract to a point on south boundary of Skyline Ridge Phase 2 (97°56'54"W 31°7'26"N);

Then northeasterly along south boundary of Skyline Ridge Phase 2 to southeast corner of a 2.37 acre tract (LOT: 1 BLK: 1 ADDN: SKYLINE CHURCH ADDITION 3.27 SETS IN CORYELL COUNTY LocCd:127);

Then east along south boundary of said 2.37 acre tract to Lampasas County Line;

Then southeasterly along county line to north ROW of Big Divide Road;

Then southwesterly along north ROW of Big Divide Road to south corner of 26.993 acre tract (ACR: 28.993 ACRES ABST: 1477 SURV: JOHN BLAKEY LocCd:108);

Then northwesterly along boundary of said 26.993 acre tract to west corner of said 55.07 acre tract and point of beginning.

Coryell County TIRZ Parcels

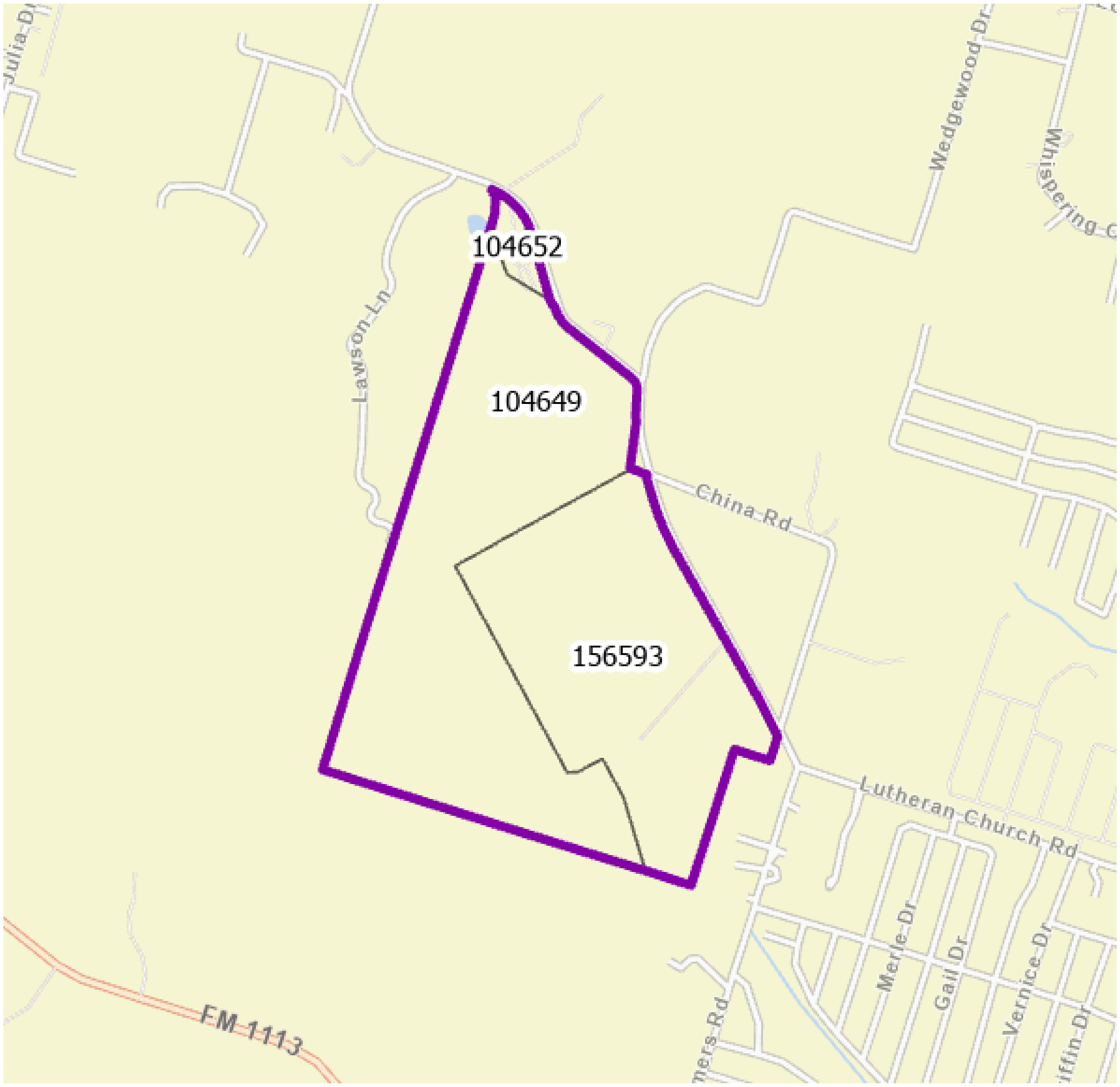
100574	118755	123830	149409
100584	118756	123831	149410
100587	119098	123832	149411
100598	119099	123833	149412
100599	119100	123834	149413
100745	121041	123835	149414
103977	121042	123836	149415
104139	121044	123861	149416
104141	121046	123862	149417
104143	121047	123863	149418
104649	121048	123864	149419
104652	123796	123865	149420
104671	123797	123866	149421
106650	123798	123867	149422
106652	123799	123868	149423
110263	123800	123869	149439
110362	123801	123870	150873
110364	123806	123871	151252
110641	123807	123872	151253
110769	123808	123873	151254
110836	123809	123875	151255
117528	123810	123876	151697
117529	123811	123877	151737
118237	123812	123878	153943
118715	123813	123879	155330
118716	123815	123880	155331
118719	123816	123881	155777
118742	123817	123882	155790
118743	123818	126631	155791
118744	123819	134403	156009
118745	123820	141886	156575
118746	123821	147136	156576
118747	123822	147207	156593
118748	123823	148441	156658
118749	123824	148447	158520
118750	123825	149396	158643
118751	123826	149397	158757
118752	123827	149398	158846
118753	123828	149399	158847
118754	123829	149408	158848

Lampasas County TIRZ Parcels

6729	14779
6739	14782
6753	15156
7525	15358
8801	17504
8803	17506
8804	19460
8931	19959
8949	21491
8952	21492
8959	21493
8961	21494
8965	21497
13206	21726
13207	150316
14009	150426
14561	150427
14562	150428
14636	155251
14638	156222

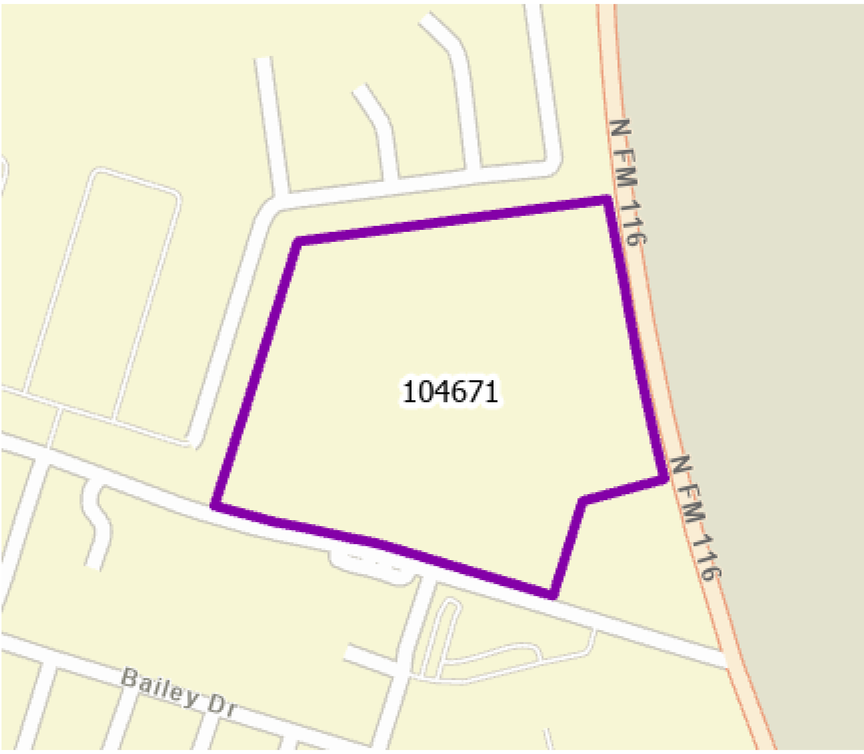
Copperas Cove TIRZ Tracts

TRACT 1

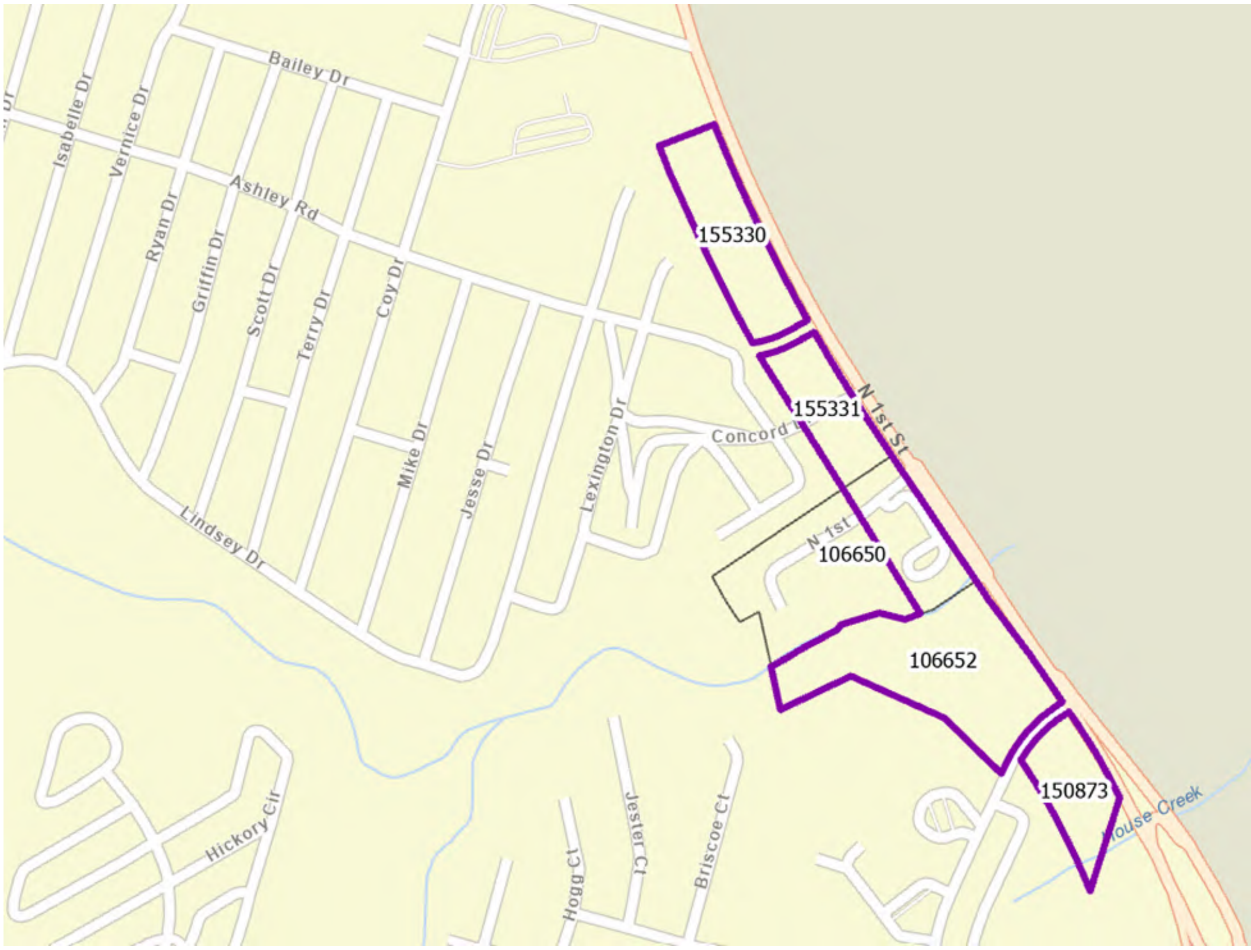


104652
104649
156593
Lawson-Ln
China-Rd
Lutheran-Church-Rd
Wedgewood-Dr
Merle-Dr
Gail-Dr
Vernice-Dr
FM 1113

<u>TRACT 2</u>

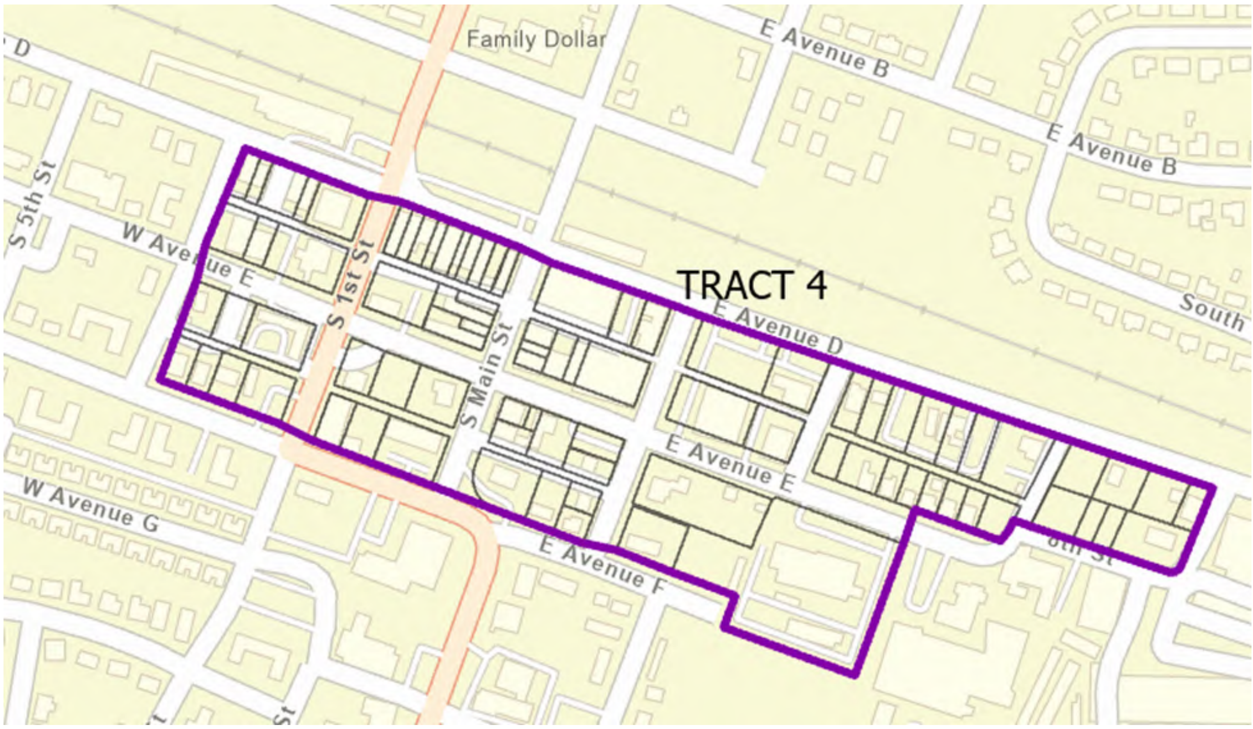


<u>TRACT 3</u>



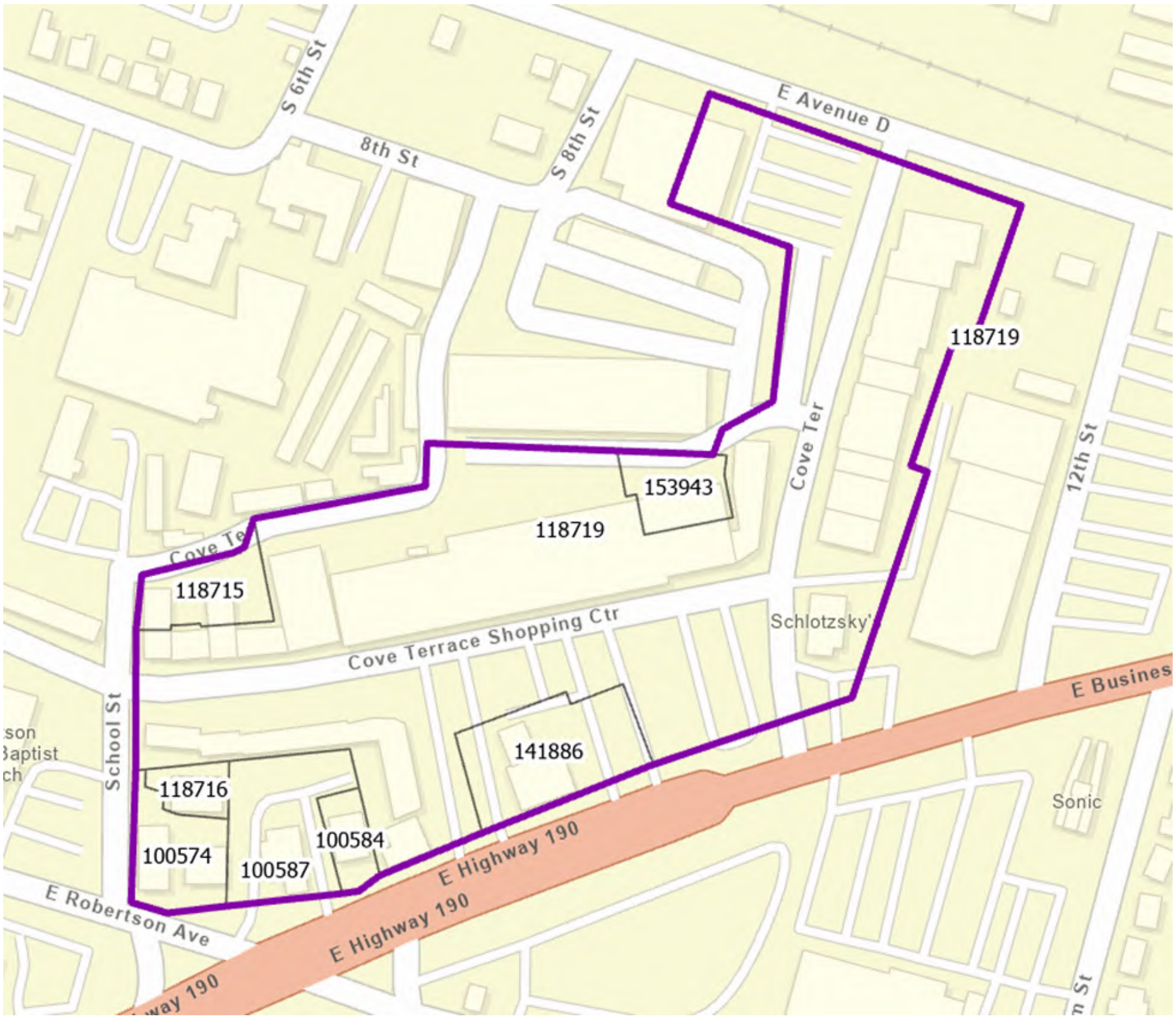
Bailey Dr
Isabelle Dr
Vernice Dr
Ashley Rd
Ryan Dr
Griffin Dr
Scott Dr
Terry Dr
Coy Dr
Mike Dr
Jesse Dr
Lexington Dr
Concord
Lindsey Dr
N 1st St
N 1st
155330
155331
106650
106652
150873
House Creek
Hickory Cir
Hogg Ct
Jester Ct
Briscoe Ct

TRACT 4



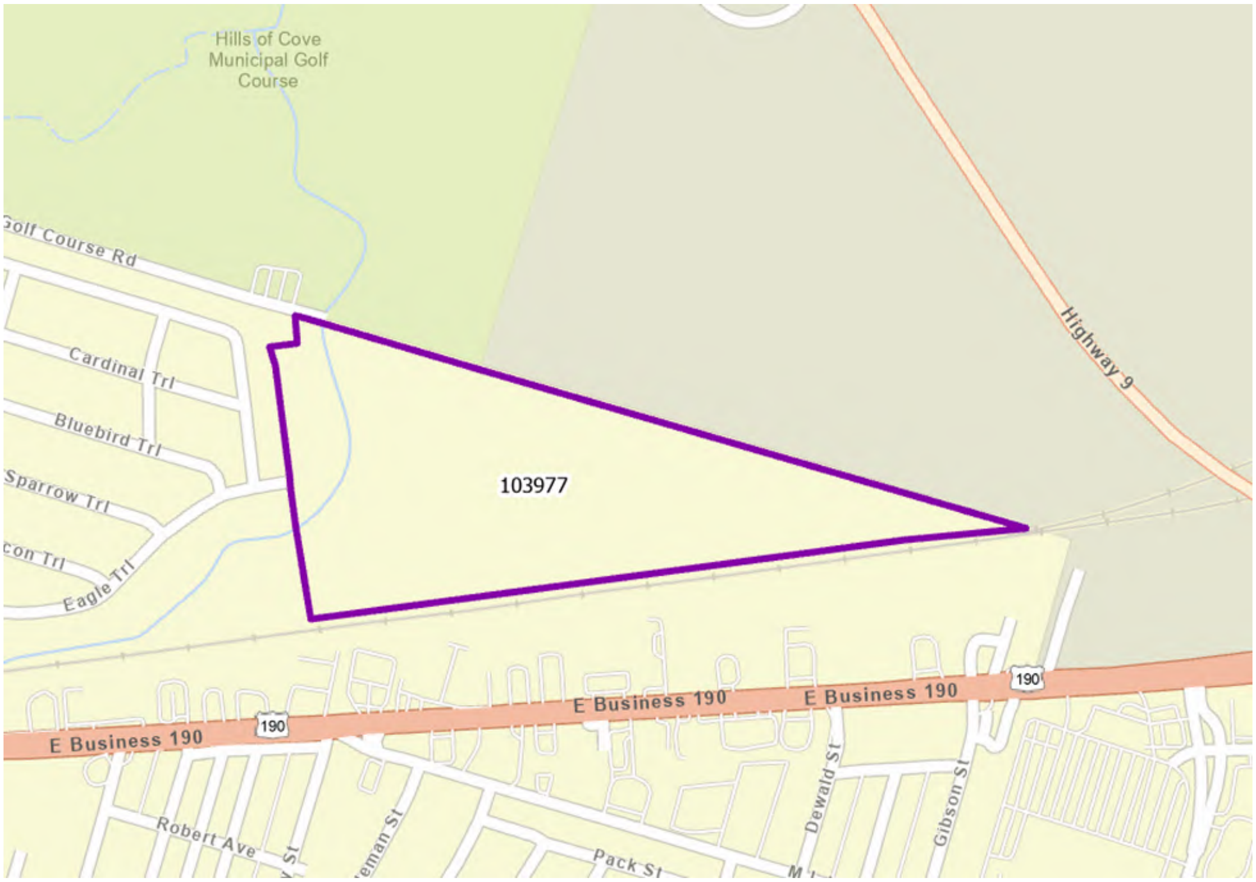
147136	123863	123878	123797	123813	123807	123834	118744
123873	123800	123876	123796	123815	123801	147207	118745
123811	123870	123882	123799	123823	123806	121046	118746
123809	123862	123881	123798	123822	123810	121047	118748
123812	123836	123880	155777	123821	123871	121042	118747
123808	117528	123879	123861	123820	123869	121044	118756
123828	123865	123832	118752	123819	123875	100598	118755
123825	123867	123830	118751	123818	123872	100599	118754
123824	123833	123829	118742	123816	123864	121048	118753
123826	123831	123835	118743	123817	123868	121041	118750
123877	123866	118749	123827	117529			

TRACT 5



E Avenue D
S 6th St
8th St
S 8th St
118719
Cove Ter
12th St
153943
118719
Cove Te
118715
Schlotzsky's
Cove Terrace Shopping Ctr
E Busines
School St
141886
118716
Sonic
100584
100574
100587
E Highway 190
E Robertson Ave
E Highway 190
way 190

TRACT 6



Hills of Cove
Municipal Golf
Course
Golf Course Rd
Cardinal Trl
Bluebird Trl
Sparrow Trl
Eagle Trl
103977
Highway 9
E Business 190
190
E Business 190
E Business 190
190
Robert Ave
Dewald St
Gibson St
Pack St

