



NOTICE OF MEETING OF COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a Board Retreat for the Copperas Cove Economic Development Corporation will be held on December 4th, at 9:00 a.m. in Room 244 at the Mayborn Science Theater, at 267 Bell Tower Drive, 6200 W Central Texas Expy, Killeen, TX 76549, at which time the following agenda 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 on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA

All matters listed under this item are considered to be routine by the EDC Board of Directors 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 minutes for the Regular Meeting held on October 22, 2025. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. Consideration and action on approving the Profit and Loss report for the month of September 2025. **Fred Welch, Executive Director, Copperas Cove EDC.**
2. Consideration and Action on approving the Quarterly Investment Report Ending September 30th. **Fred Welch, Executive Director, Copperas Cove EDC.**

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

J. ITEMS FOR FUTURE AGENDAS

K. EXECUTIVE SESSION

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

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

M. ADJOURN

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Copperas Cove Economic Development Corporation was posted at **9 a.m. November 26, 2025.**

Brittany Sanders, Workforce Development SPC
Copperas Cove EDC

Economic Development Corporation

F.1.

Meeting Date: December 4, 2025

Contact: Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Regular Meeting held on October 22, 2025.

Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

Attachments:

Regular Meeting Minutes – October 22, 2025



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for October 22, 2025

A. CALL TO ORDER

Chairman Bradi Diaz called the Regular Meeting of the Copperas Cove Economic Development Corporation to order at 12:01 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chairman JC Stubbs led the Invocation and Pledge of Allegiance.

C. ROLL CALL

Roll call led by Brittany Sanders, Workforce Development Specialist

<i>Present:</i>	<i>Bradi Diaz, Chairman</i>	<i>Fred Welch, Executive Director</i>
	<i>JC Stubbs, Vice Chairman</i>	<i>Sean Stevens, Assistant Executive Director</i>
	<i>David McPhail, Treasurer</i>	<i>Brittany Sanders, Workforce Development Specialist</i>
	<i>Fred Chavez, Secretary</i>	<i>Amy Williams, Administrative Assistant</i>
	<i>Anthony Martinez, Director</i>	<i>Barbara Boulware-Wells, Legal Counsel</i>
	<i>Vonya Hart, Council Liaison</i>	

Absent: *Sheena Tanner, Marketing Director*
Anne Seneca, Small Business Support Director

D. ANNOUNCEMENTS

- *JC encouraged Early Voting*
- *Anthony Martinez thanked those for joining the EDC Board at the Energy Summit hosted by TAMU-CT.*
- *Anne is at the Economic Development Institute*
- *Fred announced Sheena was on vacation and Anne at a professional development conference.*

E. CITIZENS FORUM

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

Councilman Dale Treadway thanked Fred Welch for all his hard work and presented a gift, a memento from the 10th Mountain Division.

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of this item. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Meeting held on September 24, 2025. **Brittany Sanders, Workforce Development Specialist. Copperas Cove EDC.**

Secretary Fred Chavez made a motion to approve Agenda Item F1. Vice Chairman JC seconded the motion, and with a unanimous vote, the motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEMS

1. Consideration and action on approving Resolution #EDC 2026-01 to elect officers for the Copperas Cove EDC Board of Directors. **Fred Welch, Executive Director, Copperas Cove EDC.**

*Fred Chavez nominated **Bradi Diaz for Chairman***

Anthony Martinez seconded the motion, and with a unanimous vote, the motion carried.

*David McPhail nominated **JC Stubbs for Vice Chairman***

Bradi Diaz seconded the motion, and with a unanimous vote, the motion carried.

*Anthony Martinez nominated **David McPhail for Treasurer***

Bradi Diaz seconded the motion, and with a unanimous vote, the motion carried.

*Bradi Diaz nominated **Fred Chavez** for Secretary*

JC Stubbs seconded the motion, and with a unanimous vote, the motion carried.

2. Consideration and action on approving the Profit and Loss report for the month of September 2025. Fred Welch, Executive Director, Copperas Cove EDC.

Vice Chairman JC Stubbs made a motion to approve Agenda Item H2. Secretary, Fred Chavez, seconded the motion, and with a unanimous vote, the motion carried.

3. Consideration and action on approving the proposal for a Construction Manager at Risk (CMAR). **Fred Welch, Executive Director, Copperas Cove EDC.**

Interviews with 2 firms. Staff recommend Greystone Construction from Georgetown. Expecting 18 months to complete project.

