



Keene Economic Development Corporation (Type B) Board Meeting Minutes

May 19, 2026 at 3:30 PM

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

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

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

Members Absent: Vice President Daniel Gathings, and Board Member Alma Davila

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

1. Call to Order, Invocation, Pledge of Allegiance

President Stephens called the meeting to order at 3:30 p.m.

2. President's Remarks

President Stephens thanked Mr. Seitz for judging in the KISD's "Great Debate".

3. City Administration Remarks

Dan Martin, Director of Neighborhood and Development Services, reported a successful groundbreaking for Metalplate at the Keene Industrial Park.

4. Public Comments

Tom Bunch, 1420 CR 807, spoke about the water fountain at Callicott Student Park. He has applied for a small family grant that assists with community building, and would like to apply for funds to repair the fountain that is in the pond that has not worked for several years. He would like the Board to consider contributing funds for this project that may cost up to \$30,000 for a quality pump to run the fountain. If the Board is allowed to contribute, he would be open to conversations on this project.

5. Public Hearing

There was no public hearing held at this meeting.

6. General

- A. *Receive, discuss, and consider the Keene EDC (Type B) Board Quarterly Financial Report for the months of January 1 through March 31, 2026.*

Mira Lam, Director of Finance, presented the report. Year-to-date revenue is about two percent over the amount budgeted, and expenses are 30 percent under budget since there have been so few purchases up to this point so far. Sales tax is trending higher than last year to date. While local sales tax generates more revenue overall, remote sales tax is gaining.

There was a motion to approve the report as presented, and seconded. The motion carried.

Motion made by Youngberg, Seconded by Heinrich.

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

- B. *Receive an update of marketing activities on behalf of the Keene EDC (Type B) Board, and give direction to staff, if any.*

The Board members listened to the two radio spots for both Type A and Type B Boards. Mr. Seitz gave an overview of the marketing activities. There were no further questions on this item. No action was taken. No direction was given.

- C. *Receive an update from staff on the updates to the baseball fields at Elisa Carver Park.*

Mr. Martin updated the Board that the agreement with the Youth Sports Association fell through. The large ballfield has not been used since the topsoil had washed away. It will need to be dug down and several inches of clean fill dirt added. To contract this would cost significantly, so staff have been tending to this as much as possible. The Board directed staff to bring bids on this project to the July meeting.

- D. *Receive a report from staff on the status updates for the current projects funded by the Type B Board: Luz Arauzo Park, Skate Park, two outdoor secondary warning sirens, and additional lighting at Elisa Carver Park and other past projects.*

Cari Warwick, Management Assistant, went over the updates for the projects. There were no further questions on this item. There was no action taken, and no direction given.

- E. *Review, discuss, and give direction to staff on the Keene EDC (Type B) Board Preliminary Budget for Fiscal Year 2026-2027.*

Mr. Martin went over the items for the Fiscal Year 2027 (FY27) Budget. Mr. Seitz explained that staff planned the budget around completing the current Capital Improvement Projects before adding more projects. Mr. Martin also spoke about a project around Sunset Ridge Development that could have an impact on the FY27 budget or a future budget for the Board to consider. If they are interested, the Developers were interested in deeding the flood plan lands back to the city for development into something like walking or biking trails. There was question about adding parking for trail users. There was question about how the deeding of this land would affect the developer's requirement for greenspace. The Board gave direction to staff to keep exploring this option. There was no action taken on this item.

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

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

Motion made by Youngberg, Seconded by Beeson.

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

- G. *Review, discuss, and consider the minutes of the regular Keene EDC (Type B) Board meeting held on April 21, 2026.*

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

Motion made by Jackson, Seconded by Beeson.

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

7. Executive Session

There was no Executive Session held at this meeting.

8. Reconvene into Open Session

There were no items needing action.

9. Requests for Future Agenda Items

- Speak to attorney about collaboration on restoring pond fountain
- Bring bids for fixing the baseball field

10. Adjourn

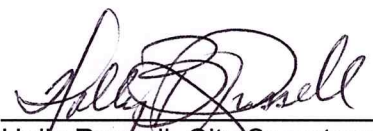
There being no further business to discuss, President Stephens adjourned the meeting at 4:14 p.m.

Approved on this 16 day of June 2026.



Presiding Officer - Daniel Gathings

Attest:



Holly Russell, City Secretary