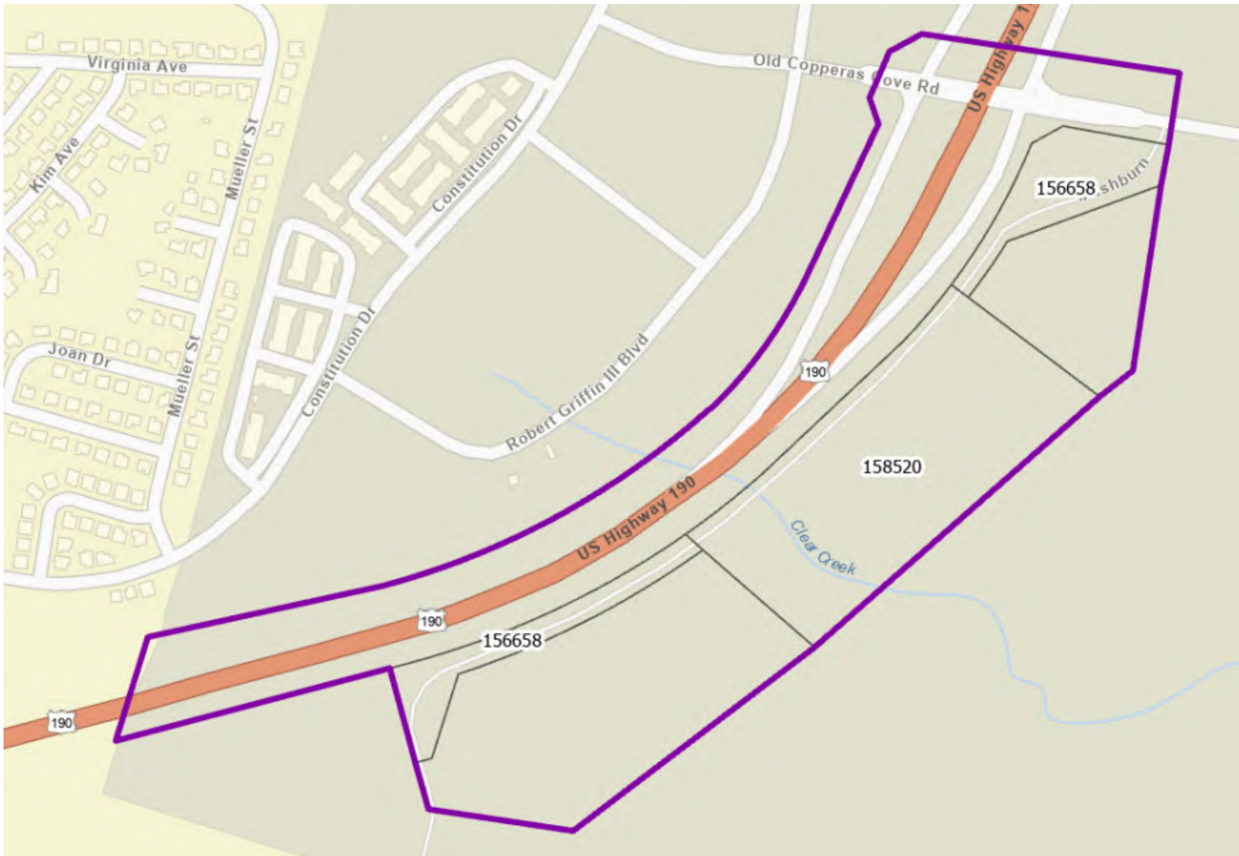
TRACT 7

Cinergy Cinemas
Manning Dr
Constitution Dr
149411
149410
149409
149408
149412
149413
149420
149419
149418
149414
149421
149422
149423
149415
149416
149417

TRACT 8

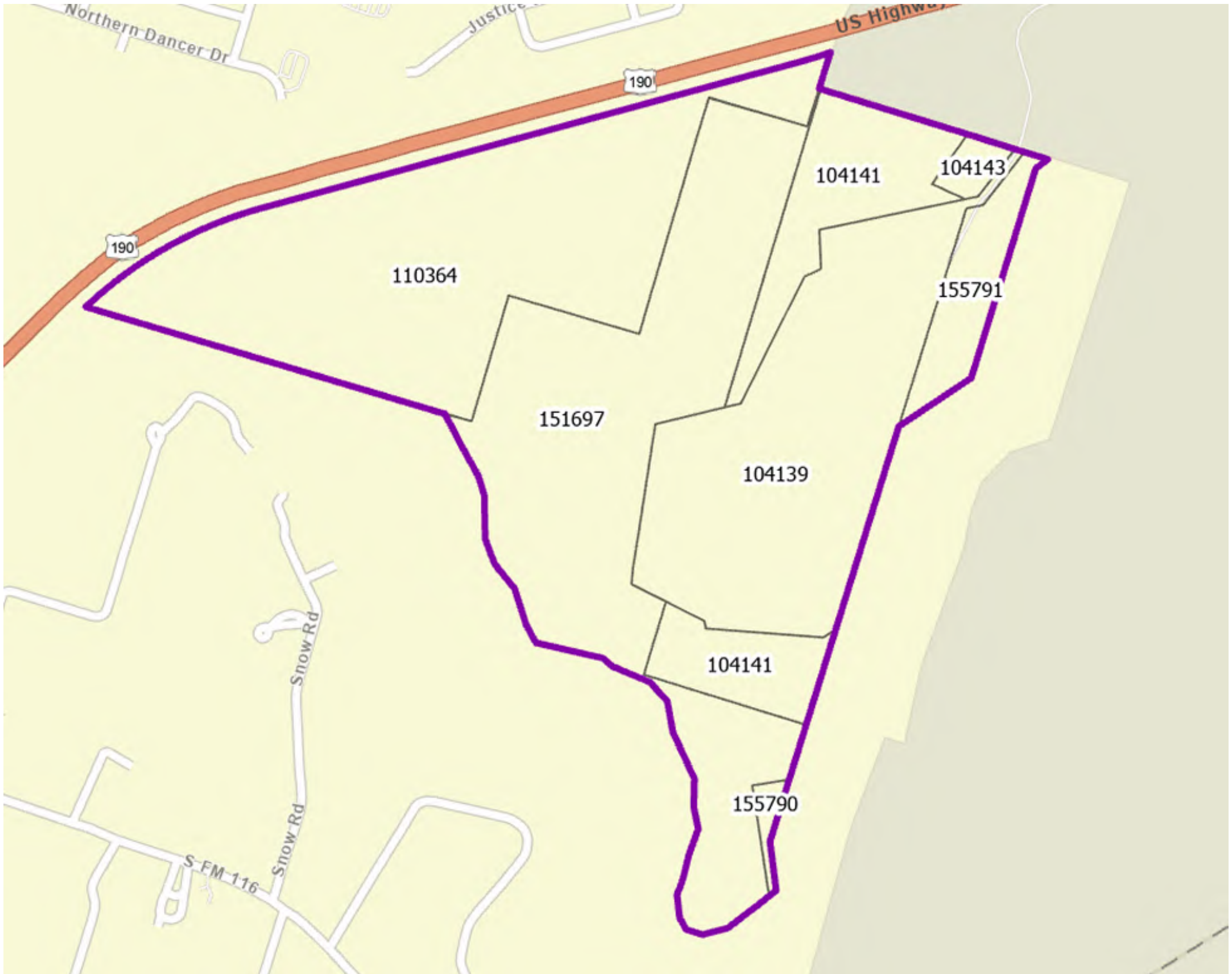

118237
151737
148441
148447
149396
149397
149398
156575
156576
149399
151252
151253
151254
151255
M L King Junior Dr
Sycamore Dr
Cummings Ave
Stadium
Jeffery Ln
Manning Dr
Constitution Dr
Virginia Ave
Kim Ave
Mueller St
US Highway 190
190
Old Coppe
Clear Creek
Mashburn

TRACT 9



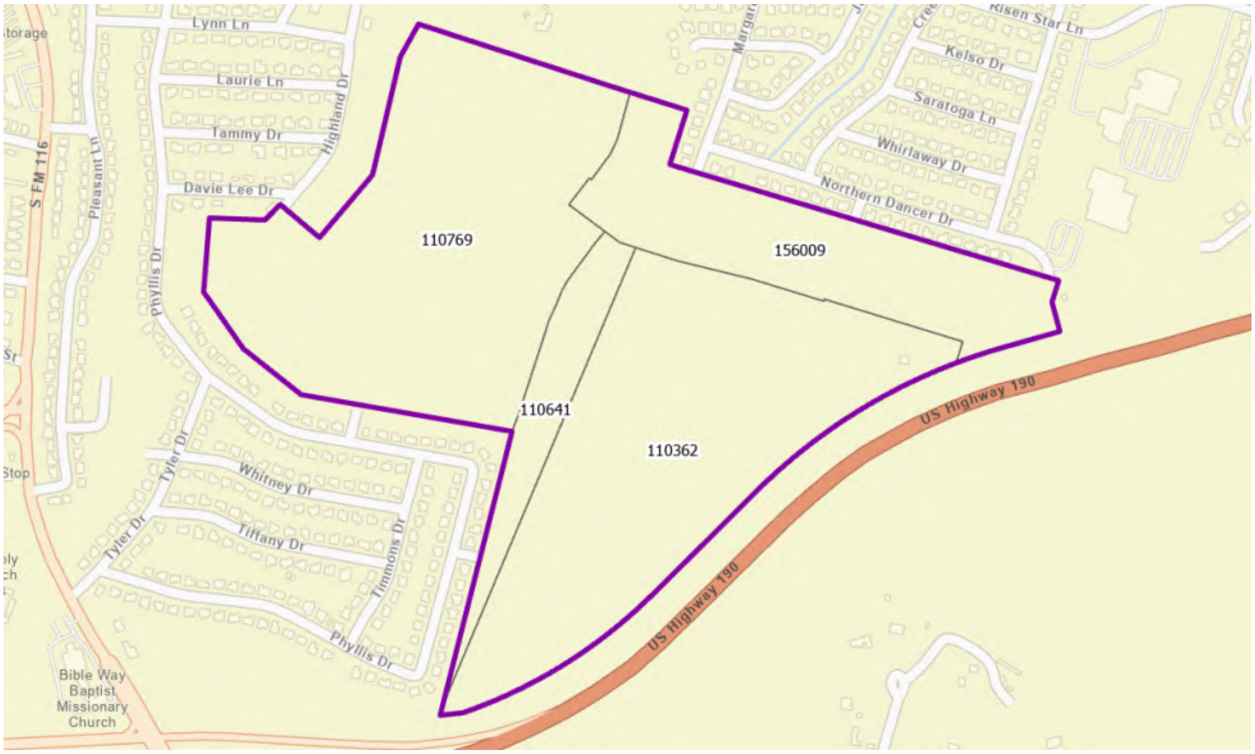
Virginia Ave
Kim Ave
Mueller St
Constitution Dr
Old Copperas Cove Rd
US Highway 1
156658
Joan Dr
Mueller St
Constitution Dr
Robert Griffin III Blvd
190
158520
US Highway 190
Clear Creek
190
156658
190

TRACT 10



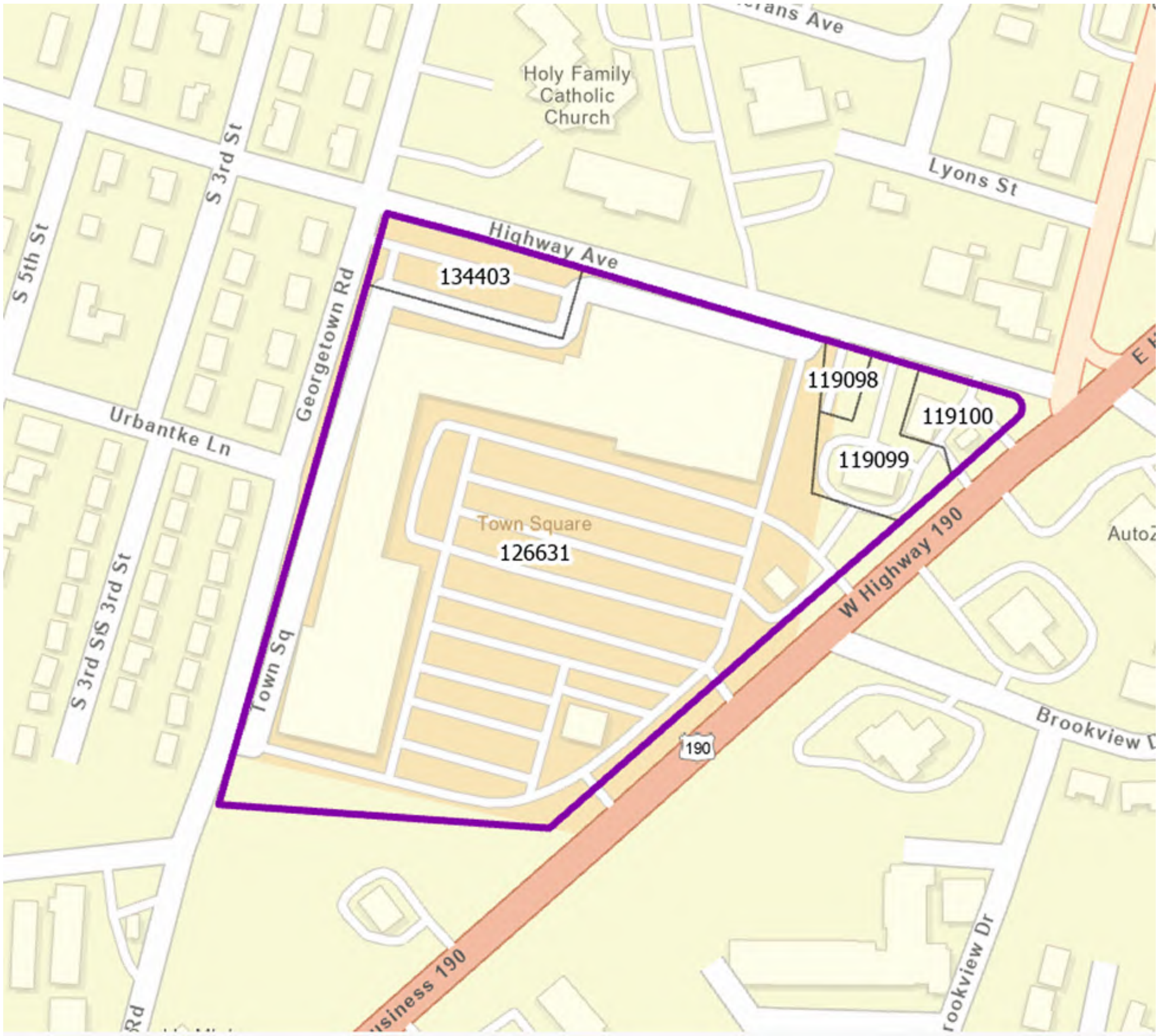
Northern Dancer Dr
US Highway
190
190
110364
151697
104141
104143
155791
104139
104141
155790
Snow Rd
Snow Rd
S FM 116

TRACT 11



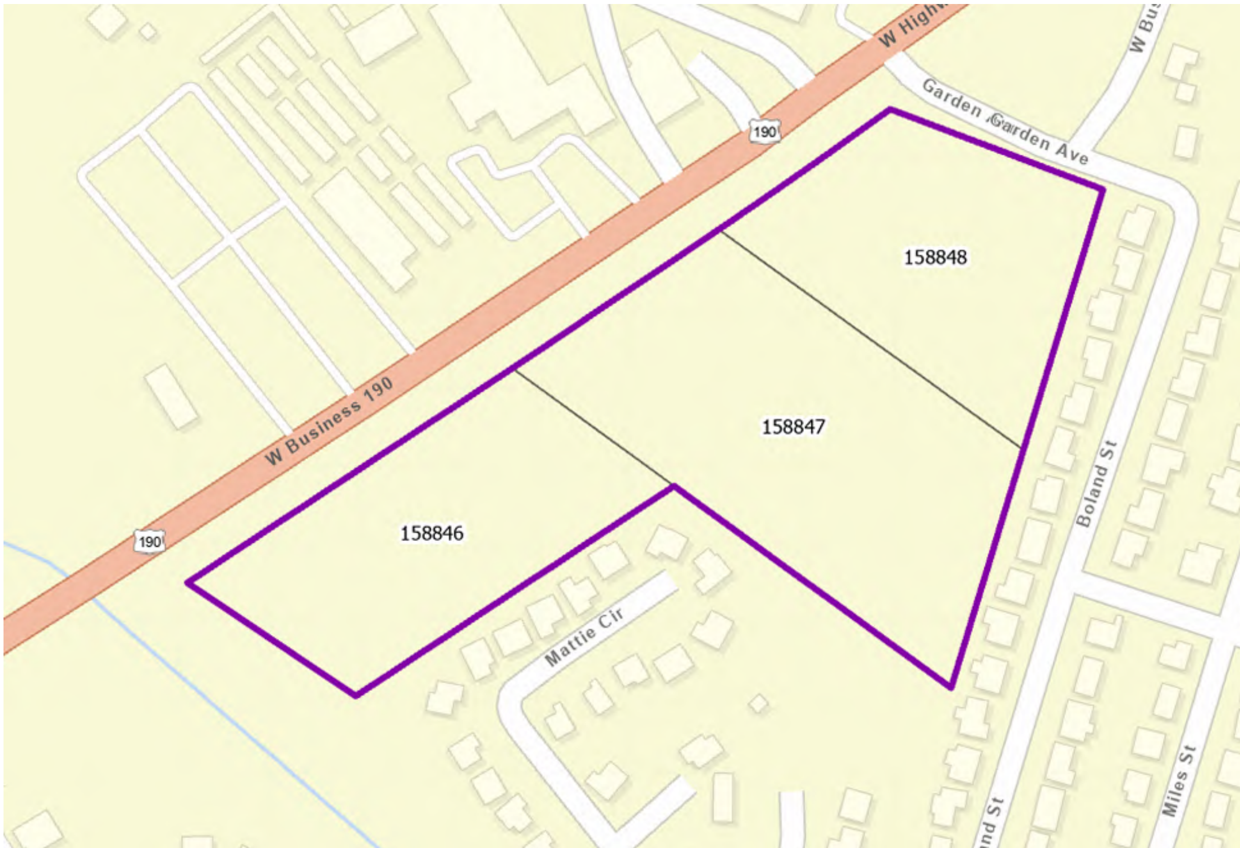
Lynn Ln
Laurie Ln
Tammy Dr
Highland Dr
Davie Lee Dr
S FM 116
Pleasant Ln
Phyllis Dr
Tyler Dr
Whitney Dr
Tiffany Dr
Timmons Dr
Phyllis Dr
Bible Way Baptist Missionary Church
Kelso Dr
Saratoga Ln
Whirlaway Dr
Northern Dancer Dr
110769
156009
110641
110362
US Highway 190
US Highway 190

TRACT 12



Holy Family
Catholic
Church
Lyons St
Highway Ave
134403
119098
119100
119099
Town Square
126631
S 5th St
S 3rd St
Georgetown Rd
Urbantke Ln
S 3rd St
S 3rd St
Town Sq
W Highway 190
190
Brookview Dr
Business 190

TRACT 13


W Business 190
190
190
Garden Ave
158848
158847
158846
Mattie Cir
Boland St
Miles St

TRACT 14

US Highway 190
US Highway 190
190
US Highw
Frontage Rd
Frontage Rd
FM 3046
FM 3046
158643
158757
110836

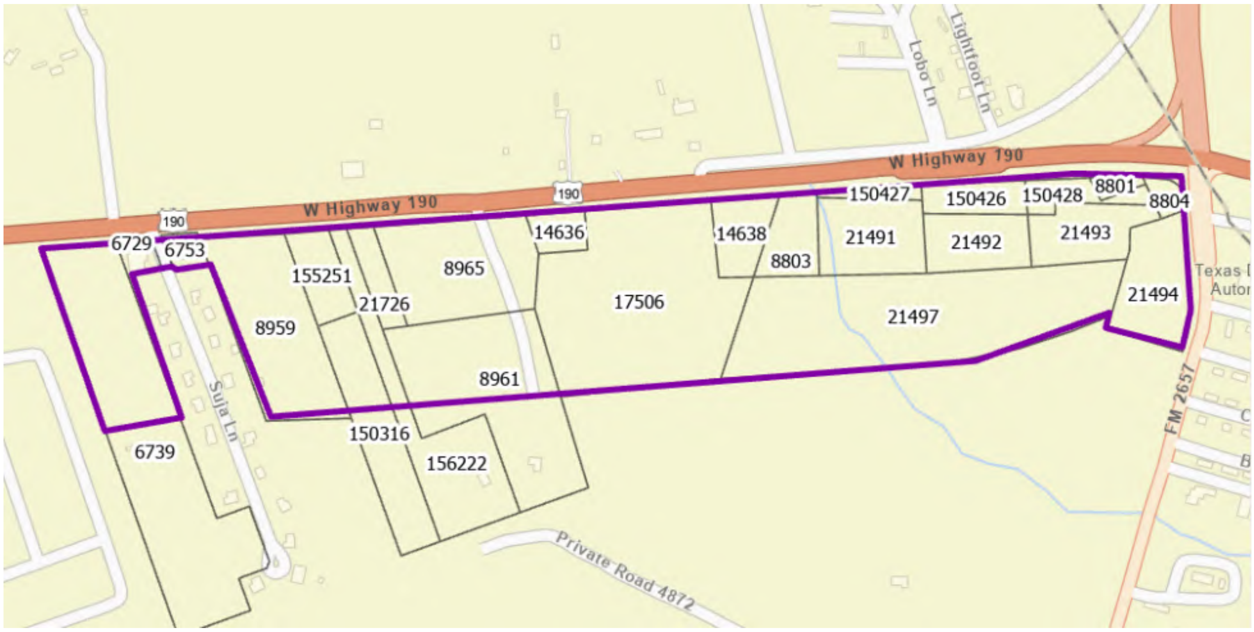
TRACT 15

K Ln
Will K Ln
Cline Dr
Cline Dr
W Highway 190
Matthew Spicer Rd
100745
149439
190
Katelyn Cir
W Highway 190

TRACT 16

14009
19959
14009
14562
14561
13206
County Road 4878
County Road 4818
Apache St
Forsythe Loop

TRACT 17



W Highway 190
W Highway 190
190
190
Lobo Ln
Lightfoot Ln
Sula Ln
Private Road 4872
FM 2657
6729
6753
6739
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155251
21726
8965
150316
156222
8961
14636
17506
14638
8803
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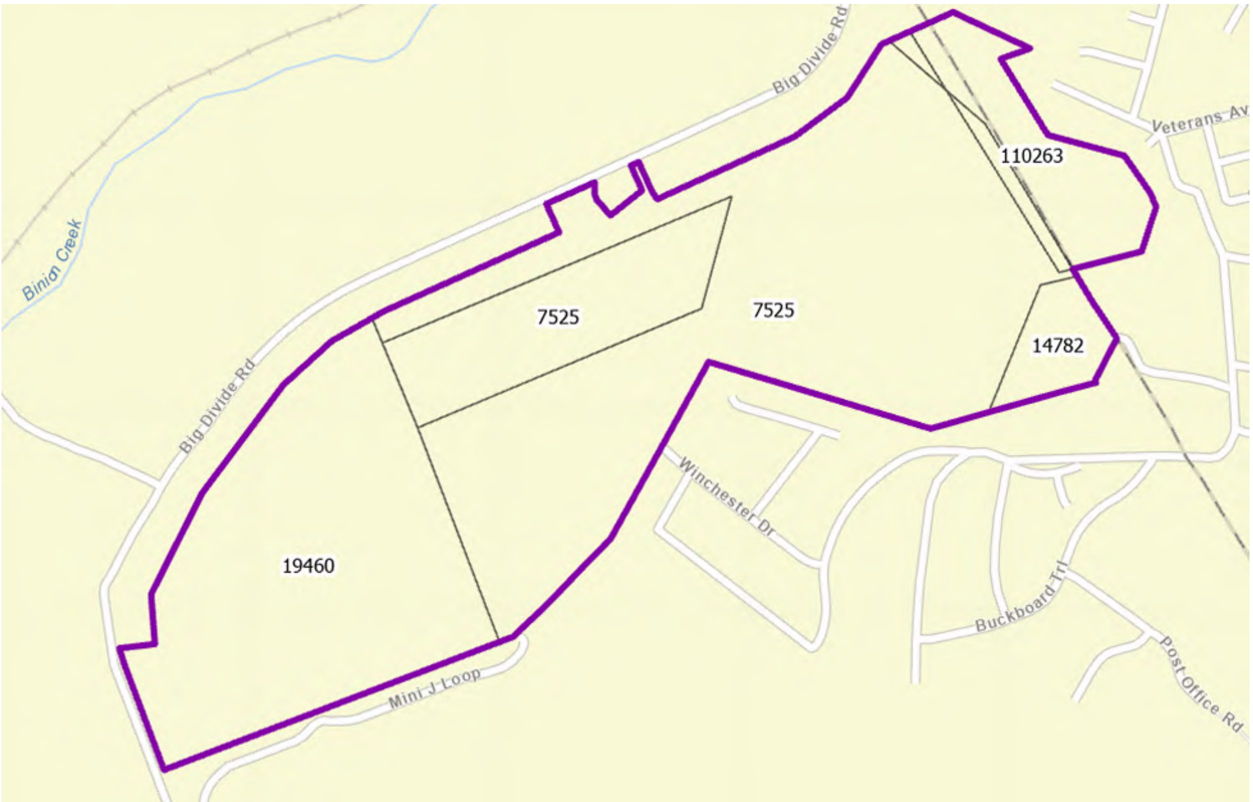
21491
150426
21492
150428
21493
8801
8804
21494
21497