Secretary Fred Chavez made a motion to approve Greystone Construction. Treasurer David McPhail seconded the motion and with a unanimous vote, the motion carried.

4. Discussion and direction on an Employee Salary Study. **Fred Welch, Executive Director, Copperas Cove EDC.**

Secretary, Fred Chavez volunteered to assist with the case study.

5. Discussion and direction for the Plan of Work for FY 2025/2026. **Fred Welch, Executive Director, Copperas Cove EDC.**

Board will review FY 25/26 Plan of Work for opportunities to provide guidance to discuss at the November board meeting.

6. Discussion and direction on scheduling a Board Retreat for CCEDC. **Fred Welch, Executive Director, Copperas Cove EDC.**

Staff and board discussed locations, dates, and times. Anthony Martinez, Director, volunteered to ask TAMU-CT for their President's office. Staff and Board agreed the board retreat will be on Tuesday, December 4th, with more details to follow.

7. Consideration and action on rescheduling the November and December board meeting. **Fred Welch, Executive Director, Copperas Cove EDC.**

Board meeting will be on November 19th, and on December 4th in conjunction with the Board retreat.

Vice Chairman JC Stubbs made a motion to approve Agenda Item H7. Secretary, Fred Chavez, seconded the motion, and with a unanimous vote, the motion carried.

8. Consideration and action on approving the Investment Policy for FY 2026. **Fred Welch, Executive Director, Copperas Cove EDC.**

No action tabled until next meeting.

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

1. Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC.**

- *Update on Patriot Circle Office Building*
- *Update on Constitution Dr. drainage design and work*
- *Update on Community Events-AUSA car show*
- *Update on Mashburn Drive infrastructure*
- *Going to Monterrey, CA for updates on ADC Conference*
- *Brittany will get a Workforce Development award from the Texas Workforce Commission*

2. Assistant Executive Director's Report. **Sean Stevens, Assistant Executive Director, Copperas Cove EDC.**

- *Introduce new Administrative Assistant-Amy Williams*
- *Update on the Business Improvement Grant*
- *Update on Narrows signage*
- *New building-7 Brew going up on 190*
- *Chamber Bite Club-new idea for networking opportunities will meet monthly*
- *Partnered and contracted with Texas Downtown Association-survey sent to downtown businesses and stakeholders*
- *Update on Anice Read Grant Application*
- *Update on Texas Downtown President's Award Nomination*
- *Headed to Texas Downtown Association annual conference with Anne*

3. Marketing Director's Report. **Sheena Tanner, Marketing Director, Copperas Cove EDC.**

- *Sheena is on vacation*

4.

5. Small Business Support Directors Report. **Anne Seneca, Small Business Support Director, Copperas Cove EDC.**

- *Anne is at a professional development conference.*

6. Workforce Development Specialist's Report. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

- *Update on Workforce Development Month – (Proclamation signed September 2024)*
- *Update on EDC Operations*
- *Update on Professional Development – (TEDC)*
- *Update on working with CCISD internship program*

J. ITEM FOR FUTURE AGENDAS.

- *Investment Policy*

K. EXECUTIVE SESSION CONVENED

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

1. Pursuant to section 551.072, Texas Government Code – The Copperas Cove Economic Development Corporation Board will go into executive session to deliberate the purchase, exchange, lease, or value of real property.
2. Pursuant to section 551.072, Texas Government Code – The Copperas Cove Economic Development Corporation Board will go into executive session to deliberate the purchase, exchange, lease, or value of real property.

L. RECONVENE INTO OPEN SESSION AT 1:08 P.M. FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE EXECUTIVE SESSION.

No action was taken.

M. ADJOURN

Chairman Bradi Diaz adjourned the meeting at 12:51 p.m.

ATTEST:

Amy Williams, Administrative Assistant

Fred Chavez, Secretary of the Board

Economic Development Corporation

H.1.

Meeting Date: December 4, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Profit and Loss report for the month of September 2025.

Fred Welch, Executive Director, Copperas Cove EDC.

Description/Information:

The Profit and Loss report for September 2025 has been prepared by Donkbuilt Service Exchange "Donkbuilt" as per the agreement between the CCEDC and Donkbuilt. The report is attached for review by the Board.

Financial Impact:

See attached.

Action/Recommendation:

EDC staff recommends the Board of Directors approve the Profit and Loss report for September 2025 as presented by Fred Welch.

