



Keene Economic Development Corporation (Type B) Board Meeting Minutes

April 21, 2026 at 3:30 PM

Keene City Hall - Robert G. Cooper Council Chamber
1000 N. Old Betsy Rd., Cleburne, Texas 76031

Recorded Live Stream at <https://www.youtube.com/@cityofkeenetexas>

Members Present: President Ricky Stephens, Vice President Daniel Gathings; and Board Members Donnie Beeson, Gary Heinrich, Phillip Jackson, and Nellie Youngberg

Members Absent: Board Member Alma Davila

City staff present: Jonathan Seitz, Don Martin, Holly Russell, and Cari Warwick

1. Call to Order, Invocation, Pledge of Allegiance

President Stephens called the meeting to order at 3:31 p.m.

2. President's Remarks

No remarks were made.

3. City Administration Remarks

Don Martin, Director of Neighborhood and Development Services, shared that three homes have begun to be built at Stonehurst, and three more are issued a permit to be built.

Jonathan Seitz, City Manager, announced the groundbreaking ceremony for Metalplate at the Keene Industrial Park for May 5, 2026, at 11:00 a.m. The invitation to attend was extended to all of the EDC members.

4. Public Comments

No comments were made.

5. Public Hearing

There was no public hearing scheduled for this meeting date.

6. General

- A. *Review, discuss, and consider the minutes of the regular Keene EDC (Type B) Board meeting held on February 17, 2026.*

A motion was made to approve the minutes as presented, and seconded. The motion carried.

Motion made by Vice President Gathings, Seconded by Beeson.

Voting Yea: President Stephens, Vice President Gathings, Beeson, Youngberg, Jackson

Voting Abstaining: Heinrich

- B. *Receive a report from the City Manager regarding current marketing activities on behalf of the Keene EDC (Type B) Board.*

Mr. Seitz shared recent activity the city has done on behalf of the EDC boards to market business and quality of life in Keene since the city now has a marketing coordinator. He noted that radio advertisements with 88.3 The Journey radio station will begin soon.

- C. *Review, discuss, and give direction to staff after review of preliminary quotes for the requested Luz Arauzo Park improvement items.*

Cari Warwick, Management Assistant, present the costs and quotes for materials and equipment for improving Luz Arauzo Park. There is money in the budget for Engineering to address

drainage issues and sidewalks. The total for sidewalks to the park would be a cost of about \$27,000 without a bridge over the drainage ditch. Solar lighting looks to be just under \$16,000. It is recommended that the same trash cans picnic tables be used so that it is uniform with Elisa Carver Park. The cost quotes for different play equipment was discussed. Soft surface is required for the play equipment and will be an extra cost in some cases. Ms. Warwick also spoke about future ideas such as a dinosaur theme jungle gym or a fossil dig box, and the idea of a surface level labyrinth so that it is ADA accessible and safer for children. She also addressed the need for shade in the future. There were questions about the width of sidewalks and the drainage in the park currently.

Direction was given by the Board to move forward with the staff recommended items, and seconded. The motion carried.

Motion made by Beeson, Seconded by Heinrich.

Voting Yea: President Stephens, Vice President Gathings Beeson, Heinrich, Jackson, Youngberg

Paul Gnadt, resident, spoke in favor of a labyrinth. He shared that a 70-foot footprint could be a seven-circuit labyrinth. He shared three bids for constructing a labyrinth that he gathered from local businesses and recommended the \$27,000 quote from Kevin Kopf. When asked, he is not in favor of a design that is set in ground with grass growing rather than one that has granite fill, but with either design he would like a seven circuit labyrinth.

D. Nominate and select the Board President and Vice President for 2026.

A nomination for Dr. Stephens to continue serving as President and Daniel Gathings to continue as Vice President was made and seconded. The nomination was approved by majority vote.

Motion made by Heinrich, Seconded by Beeson.

Voting Yea: President Stephens, Vice President Gathings, Beeson, Heinrich, Jackson, Youngberg

7. Executive Session

Pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code, the Board may convene into Executive Session at any time during the meeting that a need arises for the Board to seek advice from the City Attorney as to any posted item and by the following authority:

A. 551.072 Deliberations about Real Property - Review a letter of intent to purchase 526 Wallen Ridge, approximately five acres owned by the EDC (Type B) Board.

President Stephens recessed the meeting for Executive Session at 4:07 p.m.

8. Reconvene into Open Session

President Stephens reconvened the meeting to open session at 4:20 p.m.

A motion was made to reject the offer made on the 526 Wallen Ridge Property, and seconded. The motion carried.

Motion made by Youngberg, Seconded by Heinrich.

Voting Yea: President Stephens, Vice President Gathings, Beeson, Heinrich, Jackson, Youngberg

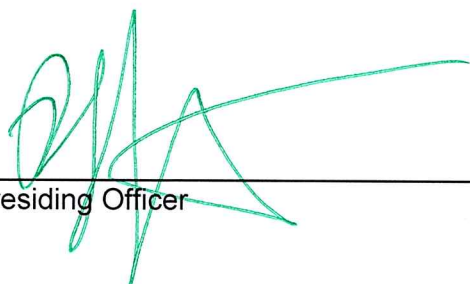
9. Requests for Future Agenda Items

- update on the Baseball fields improvements
- Status on the projects approved by Council.

10. Adjourn

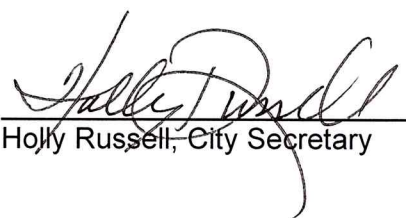
With no further business to discuss, President Stephens adjourned the meeting at 4:24 p.m.

Approved on this 19th day of May 2026.



Presiding Officer

Attest:



Holly Russell, City Secretary