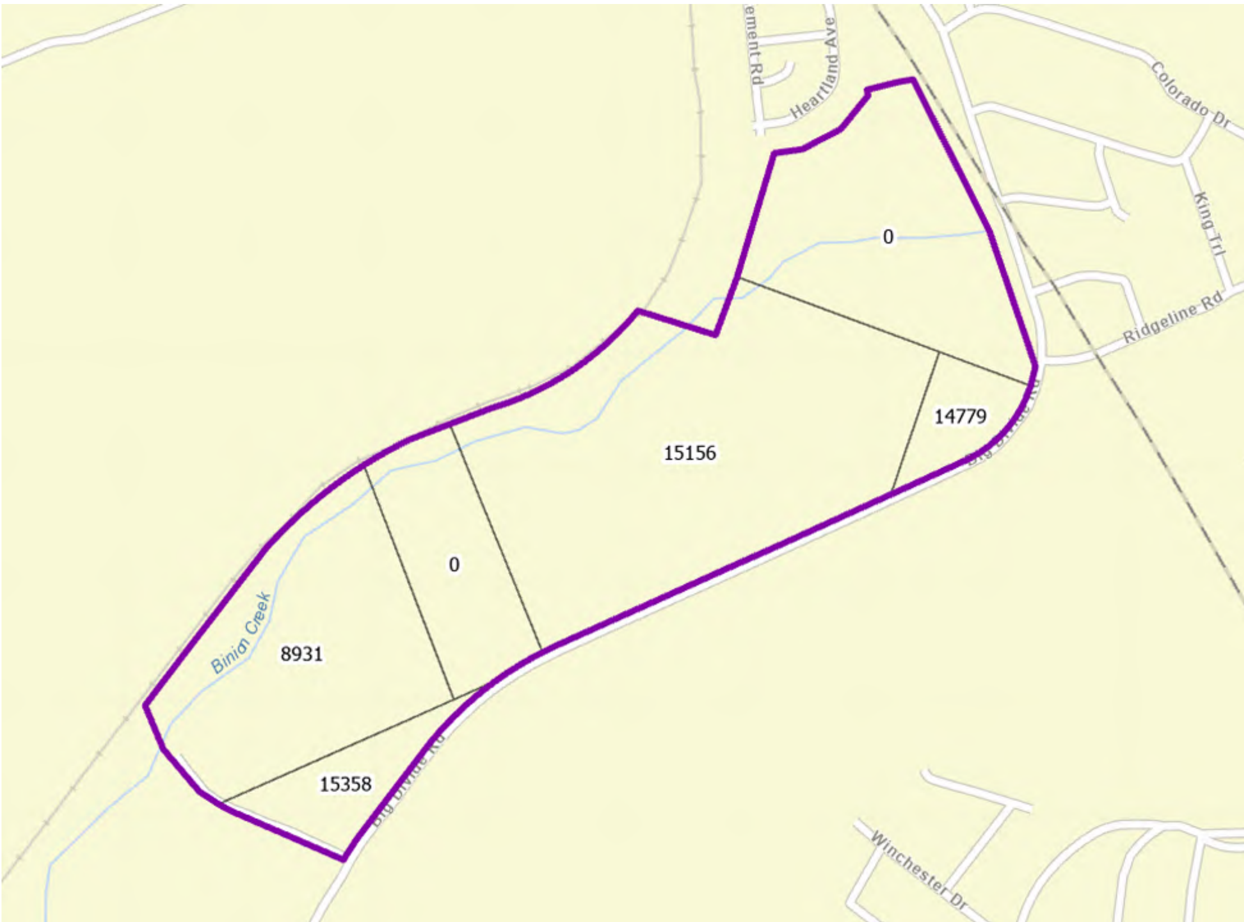
TRACT 18

TRACT 19



Big Divide Rd
Binion Creek
Veterans Av
110263
7525
7525
14782
19460
Big Divide Rd
Winchester Dr
Buckboard Trl
Post Office Rd
Mini J Loop

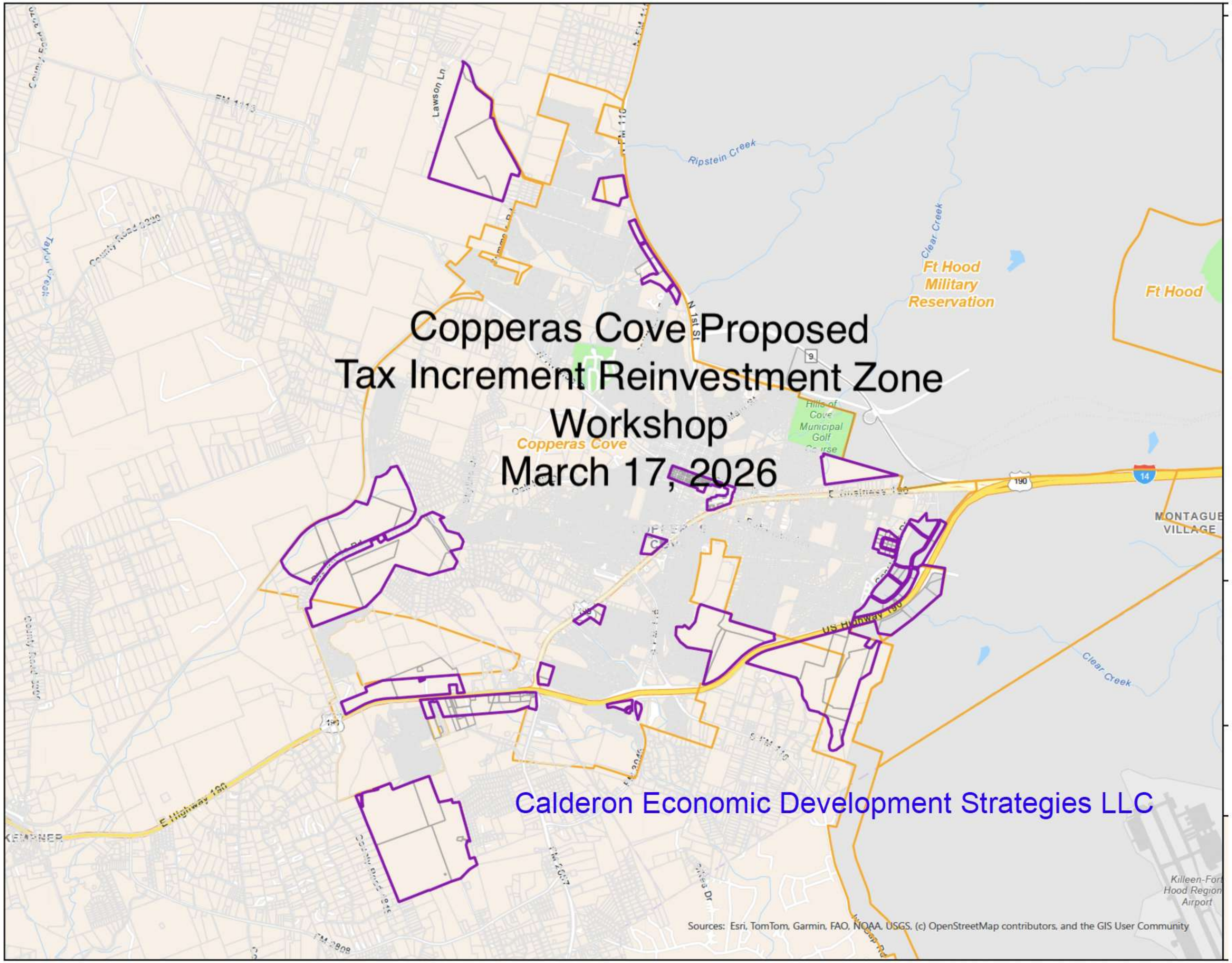
TRACT 20



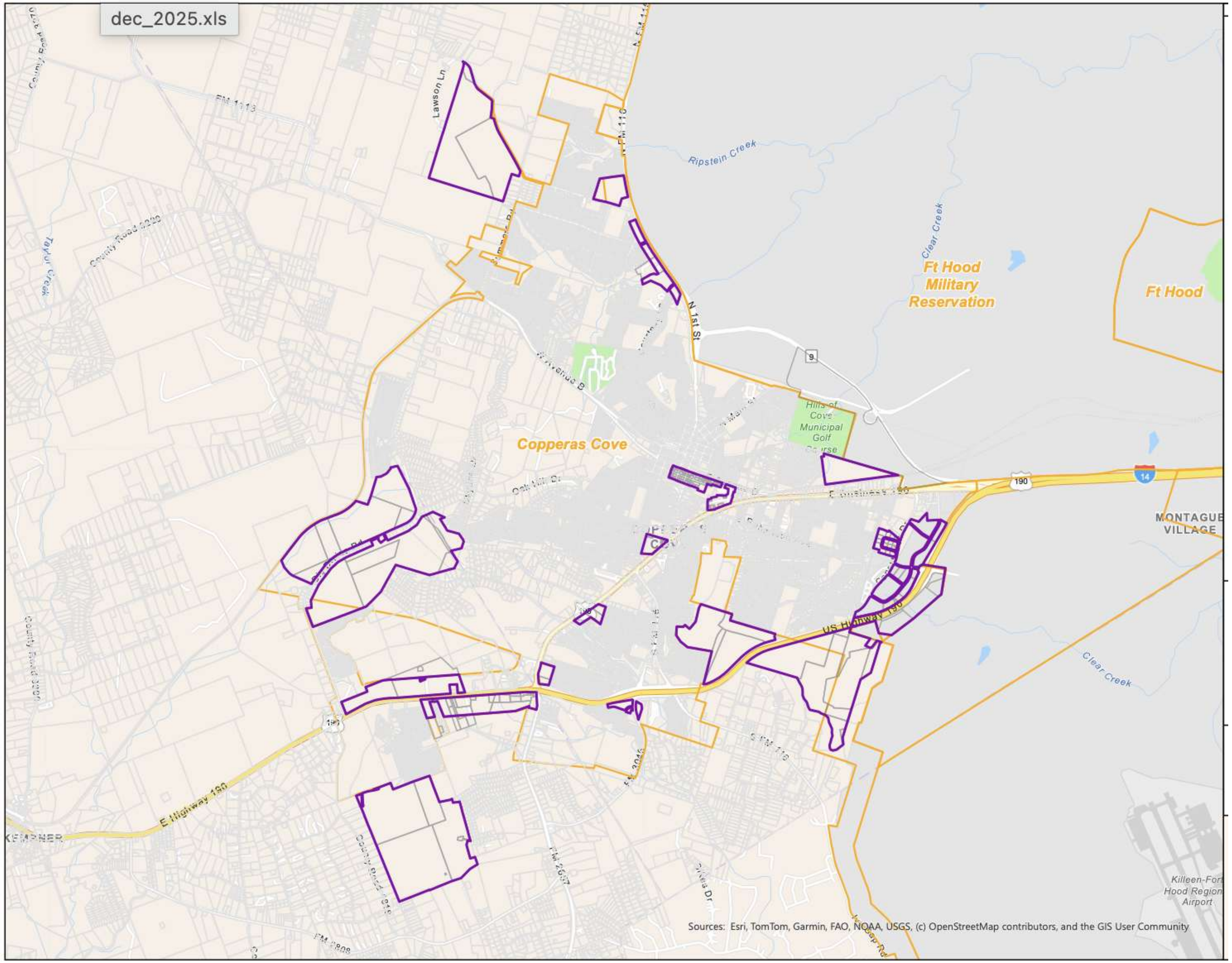
Heartland Ave
Colorado Dr
King Trl
Ridgeline Rd
Binion Creek
Big Divide Rd
Winchester Dr
0
15156
14779
0
8931
15358

Copperas Cove Proposed Tax Increment Reinvestment Zone Workshop

March 17, 2026



Calderon Economic Development Strategies LLC



Total acres = 2,258

20 semi contiguous parcels

14 Designated Commercial

5 Designated Residential

1 Designated Industrial

Total Value = $68,297,817

Essential development strategy for the TIRZ:

Use increment from future residential development to finance public project costs identified in the TIRZ budget

Offer development incentives to commercial and residential developers to enhance developments and increase quality and value

Negotiate with residential developers for inclusion of specific municipal capital projects in their developments to improve the quality of their developments in return for partial TIRZ reimbursement of necessary infrastructure required for their developments.

Use the TIRZ to lure capital investment into the City by creating partnership opportunities / reimbursements

Multiple Jurisdiction Participation in funding project costs

As proposed, TIRZ revenues would be based on participation by City of Copperas Cove, Coryell County and Lampasas County

Each jurisdiction would contribute 50% of the current approved M&O portion of their tax rate

Copperas Cove @ 50% = $0.225 / $100 Value

Coryell County @ 50% = $0.216 / $100 Value

Lampasas County @ 50% = $0.169 / $100 Value

Total combined tax rate = $0.61 / $100 value

Essential financial data summary

Probable tax base expansion by jurisdiction

City of Copperas Cove	$11.4 Billion
Coryell County	$8.3 Billion
Lampasas County	$3.1 Billion

Incremental Revenues contributed / retained

City of Copperas Cove	$326.7 Million
Coryell County	$221.8 Million
Lampasas County	$75.2 Million
Total	$623.9 Million

Veteran’s Administration Facility

Proposed project would be located in the TIRZ

Incentive agreement to be initially considered by the City Council

Agreement would be assigned to the LGC/ TIRZ

Next steps

* Publish a notice of the intent to conduct a public hearing on creation of the zone

* Discuss/ negotiate participation agreement with both Coryell and Lampasas Counties

* Conduct the hearing.

* Consider an ordinance to create the zone / appoint the board of directors

* Finalize and approve inter-local agreements with the Counties for their participation

* Council considers a resolution consenting to creation of a local government corporation

* Approve the agreement to empower the LGC once created to manage the TIRZ

City Council Regular **H. 2.**

Meeting Date: 03/17/2026

Contact: Ariana Beckman, Budget Director, Budgets

Information

SUBJECT

Presentation by the Copperas Cove Chamber of Commerce detailing quarterly activities and expenditures related to the Visitors Bureau and consideration and action on approval of payments for qualifying expenses related to the first quarter of fiscal year 2025-26. **Beth Galick-Carney, President of the Copperas Cove Chamber of Commerce**

BACKGROUND/HISTORY

During the Special City Council meeting held on June 26, 2025, an allocation of $133,041 from the fiscal year 2025-26 Hotel Occupancy Tax Fund budget was approved. This allocation is intended to provide support for the operations of the Visitors Bureau through a partnership with the Chamber of Commerce. The official Hotel Occupancy Tax Services Agreement, formalized on September 30, 2025, outlines the respective responsibilities of both the Chamber of Commerce and the City.

City Council has not received any requests nor have they authorized any payments to the Chamber of Commerce under this agreement and allocation for fiscal year 2025-2026.

FINDINGS/CURRENT ACTIVITY

The Copperas Cove Chamber of Commerce has submitted a report along with a payment request for operational expenses during the first quarter of the 2025-26 fiscal year. The total payment request is **$31,741.71.** The program expenses align with the budget presented in the funding request application, which received funds allocation from the City Council. The Hotel Occupancy Tax Policy and the Hotel Occupancy Tax Services Agreement both specify quarterly reporting and reimbursement procedures.

**** At the time of submission of this Agenda Item to the City Manager's office, the Quarterly Hotel and Lodging Report, required as dictated by the HOT Services Agreement, had not yet been received from the Texas Hotel and Lodging Association. Once received, that report will be shared with the City Council. ****

ACTION OPTIONS/RECOMMENDATION

Staff recommends City Council determine the appropriate eligible payment amount not to exceed **$31,741.71** and authorize payment to the Chamber of Commerce.

Fiscal Impact

Funds available Y/N?: Y

FINANCIAL IMPACT:

The City's Budget currently includes $133,041 allocated to the Hotel Occupancy Tax Fund budget for FY 2025-26.

Attachments

Summary of Bank Statements and Invoices
HOT Letter and VB Ads Q1
Exhibit 2 - Post Event Report Form
Staff Hours Log Sheet 2025-26 Q1
Exhibit 3 - Hotel Occupancy Tax Services Agreement 25-26
FY 2025-26 Proposed Budget

	Application	%	Allocated	REQUESTED 1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Remaining Balance
	$ 133,041.00	**100%**	**$ 133,041.00**					**$ 101,299.29**
Convention Center	121,041.00	91%	121,041.00	29,079.05				91,961.95
Advertising	12,000.00	9%	12,000.00	2,662.66				9,337.34
			$ 133,041.00	**31,741.71**	**-**	**-**	**-**	**101,299.29**