Attachments:

September Financials:

Profit and Loss

Profit and Loss Budget vs Actual

Cadence Bank Reconciliation Detail

Tex Pool Reconciliation Detail

Copperas Cove Economic Development Corporation

Profit & Loss

September 2025

Sep 25

Ordinary Income/Expense

Income

Revenues

Interest Income

24,673.40

Total Revenues

24,673.40

Total Income

24,673.40

*Sales Tax was deposited 10/1, payment did not reflect on September's Report.

*Sales Tax amount: \$108,183.36

Expense

EXPENDITURES

EDC ADMINISTRATION

PERSONNEL

00-1150 · Phone Reimbursement

400.00

00-1100 · Car Allowance

250.00

00-1000 · Staff Salary

35,397.58

00-1200 · Longevity

48.02

00-1500 · FICA Tax

2,349.28

00-1600 · Employee Insurance

2,726.62

00-1800 · Retirement

5,013.10

00-1901 · Other Personnel Expenses

115.31

Total PERSONNEL

46,299.91

SUPPLIES AND MATERIALS

00-2030 · Office Supplies

615.51

Total SUPPLIES AND MATERIALS

615.51

REPAIRS AND MAINTENANCE

00-4100 · Repairs & Maint. - Bldg

849.79

00-4200 · Repairs & Maint. - Facility

719.36

00-4400 · Repairs & Maint. - Equipment

240.00

Total REPAIRS AND MAINTENANCE

1,809.15

CONTRACTUAL SERVICES

00-6012 · Consulting Fees (Legal)

1,680.00

00-6200 · Communication - Internet (Spec)

644.28

00-6300 · Rental of Equip / Copier Lease

-598.90

00-6350 · Rental of Property

2,702.49

00-6400 · Dues and Subscriptions

8,626.95

00-6600 · Professional Development

637.20

00-6800 · Professional Services

700.00

00-6900 · Utilities

383.15

Total CONTRACTUAL SERVICES

14,775.17

DESIGNATED EXPENSES

00-1998 · Board Related Expenses

132.48

00-1999 · Public Relations

1,623.89

Total DESIGNATED EXPENSES

1,756.37

Total EDC ADMINISTRATION

65,256.11

DEBT SERVICES

10-9326 · 2012 Sales Tax Bond Note Int

2,090.79

Total DEBT SERVICES

2,090.79

Copperas Cove Economic Development Corporation

Profit & Loss

September 2025

Sep 25

EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	2,650.00
90-6610 · Business Attraction	2,092.34
Total CONTRACTUAL SERVICES	4,742.34
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	5,363.32
90-9107 · Workforce Development Events	-1,072.00
Total 90-9100 · BUSINESS RETENTION	4,291.32
Total EDC NON-DEPARTMENTAL	9,033.66
Total EXPENDITURES	76,380.56
Total Expense	76,380.56
Net Ordinary Income	-51,707.16
Net Income	-51,707.16

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	TOTAL		
	Oct '24 - Sep 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Revenues			
Sales Tax Income	1,203,160.64	1,133,000.00	70,160.64
Interest Income	304,948.85	220,000.00	84,948.85
Total Revenues	1,508,109.49	1,353,000.00	155,109.49
Other Income	140.80	0.00	140.80
Total Income	1,508,250.29	1,353,000.00	155,250.29
Expense			
EXPENDITURES			
EDC ADMINISTRATION			
PERSONNEL			
00-1150 · Phone Reimbursement	4,811.90	4,800.00	11.90
00-1100 · Car Allowance	6,000.00	6,000.00	0.00
00-1000 · Staff Salary	410,544.46	390,500.00	20,044.46
00-1200 · Longevity	555.88	1,050.00	-494.12
00-1500 · FICA Tax	29,789.39	31,273.00	-1,483.61
00-1600 · Employee Insurance	32,280.98	28,735.00	3,545.98
00-1700 · Worker's Comp Insurance	0.00	1,000.00	-1,000.00
00-1800 · Retirement	63,043.42	55,290.00	7,753.42
00-1901 · Other Personnel Expenses	3,471.36	1,400.00	2,071.36
Total PERSONNEL	550,497.39	520,048.00	30,449.39
SUPPLIES AND MATERIALS			
00-2030 · Office Supplies	8,004.10	4,000.00	4,004.10
00-2040 Printing Costs	0.00	300.00	-300.00
00-2200 · Postage/Shipping	317.28	300.00	17.28
00-2820 · Furniture and Fixtures	2,073.36	0.00	2,073.36
00-2842 · Minor Equipment/Electronics	1,633.66	5,000.00	-3,366.34
Total SUPPLIES AND MATERIALS	12,028.40	9,600.00	2,428.40
REPAIRS AND MAINTENANCE			
00-4100 · Repairs & Maint. - Bldg	10,196.99	3,500.00	6,696.99
00-4200 · Repairs & Maint. - Facility	11,542.71	2,500.00	9,042.71
00-4400 · Repairs & Maint. - Equipment	2,880.00	4,000.00	-1,120.00
Total REPAIRS AND MAINTENANCE	24,619.70	10,000.00	14,619.70
CONTRACTUAL SERVICES			
00-6012 · Consulting Fees (Legal)	11,410.00	5,000.00	6,410.00
00-6000 · Bank Analysis Fees	189.88	800.00	-610.12
00-6100 · Advertising	1,580.88	4,000.00	-2,419.12
00-6200 · Communication - Internet (Spec)	6,935.69	6,250.00	685.69
00-6201 · Phone Services - Brightspeed	0.00	0.00	0.00
00-6202 · Network Upgrade	0.00	0.00	0.00
00-6300 · Rental of Equip / Copier Lease	2,859.91	2,500.00	359.91
00-6350 · Rental of Property	32,429.88	33,000.00	-570.12
00-6400 · Dues and Subscriptions	57,987.47	8,000.00	49,987.47

