

**MINUTES  
of the  
KEENE CITY COUNCIL**

**THURSDAY, FEBRUARY 18, 2021**

**PRESENT: Mayor Gary Heinrich, Mayor Pro-Tem Gwen Beeson, Robert Cooper, David Bass and Phillip Jackson.**

**ABSENT: Rob Foster & Lisa Parrish**

**CALL TO ORDER: Meeting called to order at 6:00 p.m.**

**Invocation – Mike Boese**

**Pledge of Allegiance & Pledge to the Texas Flag – Gary Heinrich**

**1. Mayor Comments:**

**The Mayor welcomed and thanked the citizens for attending.**

**2. Public Comments:**

**None**

**3. Consideration of City Council Minutes dated February 4, 2021 Regular Called Meeting.**

**Councilmember Cooper made a motion to approve the minutes as presented.  
Councilmember Besson seconded the motion.**

**Motion carried 3-0-1. Councilmember Bass abstained; he was not present at the meeting.**

**4. Discuss and take possible action regarding Resolution No. 2021-382 supporting the Savannah Park of Keene located at 213 W. 4<sup>th</sup> Street, Keene, Texas 76059.**

**Derrick Hamilton a principal of Belmont Development asked the council to approve the resolution to support the Savannah Park of Keene. This company is planning to acquire and do a full-scale rehab of the property to include the ADA accessibility standards. This rehab would include new HVAC, roofs, flooring, appliances, repair the sidewalks and new outdoor amenities. This resolution is asking that the city contribute up to \$250.00 towards this project in related fees.**

**Councilmember Beeson asked if they were going to be running the sidewalks along 4<sup>th</sup> street and Mr. Hamilton said that they could do that.**

**Ms. Gillin asked how the low-income housing would affect the new homes being built and if this would be section 8 housing. Mr. Hamilton said that the updated apartments would improve the value of the existing apartments and the apartments would be based on income just as they currently are, but they are not section 8.**

**Mr. Perez asked how the current residents would be affected. Mr. Hamilton stated the development starts on vacant apartments first and give stipends to its residents during**

the remodel to stay in a hotel or with relatives. The remodel takes approximately 6-8 weeks per unit.

Councilmember Cooper made a motion to approve Resolution No. 2021-382 supporting the Savannah Park of Keene located at 213 W. 4<sup>th</sup> Street, Keene, Texas 76059. Councilmember Bass seconded the motion.

Motion carried 4-0-0

5. Discuss and take possible action regarding the final audit report for fiscal year ending September 2019.

Rachel Ormsby and David Coleman from BKE presented the 2018-2019 audit report. BKE was able to complete the audit with the city receiving a clean unmodified opinion. The cities financial records are materially complete in all aspects.

Due to the ransomware attach in 2019 several procedures have been put in place to prevent the city from losing data in the future if this were to happen again. Cyber training for staff has also been given to help eliminate and recognize any additional attacks along with hiring a new IT management team.

Councilmember Bass made a motion to approve the final audit report for fiscal year ending September 2019. Councilmember Jackson seconded the motion.

Motion carried. 4-0-0.

6. Bonds and Tax Notes plan of finance presentation from City's financial advisor Hilltop Securities Inc.; discuss bond funding opportunities and possible issuance of a tax note.

Andre Ayala from Hilltop Securities Inc. presented the City's bond funding opportunities and possible issuance of a tax note. With fiscal audit report for year ending September 2019 they will be able to get the cities rating and look at lower fixed interest rates.

Council gave staff the approval to move forward with the plan that Hilltop Securities presented to start moving forward with obtaining a lower fixed interest rate to refinance its 2021A and the 2021B bonds. In addition, this refinance would include the ambulance, sidewalks, and sewer repairs. The plan will be presented to council for final approval at the March 18<sup>th</sup> meeting with funds to be allocated at the end of April.

7. Department Reports:

a. Public Works-

Public Works Director D. Martin presented the reports for January 2021.

b. Fire Department-

Fire Chief D. Warner presented the fire department reports for January 2021.

c. Police Department-

Chief B. Hunt presented the January 2021 police department reports and the 2020 Racial Profile report.

d. Finance Department-

Finance Director C. Williams presented the January 2021 financials.

8. Executive Session: Pursuant to Open Meetings Act, Chapter 551, Texas Government, Sections 551.071 (consultation with attorney), 551-072 (real property), 551. 073 (prospective gifts), 551.074 (personnel matters), 551.076 (securities matters), 551.087 (economic development). Executive session may be held, under the exceptions, at the end of the Regular Session, Workshop and/or Special Session, or at any time during the meeting that a need arises for the City Council to seek advice from the City Attorney as to the posted matter of the City Council Meeting.

No Executive Session

9. Reconvene into Open Session for possible action resulting from any item posted discussed in Executive Session.

No Executive Session

10. Discussion and requests for future items on the agenda.

None

11. Adjourn 8:00 p.m.

By: Gary Heinrich  
Gary Heinrich, Mayor

Attest: Diane Helms  
Diane Helms, City Secretary