		Bank Statement - 10/1/2025 - 12/31/2025						Invoice - 10/1/2025 - 12/31/2025					
Code	Expense	Date	Amount	Vendor	Check No.	Notes	Ref. Pg. No	Vendor Name	Date	Service Period	Invoice Number	Amount	Ref. Pg. No
VDC	Dues & Subscriptions	10/1/2025	75.65	ONE PLAN LTD	-	-	1	ONE PLAN LTD	10/1/2025	10/13-10/31/25	OPSI46721	75.65	6
VCE	Repair & Maintenance - Software	10/2/2025	12.99	CANVA	-	-	2	CANVA	10/1/2025	-	04656-42522398	12.99	9
VDA	Communication	10/2/2025	91.41	ESI	-	-	2	ESI	10/1/2025	10/1-10/31/25	236202	91.41	12
VCA	Repair & Maintenance - Building	10/2/2025	58.44	ADT SECURITY	-	-	2	ADT SECURITY	9/13/2025	10/1-10/31/25	1164473748	58.44	13,14
VCE	Repair & Maintenance - Software	10/6/2025	21.64	ADOBE	-	-	2	ADOBE	10/3/2025	10/3-11/2/25	3236232156	21.64	15
TPE	Advertising	10/8/2025	731.27	NATIONAL CINEMEDIA	-	-	2	NATIONAL CINEMEDIA	10/7/2025	-	1204167	731.27	17
VBK	Minor Electronic - Equipment	10/10/2025	61.79	AMAZON	-	-	2	AMAZON	10/8/2025	-	112-7291339-8467416	61.79	18
VBK	Minor Electronic - Equipment	10/14/2025	10.25	AMAZON	-	-	3	AMAZON	10/8/2025	-	112-3575509-6696267	10.25	21
VDA	Communication	10/14/2025	52.82	METRONET FIBERNET	-	-	3	METRONET FIBERNET	9/24/2025	9/24-10/3/25	-	52.8233	22
VAB	FICA	10/14/2025	1,225.72	ADP TAX	-	-	3	ADP TAX	10/14/2025	10/1-10/15/25	0061	1,225.72	23
VAA	Salaries & Benefits	10/14/2025	5,536.69	ADP WAGE PAY	-	-	3	ADP WAGE PAY	10/14/2025	10/1-10/15/25	0061	5,536.69	23
VBK	Minor Electronic - Equipment	10/15/2025	67.66	AMAZON	-	-	3	AMAZON	10/8/2025	-	112-7495902-4433856	67.66	24
VDG	Professional Services	10/17/2025	94.16	ADP PAYROLL FEES	-	-	3	ADP PAYROLL FEES	10/10/2025	-	702653253	94.16	25
VBA	Office Supplies	10/20/2025	72.96	AMAZON	-	-	3	AMAZON	10/17/2025	-	112-7198768-9541800	72.96	28,29
VBA	Office Supplies	10/20/2025	134.27	AMAZON	-	-	3	AMAZON	10/16/2025	-	112-0457151-8221050	134.27	30,31
TPE	Advertising	10/22/2025	1,075.62	FASTSIGNS	-	-	3	FASTSIGNS	10/15/2025	-	2146-12496	1,075.62	32
VBE	Computer supplies	10/23/2025	75.48	AMAZON	-	-	3	AMAZON	10/22/2025	-	112-1709692-9509039	75.48	33,34
VCE	Repair & Maintenance - Software	10/28/2025	122.59	INTUIT	-	-	4	INTUIT	10/27/2025	10/27-11/27/25	10001438552483	122.59	36
VCE	Repair & Maintenance - Software	10/30/2025	21.28	OPEN AI	-	-	4	OPENAI	10/21/2025	10/21-11/21/25	58E8E6D1-0010	21.28	37
VAB	FICA	10/30/2025	1,345.56	ADP TAX	-	-	4	ADP TAX	10/30/2025	10/16-10/31/25	0062	1,345.56	38
VAA	Salaries & Benefits	10/30/2025	5,751.28	ADP WAGE PAY	-	-	4	ADP WAGE PAY	10/30/2025	10/16-10/31/25	0062	5,751.28	38
VCE	Repair & Maintenance - Software	11/3/2025	12.99	CANVA	-	-	1	CANVA	11/1/2025	-	04687-28751092	12.99	6
VDC	Dues & Subscriptions	11/3/2025	75.65	ONE PLAN LTD	-	-	1	ONE PLAN LTD	11/1/2025	11/1-11/30/25	OPSI47175	75.65	7
VCE	Repair & Maintenance - Software	11/4/2025	21.64	ADOBE	-	-	2	ADOBE	11/3/2025	11/3-12/2/25	3265884090	21.64	9
VEA	Insurance	11/4/2025	538.16	US LIABILITY INSURANCE	-	-	2	US LIABILITY INSURANCE	10/13/2025	05/16/25-05/16/26	-	538.16	10
VCA	Repair & Maintenance - Building	11/4/2025	58.44	ADT SECURITY	-	-	2	ADT SECURITY	10/13/2025	11/1-11/30/25	-	58.44	11
VCE	Repair & Maintenance - Software	11/5/2025	67.66	MICROSOFT	-	-	2	MICROSOFT	11/4/2025	10/4-11/3/25	E0100XWF01	67.66	12
VDB	Rental of Equipment	11/5/2025	245.50	KIRBOS	-	-	2	KIRBOS	10/15/2025	10/9-11/8/25	543315	115.00	13
		11/5/2025	-	-	-	-	2	KIRBOS	10/15/2025	-	543117	75.00	14
		11/5/2025	-	-	-	-	2	KIRBOS	10/20/2025	09/18-10/17/25	543869	55.50	15
VDA	Communication	11/5/2025	91.41	ESI	-	-	2	ESI	11/1/2025	11/01-11/30/25	242977	91.41	16
VDG	Professional Services	11/7/2025	94.16	ADP PAYROLL FEES	-	-	2	ADP PAYROLL FEES	10/31/2025	-	704366421	94.16	17
VEA	Insurance	11/10/2025	290.40	THE HARTFORD	-	-	2	THE HARTFORD	10/20/2025	05/10/25-05/10/26	-	290.40	18
VDA	Communication	11/12/2025	64.90	METRONET FIBERNET	-	-	2	METRONET FIBERNET	10/24/2025	10/24-11/23/25	-	64.90	19
VAB	FICA	11/13/2025	1,225.73	ADP TAX	-	-	2	ADP TAX	11/13/2025	11/1-11/15/25	0063	1,225.73	20
VAA	Salaries & Benefits	11/13/2025	5,536.68	ADP WAGE PAY	-	-	3	ADP WAGE PAY	11/13/2025	11/1-11/15/25	0063	5,536.68	20
VCA	Repair & Maintenance - Building	11/17/2025	108.24	RING STANDARD	-	-	3	RING	11/16/2025	11/15/25-11/15/26	PHHW1DMO-0005	108.24	21
VDH	Utilities	11/17/2025	200.90	NRG BUSINESS	-	-	3	NRG BUSINESS	10/30/2025	9/23/25-10/22/25	111 049 575 795	200.90	22,23
VDH	Utilities	11/21/2025	103.93	CITY OF COPPERAS COVE	-	-	3	CITY OF COPPERAS COVE	11/9/2025	10/2-11/3/25	-	101.18	24
VBK	Minor Electronic - Equipment	11/21/2025	621.33	AMAZON	-	-	3	AMAZON	11/20/2025	-	114-9767779-1674642	621.33	25
VDG	Professional Services	11/21/2025	94.16	ADP PAYROLL FEES	-	-	3	ADP PAYROLL FEES	11/14/2025	-	705207818	94.16	26
VCE	Repair & Maintenance - Software	11/24/2025	21.28	OPEN AI	-	-	3	OPENAI	11/21/2025	11/21-12/21/25	58E8E6D1-0011	21.28	27
VBE	Computer supplies	11/28/2025	19.31	AMAZON	-	-	3	AMAZON	11/25/2025	-	112-1794972-3616251	19.31	28
VCE	Repair & Maintenance - Software	11/28/2025	61.30	INTUIT	-	-	3	INTUIT	11/27/2025	11/27-12/27/25	10001446161206	61.30	29
VEA	Insurance	11/28/2025	105.00	US LIABILITY INSURANCE	-	-	3	US LIABILITY INSURANCE	11/6/2025	05/10/25-05/10/26	-	105.00	30
VDG	Professional Services	11/28/2025	94.16	ADP PAYROLL FEES	-	-	3	ADP PAYROLL FEES	11/21/2025	-	705745216	94.16	31
VAB	FICA	11/28/2025	1,345.58	ADP TAX	-	-	4	ADP TAX	11/28/2025	11/16-11/30/25	0064	1,345.58	32
VAA	Salaries & Benefits	11/28/2025	5,751.26	ADP WAGE PAY	-	-	4	ADP WAGE PAY	11/28/2025	11/16-11/30/25	0064	5,751.26	32
VCA	Repair & Maintenance - Building	12/1/2025	15.38	AMAZON	-	-	2	AMAZON	11/26/2025	-	114-3001321-5178620	15.38	9
VDC	Dues & Subscriptions	12/1/2025	75.65	ONE PLAN LTD	-	-	2	ONE PLAN LTD	12/1/2025	12/1-12/31/25	OPSI47598	75.65	10
VCE	Repair & Maintenance - Software	12/2/2025	12.99	CANVA	-	-	2	CANVA	12/1/2025	-	04717-44651499	12.99	11
VDB	Rental of Equipment	12/2/2025	181.44	KIRBOS	-	-	2	KIRBOS	11/13/2025	11/9-12/8/25	546404	115.00	13
		12/2/2025	-	-	-	-	2	KIROBS	12/1/2025	10/18-11/17/25	548478	66.44	14
VDA	Communication	12/2/2025	91.41	ESI	-	-	2	ESI	12/1/2025	12/1-12/31/25	249839	91.41	15
VCA	Repair & Maintenance - Building	12/2/2025	58.44	ADT SECURITY	-	-	2	ADT SECURITY	11/13/2025	12/1-12/31/25	-	58.44	16
VCE	Repair & Maintenance - Software	12/4/2025	21.64	ADOBE	-	-	2	ADOBE	12/3/2025	12/3/-1/2/26	3295992049	21.64	17
VCE	Repair & Maintenance - Software	12/5/2025	67.66	MICROSOFT	-	-	2	MICROSOFT	12/4/2025	11/4-12/3/25	E0100Y5G1Y	67.66	18
VEA	Insurance	12/10/2025	290.40	THE HARTFORD	-	-	3	THE HARTFORD	11/20/2025	05/10/25-05/10/26	-	290.40	19
VBA	Office Supplies	12/11/2025	32.36	AMAZON	-	-	3	AMAZON	12/10/2025	-	114-9105515-6738602	32.36	20
VDA	Communication	12/11/2025	64.90	METRONET FIBERNET	-	-	3	METRONET FIBERNET	11/24/2025	11/24-12/23/25	-	64.90	21
TPE	Advertising	12/12/2025	550.45	KILLEEN DAILY AD	-	-	3	KILLEEN DAILY AD	11/30/2025	-	1;80995113;80995114	550.45	22,23
VDH	Utilities	12/12/2025	344.87	NRG BUSINESS	-	-	3	NRG BUSINESS	11/26/2025	10/22-11/20/25	112 019 135 780	344.87	24,25
VAB	FICA	12/12/2025	1,225.73	ADP TAX	-	-	3	ADP TAX	12/12/2025	12/1-12/15/25	0065	1,225.73	26
VAA	Salaries & Benefits	12/12/2025	5,536.68	ADP WAGE PAY	-	-	3	ADP WAGE PAY	12/12/2025	12/1-12/15/25	0065	5,536.68	26
VDG	Professional Services	12/19/2025	94.16	ADP PAYROLL FEES	-	-	3	ADP PAYROLL FEES	12/12/2025	-	707654684	94.16	27
VDH	Utilities	12/22/2025	155.75	CITY OF COPPERAS COVE	-	-	3	CITY OF COPPERAS COVE	12/9/2025	11/3-12/2/25	-	153.00	28
TPE	Advertising	12/24/2025	1,975.00	APP MY COMMUNITY	-	-	4	APP MY COMMUNTIY	11/15/2025	-	INV-002567	1,975.00	30
VCE	Repair & Maintenance - Software	12/29/2025	61.30	INTUIT	-	-	4	INTUIT	12/27/2025	12/27/25-1/27/26	10001454350647	61.30	31
VCE	Repair & Maintenance - Software	12/30/2025	21.28	OPEN AI	-	-	4	OPENAI	12/21/2025	12/21/25-1/21/26	58E8E6D1-0012	21.28	32
VAB	FICA	12/30/2025	1,345.56	ADP TAX	-	-	4	ADP TAX	12/30/2025	12/16-12/31/25	0066	1,345.56	33
VAA	Salaries & Benefits	12/30/2025	5,751.28	ADP WAGE PAY	-	-	4	ADP WAGE PAY	12/30/2025	12/16-12/31/25	0066	5,751.28	33
VDB	Rental of Equipment	12/31/2025	182.49	KIRBOS	-	-	4	KIRBOS	12/11/2025	12/9/25-1/8/26	549486	115.00	34
		12/31/2025	-	-	-	-	4	KIRBOS	12/18/2025	11/18-12/17/25	550275	67.49	35

COPPERAS COVE
CHAMBER & VISITORS BUREAU

February 10,2026

Mayor Dan Yancey
City Council Members
City Manager Ryan Haverlah
Copperas Cove, Texas

Dear Mayor Yancey, City Council Members, and City Manager Haverlah,

I wanted to share a brief summary of the tourism related work supported by Hotel Occupancy Tax funds during the first quarter of 2025, covering the period from October through December.

During this quarter, our primary tourism focus was Krist Kindl Markt. Marketing and promotional efforts supported the event, which brought just under 15,000 people into the downtown area.

HOT funds were also used for destination marketing outside of Copperas Cove. A commercial promoting Copperas Cove and the Discover Copperas Cove app was produced and shown on Cinergy Cinema screens throughout Texas. Video production for this commercial was completed during this quarter.

Additional tourism marketing during the quarter included advertising in the Killeen Daily Herald Newcomers Guide.

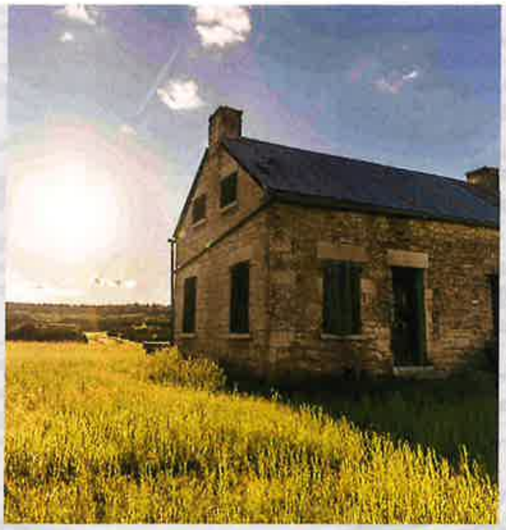
We also continued work on visitor-facing resources, including ongoing improvements to the Discover Copperas Cove app and planning for upcoming changes to the Visitors Bureau website. Development of the Copperas Cove Visitor's Guide continued as well, with content and coordination underway in preparation for release.

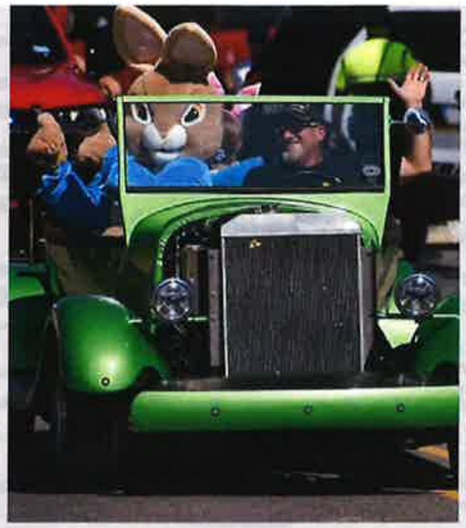
Thank you for your continued support of tourism efforts in Copperas Cove. Please let me know if you have any questions or would like any additional information.

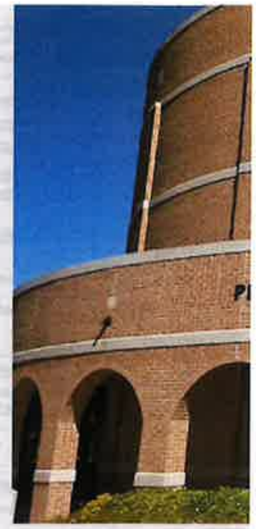
Sincerely,

Beth Galick-Carney

Beth Galick-Carney
President and CEO
Copperas Cove Chamber of Commerce and Visitors Bureau







Discover COPPERAS COVE

CHAMBER OF COMMERCE & VISITORS BUREAU

GATEWAY TO
TEXAS HILL COUNTRY ADVENTURES

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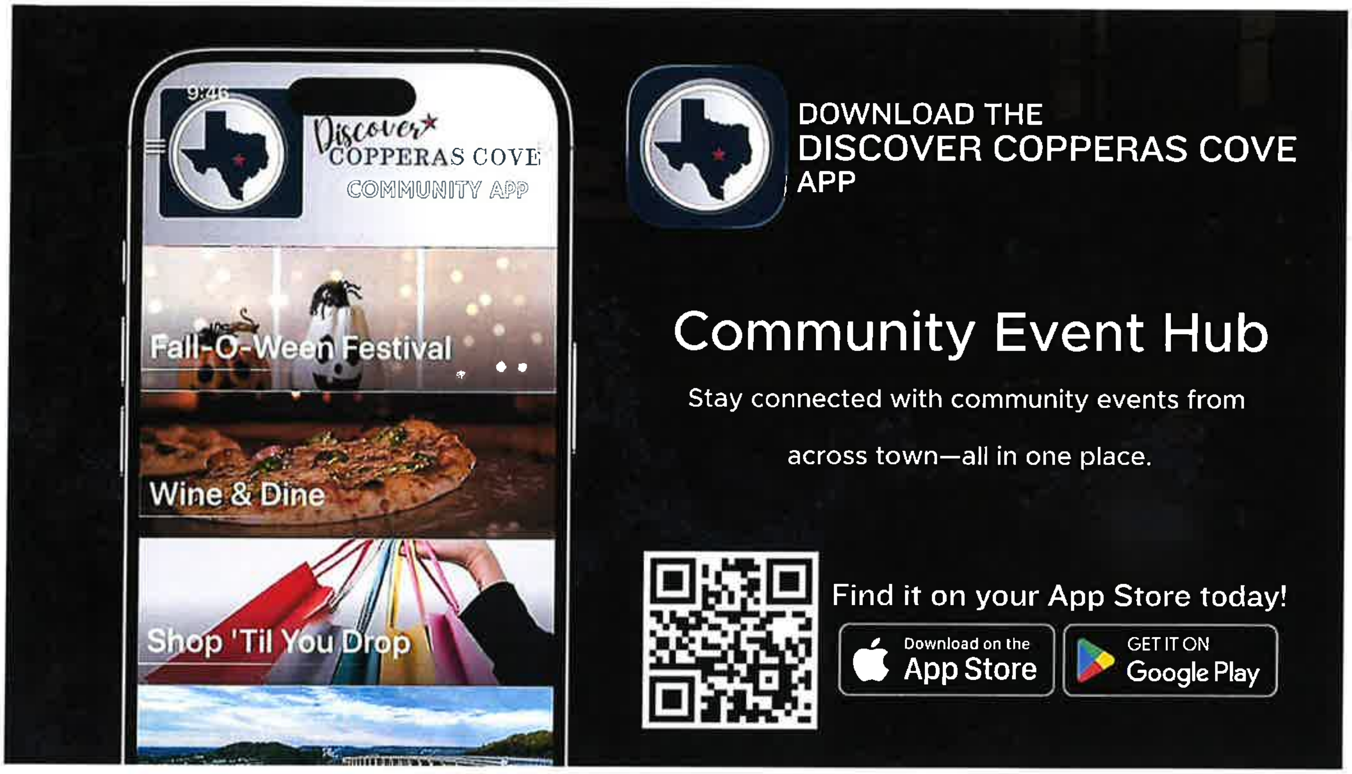
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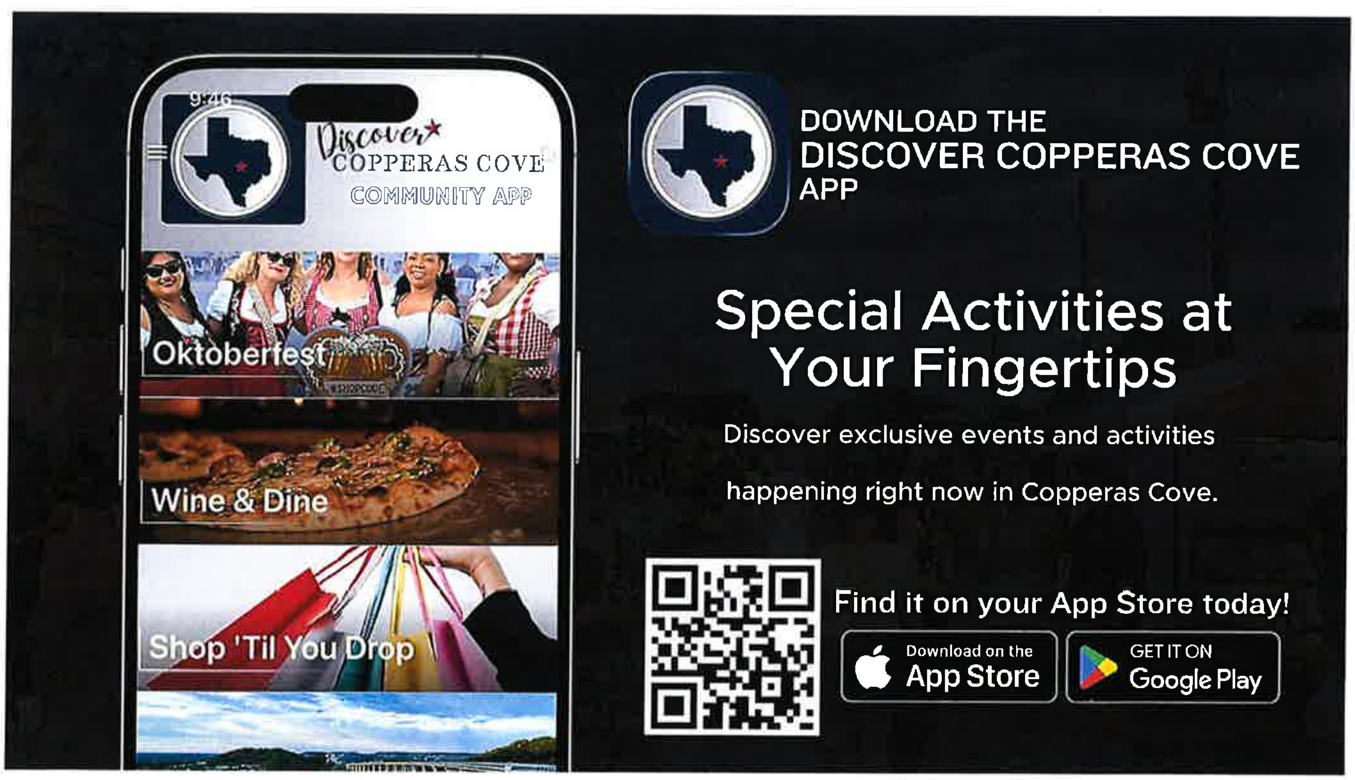
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City of Copperas Cove

POST EVENT REPORT FORM
HOTEL OCCUPANCY TAX FUNDING

State Law: By law of the State of Texas, the City of Copperas Cove collects a Hotel Occupancy Tax (HOT) from hotels, bed & breakfasts, and other lodging facilities. Under state law, the revenue from the HOT may be used only to directly promote tourism and the hotel and convention industry. **Chapter 351 of the Tax Code states that the use of HOT funds is limited to:**

1. **Convention Centers and Visitor Information Centers:** the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing operation and maintenance of convention center facilities or visitor information centers, or both;

2. **Registration of Convention Delegates:** the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;

3. **Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry**: advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;

4. **Promotions of the Arts that Directly Promote Tourism and the Hotel and Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms;

5. **Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry:** historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums;

6. **Sporting Event Expenses that Substantially Increase Economic Activity at Hotels:** Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the city or its vicinity;

7. **Enhancement and upgrading of existing sports facilities or fields:** the promotion of tourism by the enhancement and upgrading of existing sports facilities or fields;

8. **Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality;**

9. **Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:**

    1. the commercial center of the city;
    2. a convention center in the city;
    3. other hotels in or near the city; or
    4. tourist attractions in or near the city.

    The law specifically prohibits the use of the local hotel tax to cover the costs for general city transit costs to transport the general public.

City Policy: The City of Copperas Cove accepts applications from groups and businesses meeting the above criteria and wishing to receive HOT funds. **All entities that are approved for such funds must submit a Post Event Report Form within 60 days of each funded event**. The report will be reviewed by the Copperas Cove City Council to determine how well the entity met its goals and be used in consideration of future hotel occupancy tax funding requests. Priority will be given to those events that demonstrate an ability to generate overnight visitors to Copperas Cove.

Exhibit 2

City of Copperas Cove

POST EVENT REPORT FORM

Date: 02/04/2026

Organization Information

Name of Organization: Copperas Cove Chamber & Visitors Bureau

Address: 109 W Ave D

City: Copperas Cove State: TX Zip: 76522

Contact Name: Beth Galick-Carney Phone #: (254) 547-7571

Event Information

Name of event/project: Copperas Cove Visitors Bureau

Date of event/project: 10/1/2025 through 12/31/2025

Primary location of event/project: 109 W Ave D Copperas Cove

Amount requested: ____________ Amount Received: ____________

How were the funds used? Staffing and operations of the Visitors Bureau. Funds were also used for regional advertising, including a commercial promoting Copperas Cove and the Discover App shown at Texas Cinergy Cinemas, along with digital & print marketing in the New Comers Guide.

How many years have you held this Event/Project? 30+

Event Funding Information

1. Actual percentage of funded event costs covered by hotel occupancy tax: ____________
2. Actual percentage of facility costs covered by hotel occupancy tax (if applicable): ____________

3. Actual percentage of staff costs covered by hotel occupancy tax (if applicable): __________
4. If staff costs were covered, estimate of actual hours staff spent on funded event: ________
5. Did the event charge admission? Was there a net profit from the event? If there was a net profit, what was the amount and how is it being used? NA

Event Attendance Information

1. How many people did you predict would attend this event? (number submitted with application for hotel occupancy tax funds): ______________________
2. What would you estimate as the actual attendance at the event? ______________
3. How many room nights were generated at Copperas Cove hotels by attendees of this event or project? ______________________
4. If this Event has been funded by hotel occupancy tax in the last three years, how many room nights were generated at Copperas Cove hotels by attendees of this Event or Project?

   Last Year 15,458

   Two Years Ago 13,472

   Three Year Ago ____________
5. What method did you use to determine the number of people who booked rooms at Copperas Cove hotels (e.g.: room block usage information, survey of hoteliers, etc.)?

   83 hotel nights were generated from KKM according to our Event Research Data. Additional nights will be reported when we receive the Hotel Occupancy Report from THLA.
6. Was a room block established for this Event at an area hotel (hotels), and if so, did the room block fill? __________ If the room block did not fill, how many rooms were picked up? _____

Event Promotion Information

1. Please check all efforts your organization actually used to promote this event and how much was actually spent in each category:

   - [x] Newspaper: $385
   - [ ] Radio: ________
   - [ ] TV: ________
   - [x] Other Paid Advertising: $4,656

   Number of Press Releases to Media: ________

   Number Direct Mailings to out-of-town recipients: 29

   Other Promotions: Continue to update and market the Discover Copperas Cove App.

2. Did you include a link to the CVB or other source on your promotional handouts and on your website for booking hotel nights during this event? yes

3. Did you negotiate a special rate for hotel/event package to attract overnight stays? yes

4. What marketing initiatives did you utilize to promote hotel and convention activity for this event? We ran a commercial in all Texas cinergy Cinemas. Digital and print advert in KDH New Comers Guide. Continue to update and promote the Discover Cove App. Currently working on the new Visitors guide. We have discount codes w/ area hotels as well.