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	TOTAL		
	Oct '24 - Sep 25	Budget	\$ Over Budget
00-6401 · Subscriptions	0.00	0.00	0.00
00-6402 · Software Licenses	0.00	0.00	0.00
00-6550 · Contract Labor	0.00	3,500.00	-3,500.00
00-6551 · IT Services (Cybersecurity/HD)	0.00	0.00	0.00
00-6600 · Professional Development	22,363.76	41,240.00	-18,876.24
00-6800 · Professional Services	16,078.61	12,200.00	3,878.61
00-6810 · Provided City Services	0.00	150.00	-150.00
00-6900 · Utilities	7,963.81	9,200.00	-1,236.19
Total CONTRACTUAL SERVICES	159,799.89	125,840.00	33,959.89
DESIGNATED EXPENSES			
00-7000 · Insurance Expense	4,013.75	5,800.00	-1,786.25
00-1998 · Board Related Expenses	2,578.86	3,000.00	-421.14
00-1999 · Public Relations	7,869.88	6,000.00	1,869.88
Total DESIGNATED EXPENSES	14,462.49	14,800.00	-337.51
Total EDC ADMINISTRATION	761,407.87	680,288.00	81,119.87
DEBT SERVICES			
10-9226 · 2012 Sales Tax Bond Principal	0.00	115,000.00	-115,000.00
10-9326 · 2012 Sales Tax Bond Note Int	34,846.60	32,414.00	2,432.60
Total DEBT SERVICES	34,846.60	147,414.00	-112,567.40
EDC NON-DEPARTMENTAL			
SUPPLIES AND MATERIAL			
90-2060 · Program / Project Supplies	0.00	0.00	0.00
Total SUPPLIES AND MATERIAL	0.00	0.00	0.00
CONTRACTUAL SERVICES			
90-6400 · Dues and Subscriptions	0.00	6,000.00	-6,000.00
90-6100 · Advertising	0.00	2,140.00	-2,140.00
90-6550 · Contract Labor	20,294.69	20,000.00	294.69
90-6610 · Business Attraction	39,143.32	55,000.00	-15,856.68
90-6800 · Professional Services	49,999.99	73,200.00	-23,200.01
Total CONTRACTUAL SERVICES	109,438.00	156,340.00	-46,902.00
90-9000 · ENTREPRENEUR CENTER			
90-9001 · Start Up	0.00	3,000.00	-3,000.00
90-9002 · Operations	0.00	35,000.00	-35,000.00
90-9003 · Employee Appreciation	0.00	0.00	0.00
90-9004 · Meals	0.00	0.00	0.00
Total 90-9000 · ENTREPRENEUR CENTER	0.00	38,000.00	-38,000.00
90-9100 · BUSINESS RETENTION			
90-9101 · Flyers / Design	0.00	950.00	-950.00
90-9102 · Workshops	1,294.62	500.00	794.62
90-9103 · Retention	35,274.45	6,000.00	29,274.45
90-9104 · Travel	-480.20	1,500.00	-1,980.20
90-9105 · Visits	0.00	0.00	0.00
90-9106 · Workforce Development Training	0.00	2,800.00	-2,800.00
90-9107 · Workforce Development Events	2,477.88	3,000.00	-522.12

