

City Council Regular Meeting Agenda

May 07, 2026 at 6:00 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>

**Samantha Gillin - Place 2, Mayor Pro Tem | Troy Smith - Place 1 | Bob Chapman - Place 3
Rob Foster - Ward 1 | Johnny Shaw - Ward 2 | Chuck Easley - Ward 3**

- 1. Call to Order, Invocation, Pledge of Allegiance, Pledge to Texas Flag**
- 2. Mayor Announcements**

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor.

- 3. Public Comments**

Each person in attendance who wishes to speak to the City Council on an item NOT posted on the agenda shall speak during this section.

A speaker card must be filled out and given to the City Secretary before addressing the City Council. Each speaker will be allotted three (3) minutes.

City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

Each person in attendance who wishes to speak to the City Council on an item posted on the agenda shall speak when the item is called forward for consideration.

- 4. Reports**

Informational reports only; no action to be taken.

A. Receive the Quarterly Financial and Investment Reports for the months of January 1 through March 31, 2026, from Mira Lam, Director of Finance.

B. City Manager's Comments – SWAU Callicott Student Park sidewalk dedication, Project Hero, Downtown Revitalization Grant, City Comprehensive Plan (RCP) Grant, Luz Arauzo Park, City Development

- 5. Consent Agenda**

All items listed below have been previously discussed, require no deliberation, or are routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council. If discussion is desired, the item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with the staff's recommendation.

A. Consider approval of the minutes of the regular Keene City Council meeting held on April 02, 2026.

6. Public Hearing Items

Public hearing and take possible action regarding the following items.

- A. Hold a public hearing to hear citizen comments and hold a discussion on a zoning change request from Agricultural (A-G) to Single-Family Residential (SF-2) submitted by Nathan Bowers with Ambition Group, LLC for the following property:

A 9.270-acre tract of land located in the Jeremiah Williams Survey, Abstract No. 890, within the City of Keene, Johnson County, Texas.

- B. Hold a public hearing to hear citizen comments and hold a discussion on a zoning change request from Single-Family Residential (SF-2) to Commercial District-Office and Light Retail (C-2) submitted by Dan Griffin with Provident Land Investors, LLC for the following four properties:

- *A 2.014-acre tract of land located in the J. Pennington Survey, Abstract No. 701, and the D. Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas. (ROW)*
- *A 2.824-acre tract of land located in the J. Pennington Survey, Abstract No. 701, the D. Mize Survey, Abstract No. 567 and the B.B.B.&C. RR. CO. Survey, Abstract No. 114 within the City of Keene, Johnson County, Texas.*
- *A 2.03-acre tract of land located in the J. Pennington Survey, Abstract No. 701 within the City of Keene, Johnson County, Texas.*
- *A 1.61-acre tract of land located in the J. Pennington Survey, Abstract No. 701 and the David Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas.*

7. General

General business items for discussion:

- A. Review, discuss and consider action on the zoning change request submitted by Nathan Bowers with Ambition Group, LLC., by ordinance.
- B. Review, discuss and take action on the zoning change request submitted by Dan Griffin with Provident Land Investors, LLC., by ordinance.
- C. Receive a report from representative of Metalplate, detailing their business and plans for use of the Industrial Park property they purchased; and discussion regarding the project and give direction to staff, if any.
- D. Receive an update from the City Manager on the assessment of the water-runoff/drainage issue brought to Council's attention by residents of Shelly Drive and give further direction to staff, if any.
- E. Review, discuss, and take action to approve a resolution awarding an application and engineering services contract for the 2026 Downtown Revitalization grant and authorize the City Manager to negotiate contract terms.
- F. Review, discuss, and give direction to regarding posting a dress code for those who attend and wish to speak to Council or to revise the Rules of Order and Procedure.
- G. Review, discuss to reconsider, and take possible action on the need for the June 18, 2026, regular Council meeting date.

8. Executive Session

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

- A. **Texas Government Code Section 551.071** - Consultation with an attorney for advice about pending litigation (Cause No. DC-C202600174 *Vincent Carl Castro v. City of Keene, Texas, Jonathan Seitz, Troyce Samantha Gillin, Robert Allan Foster, Troy William Smith, Johnny Ray Shaw, Robert Eugene Chapman*)

- B. Texas Government Code Section 551.071** - Consultation with an attorney for advice about pending litigation (Cause No. DC-C202600200 *City of Keene v. Lloyd Thomas, Bonnie Thomas, the Unknown Members of Med Surge North Texas, LLC, all persons claiming any title or interest in land under deed heretofore given to City of Keene*)
- C. Texas Government Code Section 551.074** – Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Application received for appointment to the Keene EDC-A Board.

9. Reconvene into Open Session

To take action on the above-listed Executive Session item(s), if any.