5. Please attach samples of documents showing how Copperas Cove was recognized in your advertising/promotional campaign. ☑ Advertising/Promotional Sample Attached ☐ N/A

6. Please attach at least one sample of all forms of advertising/promoting used in your campaign. If the sample itself does not indicate the medium (radio, TV, print, or mail) used or where the advertising took place (e.g., a city's newspaper, or a radio spot that does not indicate the city where the spot was played), please include other information that would show location of the advertising and medium utilized. ☐ Advertising/Promotional Sample Attached ☐ N/A

Sporting Related Events

1. If the Event funded by hotel occupancy tax was a sporting-related function/facility, how many individuals actually participated in this event? ______________________

2. If the event was a sporting-related function/facility, how many of the participants were from another city or county? ______________________

3. If the event was a sporting-related function/facility, quantify how the activity substantially increased economic activity at hotel within the city or its vicinity? ______________________

Additional Event Information

What Copperas Cove business did you utilize for food, supplies, materials, printing, etc.? _______

HEB, WalMart, Walgreens, City of Copperas Cove, Jess's Juice bar, Stoners Pizza, Keith Ace hardware, Dollar General, 7 Brew Coffee, Cinergy Cinemas

Please Submit no later than 60 days after the funded event to:

Budget Department

BudgetOffice@copperascovetx.gov

254-547-4221

Copperas Cove Visitor Bureau Logged Tourism Promotion Advertising Hours

Copperas Cove Visitor Bureau
204 E. Robertson Avenue
Copperas Cove, Texas 76522
(254) 547-7571
president@copperascove.com

Attention:
Ryan Haverlah, City Manager
Ariana Beckman, Director of Budget
914 S. Main Street, Suite D
Copperas Cove, Texas 76522
(254) 547-4221
rhaverlah@copperascovetx.gov
abeckman@copperascovetx.gov

Total October Hours — Outside Visitor's Bureau Operating Hours -

EMPLOYEE	WEBSITE/SOCIAL MEDIA	WALK-INS	PHONE	EMAIL	EVENTS	TOTAL HOURS
Elizabeth Galick	3.0	4.0	12.0	20.0	71.0	**110.0**
Matthew Coolman	20.0	5.0	9.0	14.0	62.0	**110.0**
Michelle Nicolaus	2.0	10.0	12.0	23.0	63.0	**110.0**
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL VISITOR BUREAU HOURS	**25.0**	**19.0**	**33.0**	**57.0**	**196.0**	**330.0**
PERCENTAGE ALLOCATED TO HOT ELIGIBLE ACTIVITIES	4.67%	3.55%	6.16%	10.64%	36.60%	61.62%

PRESIDENT/CEO APPROVAL Beth Galick Signature & Date: ________________________________

BOARD CHAIR APPROVAL Nancy Nelson Signature & Date: ________________________________

Copperas Cove Visitor Bureau Logged Tourism Promotion Advertising Hours

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Copperas Cove, Texas 76522
(254) 547-4221
rhaverlah@copperascovetx.gov
abeckman@copperascovetx.gov

Total November Hours — Outside Visitor's Bureau Operating Hours -

EMPLOYEE	WEBSITE/SOCIAL MEDIA	WALK-INS	PHONE	EMAIL	EVENTS	TOTAL HOURS
Elizabeth Galick	10.0	2.0	15.0	17.0	49.0	**93.0**
Matthew Coolman	25.0	3.0	11.0	14.0	39.0	**92.0**
Michelle Nicolaus	2.0	9.0	17.0	22.0	42.0	**92.0**
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
TOTAL VISITOR BUREAU HOURS	**37.0**	**14.0**	**43.0**	**53.0**	**130.0**	**277.0**
PERCENTAGE ALLOCATED TO HOT ELIGIBLE ACTIVITIES	8.06%	3.05%	9.37%	11.55%	28.32%	60.35%

PRESIDENT/CEO APPROVAL Beth Galick Signature & Date: ____________________

BOARD CHAIR APPROVAL Nancy Nelson Signature & Date: ____________________

Copperas Cove Visitor Bureau Logged Tourism Promotion Advertising Hours

Copperas Cove Visitor Bureau
204 E. Robertson Avenue
Copperas Cove, Texas 76522
(254) 547-7571
president@copperascove.com

Attention:

Ryan Haverlah, City Manager
Ariana Beckman, Director of Budget
914 S. Main Street, Suite D
Copperas Cove, Texas 76522
(254) 547-4221
rhaverlah@copperascovetx.gov
abeckman@copperascovetx.gov

Total December Hours — Outside Visitor's Bureau Operating Hours 99.0

EMPLOYEE	WEBSITE/SOCIAL MEDIA	WALK-INS	PHONE	EMAIL	EVENTS	TOTAL HOURS
Elizabeth Galick	12.0	1.0	17.0	16.0	86.0	**132.0**
Matthew Coolman	24.0	2.0	12.0	11.0	83.0	**132.0**
Michelle Nicolaus	3.0	4.0	15.0	20.0	90.0	**132.0**
	-	-	-	-	-	**-**
	-	-	-	-	-	**-**
	-	-	-	-	-	**-**
TOTAL VISITOR BUREAU HOURS	**39.0**	**7.0**	**44.0**	**47.0**	**259.0**	**396.0**
PERCENTAGE ALLOCATED TO HOT ELIGIBLE ACTIVITIES	6.15%	1.10%	6.93%	7.41%	40.82%	62.41%

PRESIDENT/CEO APPROVAL Beth Galick Signature & Date: ____

BOARD CHAIR APPROVAL Nancy Nelson Signature & Date: ____

Copperas Cove Visitor Bureau
204 E. Robertson Avenue
Copperas Cove, Texas 76522
(254) 547-7571
president@copperascove.com

Attention:

Ryan Haverlah, City Manager
Ariana Beckman, Director of Budget
914 S. Main Street, Suite D
Copperas Cove, Texas 76522
(254) 547-4221
rhaverlah@copperascovetx.gov
abeckman@copperascovetx.gov

Total Quarter 1 Hours — Outside Visitor's Bureau Operating Hours 99.0

EMPLOYEE	WEBSITE/SOCIAL MEDIA	WALK-INS	PHONE	EMAIL	EVENTS	TOTAL HOURS
	25.0	7.0	44.0	53.0	206.0	**335.0**
	69.0	10.0	32.0	39.0	184.0	**334.0**
	7.0	23.0	44.0	65.0	195.0	**334.0**
	-	-	-	-	-	**-**
	-	-	-	-	-	**-**
	-	-	-	-	-	**-**
TOTAL VISITOR BUREAU HOURS	**101.0**	**40.0**	**120.0**	**157.0**	**585.0**	**1,003.0**
PERCENTAGE ALLOCATED TO HOT ELIGIBLE ACTIVITIES	6.20%	2.46%	7.37%	9.64%	35.91%	61.57%

PRESIDENT/CEO APPROVAL Beth Galick Signature & Date: ____

BOARD CHAIR APPROVAL Nancy Nelson Signature & Date: ____

HOTEL OCCUPANCY TAX SERVICES AGREEMENT

The State of Texas §
§ Known All Men by these Presents:
County of Coryell §

This Agreement (the "Agreement"), is entered into between the City of Copperas Cove (the "City") and the Copperas Cove Chamber of Commerce (the "Chamber"), pursuant to Chapter 351 of the Texas Tax Code. In furtherance of the purposes of the Tax Code, and in consideration of the mutual covenants herein contained, the City and the Chamber hereby agree as follows:

I. ALLOCATION OF FUNDS

A. The City has enacted a hotel occupancy tax (HOT) on rooms furnished by hotels and motels within the City of Copperas Cove. The City agrees to allocate funds in the amount of $133,041 of the revenue received by the City of this hotel occupancy tax (the "HOT Funds") to the Chamber, pursuant to Texas Tax Code § 351.101.

B. The City will pay the allocation of HOT Funds to the Chamber quarterly. The Chamber shall track all expenses related to this Agreement and report such expenses to the City as part of the reports required by this Agreement.

C. The Chamber shall maintain the HOT Funds provided by the City under this Agreement in a separate account, and the Chamber shall not commingle the funds in that account with any other money, or maintain them in any other account.

D. The Chamber shall maintain complete and accurate financial records of each expenditure of the HOT Funds and, at the request of the City Council or the City Council's designee, or as may be required by law, shall make the records available for inspection and review during normal business hours.

II. USE OF HOT FUNDS

A. The Chamber shall expend HOT Funds for promotional and tourist advertising for City and conducting a solicitation and operating program to attract visitors and conventions to the City. HOT Funds shall be expended in a manner directly enhancing and promoting tourism and the convention and hotel industry of Copperas Cove, Texas. All uses and expenditures of HOT Funds shall be conducted in accordance with the uses permitted by Chapter 351 of the Texas Tax Code, and all other applicable laws and regulations.

B. The HOT Funds allocated by the City may be applied toward administrative expenses incurred directly in fulfilling its responsibilities under this Agreement in accordance with Texas Tax Code § 351.101(e). These administrative expenses shall be covered under this paragraph only when the expenses are incurred directly in the Chamber's tourism promotion activities. The Chamber shall track all administrative expenses related to this Agreement, including any allocation of personnel resources, and report such expenses to the City as part of the reports required by this Agreement.

C. The Chamber shall make expenditures of HOT Funds in conformance with the Chamber's budget. The Chamber acknowledges that the City's approval of this budget creates a fiduciary duty in the Chamber with respect to the HOT Funds provided by the City to the Chamber under this Agreement.

III. REPORTING AND AUDITING

A. No later than **October** of each year, the Chamber shall provide to the City a proposed written annual Budget for the use of all HOT Funds. The City shall, in writing, approve in advance the annual budget of the Chamber. Furthermore, the Chamber shall at least quarterly provide a list of expenditures made by the Chamber with HOT Funds.

B. All required reports must be submitted to the City within 60 days of the conclusion of the event or the end of each quarter.

C. The general method of financial recordkeeping and reporting proposed by the Chamber to be used in complying with the requirements of this Agreement shall be submitted to and approved by the City. The sufficiency of detail or any activity of financial report required by this Agreement shall be determined by the City Council of the City. All of the Chamber's records pertaining to the activities and funds under this Agreement shall be available for inspection by the City Council and the City's designated auditor at any time during normal business hours.

D. If allocated funds exceed $50,000, specifically designated for operational expenses, the chamber must perform a comprehensive annual audit, thoroughly reviewing financial records. Subsequently, they are required to submit a duplicate of the audit report for thorough examination by the city.

E. In addition to the hereinabove referred to report and financial data, an audit of the funds and activities may be made upon the request of the City Council at any time at the Council's expense. In the event an audit is requested, it is agreed that the auditors performing said audit shall have access to and the right to examine all records and accounts directly related to HOT Funds and any such other Chamber records and accounts as may be reasonably necessary to conduct and complete an audit. In the event the Chamber conducts an audit, a copy of the audit report shall be delivered to the City.

IV. TERM AND TERMINATION

A. The term of this Agreement shall be effective through September, 2026. First payment of HOT Funds to the Chamber shall occur up to 60 days after the quarter has ended.

B. It is expressly agreed that either party may cancel this Agreement by tendering written notice to the other. This Agreement will terminate 90 days from the date of the written notice, or on any date specified in the notice after the 90 day period. If this Agreement is so terminated, the City will compensate the Chamber for services to the date of termination on a pro rata basis.

C. Any HOT Funds allocated to the Chamber by the City which are unencumbered or unexpended at the end of the City's fiscal year or other date of the termination of this Agreement shall be remitted to the City within 60 days from the date thereof.

V. CONSTRUCTION

This Agreement shall be construed in accordance with the laws of the State of Texas, and in particular with Chapter 351 of the Texas Tax Code.

VI. CHAMBER'S RELATIONSHIP TO THE CITY

It is expressly understood and agreed that the Chamber, in conducting these services under this Agreement, the Chamber is acting as an independent contractor. Accordingly, the officers and property of the Chamber used or involved in the program under this Agreement shall not be considered, for any purpose, to be the officers or property of the City. The Chamber agrees to indemnify the City from any and all claims by the officers of the Chamber or by any other persons which may occur as a result of the program conducted by the Chamber or as a result of any activities contemplated by this Agreement.

VII. COMPLIANCE AGREEMENT/INDEMNIFICATION

Chamber agrees to fully adhere to the HOT Funds Policy of the City including all conditions of funding and statutory requirements of the State of Texas. Chamber agrees to fully and completely indemnify the City for any loss, expense or adverse action faced by the City due to the failure of Chamber to adhere to the HOT Funds Policy of the City and/or the laws and requirements of the State of Texas. Chamber further agrees that any failure to follow the HOT Funds Policy of the City will result in the Chamber reimbursing all misused funds to the City.

This Agreement shall be effective the 1 day of October, 20 25.

IN WITNESS WHEREOF, City of Copperas Cove and Copperas Cove Chamber of Commerce have caused this Agreement to be executed and delivered by their duly authorized representatives as of the dates specified below:

City of Copperas Cove		Copperas Cove Chamber of Commerce	
By:	Digitally signed by Ryan Haverlah Date: 2025.09.30 14:26:49-05'00'	By:	Elizabeth Galick-Carney
Name:	Ryan Haverlah	Name:	Elizabeth Galick-Carney
Title	City Manager	Title:	President/CEO
Date:	09/30/2025	Date:	09/19/2025

2025-2026
CHAMBER/VISITORS BUREAU BUDGET (PROPOSED)

	TOTAL Proposed	Actual	Chamber Proposed	Actual	Visitors Bureau Proposec	Actual	Chamber Education BLD
Categories							
REVENUE							
Membership	$75,000.00		$75,000.00		$0.00		
Chamber Banquet	$15,000.00		$15,000.00		$0.00		
Promotional Sponsors	$0.00		$0.00		$0.00		
Investment Income	$0.00		$0.00		$0.00		
Ambassador Events	$3,000.00		$3,000.00		$0.00		
Military Affairs	$10,000.00		$10,000.00		$0.00		
Kris Kindl	$32,000.00		$32,000.00		$0.00		
Rabbit Fest	$160,000.00		$160,000.00		$0.00		
Jack Rabbit Run	$6,000.00		$6,000.00		$0.00		
Advertising	$10,000.00		$10,000.00		$0.00		
Other Income	$0.00		$0.00		$0.00		
Total	**$311,000.00**		**$311,000.00**		**$0.00**		**$0.00**
Hot Funds							
Advertising	$12,000.00		$0.00		$12,000.00		
Visitor Bureau	$121,041.00		$0.00		$121,041.00		
Rabbit Fest	$35,000.00		$35,000.00		$0.00		
Krist Kindl	$15,000.00		$15,000.00		$0.00		
Total	**$183,041.00**		**$50,000.00**		**$133,041.00**		**$0.00**
REVENUE TOTAL	**$494,041.00**		**$361,000.00**		**$133,041.00**		
EXPENSES							
Advertising							
Communtiy APP	$8,200.00		$3,280.00		$4,920.00		
Visitors Guides	$3,000.00		$1,200.00		$1,800.00		
Maps	$0.00		$0.00		$0.00		
Digital Ads	$3,000.00		$1,200.00		$1,800.00		
TourTexas.com	$4,750.00		$1,900.00		$2,850.00		
Social Media Ads	$600.00		$240.00		$360.00		
total	**$19,550.00**		**$7,820.00**		**$11,730.00**		
Operations							
Payroll/Benefits	$148,000.00		$59,200.00		$88,800.00		
FICA/w/healthcare stipend	$36,000.00		$14,400.00		$21,600.00		
Cell Phone Stipend (3 full time)	$1,800.00		$720.00		$1,080.00		
Healthcare Stipend	$5,400.00		$2,160.00		$3,240.00		
Healthcare Stipend Tax							
Rent	$24,000.00		$9,600.00		$14,400.00		
Phone	$1,104.00		$441.60		$662.40		
Internet	$830.00		$332.00		$498.00		$1,032.00
Utilites	$7,000.00		$2,800.00		$4,200.00		$2,800.00
Office Supplies	$5,000.00		$3,000.00		$2,000.00		
Postage	$500.00		$200.00		$300.00		
Printer/Copies	$2,700.00		$1,080.00		$1,620.00		
Software	$4,200.00		$1,680.00		$2,520.00		
Computer Maintenance & Cloud	$2,100.00		$840.00		$1,260.00		
Auditor	$2,000.00		$800.00		$1,200.00		
Payroll Fees	$2,160.00		$864.00		$1,296.00		
Website	$2,400.00		$960.00		$1,440.00		
Contract Labor	$6,000.00		$2,400.00		$3,600.00		
Building/ Parking Lot Maintenance	$2,500.00		$1,000.00		$1,500.00		
Fuel/ Auto	$500.00		$500.00		$0.00		
Promo Items (Chamber)	$2,500.00		$2,500.00		$0.00		
Marketing (Chamber)	$4,000.00		$4,000.00		$0.00		
Trainings (Chamber)	$5,000.00		$5,000.00		$0.00		
Banquet	$11,500.00		$11,500.00		$0.00		
Misc Events	$3,000.00		$3,000.00		$0.00		
Military Affairs	$4,000.00		$4,000.00		$0.00		
Community Outreach	$1,000.00		$1,000.00		$0.00		
Other Expenses	$5,000.00		$5,000.00		$0.00		
TOTAL	**$290,194.00**		**$138,977.60**		**$151,216.40**		**$3,832.00**

2025-2026

CHAMBER/VISITORS BUREAU BUDGET (PROPOSED)

TOURISM EVENTS							
Rabbit Fest	$100,000.00		$100,000.00		$0.00		
Krist Kindl	$27,000.00		$27,000.00		$0.00		
Jack Rabbit Run	$3,000.00		$3,000.00		$0.00		
TOTAL	**$130,000.00**		**$130,000.00**		**$0.00**		**$0.00**
Insurance							
Building	$4,269.00		$1,707.60		$2,561.40		
Liabilty	$500.00		$200.00		$300.00		
Truck	$2,579.00		$1,031.60		$1,547.40		
Renters insurance							$500.00
TOTAL	**$7,348.00**		**$2,939.20**		**$4,408.80**		**$500.00**
Dues							
THLA	$150.00		$150.00		$0.00		
ACCE	$450.00		$450.00		$0.00		
TCCE	$200.00		$200.00		$0.00		
TOTAL	**$800.00**		**$800.00**		**$0.00**		
EXPENSES TOTAL	**$447,896.00**		**$280,536.80**		**$167,355.20**		**$4,332.00**
PROFIT/LOSS	**$46,149.00**		**$80,463.20**		**-$34,314.20**		**-$4,332.00**
PROFIT/LOSS with Education Center	**$41,817.00**						
This figure is without the							
revenue that we expect in 2026							

City Council Regular **H. 3.**

Meeting Date: 03/17/2026

Contact: Jeff Stoddard, Parks & Recreation Director

Information

SUBJECT

Consideration and action on authorizing the City Manager to execute an agreement with Edge of Your Seat Consulting, to perform services for the capital campaign for the Rhode Park project. **Jeff Stoddard, Director of Parks and Recreation**

BACKGROUND/HISTORY

During the City Council Retreat on February 21, 2025, staff updated Council on the progress of Rhode Park. Staff recommended that a consultant be brought in to assist staff and the Friends of the Park with the design, launch and guide a comprehensive capital campaign. City Council provided direction to add one hundred thousand dollars ($100,000.00) to the FY 2025/2026 operating budget to fund an outside consultant.

On January 22, 2026, RFQ 2026-01-54 was advertised and submissions were due on February 24, 2026, with the City receiving one submission from Edge of Your Seat Consulting.

FINDINGS/CURRENT ACTIVITY

Staff scored the submission for Edge of Your Seat Consulting and contacted the vendor and requested a proposal for the project. On February 27, 2026, staff received a proposal from Edge of Your Seat Consulting that includes Feasibility Study and Readiness Assessment, Systems and Infrastructure Design, Messaging and Case Development, Stakeholder Alignment and Leadership Engagement, Prospect Identification and Donor Strategy. The cost of the services provided over an eighteen-month timeframe is one hundred thousand dollars ($100,000.00).

ACTION OPTIONS/RECOMMENDATION

City staff recommends that the City Council authorize the City Manager to enter into an agreement with Edge of Your Seat Consulting to design, launch and guide a comprehensive capital campaign for Rhode Park in the amount of one hundred thousand dollars ($100,000.00).

Fiscal Impact

Attachments

EOYS Consulting

PSA

February 6, 2026

City of Copperas Cove
Finance Department
Attn: Stephanie Potvin, Asst. Finance Director
914 S. Main Street, Suite H
Copperas Cove, Texas 76522

Dear Ms. Potvin,

Edge of Your Seat Consulting (EOYS) and Kristin Campbell Consulting (KCC) are honored to submit this proposal to partner with the City of Copperas Cove in designing, launching, and guiding a comprehensive capital campaign for the Rhode Park project. Rhode Park presents a unique opportunity to establish a fully accessible recreation and community space that aligns with Copperas Cove's core values of inclusion, health, and belonging.

This project resonates with us on a deeply personal level. As parents raising neurodivergent children, we understand how profoundly access, thoughtful design, and a sense of belonging shape a child's experience—and a family's quality of life. Rhode Park reflects the kind of community investment we all hope for: one that signals every child and family is welcome here.

Successful capital campaigns of this scale are built with intention. Before any public fundraising begins, the City's decision to focus on strengthening systems, alignment, and community trust positions this effort for long-term success. EOYS and KCC will guide a comprehensive planning and discovery process to assess readiness, clarify opportunity, and ensure the City is well-positioned to move confidently through future campaign phases.

This partnership is designed to support the full life cycle of the Rhode Park Capital Campaign, laying a strong foundation now while building lasting fundraising capacity for the City of Copperas Cove. We look forward to collaborating with City leadership and community stakeholders to help bring this vision to life.

With appreciation,

Pamela Benson Owens

Principal Consultant, Edge of Your Seat Consulting

Kristin Campbell
Principal Consultant, Kristin Campbell Consulting

City of Copperas Cove | Rhode Park Capital Campaign

About the Consultants

Edge of Your Seat Consulting (EOYS) | Pamela Benson Owens, Principal Consultant

Pamela Benson Owens is the president and CEO of **Edge of Your Seat Consulting, Inc.** With more than 25 years of experience guiding organizations through change, Pam brings a rare combination of humor, honesty, and strategy to her work.

Pam has worked extensively with **for-profit, nonprofit, and faith-based organizations** to address the complex intersection of people, culture, and systems. Her consulting focuses on **organizational development, leadership training, and fundraising strategy**, always centering relationships as the foundation for sustainable results.

In addition to leading EOYS, Pam is an educator at **Austin Community College's Center for Nonprofit Studies** and a frequent guest lecturer at higher education institutions. She holds a **Bachelor's in Journalism from Texas A&M University**, a **Master's in Human Services with a concentration in Conflict Resolution and Mediation from St. Edward's University**, and certifications in **Diversity Education and DEI**. Pam will complete her MBA from Huston Tillotson University in May of 2026.

Pam is known for her ability to **facilitate courageous conversations**, restore trust, and guide leaders toward alignment around shared values and purpose. Her deep roots in Central Texas and long history of community service—paired with her humor and warmth—make her a trusted partner to cities, foundations, and nonprofit boards alike.

Kristin Campbell Consulting (KCC) | Kristin Campbell, Principal Consultant

Kristin Campbell is the founder and principal of **Kristin Campbell Consulting (KCC)** and a **Certified Fundraising Executive (CFRE)** with more than 20 years of leadership experience in the nonprofit and philanthropic sectors. A strategist, coach, and organizational development practitioner, Kristin specializes in helping mission-driven organizations align vision, values, and strategy through clarity, kindness, and courage.

Kristin's expertise spans **capital campaigns, strategic planning, major gifts fundraising, leadership development, and culture transformation**. She has led and supported organizations through significant growth and change, including the **National Domestic Violence Hotline** and **Ronald McDonald House Charities of Central Texas**. Her work is informed by her belief that **strategy and culture are inextricably linked.**

She holds a **Master's in Public Affairs with a certificate in Nonprofit Leadership**, and is certified in **Managing the Capital Campaign** and **Current Affairs in Fundraising** from the **Lilly Family School of Philanthropy**. Kristin is also an **AFP Certified Faculty Trainer**.

A Proven Partnership

Together, EOYS and KCC bring a **unique blend of high-level strategy and practical implementation** to every engagement. As co-facilitators, Pam and Kristin combine decades of fundraising, leadership, and organizational development experience to help clients move from ideas to execution with clarity and confidence.

Their joint work is characterized by **real-talk facilitation, humor, and humanity**. They design processes that foster trust, align leadership, and strengthen internal capacity—ensuring that every campaign or strategic plan reflects both the organization's purpose and the community it serves.

Pam and Kristin have partnered successfully on large-scale strategic and fundraising projects with organizations including **Integral Care, Leadership Austin, Dignity Grows, and Huston Tillotson University.** Together, they have helped boards and executive teams **raise millions of dollars, strengthen culture, and build sustainable systems for long-term growth**.

Office Locations

Edge of Your Seat Consulting | 1405 Pearl Cove, Round Rock, Texas 78681

Kristin Campbell Consulting | 1560 Kendall Drive, Boulder, Colorado 80305

References

1. **City of Bastrop,** Paul Hofmann now currently the Associate Professor of the Practice Dept. of Public Service and Administration Texas A&M University- conducted ongoing work with coaching the executive team at the city individually and implemented a robust curriculum that addressed community building and convening, leading in changing times, cross cultural communication and cultural competency, conflict resolution, systems design, interest based problem solving, community centered coalition building, leadership and cultural competency training and on-the-beat coaching for officers regarding cultural literacy, then partnered with Kristin Campbell in 2023 to do the parks and recreation department master plan project alongside a team of city officials, architecture firm, developers, planner and community liaisons. Email: phofmann@exchange.tamu.edu.

2. **Huston Tillotson University, President Colette Pierce Burnette, 737-222-4235**
consultant to the office of the president on strategic partnerships and community collaborations, worked as the Interim Vice President of Institutional Advancement at the intersection or corporate giving and major gifts, led feasibility study alongside Kristin Campbell to for campaign launch in 2023, on the team that secured a 150 million dollar gift for the university and responsible for lifting launch of campaign with the premier of a documentary about the university.

3. **Integral Care, Dr. Kathleen Casey, Chief Strategy Officer, 512-445-7771**

   Designed and facilitated a comprehensive, culture-centered strategic planning process that aligned board and executive leadership around a shared Continuum of Care, strengthened governance and decision-making, and positioned the organization for long-term system-wide impact.

4. **Leadership Austin, Jill Goodman, CEO, 512.499.0435**

   Lead a strategic planning process centered on strengthening board and volunteer leadership, refining mission and vision clarity, and activating more diversified, sustainable revenue streams to support the organization's next chapter of impact.