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	TOTAL		
	Oct '24 - Sep 25	Budget	\$ Over Budget
90-9100 · BUSINESS RETENTION - Other	958.50	0.00	958.50
Total 90-9100 · BUSINESS RETENTION	39,525.25	14,750.00	24,775.25
Total EDC NON-DEPARTMENTAL	148,963.25	209,090.00	-60,126.75
OTHER EXPENDITURES			
90-8600 · CAPITAL OUTLAY			
90-8601 · Constitution	0.00	0.00	0.00
90-8602 · Land Exchange	0.00	0.00	0.00
90-9605 · Infrastructure	0.00	500,000.00	-500,000.00
90-8607 · Narrows Phase II Expansion	84,075.00	2,000,000.00	-1,915,925.00
90-9606 · Patriot Circle Office Building	0.00	0.00	0.00
90-8600 · CAPITAL OUTLAY - Other	18,625.00		
Total 90-8600 · CAPITAL OUTLAY	102,700.00	2,500,000.00	-2,397,300.00
Total OTHER EXPENDITURES	102,700.00	2,500,000.00	-2,397,300.00
Total EXPENDITURES	1,047,917.72	3,536,792.00	-2,488,874.28
Total Expense	1,047,917.72	3,536,792.00	-2,488,874.28
Net Ordinary Income	460,332.57	-2,183,792.00	2,644,124.57
Net Income	460,332.57	-2,183,792.00	2,644,124.57

Copperas Cove Economic Development Corporation

Reconciliation Detail

Cash- Cadence Bank, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						754,157.34
Cleared Transactions						
Checks and Payments - 52 items						
Check	08/12/2025	3721	City of Copperas Cove	X	-12,500.00	-12,500.00
Check	08/12/2025	3707	Texas Economic De...	X	-2,000.00	-14,500.00
Check	08/12/2025	3715	Texas Downtown	X	-1,102.10	-15,602.10
Check	08/12/2025	3717	City of Copperas Co...	X	-251.73	-15,853.83
Check	08/12/2025	3704	Killeen Pest Control	X	-75.00	-15,928.83
Check	08/15/2025	3724	Sign Craftsman of T...	X	-10,108.35	-26,037.18
Check	08/25/2025	3725	Cap City Rentals	X	-900.00	-26,937.18
Check	08/25/2025	3726	Party-N-Jump	X	-750.00	-27,687.18
Check	08/25/2025	3728	Jani-King of Austin	X	-397.00	-28,084.18
Check	08/25/2025	3727	Copperas Cove Hist...	X	-200.00	-28,284.18
Check	08/25/2025	3729	Quill LLC	X	-56.98	-28,341.16
Liability Check	08/26/2025	3730	City of Copperas Co...	X	-4,972.56	-33,313.72
General Journal	09/01/2025	100	McMullin Properties	X	-2,702.49	-36,016.21
General Journal	09/03/2025	106	Inhouse Systems	X	-39.99	-36,056.20
General Journal	09/03/2025	103	Brightspeed	X	-31.90	-36,088.10
Liability Check	09/04/2025	EFTPS	City of Copperas Co...	X	-10,422.33	-46,510.43
Liability Check	09/04/2025	EFTPS	US Treasury	X	-4,198.56	-50,708.99
General Journal	09/05/2025	103	TIB The Independen...	X	-8,851.74	-59,560.73
General Journal	09/05/2025	99	NRG Energy	X	-11.15	-59,571.88
General Journal	09/05/2025	99	NRG Energy	X	-10.78	-59,582.66
General Journal	09/05/2025	99	NRG Energy	X	-10.31	-59,592.97
General Journal	09/05/2025	99	NRG Energy	X	-9.98	-59,602.95
General Journal	09/05/2025	99	NRG Energy	X	-7.76	-59,610.71
General Journal	09/05/2025	99	NRG Energy	X	-7.76	-59,618.47
Check	09/09/2025	3735	Top Notch Lawn Care	X	-2,250.00	-61,868.47
Check	09/09/2025	3740	Kelsey Lien	X	-2,000.00	-63,868.47
Check	09/09/2025	3741	Divine Signs & Printi...	X	-1,775.00	-65,643.47
Check	09/09/2025	3737	DonkBuilt Service E...	X	-700.00	-66,343.47
Check	09/09/2025	3738	Jani-King of Austin	X	-397.00	-66,740.47
Check	09/09/2025	3736	Renaissance Syste...	X	-320.84	-67,061.31
Check	09/09/2025	3733	Centex Technologies	X	-240.00	-67,301.31
Check	09/09/2025	3734	Jeremy Gonzales	X	-120.00	-67,421.31
Check	09/09/2025	3732	Killeen Pest Control	X	-75.00	-67,496.31
General Journal	09/11/2025	101	TXU Energy	X	-490.23	-67,986.54
Paycheck	09/12/2025	ACH	Frederick H Welch	X	-4,276.13	-72,262.67
Paycheck	09/12/2025	ACH	Sean Renzo Stevens	X	-2,590.73	-74,853.40
Paycheck	09/12/2025	ACH	Sheena M Tanner	X	-1,531.76	-76,385.16
Paycheck	09/12/2025	ACH	Brittany P Sanders	X	-1,513.56	-77,898.72
Paycheck	09/12/2025	ACH	Anne R Seneca	X	-1,185.96	-79,084.68
Paycheck	09/12/2025	ACH	Gracie Lynn Lara	X	-697.34	-79,782.02
Liability Check	09/15/2025	EFTPS	US Treasury	X	-3,877.96	-83,659.98
General Journal	09/15/2025	96	Spectrum Business	X	-291.54	-83,951.52
Liability Check	09/17/2025	3742	City of Copperas Co...	X	-5,714.18	-89,665.70
Check	09/19/2025	3743	Cash	X	-1,200.00	-90,865.70
General Journal	09/22/2025	97	Iron Mountain	X	-223.69	-91,089.39
Paycheck	09/26/2025	500002	Frederick H Welch	X	-4,112.24	-95,201.63
Paycheck	09/26/2025	500004	Sean Renzo Stevens	X	-2,499.72	-97,701.35
Paycheck	09/26/2025	500005	Sheena M Tanner	X	-1,531.77	-99,233.12
Paycheck	09/26/2025	500001	Brittany P Sanders	X	-1,513.57	-100,746.69
Paycheck	09/26/2025	500000	Anne R Seneca	X	-1,185.96	-101,932.65
Paycheck	09/26/2025	500003	Gracie Lynn Lara	X	-762.15	-102,694.80
Liability Check	09/30/2025	EFTPS	US Treasury	X	-3,810.10	-106,504.90
Total Checks and Payments					-106,504.90	-106,504.90
Deposits and Credits - 9 items						
Check	05/06/2025	3653	Jeremy Gonzales	X	0.00	0.00
Check	06/30/2025	3689	Rita Hogan Photogr...	X	0.00	0.00
Check	08/12/2025	3719	Lampasas Dispatch	X	0.00	0.00
General Journal	09/10/2025	103	Konica Minolta	X	18.92	18.92
General Journal	09/15/2025	104		X	1,582.00	1,600.92
General Journal	09/24/2025	105		X	3,652.75	5,253.67
General Journal	09/30/2025	103	Konica Minolta	X	289.99	5,543.66
General Journal	09/30/2025	103	Konica Minolta	X	289.99	5,833.65
General Journal	09/30/2025	104		X	1,711.68	7,545.33