5. **Austin Board of Realtors, Emily Girard, 512-533-4926**

   Support organization as outside counsel regarding Human Resources, training and development, compliance, organizational culture and advisor to the CEO on employee related matters.

Proposed Scope of Work

Phase 1

1. Feasibility Study and Readiness Assessment

The feasibility study is the cornerstone of this engagement and serves as both a learning process and a trust-building opportunity for the City of Copperas Cove and its partners. It will help determine not only the community's financial capacity to support Rhode Park but also the readiness, relationships, and resources necessary to sustain a successful capital campaign.

This work goes beyond data collection—it's about **listening, relationship building, and cultivating shared understanding**. EOYS and KCC will approach this study through a lens of authenticity and inclusion, ensuring that the voices of residents, business leaders, and community partners are not only heard but meaningfully incorporated into the campaign's strategy.

We believe that feasibility work should build momentum, deepen trust, and create clarity about what is possible—transforming early conversations about giving into shared ownership of a collective vision.

The feasibility study will include:

- **Stakeholder Interviews**
  Conduct confidential, in-depth interviews with City leaders, potential donors, business and civic leaders, and advocates for accessible recreation to assess perceptions of the project, philanthropic appetite, and community priorities.
- **Focus Groups and Listening Sessions**
  Facilitate targeted focus groups with community members, service organizations, and individuals directly impacted by the park's inclusive design. These sessions will help uncover values, hopes, and any hesitations surrounding the project, ensuring the final campaign narrative reflects the lived experiences of the people Rhode Park is designed to serve.
- **Confidential Readiness Survey**
  Deploy a short, anonymous survey to gather additional quantitative insights from a broader cross-section of the community and stakeholder groups, complementing the qualitative data from interviews and focus groups.
- **Organizational, Leadership, and Operational Assessment**
  Evaluate internal readiness across systems, staffing, and leadership engagement. This includes examining governance structures, staff capacity, communication flows, and philanthropic processes to identify areas for strengthening before campaign launch.
- **Preliminary Awareness and Trust-Building Strategy**
  Provide recommendations for early engagement and awareness-building efforts that can be initiated during the feasibility phase to strengthen relationships and increase community understanding of the project's impact.
- **Summary Report and Recommendations**
  Deliver a comprehensive Feasibility and Readiness Report summarizing findings, outlining the perceived capacity and enthusiasm for the campaign, and providing actionable recommendations on timing, leadership structure, and next steps for moving toward public launch.

Note: This process will not only determine Copperas Cove's readiness to embark on a $34 million campaign — it will also strengthen the community's shared belief in the vision for Rhode Park and establish the trust, transparency, and alignment necessary for long-term success.

2. Campaign Infrastructure and Systems

A capital campaign's success depends on strong, transparent, and coordinated systems that build donor confidence and operational efficiency. During this feasibility and readiness phase, EOYS and KCC will **advise and guide the City and Parks Department leadership in developing the foundational infrastructure necessary for a future $34 million campaign**.

Our role is to serve as **strategic partners and architects of the framework**, ensuring that the City and its partners have the clarity, tools, and structures needed to move forward effectively — while maintaining internal ownership and long-term sustainability.

This work will be highly collaborative, conducted in close partnership with City leadership, the Parks and Recreation Department, Friends of the Park, and the Parks Foundation. Together we will find existing systems, what needs to be improved, and what must be built from scratch to ensure success in future phases.

Specific areas of focus will include:

- **CRM (Constituent Relationship Management) Selection and Implementation Guidance**
  EOYS and KCC will assess the City's current data management tools and advise on the selection of a CRM platform appropriate for public-sector fundraising. We will provide decision support, vet vendor options, and create an implementation roadmap — ensuring City ownership and ease of long-term use.
- **Gift Acceptance and Processing Policies**
  We will advise on best practices for establishing clear, transparent, and auditable gift acceptance policies aligned with public accountability standards. Recommendations will include process flow for pledge documentation, receipting, and recognition procedures.
- **Reporting, Stewardship, and Acknowledgment Protocols**
  Working collaboratively with City and Parks leadership, we will design reporting templates and stewardship systems that enable accurate tracking, timely acknowledgment, and donor confidence.
- **Campaign Governance and Roles**
  EOYS and KCC will help define how the City, Friends of the Park, and the Parks Foundation will work together during the campaign. This includes drafting a governance model, defining decision-making pathways, and developing sample charters and agreements to clarify each partner's authority and responsibilities.

Note: Throughout this phase, EOYS and KCC will not serve as staff or system implementers but as experienced guides and thought partners. Our focus is to equip Copperas Cove with a clear, functional infrastructure for future success — systems that the City can own, sustain, and grow well beyond this campaign.

3. Stakeholder Alignment and Leadership Engagement

The success of a campaign of this scale depends not only on strong systems but on **shared trust and alignment across the community**. During this feasibility and readiness phase, EOYS and KCC will focus on **building the connective tissue** between the City, Parks leadership, Friends of the Park, Parks Foundation, and the broader community.

This work is grounded in a commitment to **centering the voices of residents, families, and community partners**, particularly those whose lived experiences reflect the inclusive mission of Rhode Park. By fostering honest dialogue and collaborative decision-making, we will help establish the culture, structure, and shared understanding needed to carry the campaign forward with authenticity and confidence.

Specific activities will include:

- Convening two facilitated retreats to define roles, responsibilities, and communication rhythms between the City, Parks leadership, and community partners.
- Creating a campaign governance and decision-making chart that clarifies how key entities will collaborate and share information throughout the campaign.
- Developing volunteer engagement and campaign leadership onboarding materials, including sample job descriptions and clear expectations.
- Identifying, educating, and equipping committee members and volunteers with best practices for donor and community engagement, ensuring alignment with the City's values and community priorities.
- Hosting meetings, providing toolkits, and establishing transparent guidelines for how volunteers and committees will operate in partnership with City leadership.

Note: This work will ensure that the campaign is not just for the community, but built with the community — reflecting local priorities, honoring lived experiences, and reinforcing Copperas Cove's deep sense of belonging and pride.

Phase 2 Lead Gift Strategy and Quiet Phase Preparation

4. Messaging and Case Development

EOYS and KCC will lead the development of core campaign messaging and materials as part of the next phase of the Rhode Park Capital Campaign, following confirmation of feasibility and readiness.

The focus of this work is to translate discovery and feasibility findings into clear, compelling, and fundable campaign materials—ensuring that when the City moves into active fundraising, its story, voice, and opportunities for giving are well-grounded in community feedback, strategic priorities, and public accountability standards.

As part of Phase 2, EOYS and KCC will:

- Synthesize insights from stakeholder interviews, focus groups, surveys, and feasibility findings to inform campaign messaging.
- Develop the campaign's core narrative framework, including key messages, value propositions, and proof points.

- Lead the creation of the campaign case for support, including recommended structure, core copy, and use guidance.
- Develop and refine naming opportunities and donor recognition frameworks aligned with City values and policies.
- Prepare messaging and materials to support lead-gift cultivation and solicitation, including briefing documents and presentation outlines.

This work ensures that campaign messaging and materials are not speculative or aspirational but grounded in readiness, alignment, and demonstrated community support. Final design and production of collateral will be sequenced appropriately to support lead-gift efforts and subsequent public-phase activation.

5. Prospect Identification and Donor Landscape Analysis

Identify and evaluate potential funders and partners **in close collaboration with City and Parks leadership**. This work will be guided by insights gathered through the feasibility study and will proceed only after assessing community and donor readiness.

Specifically, EOYS and KCC will:

- Analyze philanthropic and corporate giving data for Central Texas to understand the broader funding landscape.
- **Contingent on feasibility findings**, begin preliminary identification of up to 50 potential donors and partners with demonstrated alignment to Rhode Park's mission and values.
- Collaboratively outline cultivation and stewardship strategies for use in later campaign phases, ensuring that all donor engagement aligns with the City's systems, values, and communication protocols.

6. Recommendations and Transition to future phases

At the conclusion of the Feasibility and Readiness phase, EOYS and KCC will deliver a set of actionable recommendations to guide the City of Copperas Cove and its partners into Phase 2 of the Rhode Park Capital Campaign. These recommendations will synthesize all findings from the feasibility process and outline what is needed for a confident and successful campaign launch.

Key components include:

- **Readiness Evaluation:** Summary of overall campaign readiness based on stakeholder feedback, community sentiment, and organizational capacity.
- **Campaign Roadmap and Sequencing:** Proposed timeline, milestones, and structure for the next phase of campaign activation.
- **Strategic Recommendations:** Clear guidance on messaging development, leadership structure, and resource needs prior to public launch.
- **Governance and Staffing Recommendations:** Identification of roles and supports necessary for long-term sustainability.
- **Presentation of Findings:** Facilitation of a report-out session with City leadership and partners to confirm next steps and alignment on the path forward.

Key Deliverables

- Feasibility Study Report and Recommendations
- Stakeholder Interview, Focus Group, and Survey Summary
- CRM and Systems Advisory Summary
- Messaging and Case Development Roadmap
- Governance and Stakeholder Alignment Chart
- Prospect Landscape Overview
- Future Phase Transition Guide

Proposed Timeline

Phase 1: Feasibility, Readiness, and Foundation Building

Estimated Months 1–9

Estimated Timing	Primary Focus Areas	Key Activities & Milestones
Months 1–3 (Estimated)	Feasibility & Readiness Discovery	• Advise on stakeholder leadership and committee infrastructure to support an authentic, community-centered campaign. • Stakeholder interviews and confidential listening sessions • Deployment of readiness survey • Initial data collection and synthesis
Months 2–5 (Estimated)	Community Engagement & Trust-Building	• Focus groups with residents, advocates, and partners • Assessment of community sentiment, priorities, and perceived impact • Early awareness and relationship-building recommendations
Months 4–7 (Estimated)	Campaign Infrastructure & Systems	• CRM assessment and selection guidance • Gift acceptance, processing, and reporting policy advisement

		• Stewardship, acknowledgment, and transparency protocols
Months 6–9 (Estimated)	Stakeholder Alignment & Leadership Engagement	• Facilitated retreats with City, Parks, and partner leadership • Campaign governance and decision-making frameworks • Volunteer and campaign leadership onboarding tools

Phase 1 Outcome:
A clear determination of campaign readiness, strengthened systems and governance, and a shared understanding of timing, capacity, and next steps.

Phase 2: Lead Gift Strategy & Quiet Phase Preparation

Estimated Months 9–18 (contingent on readiness confirmation)

Estimated Timing	Primary Focus Areas	Key Activities & Milestones
Months 9–12 (Estimated)	Messaging & Case Development	• Translation of feasibility insights into campaign narrative • Development of core messaging and value propositions • Draft case for support structure, copy, and use guidance
Months 11–14 (Estimated)	Naming, Recognition & Donor Frameworks	• Donor recognition and naming opportunity recommendations • Messaging and briefing tools to support lead-gift cultivation • Alignment with City values and public accountability standards

Months 13–16 (Estimated)	Prospect Identification & Donor Landscape Analysis	• Philanthropic and corporate landscape analysis • Preliminary identification of priority prospects (as appropriate) • High-level cultivation and stewardship strategy outlines
Months 16–18 (Estimated)	Recommendations & Transition to Future Phases	• Final campaign readiness and sequencing recommendations • Roadmap for lead-gift and quiet-phase execution • Formal presentation to City leadership and partners

Phase 2 Outcome:
The City is equipped with clear messaging, lead-gift readiness tools, a prospect landscape, and a confident transition plan into campaign activation and future public phases.

Note on Timeline and Communication:
The proposed 18-month timeline reflects an ideal sequencing of activities designed to maintain consistent momentum toward campaign readiness. This schedule is contingent upon timely, transparent, and coordinated communication among the City of Copperas Cove, the Parks and Recreation Department, and project partners. Regular access to key decision-makers and supporting materials will be essential to maintain progress and meet milestones.

The proposed 18-month timeline is designed to support campaign readiness and lead gift development, with progression into Phase 2 contingent on Phase 1 findings rather than a predetermined public launch date.

EOYS and KCC are committed to flexibility and collaboration throughout this engagement. Should unforeseen circumstances, delays, or changes in city priorities occur, the timeline and deliverables may be adjusted collaboratively to ensure the integrity and success of the overall process.

Budget and Fee Schedule

EOYS and KCC propose a 12-month engagement at a flat monthly retainer rate, ensuring consistent progress and collaborative oversight. This retainer model reflects the following expense breakdown by major deliverable.

Category	Description	Estimated Cost

Feasibility Study and Readiness Assessment	Stakeholder interviews, focus groups, analysis, and final report	$25,000
Systems and Infrastructure Design	CRM selection, policy templates, process mapping	$20,000
Messaging and Case Development	Campaign theme, case for support, collateral design	$20,000
Stakeholder Alignment and Leadership Engagement	Facilitated retreats and governance mapping	$20,000
Prospect Identification and Donor Strategy	Top prospect list and cultivation plan	$15,000

Optional Expanded Support Services

As the campaign evolves, additional support may be activated to deepen leadership capacity, strengthen donor engagement, and maintain healthy momentum through more relational and complex phases of the work. These services are available on an as-needed basis and are intended to reinforce internal leadership, support confidence in execution, and address real-time opportunities or challenges as they arise.

Optional expanded services may include:

- **Additional facilitated retreats or stakeholder sessions** beyond those included in the core scope
- **Ongoing coaching for committee members** to build confidence, role clarity, and shared accountability
- **1:1 ride-along support for donor meetings and asks**, including pre- and post-meeting strategy and debriefs
- **Event framing and cultivation strategy** to ensure events advance relationships and campaign goals
- **Follow-up coaching and cultivation rhythm design** to support consistent, human-centered donor engagement
- **Conflict resolution and relationship repair support** for moments of tension, misalignment, or leadership strain

Hourly rates or additional project-based fees apply and are available upon request.

Legacy and Capacity Building

This feasibility and readiness engagement is designed **not only** to determine the Rhode Park campaign's viability but also to strengthen Copperas Cove's long-term fundraising infrastructure. Through training, systems development, and collaborative governance, EOYS and KCC will help the City and its partners build a culture of philanthropy and a sustainable foundation for future recreation, parks, and community projects.

Rhode Park Capital Campaign | Consultant Budget Overview

Category	Description		Cost
Feasibility Study and Readiness Assessment	Stakeholder interviews, focus groups, analysis, and final report		$25,000
Systems and Infrastructure Design	CRM selection, policy templates, process mapping		$20,000
Messaging and Case Development	Campaign theme, case for support, collateral design		$20,000
Stakeholder Alignment and Leadership Engagement	Facilitated retreats and governance mapping		$20,000
Prospect Identification and Donor Strategy	Top prospect list and cultivation plan		$15,000
		Total Cost	**$100,000**

CITY OF COPPERAS COVE
STANDARD PROFESSIONAL SERVICES AGREEMENT

THE STATE OF TEXAS §
§
CORYELL COUNTY §

This Professional Services Agreement ("Agreement") for the Rhode Park Capital Campaign Project is made and entered by and between the City of Copperas Cove, Texas (the "City"), a Texas municipality, and Edge of Your Seat Consulting, Inc. ("Professional").

Section 1. Duration.

This Agreement shall become effective upon ___________ and shall remain in effect until satisfactory completion of the Scope of Work unless terminated as provided for in this Agreement.

Section 2. Scope of Work.

(A) Professional shall perform the Services as more particularly described in the Scope of Work attached hereto as **Exhibit "A".** The work as described in the Scope of Work constitutes the "Project". Unless otherwise provided in the Scope of Work, the anticipated submittal of all Project deliverables is immediately upon completion of the Project.

(B) The Quality of Services provided under this Agreement shall be performed with the professional skill and care ordinarily provided by competent Professionals practicing in the same or similar locality and under the same or similar circumstances and professional license, and as expeditiously as is prudent considering the ordinary professional skill and care of a competent Professional holding the same professional license.

(C) The Professional shall perform its Services for the Project in compliance with all statutory, regulatory and contractual requirements now or hereafter in effect as may be applicable to the rights and obligations set forth in the Agreement.

(D) The Professional may rely upon the accuracy of reports and surveys provided to it by the City except when defects should have been apparent to a reasonably competent professional or when it has actual notice of any defects in the reports and surveys.

Section 3. Compensation.

(A) The Professional shall be paid in the manner set forth in **Exhibit "A"** and as provided herein.

(B) *Billing Period:* The Professional may submit monthly, or less frequently, an invoice for payment based on the estimated completion of the described tasks and approved work schedule. Subject to Chapter 2251, Texas Government Code (the "Prompt Payment Act"), payment is due within thirty (30) days of the City's receipt of the Professional's invoice. Interest on overdue payments shall be calculated in accordance with the Prompt Payment Act.

(C) *Reimbursable Expenses*: Any and all reimbursable expenses related to the Project shall be included in the scope of services (**Exhibit "A"**) and accounted for in the total contract amount. If these items are not specifically accounted for in **Exhibit "A"** they shall be considered subsidiary to the total contract amount.

Section 4. <u>Changes to the Project Work; Additional Work</u>.

(A) *Changes to Work:* Professional shall make such revisions to any work that has been completed as are necessary to correct any errors or omissions as may appear in such work. If the City finds it necessary to make changes to previously satisfactorily completed work or parts thereof, the Professional shall make such revisions if requested and as directed by the City and such services will be considered as additional work and paid for as specified under following paragraph.

(B) *Additional Work:* The City retains the right to make changes to the Scope of Work at any time by a written order. Work that is clearly not within the general description of the Scope of Work and not does not otherwise constitute special services under this Agreement must be approved in writing by the City by supplemental agreement before the additional work is undertaken by the Professional. If the Professional is of the opinion that any work is beyond that contemplated in this Agreement and the Scope of Work governing the project and therefore constitutes additional work, the Professional shall promptly notify the City of that opinion, in writing. If the City agrees that such work does constitute additional work, then the City and the Professional shall execute a supplemental agreement for the additional work and the City shall compensate the Professional for the additional work on the basis of the rates contained in the Scope of Work. If the changes deduct from the extent of the Scope of Work, the contract sum shall be adjusted accordingly. All such changes shall be executed under the conditions of the original Agreement. Any work undertaken by Professional not previously approved as additional work shall be at risk of the Professional.

Section 5. <u>Time of Completion</u>.

The prompt completion of the services under the Scope of Work relates is critical to the City. Unnecessary delays in providing services under a Scope of Work shall be grounds for dismissal of the Professional and termination of this Agreement without any or further liability to the City other than a prorated payment for necessary, timely, and conforming work done by Professional prior to the time of termination. The Scope of Work shall provide, in either calendar days or by providing a final date, a time of completion prior to which the Professional shall have completed all tasks and services described in the Scope of Work.

Section 6. Insurance.

Before commencing work under this Agreement, Professional shall obtain and furnish to the City evidence of the following insurance during the term of this Agreement and thereafter as required herein:

Professional Liability Insurance: professional errors and omissions liability insurance with limits of liability not less than $1,000,000 per occurrence covering all work performed by the Professional, its employees, sub-contractors, or independent contractors. If this coverage can only be obtained on a "claims made" basis, the certificate of insurance must clearly state coverage is on a "claims made" basis and coverage must remain in effect for at least two years after final payment with the Professional continuing to furnish the City certificates of insurance.

Workers Compensation Insurance: The Professional shall carry and maintain during the term of this Agreement, workers compensation and employer's liability insurance meeting the requirements of the State of Texas on all the Professional's employees carrying out the work involved in this contract.

General Liability Insurance: The Professional shall carry and maintain during the term of this Agreement, general liability insurance on a per occurrence basis with limits of liability not less than $1,000,000 for each occurrence and for fire damage. For Bodily Injury and Property Damage no less than $1,000,000. As a minimum, coverage for Premises, Operations, Products and Completed Operations shall be $2,000,000. This coverage shall protect the public or any person from injury or property damages sustained by reason of the Professional or its employees carrying out the work involved in this Agreement. The general aggregate shall be no less than $2,000,000.

Automobile Liability Insurance: Professional shall carry and maintain during the term of this Agreement, automobile liability insurance with either a combined limit of at least $1,000,000 per occurrence for bodily injury and property damage or split limits of at least $1,000,000 for bodily injury per person per occurrence and $1,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of this contract by the Professional or its employees.

Subcontractor: In the case of any work sublet, the Professional shall require subcontractor and independent contractors working under the direction of either the Professional or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Professional.

Qualifying Insurance: The insurance required by this Agreement shall be written by non-assessable insurance company licensed to do business in the State of Texas and currently rated "B" or better by the A.M. Best Companies. All policies shall be written on a "per occurrence basis" and not a "claims made" form.

Section 7. Miscellaneous Provisions.

(A) *Subletting.* The Professional shall not sublet or transfer any portion of the work under this Agreement or any Scope of Work issued pursuant to this Agreement unless specifically approved in writing by the City, which approval shall not be unreasonably withheld. Subcontractors shall comply with all provisions of this Agreement and the applicable Scope of Work. The approval or acquiescence of the City in the subletting of any work shall not relieve the Professional of any responsibility for work done by such subcontractor.

(B) *Ownership of Documents.* Upon completion or termination of this Agreement, all documents prepared by the Professional or furnished to the Professional by the City shall be delivered to and become the property of the City. All drawings, charts, calculations, plans, specifications and other data, including electronic files and raw data, prepared under or pursuant to this Agreement shall be made available, upon request, to the City without restriction or limitation on the further use of such materials PROVIDED, HOWEVER, THAT SUCH MATERIALS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY THE CITY OR OTHERS. ANY REUSE WITHOUT PRIOR VERIFICATION OR ADAPTATION BY THE PROFESSIONAL FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE CITY'S SOLE RISK AND WITHOUT LIABILITY TO THE PROFESSIONAL. Where applicable, Professional shall retain all pre-existing proprietary rights in the materials provided to the City, but shall grant to the City a non-exclusive, perpetual, royalty-free license to use such proprietary information solely for the purposes for which the information was provided. The Professional may, at Professional's expense, have copies made of the documents or any other data furnished to the City under or pursuant to this Agreement.

(C) *Professional's Seal.* To the extent that the Professional has a professional seal it shall placed on all documents and data furnished by the Professional to the City. All work and services provided under this Agreement will be performed in a good and workmanlike fashion and shall conform to the accepted standards and practices of the Professional's industry. The plans, specifications and data provided by Professional shall be adequate and sufficient to enable those performing the actual work to perform the work as and within the time contemplated by the City and Professional. The City acknowledges that Professional has no control over the methods or means of work nor the costs of labor, materials or equipment. Unless otherwise agreed in writing, any estimates of costs by the Professional are for informational purposes only and are not guarantees.

(D) *Compliance with Laws.* The Professional shall comply with all federal, state and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts, administrative, or regulatory bodies in any matter affecting the performance of this Agreement, including, without limitation, worker's compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. When required, the Professional shall furnish the City with satisfactory proof of compliance.

(E) *Independent Contractor.* Professional acknowledges that Professional is an independent contractor of the City and is not an employee, agent, official or representative of the City. Professional shall not represent, either expressly or through implication, that Professional is an employee, agent, official or representative of the City. Income taxes, self-employment taxes, social security taxes and the like are the sole responsibility of the Professional.

(F) *Non-Collusion.* Professional represents and warrants that Professional has not given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any person as an inducement to or in order to obtain the work to be provided to the City under this Agreement. Professional further agrees that Professional shall not accept any gift, bonus, commission, money, or other consideration from any person (other than from the City pursuant to this Agreement) for any of the services performed by Professional under or related to this Agreement. If any such gift, bonus, commission, money, or other consideration is received by or offered to Professional, Professional shall immediately report that fact to the City and, at the sole option of the City, the City may elect to accept the consideration for itself or to take the value of such consideration as a credit against the compensation otherwise owing to Professional under or pursuant to this Agreement.

(G) *Force Majeure.* If the performance of any covenant or obligation to be performed hereunder by any party is delayed as a result of circumstances which are beyond the reasonable control of such party (which circumstances may include, without limitation, pending litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather conditions [such as, by way of illustration and not of limitation, severe rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts, moratoriums or regulations or actions by governmental authorities), the time for such performance shall be extended by the amount of time of such delay, but no longer than the amount of time reasonably occasioned by the delay. The party claiming delay of performance as a result of any of the foregoing force majeure events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven (7) days after the claiming party becomes aware of the same, and if the claiming party fails to so notify the other party of the occurrence of a force majeure event causing such delay and the other party shall not otherwise be aware of such force majeure event, the claiming party shall not be entitled to avail itself of the provisions for the extension of performance contained in this subsection.

(H) *Conflicts.* In the case of any conflicts between the terms of this Agreement and wording contained within the Scope of Services, this Agreement shall govern. The Scope of Services is intended to detail the technical scope of services, fee schedule, and contract time only and shall not dictate Agreement terms.

Section 8. <u>Termination.</u>

(A) This Agreement may be terminated:

(1) By the mutual agreement and consent of both Professional and City;

(2) By either party, upon the failure of the other party to fulfill its obligations as set forth

in either this Agreement or a Scope of Work issued under this Agreement;

(3) By the City, immediately upon notice in writing to the Professional, as consequence of the failure of Professional to perform the services contemplated by this Agreement in a timely or satisfactory manner;

(4) By the City, at will and without cause upon not less than thirty (30) days written notice to the Professional.

(B) If the City terminates this Agreement pursuant to Section 5 or subsection 8(A)(2) or (3), above, the Professional shall not be entitled to any fees or reimbursable expenses other than the fees and reimbursable expenses then due and payable as of the time of termination and only then for those services that have been timely and adequately performed by the Professional considering the actual costs incurred by the Professional in performing work to date of termination, the value of the work that is nonetheless usable to the City, the cost to the City of employing another Professional to complete the work required and the time required to do so, and other factors that affect the value to the City of the work performed at time of termination. In the event of termination not the fault of the Professional, the Professional shall be compensated for all basic, special, and additional services actually performed prior to termination, together with any reimbursable expenses then due.

Section 9. Indemnification.

Professional shall indemnify, defend and hold harmless the City of Copperas Cove, Texas and its officials, employees and agents (collectively referred to as "Indemnitees") and each of them from and against all loss, costs, penalties, fines, damages, claims, expenses (including reasonable attorney's fees) or liabilities (collectively referred to as "Liabilities") by reason of any injury to or death of any person or damage to or destruction or loss of any property arising out of, resulting from, or in connection with (i) the performance or non-performance of Services contemplated by this Agreement but only to the extent caused by the negligent acts, errors or omissions, intentional torts, intellectual property infringement, or a failure to pay a sub-contractor or supplier committed by Professional or Professional's agent, consultant under contract, or another entity over which Professional exercises control (whether active or passive) of Professional or its employees, agents or sub-contractors (collectively referred to as "Professional") (ii) the failure of Professional to comply with any of the paragraphs herein or the failure of Professional to conform to statutes, ordinances, or other regulations or requirements of any governmental authority, federal, state or local, in connection with the performance of this Agreement. Professional expressly agrees to indemnify and hold harmless the Indemnitees, or any one of them, from and against all liabilities which may be asserted by an employee or former employee of Professional, or any of its sub-contractors, as provided above, for which Professional's liability to such employee or former employee would otherwise be limited to payments under State

Workers' Compensation or similar laws. Nothing herein shall require Professional to indemnify, defend, or hold harmless any Indemnitee for the Indemnitee's own negligence or willful misconduct. Any and all indemnity provided for in this Agreement shall survive the expiration of this Agreement and the discharge of all other obligations owed by the parties to each other hereunder and shall apply prospectively not only during the term of this Agreement but thereafter so long as any liability could be asserted in regard to any acts or omissions of Professional in performing Services under this Agreement.

For Professional Liability Claims, Professional shall be liable for reasonable defense costs incurred by Indemnitees but only after final adjudication and to the extent and percent that Professional or Professional's agents are found negligent or otherwise at fault. As used in this Agreement, final adjudication includes any negotiated settlement and release of claims, without limitation as to when a negotiated settlement and release of claims occurs.

Section 10. Notices.

Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 11. No Assignment.

Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 12. Severability.

If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 13. Waiver.

Either City or the Professional shall have the right to waive any requirement contained in this Agreement that is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 14. Governing Law; Venue.

This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Coryell County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Coryell County, Texas.

Section 15. Paragraph Headings; Construction.

The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 16. Binding Effect.

Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 17. Gender.

Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 18. Counterparts.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 19. Exhibits.

All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 20. Entire Agreement.

It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

Section 21. Relationship of Parties.

Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement.

Section 22. Right To Audit.

City shall have the right to examine and audit the books and records of Professional with regards to the work described in **Exhibit "A"**, or any subsequent changes, at any reasonable time. Such books and records will be maintained in accordance with generally accepted principles of accounting and will be adequate to enable determination of: (1) the substantiation and accuracy of any payments required to be made under this Agreement; and (2) compliance with the provisions of this Agreement.

Section 23. Dispute Resolution.

In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

Section 24. Disclosure of Business Relationships/Affiliations; Conflict of Interest Questionnaire.

Professional represents that it is in compliance with the applicable filing and disclosure requirements of Chapter 176 of the Texas Local Government Code.

Section 25. Certificate of Interested Parties (TEC Form 1295).

For contracts needing City Council approval, or any subsequent changes thereto requiring City Council approval, the City may not accept or enter into a contract until it has received from the Professional a completed and signed TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The Professional understands that failure to provide said form complete with a certificate number assigned by the TEC may prohibit the City from entering into this Agreement. Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed and provided to the City. The TEC Form 1295 must be provided to the City prior to the award of the contract. The City does not have the ability to verify the information included in a TEC Form 1295, and does not have an obligation or undertake responsibility for advising Professional with respect to the proper completion of the TEC Form 1295.

Section 26. Texas Government Code Mandatory Provisions.

(A) The City of Copperas Cove may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that it; (i) does not boycott Israel; and (ii) will not boycott Israel during the term of the contract. (Texas Government Code, Chapter 2270.002) by entering into this Agreement, the Professional hereby verifies that it does not boycott Israel, and agrees that, during the term of this agreement, will not boycott Israel as that term is defined in the Texas Government Code, Section 808.001, as amended. Further, the Professional hereby certifies that it is not a company identified under Texas Government Code, Section 2252.152 as a company engaged in business with Iran, Sudan, or Foreign Terrorist Organization.

(B) Pursuant to Texas Government Code Section 2274.002, as added by Acts of the 87th Legislature as Senate Bill 13 (SB13), this sub-section only applies to a contract between the City and a Professional with at least ten (10) full-time employees that has a value of at least $100,000. A Professional, following review of Texas Government Code Chapter 2274 (SB13

Version), hereby verifies that Professional: 1) does not boycott energy companies; and 2) will not boycott energy companies during the term of the contract.

(C) Pursuant to Texas Government Code Section 2274.002, as added by Acts of the 87th Legislature as Senate Bill 19 (SB19), this section only applies to a contract between the City and a Professional with at least ten (10) full-time employees that has a value of at least $100,000. Professional, following review of Texas Government Code Chapter 2274 (SB19 Version), hereby verifies that Professional: 1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and 2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

EXECUTED on this the ______ day of _________________, 20____.

CITY:	**PROFESSIONAL:**
By:___________________________	By:____________________________
Name: Ryan D. Haverlah	Name:_________________________
Title: City Manager	Title:__________________________

ADDRESS FOR NOTICE:

<u>CITY</u>	**<u>PROFESSIONAL</u>**
City of Copperas Cove 914 S. Main Street Copperas Cove, TX 76522 Ph: (254) 547-4221	

with a copy to:

City Attorney
City of Copperas Cove, Texas

EXHIBIT A

February 6, 2026

City of Copperas Cove
Finance Department
Attn: Stephanie Potvin, Asst. Finance Director
914 S. Main Street, Suite H
Copperas Cove, Texas 76522

Dear Ms. Potvin,

Edge of Your Seat Consulting (EOYS) and Kristin Campbell Consulting (KCC) are honored to submit this proposal to partner with the City of Copperas Cove in designing, launching, and guiding a comprehensive capital campaign for the Rhode Park project. Rhode Park presents a unique opportunity to establish a fully accessible recreation and community space that aligns with Copperas Cove's core values of inclusion, health, and belonging.

This project resonates with us on a deeply personal level. As parents raising neurodivergent children, we understand how profoundly access, thoughtful design, and a sense of belonging shape a child's experience—and a family's quality of life. Rhode Park reflects the kind of community investment we all hope for: one that signals every child and family is welcome here.

Successful capital campaigns of this scale are built with intention. Before any public fundraising begins, the City's decision to focus on strengthening systems, alignment, and community trust positions this effort for long-term success. EOYS and KCC will guide a comprehensive planning and discovery process to assess readiness, clarify opportunity, and ensure the City is well-positioned to move confidently through future campaign phases.

This partnership is designed to support the full life cycle of the Rhode Park Capital Campaign, laying a strong foundation now while building lasting fundraising capacity for the City of Copperas Cove. We look forward to collaborating with City leadership and community stakeholders to help bring this vision to life.

With appreciation,

____

Pamela Benson Owens

Principal Consultant, Edge of Your Seat Consulting

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Kristin Campbell
Principal Consultant, Kristin Campbell Consulting

City of Copperas Cove | Rhode Park Capital Campaign

About the Consultants

Edge of Your Seat Consulting (EOYS) | Pamela Benson Owens, Principal Consultant

Pamela Benson Owens is the president and CEO of **Edge of Your Seat Consulting, Inc.** With more than 25 years of experience guiding organizations through change, Pam brings a rare combination of humor, honesty, and strategy to her work.

Pam has worked extensively with **for-profit, nonprofit, and faith-based organizations** to address the complex intersection of people, culture, and systems. Her consulting focuses on **organizational development, leadership training, and fundraising strategy**, always centering relationships as the foundation for sustainable results.

In addition to leading EOYS, Pam is an educator at **Austin Community College's Center for Nonprofit Studies** and a frequent guest lecturer at higher education institutions. She holds a **Bachelor's in Journalism from Texas A&M University**, a **Master's in Human Services with a concentration in Conflict Resolution and Mediation from St. Edward's University**, and certifications in **Diversity Education and DEI**. Pam will complete her MBA from Huston Tillotson University in May of 2026.

Pam is known for her ability to **facilitate courageous conversations**, restore trust, and guide leaders toward alignment around shared values and purpose. Her deep roots in Central Texas and long history of community service—paired with her humor and warmth—make her a trusted partner to cities, foundations, and nonprofit boards alike.

Kristin Campbell Consulting (KCC) | Kristin Campbell, Principal Consultant

Kristin Campbell is the founder and principal of **Kristin Campbell Consulting (KCC)** and a **Certified Fundraising Executive (CFRE)** with more than 20 years of leadership experience in the nonprofit and philanthropic sectors. A strategist, coach, and organizational development practitioner, Kristin specializes in helping mission-driven organizations align vision, values, and strategy through clarity, kindness, and courage.

Kristin's expertise spans **capital campaigns, strategic planning, major gifts fundraising, leadership development, and culture transformation**. She has led and supported organizations through significant growth and change, including the **National Domestic Violence Hotline** and **Ronald McDonald House Charities of Central Texas**. Her work is informed by her belief that **strategy and culture are inextricably linked.**

She holds a **Master's in Public Affairs with a certificate in Nonprofit Leadership**, and is certified in **Managing the Capital Campaign** and **Current Affairs in Fundraising** from the **Lilly Family School of Philanthropy**. Kristin is also an **AFP Certified Faculty Trainer**.

A Proven Partnership

Together, EOYS and KCC bring a **unique blend of high-level strategy and practical implementation** to every engagement. As co-facilitators, Pam and Kristin combine decades of fundraising, leadership, and organizational development experience to help clients move from ideas to execution with clarity and confidence.

Their joint work is characterized by **real-talk facilitation, humor, and humanity**. They design processes that foster trust, align leadership, and strengthen internal capacity—ensuring that every campaign or strategic plan reflects both the organization's purpose and the community it serves.

Pam and Kristin have partnered successfully on large-scale strategic and fundraising projects with organizations including **Integral Care**, **Leadership Austin**, **Dignity Grows, and Huston Tillotson University.** Together, they have helped boards and executive teams **raise millions of dollars, strengthen culture, and build sustainable systems for long-term growth**.

Office Locations

Edge of Your Seat Consulting | 1405 Pearl Cove, Round Rock, Texas 78681

Kristin Campbell Consulting | 1560 Kendall Drive, Boulder, Colorado 80305

References

1. **City of Bastrop,** Paul Hofmann now currently the Associate Professor of the Practice Dept. of Public Service and Administration Texas A&M University- conducted ongoing work with coaching the executive team at the city individually and implemented a robust curriculum that addressed community building and convening, leading in changing times, cross cultural communication and cultural competency, conflict resolution, systems design, interest based problem solving, community centered coalition building, leadership and cultural competency training and on-the-beat coaching for officers regarding cultural literacy, then partnered with Kristin Campbell in 2023 to do the parks and recreation department master plan project alongside a team of city officials, architecture firm, developers, planner and community liaisons. Email: phofmann@exchange.tamu.edu.

2. **Huston Tillotson University, President Colette Pierce Burnette, 737-222-4235** consultant to the office of the president on strategic partnerships and community collaborations, worked as the Interim Vice President of Institutional Advancement at the intersection or corporate giving and major gifts, led feasibility study alongside Kristin Campbell to for campaign launch in 2023, on the team that secured a 150 million dollar gift for the university and responsible for lifting launch of campaign with the premier of a documentary about the university.

3. **Integral Care, Dr. Kathleen Casey, Chief Strategy Officer, 512-445-7771**

   Designed and facilitated a comprehensive, culture-centered strategic planning process that aligned board and executive leadership around a shared Continuum of Care, strengthened governance and decision-making, and positioned the organization for long-term system-wide impact.

4. **Leadership Austin, Jill Goodman, CEO, 512.499.0435**

   Lead a strategic planning process centered on strengthening board and volunteer leadership, refining mission and vision clarity, and activating more diversified, sustainable revenue streams to support the organization's next chapter of impact.

5. **Austin Board of Realtors, Emily Girard, 512-533-4926**

   Support organization as outside counsel regarding Human Resources, training and development, compliance, organizational culture and advisor to the CEO on employee related matters.

Proposed Scope of Work

Phase 1

1. Feasibility Study and Readiness Assessment

The feasibility study is the cornerstone of this engagement and serves as both a learning process and a trust-building opportunity for the City of Copperas Cove and its partners. It will help determine not only the community's financial capacity to support Rhode Park but also the readiness, relationships, and resources necessary to sustain a successful capital campaign.

This work goes beyond data collection—it's about **listening, relationship building, and cultivating shared understanding**. EOYS and KCC will approach this study through a lens of authenticity and inclusion, ensuring that the voices of residents, business leaders, and community partners are not only heard but meaningfully incorporated into the campaign's strategy.

We believe that feasibility work should build momentum, deepen trust, and create clarity about what is possible—transforming early conversations about giving into shared ownership of a collective vision.

The feasibility study will include:

- **Stakeholder Interviews**
  Conduct confidential, in-depth interviews with City leaders, potential donors, business and civic leaders, and advocates for accessible recreation to assess perceptions of the project, philanthropic appetite, and community priorities.
- **Focus Groups and Listening Sessions**
  Facilitate targeted focus groups with community members, service organizations, and individuals directly impacted by the park's inclusive design. These sessions will help uncover values, hopes, and any hesitations surrounding the project, ensuring the final campaign narrative reflects the lived experiences of the people Rhode Park is designed to serve.
- **Confidential Readiness Survey**
  Deploy a short, anonymous survey to gather additional quantitative insights from a broader cross-section of the community and stakeholder groups, complementing the qualitative data from interviews and focus groups.
- **Organizational, Leadership, and Operational Assessment**
  Evaluate internal readiness across systems, staffing, and leadership engagement. This includes examining governance structures, staff capacity, communication flows, and philanthropic processes to identify areas for strengthening before campaign launch.
- **Preliminary Awareness and Trust-Building Strategy**
  Provide recommendations for early engagement and awareness-building efforts that can be initiated during the feasibility phase to strengthen relationships and increase community understanding of the project's impact.
- **Summary Report and Recommendations**
  Deliver a comprehensive Feasibility and Readiness Report summarizing findings, outlining the perceived capacity and enthusiasm for the campaign, and providing actionable recommendations on timing, leadership structure, and next steps for moving toward public launch.

Note: This process will not only determine Copperas Cove's readiness to embark on a $34 million campaign — it will also strengthen the community's shared belief in the vision for Rhode Park and establish the trust, transparency, and alignment necessary for long-term success.

2. Campaign Infrastructure and Systems

A capital campaign's success depends on strong, transparent, and coordinated systems that build donor confidence and operational efficiency. During this feasibility and readiness phase, EOYS and KCC will **advise and guide the City and Parks Department leadership in developing the foundational infrastructure necessary for a future $34 million campaign**.

Our role is to serve as **strategic partners and architects of the framework**, ensuring that the City and its partners have the clarity, tools, and structures needed to move forward effectively — while maintaining internal ownership and long-term sustainability.

This work will be highly collaborative, conducted in close partnership with City leadership, the Parks and Recreation Department, Friends of the Park, and the Parks Foundation. Together we will find existing systems, what needs to be improved, and what must be built from scratch to ensure success in future phases.

Specific areas of focus will include:

- **CRM (Constituent Relationship Management) Selection and Implementation Guidance**
  EOYS and KCC will assess the City's current data management tools and advise on the selection of a CRM platform appropriate for public-sector fundraising. We will provide decision support, vet vendor options, and create an implementation roadmap — ensuring City ownership and ease of long-term use.
- **Gift Acceptance and Processing Policies**
  We will advise on best practices for establishing clear, transparent, and auditable gift acceptance policies aligned with public accountability standards. Recommendations will include process flow for pledge documentation, receipting, and recognition procedures.
- **Reporting, Stewardship, and Acknowledgment Protocols**
  Working collaboratively with City and Parks leadership, we will design reporting templates and stewardship systems that enable accurate tracking, timely acknowledgment, and donor confidence.
- **Campaign Governance and Roles**
  EOYS and KCC will help define how the City, Friends of the Park, and the Parks Foundation will work together during the campaign. This includes drafting a governance model, defining decision-making pathways, and developing sample charters and agreements to clarify each partner's authority and responsibilities.

Note: Throughout this phase, EOYS and KCC will not serve as staff or system implementers but as experienced guides and thought partners. Our focus is to equip Copperas Cove with a clear, functional infrastructure for future success — systems that the City can own, sustain, and grow well beyond this campaign.

3. Stakeholder Alignment and Leadership Engagement

The success of a campaign of this scale depends not only on strong systems but on **shared trust and alignment across the community**. During this feasibility and readiness phase, EOYS and KCC will focus on **building the connective tissue** between the City, Parks leadership, Friends of the Park, Parks Foundation, and the broader community.

This work is grounded in a commitment to **centering the voices of residents, families, and community partners**, particularly those whose lived experiences reflect the inclusive mission of Rhode Park. By fostering honest dialogue and collaborative decision-making, we will help establish the culture, structure, and shared understanding needed to carry the campaign forward with authenticity and confidence.

Specific activities will include:

- Convening two facilitated retreats to define roles, responsibilities, and communication rhythms between the City, Parks leadership, and community partners.
- Creating a campaign governance and decision-making chart that clarifies how key entities will collaborate and share information throughout the campaign.
- Developing volunteer engagement and campaign leadership onboarding materials, including sample job descriptions and clear expectations.
- Identifying, educating, and equipping committee members and volunteers with best practices for donor and community engagement, ensuring alignment with the City's values and community priorities.
- Hosting meetings, providing toolkits, and establishing transparent guidelines for how volunteers and committees will operate in partnership with City leadership.

Note: This work will ensure that the campaign is not just for the community, but built with the community — reflecting local priorities, honoring lived experiences, and reinforcing Copperas Cove's deep sense of belonging and pride.

Phase 2 Lead Gift Strategy and Quiet Phase Preparation

4. Messaging and Case Development

EOYS and KCC will lead the development of core campaign messaging and materials as part of the next phase of the Rhode Park Capital Campaign, following confirmation of feasibility and readiness.

The focus of this work is to translate discovery and feasibility findings into clear, compelling, and fundable campaign materials—ensuring that when the City moves into active fundraising, its story, voice, and opportunities for giving are well-grounded in community feedback, strategic priorities, and public accountability standards.

As part of Phase 2, EOYS and KCC will:

- Synthesize insights from stakeholder interviews, focus groups, surveys, and feasibility findings to inform campaign messaging.
- Develop the campaign's core narrative framework, including key messages, value propositions, and proof points.

- Lead the creation of the campaign case for support, including recommended structure, core copy, and use guidance.
- Develop and refine naming opportunities and donor recognition frameworks aligned with City values and policies.
- Prepare messaging and materials to support lead-gift cultivation and solicitation, including briefing documents and presentation outlines.

This work ensures that campaign messaging and materials are not speculative or aspirational but grounded in readiness, alignment, and demonstrated community support. Final design and production of collateral will be sequenced appropriately to support lead-gift efforts and subsequent public-phase activation.

5. Prospect Identification and Donor Landscape Analysis

Identify and evaluate potential funders and partners **in close collaboration with City and Parks leadership**. This work will be guided by insights gathered through the feasibility study and will proceed only after assessing community and donor readiness.

Specifically, EOYS and KCC will:

- Analyze philanthropic and corporate giving data for Central Texas to understand the broader funding landscape.
- **Contingent on feasibility findings**, begin preliminary identification of up to 50 potential donors and partners with demonstrated alignment to Rhode Park's mission and values.
- Collaboratively outline cultivation and stewardship strategies for use in later campaign phases, ensuring that all donor engagement aligns with the City's systems, values, and communication protocols.

6. Recommendations and Transition to future phases

At the conclusion of the Feasibility and Readiness phase, EOYS and KCC will deliver a set of actionable recommendations to guide the City of Copperas Cove and its partners into Phase 2 of the Rhode Park Capital Campaign. These recommendations will synthesize all findings from the feasibility process and outline what is needed for a confident and successful campaign launch.

Key components include:

- **Readiness Evaluation:** Summary of overall campaign readiness based on stakeholder feedback, community sentiment, and organizational capacity.
- **Campaign Roadmap and Sequencing:** Proposed timeline, milestones, and structure for the next phase of campaign activation.
- **Strategic Recommendations:** Clear guidance on messaging development, leadership structure, and resource needs prior to public launch.
- **Governance and Staffing Recommendations:** Identification of roles and supports necessary for long-term sustainability.
- **Presentation of Findings:** Facilitation of a report-out session with City leadership and partners to confirm next steps and alignment on the path forward.

Key Deliverables

- Feasibility Study Report and Recommendations
- Stakeholder Interview, Focus Group, and Survey Summary
- CRM and Systems Advisory Summary
- Messaging and Case Development Roadmap
- Governance and Stakeholder Alignment Chart
- Prospect Landscape Overview
- Future Phase Transition Guide

Proposed Timeline

Phase 1: Feasibility, Readiness, and Foundation Building

Estimated Months 1–9

Estimated Timing	Primary Focus Areas	Key Activities & Milestones
Months 1–3 (Estimated)	Feasibility & Readiness Discovery	• Advise on stakeholder leadership and committee infrastructure to support an authentic, community-centered campaign. • Stakeholder interviews and confidential listening sessions • Deployment of readiness survey • Initial data collection and synthesis
Months 2–5 (Estimated)	Community Engagement & Trust-Building	• Focus groups with residents, advocates, and partners • Assessment of community sentiment, priorities, and perceived impact • Early awareness and relationship-building recommendations
Months 4–7 (Estimated)	Campaign Infrastructure & Systems	• CRM assessment and selection guidance • Gift acceptance, processing, and reporting policy advisement

		• Stewardship, acknowledgment, and transparency protocols
Months 6–9 (Estimated)	Stakeholder Alignment & Leadership Engagement	• Facilitated retreats with City, Parks, and partner leadership • Campaign governance and decision-making frameworks • Volunteer and campaign leadership onboarding tools

Phase 1 Outcome:
A clear determination of campaign readiness, strengthened systems and governance, and a shared understanding of timing, capacity, and next steps.