8:53 AM

10/20/25

Copperas Cove Economic Development Corporation Reconciliation Detail

Cash- Cadence Bank, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Total Deposits and Credits					7,545.33	7,545.33
Total Cleared Transactions					-98,959.57	-98,959.57
Cleared Balance					-98,959.57	655,197.77
Uncleared Transactions						
Checks and Payments - 3 items						
Check	08/12/2025	3715	Sheena M Tanner		-55.00	-55.00
Check	09/09/2025	3739	GIS Planning Inc		-7,960.00	-8,015.00
Check	09/09/2025	3731	Texas A&M Universi...		-500.00	-8,515.00
Total Checks and Payments					-8,515.00	-8,515.00
Total Uncleared Transactions					-8,515.00	-8,515.00
Register Balance as of 09/30/2025					-107,474.57	646,682.77
New Transactions						
Checks and Payments - 32 items						
Check	10/06/2025	3761	Calderon Economic ...		-15,000.00	-15,000.00
Check	10/06/2025	3760	Avanti Planning Inc.		-10,000.00	-25,000.00
Check	10/06/2025	3768	MRB Group		-9,720.00	-34,720.00
Check	10/06/2025	3767	Clark Associates, P...		-3,687.50	-38,407.50
Check	10/06/2025	3752	Knight Law Firm		-1,837.50	-40,245.00
Check	10/06/2025	3759	City of Copperas Cove		-1,680.76	-41,925.76
Check	10/06/2025	3747	Texas First Rentals		-1,096.36	-43,022.12
Check	10/06/2025	3764	City of Copperas Cove		-1,055.72	-44,077.84
Check	10/06/2025	3762	RE-Simplifi		-1,050.00	-45,127.84
Check	10/06/2025	3750	DonkBuilt Service E...		-700.00	-45,827.84
Check	10/06/2025	3757	Texas Economic De...		-600.00	-46,427.84
Check	10/06/2025	3756	Texas Economic De...		-600.00	-47,027.84
Check	10/06/2025	3758	Philadelphia Insuran...		-568.00	-47,595.84
Check	10/06/2025	3753	Top Notch Lawn Care		-400.00	-47,995.84
Check	10/06/2025	3763	Jani-King of Austin		-397.00	-48,392.84
Check	10/06/2025	3765	Renaissance Syste...		-320.84	-48,713.68
Check	10/06/2025	3749	Joseph Jamrosz Ole...		-300.00	-49,013.68
Check	10/06/2025	3746	Kevin Hale		-300.00	-49,313.68
Check	10/06/2025	3766	Centex Technologies		-240.00	-49,553.68
Check	10/06/2025	3745	Kevin Hale		-210.00	-49,763.68
Check	10/06/2025	3754	Copperas Cove Lea...		-205.00	-49,968.68
Check	10/06/2025	3748	Quill LLC		-179.96	-50,148.64
Check	10/06/2025	3744	Rainbow Heart Studio		-175.00	-50,323.64
Check	10/06/2025	3755	Jeremy Gonzales		-80.00	-50,403.64
Check	10/06/2025	3751	Killeen Pest Control		-75.00	-50,478.64
Paycheck	10/10/2025	500008	Frederick H Welch		-4,371.30	-54,849.94
Paycheck	10/10/2025	500010	Sean Renzo Stevens		-2,521.95	-57,371.89
Paycheck	10/10/2025	500011	Sheena M Tanner		-1,546.76	-58,918.65
Paycheck	10/10/2025	500007	Brittany P Sanders		-1,526.54	-60,445.19
Paycheck	10/10/2025	500006	Anne R Seneca		-1,363.29	-61,808.48
Paycheck	10/10/2025	500009	Gracie Lynn Lara		-762.15	-62,570.63
Check	10/16/2025	3769	Crystal Owens		-175.00	-62,745.63
Total Checks and Payments					-62,745.63	-62,745.63
Total New Transactions					-62,745.63	-62,745.63
Ending Balance					-170,220.20	583,937.14

Copperas Cove Economic Development Corporation
Reconciliation Summary
TEXPOOL ACCOUNT, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	6,570,286.02
Cleared Transactions	
Deposits and Credits - 1 item	22,961.72
Total Cleared Transactions	22,961.72
Cleared Balance	6,593,247.74
Register Balance as of 09/30/2025	6,593,247.74
Ending Balance	6,593,247.74

Economic Development Corporation

H.2.

Meeting Date: December 4, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC.

Subject:

Consideration and action on approving Resolution #EDC 2026-02 accepting the Quarterly Investment Report as presented for the quarter ending September 30, 2025, per the Investment Policy. **Fred Welch, Executive Director, Copperas Cove EDC**

Description/Information:

The Public Funds Investment Act of Chapter 2256, Texas Government Code, requires investment management reports to be accepted by the Board. The Copperas Cove Economic Development Corporation's Investment Policy requires that the Investment Officer shall report a detailed listing of all purchases, sales, and payments, and a description of each security held as well as management summary information.

Financial Impact:

See the attached Quarterly Investment Report for the month ending September 30, 2025.

Action/Recommendation:

EDC staff recommends the Board approve Resolution #EDC-2026-02, accepting the Quarterly Investment Report as presented for the quarter ending September 30, 2025, per the Investment Policy.

Attachments:

Resolution #EDC-2026-02
Quarterly Investment Report



Quarterly Investment Report

June 30, 2025 – September 30, 2025

4th Quarter 2024-2025

The following report is submitted in accordance with the Public Funds Investment Act (Chapter 2256). The report also offers a supplement not required by the Act to fully inform the Board of Directors of the position and activity within the Copperas Cove Economic Development's portfolio of investments. The report includes a management summary overview, detailed holdings report for the end of the period and a transaction report as well as graphic representations of the portfolio to provide full disclosure to the Board.