Phase 2: Lead Gift Strategy & Quiet Phase Preparation

Estimated Months 9–18 (contingent on readiness confirmation)

Estimated Timing	Primary Focus Areas	Key Activities & Milestones
Months 9–12 (Estimated)	Messaging & Case Development	• Translation of feasibility insights into campaign narrative • Development of core messaging and value propositions • Draft case for support structure, copy, and use guidance
Months 11–14 (Estimated)	Naming, Recognition & Donor Frameworks	• Donor recognition and naming opportunity recommendations • Messaging and briefing tools to support lead-gift cultivation • Alignment with City values and public accountability standards

Months 13–16 (Estimated)	Prospect Identification & Donor Landscape Analysis	• Philanthropic and corporate landscape analysis • Preliminary identification of priority prospects (as appropriate) • High-level cultivation and stewardship strategy outlines
Months 16–18 (Estimated)	Recommendations & Transition to Future Phases	• Final campaign readiness and sequencing recommendations • Roadmap for lead-gift and quiet-phase execution • Formal presentation to City leadership and partners

Phase 2 Outcome:
The City is equipped with clear messaging, lead-gift readiness tools, a prospect landscape, and a confident transition plan into campaign activation and future public phases.

Note on Timeline and Communication:
The proposed 18-month timeline reflects an ideal sequencing of activities designed to maintain consistent momentum toward campaign readiness. This schedule is contingent upon timely, transparent, and coordinated communication among the City of Copperas Cove, the Parks and Recreation Department, and project partners. Regular access to key decision-makers and supporting materials will be essential to maintain progress and meet milestones.

The proposed 18-month timeline is designed to support campaign readiness and lead gift development, with progression into Phase 2 contingent on Phase 1 findings rather than a predetermined public launch date.

EOYS and KCC are committed to flexibility and collaboration throughout this engagement. Should unforeseen circumstances, delays, or changes in city priorities occur, the timeline and deliverables may be adjusted collaboratively to ensure the integrity and success of the overall process.

Budget and Fee Schedule

EOYS and KCC propose a 12-month engagement at a flat monthly retainer rate, ensuring consistent progress and collaborative oversight. This retainer model reflects the following expense breakdown by major deliverable.

Category	Description	Estimated Cost

Feasibility Study and Readiness Assessment	Stakeholder interviews, focus groups, analysis, and final report	$25,000
Systems and Infrastructure Design	CRM selection, policy templates, process mapping	$20,000
Messaging and Case Development	Campaign theme, case for support, collateral design	$20,000
Stakeholder Alignment and Leadership Engagement	Facilitated retreats and governance mapping	$20,000
Prospect Identification and Donor Strategy	Top prospect list and cultivation plan	$15,000

Optional Expanded Support Services

As the campaign evolves, additional support may be activated to deepen leadership capacity, strengthen donor engagement, and maintain healthy momentum through more relational and complex phases of the work. These services are available on an as-needed basis and are intended to reinforce internal leadership, support confidence in execution, and address real-time opportunities or challenges as they arise.

Optional expanded services may include:

- **Additional facilitated retreats or stakeholder sessions** beyond those included in the core scope
- **Ongoing coaching for committee members** to build confidence, role clarity, and shared accountability
- **1:1 ride-along support for donor meetings and asks**, including pre- and post-meeting strategy and debriefs
- **Event framing and cultivation strategy** to ensure events advance relationships and campaign goals
- **Follow-up coaching and cultivation rhythm design** to support consistent, human-centered donor engagement
- **Conflict resolution and relationship repair support** for moments of tension, misalignment, or leadership strain

Hourly rates or additional project-based fees apply and are available upon request.

Legacy and Capacity Building

This feasibility and readiness engagement is designed **not only** to determine the Rhode Park campaign's viability but also to strengthen Copperas Cove's long-term fundraising infrastructure. Through training, systems development, and collaborative governance, EOYS and KCC will help the City and its partners build a culture of philanthropy and a sustainable foundation for future recreation, parks, and community projects.

City Council Regular **H. 4.**

Meeting Date: 03/17/2026

Contact: Ryan Haverlah, City Manager, City Manager

Information

SUBJECT

Consideration and action on approving Resolution 2026-10, responding to the application of Atmos Energy Corporation – MidTex Division, to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; and authorizing the City to continue to participate in a coalition of cities known as the “Atmos Texas Municipalities”. **Ryan Haverlah, City Manager**

BACKGROUND/HISTORY

The City is a member of the Atmos Texas Municipalities (“ATM”). The ATM group was organized by a number of municipalities served by Atmos Energy Corporation – MidTex Division (“Atmos Energy”) and has been represented by the law firm of Herrera Law & Associates, PLLC to assist in reviewing applications to change rates submitted by Atmos Energy.

“GRIP” RATE APPLICATION

Under section 104.301 of the Gas Utility Regulatory Act (“GURA”), a gas utility is allowed to request increases in its rates to recover a return on investments it makes between general rate cases. This section of GURA is commonly referred to as the “GRIP” statute, that is, the “Gas Reliability Infrastructure Program.”

Under a decision by the Supreme Court of Texas, the Court concluded that a filing made under the GRIP statute permitted gas utilities the opportunity to recover return on capital expenditures made during the interim period between general rate cases by applying for an interim rate adjustment and that proceedings under the GRIP statute did not contemplate either adjudicative hearings or substantive review of utilities' filings for interim rate adjustments. Instead, the Court concluded, the GRIP statute provides for a ministerial review of the utility’s filings to ensure compliance with the GRIP statute and the Railroad Commission’s rules, and that it is within the Railroad Commission’s authority to preclude cities from intervening and obtaining a hearing before the Railroad Commission.

FINDINGS/CURRENT ACTIVITY

On or about February 20, 2026, Atmos Energy filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program (“GRIP”). Atmos Energy’s application if approved by the Commission will result in an increase in the monthly customer charges as shown below:

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
Rate R – Residential Sales	$25.03 per customer per month	$10.59 per customer per month	$35.62 per customer per month	$10.59
Rate C – Commercial Sales	$140.01 per customer per month	$38.65 per customer per month	$178.66 per customer per month	$38.65

Rate I (Industrial) & Rate T (Transportation)	$2,100.00 per meter per month	$658.18 per meter per month	$2,758.18 per meter per month	$658.18	

Also, Atmos Energy's proposed increase in revenue results in the following approximate percentage increases in a customer's base-rate bills. Base rates recover Atmos Energy's costs excluding the cost of gas and are the costs that are directly within Atmos Energy's control:

Residential Gas Service: 42.31% increase in customer charge per bill
Commercial Gas Service: 27.61% increase in customer charge per bill
Industrial & Transportation Gas Service: 31.34% increase in customer charge per meter

The increase in an average customer's bill is shown below:

Residential Gas Service: 20.86% increase in customer bill
Commercial Gas Service: 17.28% increase in customer bill
Industrial: 21.05% increase in customer bill
Transportation: 10.58% increase in customer bill

Atmos Energy's application, if approved by the Railroad Commission, will result in a systemwide increase in Atmos Energy's revenue of about $286.9 million, of which ATM's portion is about $28.2 million. Atmos Energy proposed an effective date of April 21, 2026.

In light of the Texas Supreme Court's opinion, the City's ability to review and effectuate a change in Atmos Energy's requested increase is limited. Nonetheless, to allow for a limited review of Atmos Energy's GRIP application, and given the limited authority cities have in GRIP cases, it is recommended that the City suspend Atmos Energy's proposed effective date of April 21, 2026 for forty-five days as allowed by state law, so that the City may evaluate whether the data and calculations in Atmos Energy's rate application are correctly done.

ACTION OPTIONS/RECOMMENDATION

ATM's Special Counsel, the law firm of Herrera Law & Associates, PLLC (through Alfred R. Herrera) recommends City Council adopt Resolution 2026-10, suspending the effective date of Atmos's proposed increase in rates.

Fiscal Impact

Attachments

Resolution No. 2026-10

RESOLUTION NO. 2026-10

A RESOLUTION BY THE CITY OF COPPERAS COVE, TEXAS, ("CITY") RESPONDING TO THE APPLICATION OF ATMOS ENERGY CORPORATION – MIDTEX DIVISION, TO INCREASE RATES UNDER THE GAS RELIABILITY INFRASTRUCTURE PROGRAM; SUSPENDING THE EFFECTIVE DATE OF THIS RATE APPLICATION FOR FORTY-FIVE DAYS; AUTHORIZING THE CITY TO CONTINUE TO PARTICIPATE IN A COALITION OF CITIES KNOWN AS THE "ATMOS TEXAS MUNICIPALITIES;" DETERMINING THAT THE MEETING AT WHICH THE RESOLUTION WAS ADOPTED COMPLIED WITH THE TEXAS OPEN MEETINGS ACT; MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on or about February 20, 2026, Atmos Energy Corporation – MidTex Division ("Atmos Energy") filed for an increase in gas utility rates under the Gas Reliability Infrastructure Program ("GRIP"), which if approved, results in an increase in the monthly customer charges as follows:

Rate Schedule	Current Customer Charge	Proposed 2026 Interim Rate Adjustment	Adjusted Charge	Increase Per Bill
Rate R – Residential Sales	$25.03 per customer per month	$10.59 per customer per month	$35.62 per customer per month	$10.59
Rate C – Commercial Sales	$140.01 per customer per month	$38.65 per customer per month	$178.66 per customer per month	$38.65
Rate I (Industrial) & Rate T (Transportation)	$2,100.00 per meter per month	$658.18 per meter per month	$2,758.18 per meter per month	$658.18

WHEREAS, Atmos Energy's application, if approved by the Railroad Commission, will result in a systemwide increase in Atmos Energy's revenue of about $286.9 million, of which ATM's portion is about $28.2 million; and

WHEREAS, the City has a special responsibility to exercise due diligence with regard to rate increases of monopoly utilities who operate within its boundaries; and

WHEREAS, the application to increase rates by Atmos Energy is complex; and

WHEREAS, the effective date proposed by Atmos Energy is April 21, 2026 but a suspension by the City will mean that the rate increase cannot go into effect prior to June 5, 2026; and

WHEREAS, it is necessary to suspend the effective date for the increase in rates for forty-five days, so that the City can assure itself that the data and calculations in Atmos Energy's rate application are correctly done and are in conformity with section 104.301 of the Gas Utility Regulatory Act.

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

Section 1.

That the statements and findings set out in the preamble to this resolution are hereby in all things approved and adopted.

Section 2.

The City suspends the requested effective date by Atmos Energy for forty-five days pursuant to the authority granted the City under Section 104.301 of the Texas Utilities Code. The City finds that additional time is needed in order to review the data and calculations that provide the basis for the rate increase application.

Section 3.

The City shall continue to act jointly with other cities that are part of a coalition of cities known as the Atmos Texas Municipalities ("ATM").

Section 4.

The City authorizes the law firm of Herrera Law & Associates, PLLC, to act on its behalf in connection with Atmos Energy's application to increase rates.

Section 5.

To the extent Atmos Energy's application to increase rates under section 104.301 of the Gas Utility Regulatory Act ("GURA") is considered a ratemaking proceeding Atmos Energy is ordered to reimburse the City's reasonable rate case expenses incurred in response to Atmos Energy's rate increase application within 30 days of receipt of invoices for such expenses to the extent allowed by law, or pursuant to agreement between Atmos and ATM.

Section 6.

A copy of this resolution shall be sent to Mr. Christopher A. Felan, Vice President, Rates & Regulatory Affairs, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1800, Dallas, Texas 75240; and to Mr. Alfred R. Herrera, Herrera Law & Associates, PLLC, P.O. Box 302799, Austin, Texas 78703, or via email to AHerrera@HerreraLawPLLC.com.

Section 7.

The meeting at which this resolution was approved was in all things conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 8.

This resolution shall be effective immediately upon passage.

PASSED AND APPROVED this 17th day of March 2026.

____
Dan D. Yancey, Mayor

ATTEST:

____
Lisa Wilson, City Secretary

APPROVED AS TO FORM:

____
Denton, Navarro, Rodriguez, Bernal,
Santee & Zech, P.C., City Attorney

City Council Regular **I. 1.**

Meeting Date: 03/17/2026

Information

SUBJECT

Quarterly activity report for the Heart of Texas Defense Alliance (HOTDA). **Keith Sledd, Executive Director of the Heart of Texas Defense Alliance**

Attachments

Presentation

HEART OF TEXAS DEFENSE ALLIANCE

Copperas Cove City Council

17 March 2026

Keith.sledd@hotda.org 254-690-4045

HEART OF TEXAS DEFENSE ALLIANCE

Current Focus

- ❑Army Transformation Initiative
- ❑FY26 DEAAG Grant – Aquifer Recovery/Storage System
- ❑FY25 DEAAG Grant – Energy Resiliency Storage System
- ❑FY24 Defense Community Infrastructure Program (DCIP) Grant – SH9 Ramps
- ❑NTC Visit Program (next visit March 2027)
- ❑Funding of DV Tax Exemption Impact
- ❑Governor's Committee to Support the Military
- ❑Fort Hood Mission Capability and Growth
- ❑IH-14 Expansion
- ❑Small Modular Reactor
- ❑Central Texas /TAMU-CT Innovation District & Research Park
- ❑Fort Hood Regional Health Planning Organization (FHRHPO)
- ❑Potential BRAC 2026 and Beyond
- ❑Joint Military-Civilian Multi-Modal Truck/Rail Facility
- ❑Veterans Inventory Report – Soldier/Family Employment
- ❑KFHRA Strategic Plan Development

https://www.hotda.org/transitioning-veteran-intent-survey

HEART OF TEXAS DEFENSE ALLIANCE

Updates

Small Modular Reactor

- On 18 November, the Army released the list of potential installations for the JANUS program to place Small Modular Nuclear Reactors on military installations for energy resiliency.

Fort Benning	Fort Bragg	Fort Campbell
Fort Drum	Fort Hood	Fort Wainwright
Holston Ammo Plant	Joint Base Lewis-McChord	Redstone Arsenal

- Site selection to be determined in coming months with site announcements likely in Spring/Summer 2026.
- New technology offers tremendous opportunities with no nuclear waste storage in the community.
- The Project call sheet is at https://www.diu.mil/work-with-us/submit-solution/PROJ00632
- Deadline for first operational reactor is 30 SEP 2028.

FY26 Budget

- Continuing Resolution signed by President on 12 November funding the USG thru 30 January 2026.
- Eleven of twelve Appropriation Bills passed with the Dept of Homeland Security Appropriation left.
- DHS currently operating under USG shutdown rules.

FY27 NDAA & Budget

- Both House and Senate currently developing National Defense Authorization and completing preliminary work on Defense Appropriations.
- No expectation that the NDAA will pass by OCT.
- Expect another Continuing Resolution to begin FY27 especially given that Mid-Term Elections will be ongoing.

Updates

Army Transformation

- On 3 October 2025, the Army established Transformation and Training Command (T2COM) by merging Army Futures Command with Army Training & Doctrine Command. HQs will be in Austin, TX.
- On 10 December 2025, the Army established US Army Western Hemisphere Command (West HEMCOM) by merging Army Forces Command with Army North and Army South. HQs will be at Fort Bragg, NC. Simultaneously,
  - III Corps became assigned to US Army Europe and Africa.
    - ✓ 4ID reassigned from III Corps to I Corps.
  - I Corps became assigned to US Army Pacific.
  - XVIII Airborne Corps became assigned to West Hemisphere Command (formerly FORSCOM, ARSOUTH & ARNORTH)

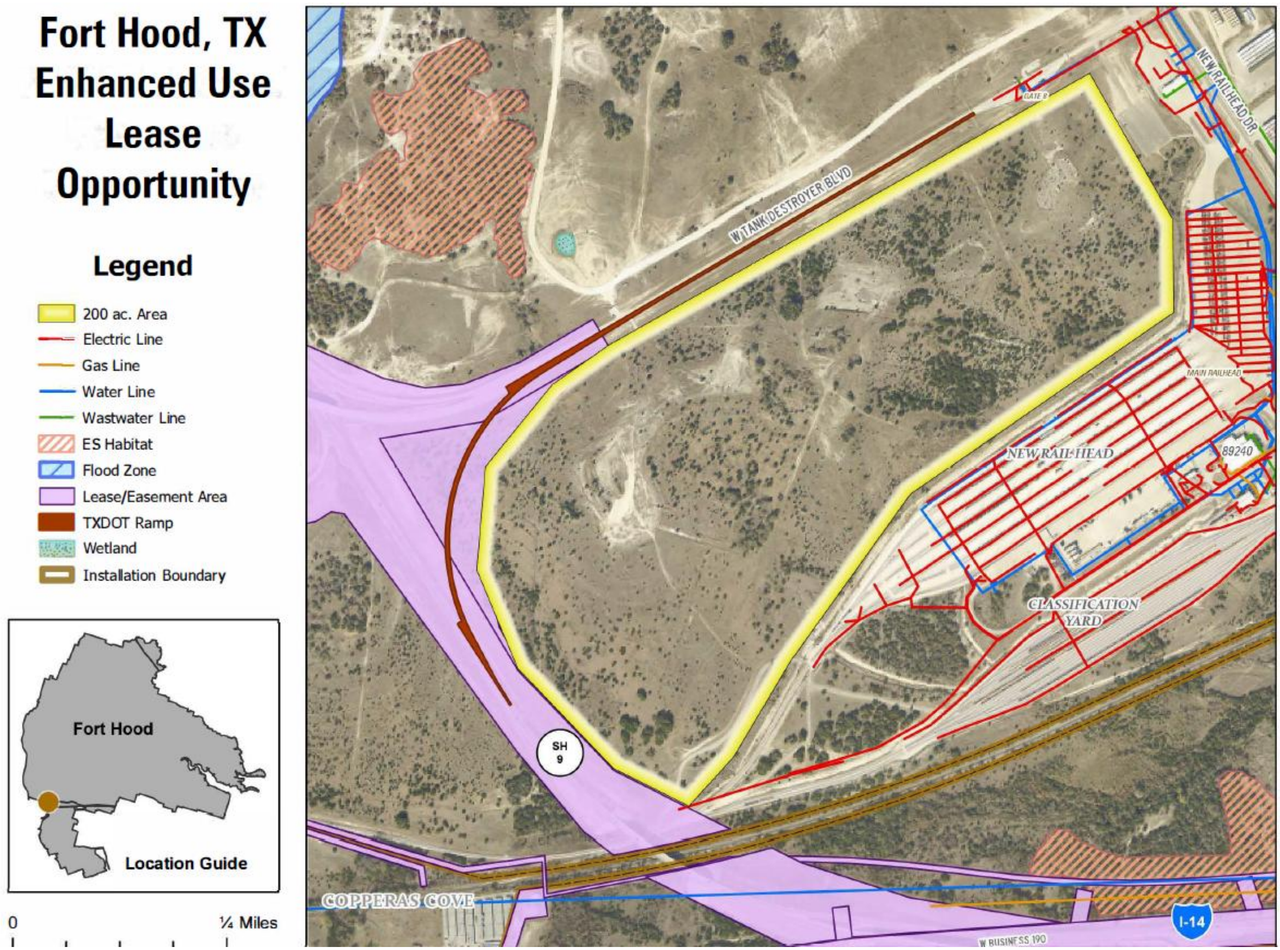
DoD Transformation

- On 16 December 2025, a Washington Post article highlighted potential changes under discussion to the Unified Command Plan with a goal of reducing HQs. Three Courses of Action will be presented. Options under consideration:
  - Establish US International Command and assign CENTCOM, EUCOM, and AFRICOM.
  - Establish US Americas Command (AMERICOM) and assign NORTHCOM and SOUTHCOM.
  - INDO-PACOM, SOCCOM, CYBERCOM, SPACECOM, STRATCOM, and TRANSCOM are unchanged.
- Other options considered but not currently selected were:
  - Establish US Global Command with SOCCOM, SPACECOM, and CYBERCOM.
  - Establish US Operational Command with INDO-PACOM, CENTCOM, EUCOM, and AFRICOM.
  - Establish US Support Command with TRANSCOM, SPACECOM, and ?

Potential AI Data Center

AI Data Centers on Military Installations

- DoD exploring options for locating AI Data Centers on military installations.
- Based on Presidential Executive Order to accelerate national AI infrastructure by allowing large-scale private development on federal land with a goal to rapidly expand the national AI infrastructure.
- Land will be leased to private companies for the development of their AI data centers.
- Army conducted two (2) Industry Days – 5 JAN 26 & 5 FEB 26 with RFP responses due 23 FEB 26.
- Will take time (months) to evaluate proposals.
- Fort Hood proposed site is one of two potential Multi-Modal Sites.



HEART OF TEXAS DEFENSE ALLIANCE

Fort Hood Fast Facts

As of: 12 Mar 2026

- ❑ Current Authorized Military Strength: 33,100+
- ❑ Current Assigned Military Strength: 33,300+ Soldiers & Airmen
- ❑ Family Members: 48,500+ (71.7% off-post)
- ❑ Civilian Employees (AF and NAF): ≈ 6,425+
- ❑ AAFES and Commissaries : ≈ 1,300+
- ❑ Contractors/KISD/Others: ≈ 7,250+

≈ 96,775+

Personnel Facts	
Current Deployments (Approximate)	4,170 / 12.4%
Total Supported Population	250,699

North Fort Cavazos Population	
USAR & ARNG Soldiers (Approximate)	2,200+
Number of Units	5+

Key Projects	
Renovation of Ten (10) Barracks	$378M
Construction of Two (2) New Barracks #101 & #102	$160M
Construction of Motorpool #70	$69M

On-Post Housing	
Occupancy Rate	94.2%

Cavazos Connector Mass Trans Program	
Ridership 2 Mar 24 - 8 Mar 26	433,734 Total / Avg 588 per Day

Fort Hood Transition Assistance

Component	FY22	FY23	FY24	FY25
Active (AC)*	9,871	9,921	8,271	8,741
Reserve (RC)	7,487	8,411	7,108	7,319
- USAR	4,179	3,946	3,341	3,701
- ARNG	3,308	4,465	3,767	3,618
Total AC & RC	17,358	18,332	15,379	16,060

- ✓ Q1 FY26 Transitions include Retire (9%) & Separation (91%).
- ✓ Variety of Occupations with Superb Soft Skills
  - ➢ 44% - Combat Arms
  - ➢ 18% - Logistics
  - ➢ 10% - Maintenance & Repair
  - ➢ 10% - Tech & Comms
  - ➢ 7% - Medical
  - ➢ 11% - Miscellaneous

QUESTIONS/COMMENTS

City Council Regular **I. 2.**

Meeting Date: 03/17/2026

Information

SUBJECT

City Manager's Report. **Ryan Haverlah, City Manager**

BACKGROUND/HISTORY

FINDINGS/CURRENT ACTIVITY

- Capital Projects
  - Animal Control Facility
  - Senior Center Facility
  - Municipal Court Renovation
  - Fire Station #3 Expansion
  - Roadway Projects
  - Public Works Projects
- City Events/Activities/Operations
- Grants Status
  - EDA - Economic Development Administration
  - OLDCC - Office of Local Defense Community Cooperation
  - DCIP - Defense Community Infrastructure Program
  - KTMPO - Killeen Temple Metropolitan Planning Organization
  - DEAAG - Defense Economic Adjustment Assistance Grant
  - RCE - Railroad Crossing Elimination Grant (DOT/BNSF)

ACTION OPTIONS/RECOMMENDATION

Fiscal Impact

Attachments

No file(s) attached.

City Council Regular **K. 1.**

Meeting Date: 03/17/2026

Information

SUBJECT

Pursuant to §551.072 of the Open Meetings Act Texas Government Code, the City Council will meet in Executive Session to deliberate on the current lease agreement or value of real property for cell tower site number 374490 located at 1203 Craig Street, Copperas Cove, Texas.

Attachments

No file(s) attached.

City Council Regular **K. 2.**

Meeting Date: 03/17/2026

Information

SUBJECT

Pursuant to §551.072 of the Open Meetings Act Texas Government Code, the City Council will meet in Executive Session to deliberate on the current Lease Agreement or value of real property for cell tower FA: 10078009, Lease ID: 75121, located at 715 Marilyn Dr., Copperas Cove, Texas.

Attachments

No file(s) attached.

City Council Regular **K. 3.**

Meeting Date: 03/17/2026

Information

SUBJECT

Pursuant to §551.087 of the Texas Government Code, City Council will meet in Executive Session for deliberation regarding the offer of a financial or other incentive to a business prospect referenced as Project Hometown Hero.

Attachments

No file(s) attached.

City Council Regular **K. 4.**

Meeting Date: 03/17/2026

Information

SUBJECT

Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – City Manager Ryan Haverlah.

Attachments

No file(s) attached.