The Copperas Cove EDC's portfolio is managed in full compliance with the Public Funds Investment Act, the Corporations' Investment Policy and Strategy and under the strictest safety parameters as set by the Board.

Copperas Cove Economic Development Corporation

Operating Fund Quarterly Investment Report

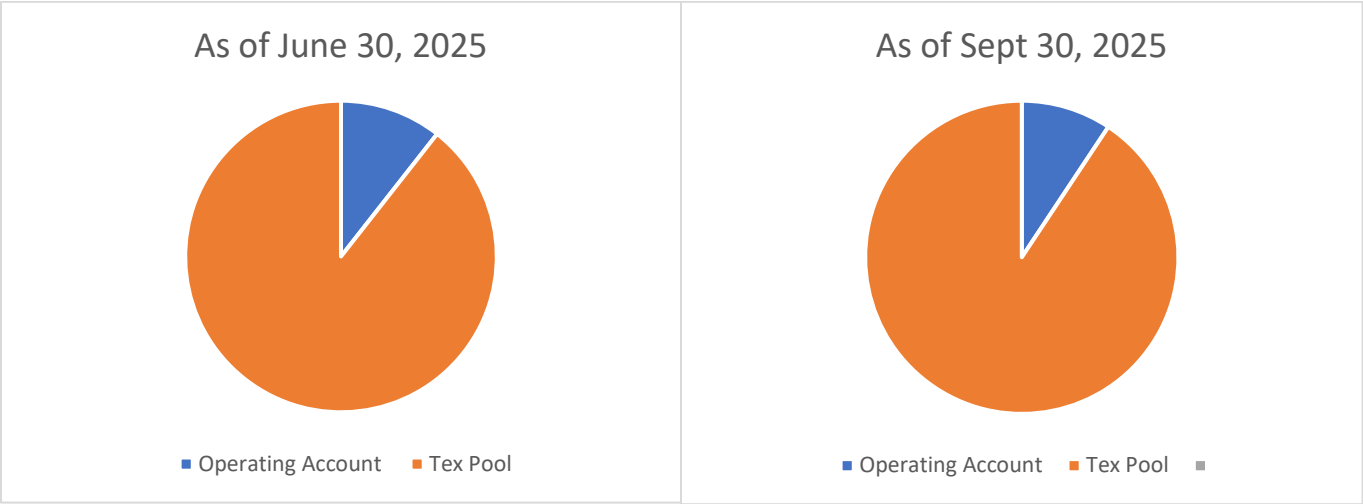
June 30, 2025 – September 30, 2025

Compared to previous Quarter

Portfolio Summary Management Report

This Quarterly Report is in compliance with the investment policy and strategy as established by the Board and the Public Funds Investment Act (Chapter 2256, Texas Govt. Code)

	As of June 30, 2025	As of September 30, 2025
Operating Account	\$ 772,509	\$ 678,141
Tex Pool	\$ 6,522,462	\$ 6,593,248
	<hr/>	<hr/>
	\$ 7,294,971	\$ 7,271,389



Fred Welch, Executive Director

Annette Donker, DonkBuilt Service Exchange

RESOLUTION NO. EDC 2026-02

**A RESOLUTION OF THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION,
APPROVING THE INVESTMENT REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025.**

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the “Public Funds Investment Act,” requires the Investment Officer of the City to present s written report of investment transactions for all Economic Development Corporation’s accounts covered for the preceding reporting period to the Board of Directors; and

WHEREAS, this reporting is authorized by the Public Funds Investment Act; and

WHEREAS, the Public Funds Investment Act requires the Quarterly Investment Report be presented to the Board of Directors; and

WHEREAS, the attached Quarterly Investment Report complies with the Public Funds Investment Act.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE COPPERAS COVE ECONOMIC CORPORATION:

Section 1.

That the Copperas Cove Economic Development Corporation has complied with the requirements of the Public Funds Investment Act, and the Quarterly Investment Report for the quarter ending September 30, 2025, attached hereto as “Exhibit A,” is hereby approved as the quarterly investment report for the quarter ending September 2025 of the Corporation effective December 4, 2025.

PASSED, APPROVED, AND ADOPTED on this 4th of December 2025 at a regular meeting of the Economic Development Corporation which meeting was held in compliance with the Open Meetings Act, *Tex. Gov’t Code*, §551.001, et. seq. at which meeting a quorum was present and voting.

ATTEST:

Fred Welch, Executive Director

David McPhail, Treasurer

APPROVED AS TO FORM:

Knight Law Firm
Copperas Cove Economic Development Corporation Attorney