10. Requests for Future Agenda Items

11. Adjourn

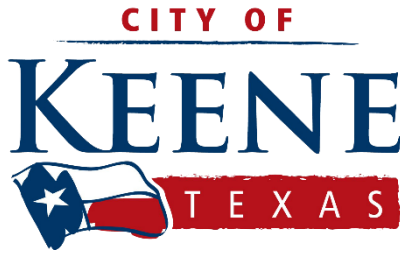
NOTE: The City Council reserves the right to meet in executive session closed to the public at any time during the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including § 551.071 (private consultation with the attorney for the city); § 551.072 (discussing purchase, exchange, lease or value of real property); § 551.073 – (deliberation regarding prospective gift); § 551.074 (discussing personnel or to hear complaints against personnel); § 551.076 (deliberation regarding security devices or security audit); § 551.087 (discussing economic development negotiations); § 551.089 (deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code). Any decision on such matters will be taken or conducted in open session following the conclusion of the executive session.

This is to certify that a true and correct copy of this Notice of Meeting was posted on the bulletin board at the Keene City Hall, 1000 N. Old Betsy Road, Cleburne, Texas a place readily accessible to the general public at all times and to the City's website www.keenetx.com, in compliance with Chapter 551, Texas Government Code, three business days prior to the start of this meeting.

Date: 05/01/2026 Time: 4:30 PM By: Holly B. Russell
Holly Russell, City Secretary

Accessibility Statement

The Keene City Hall is wheelchair accessible. The entry ramp is at the front, with entry at the front entrance to City Hall. Reasonable accommodation to furnish auxiliary aids or assistance to assist persons with special needs will be provided when seventy-two (72) hours advance notice is given. Please contact the City Secretary's Office at 817-641-3336 ext. 105.



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Mira Lam, Director of Finance
finance.director@keenetx.com

Report Item 4A

SUBJECT:

Receive the Quarterly Financial and Investment Reports for the months of January 1 through March 31, 2026, from Mira Lam, Director of Finance.

BACKGROUND:

At the end of March 31st, 2026, our governmental activities revenue was at \$ 4,900,409 which is \$ 683,487 or 16% more than the same fiscal period last year and 11% over budget. The contributing factor to this is the collection of our property taxes, which is 7% more when compared to last year and 43% more than to the budgeted amount.

Our expenses are 3% under budget at the end of March 31st, 2026. All the departments are prudently managing their expenses.

We ended our mid-year on March 31st, 2026, with our revenue over our expenses by \$ 1,537,137 or 4% more than what was budgeted. This also means \$106,137 more when compared to the same fiscal year last year.

At the end of March 31st, 2026, our W/S business type activities revenue was \$ 2,142,113 which is \$ 337,309 more or 19% more than the same fiscal period last year, however, it is 5% under budget. The main contributor to the increase in revenue is the unbudgeted grant money received for CDBG capital items.

The W/S enterprise is generally generating more revenue than what we collected last year. However, the Residential Water billing is 13% or \$ 270,004 less than what we budgeted this year and our Sewer billing is 9% or \$108,728 lower than what we budgeted.

The business type of activities expenses was 2% or \$ 69,415 under budget. However, the unbudgeted CDBG grant matching fund spent this year in the amount of \$50,000 and combination of continuation and increase of water purchase from JSUD and the less revenue generated overall, this has brought our expenses to be over our revenue by \$48,165.74

ATTACHMENTS:

- YTD Quarterly Financial Report March 31, 2026

March 2026 Quarterly Financial Report

Presented by Mira Lam



City of Keene

Revenue And Expense Report

As of March 31, 2026

100 - General	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
000-General Revenue	266,009.57	3,937,941.68	5,441,964.50	1,504,022.82	27.64%	3,436,511.85	4,194,569.79
110-Administration (CMO)	20,023.90	60,071.70	426,670.00	366,598.30	85.92%	180,000.00	270,000.00
115-Police Department	42.00	329.27	5,000.00	4,670.73	93.41%	2,786.73	4,266.74
120-Fire & Rescue Department	98,816.57	541,523.14	1,050,000.00	508,476.86	48.43%	370,117.38	784,139.91
125-Animal Control Department	300.00	410.00	1,000.00	590.00	59.00%	90.00	120.00
130-Development Services Dept	88,741.41	264,937.98	608,200.00	343,262.02	56.44%	122,493.85	567,208.43
135-Municipal Court Dept	23,889.19	87,065.36	210,000.00	122,934.64	58.54%	92,747.38	192,515.26
160-Community Center	695.00	8,130.00	30,000.00	21,870.00	72.90%	12,175.00	20,515.00
999-Nondepartmental	0.00	0.00	242,009.00	242,009.00	100.00%	0.00	0.00
Revenue Totals	<u>498,517.64</u>	<u>4,900,409.13</u>	<u>8,014,843.50</u>	<u>3,114,434.37</u>	<u>38.86%</u>	<u>4,216,922.19</u>	<u>6,033,335.13</u>

YTD FY 2026 Revenue in Review

Through 3/31/2026, the total revenue is \$ \$ 4,900,409 which is \$ 683,487 or 16% more than the same fiscal period last year and 11% over budget.

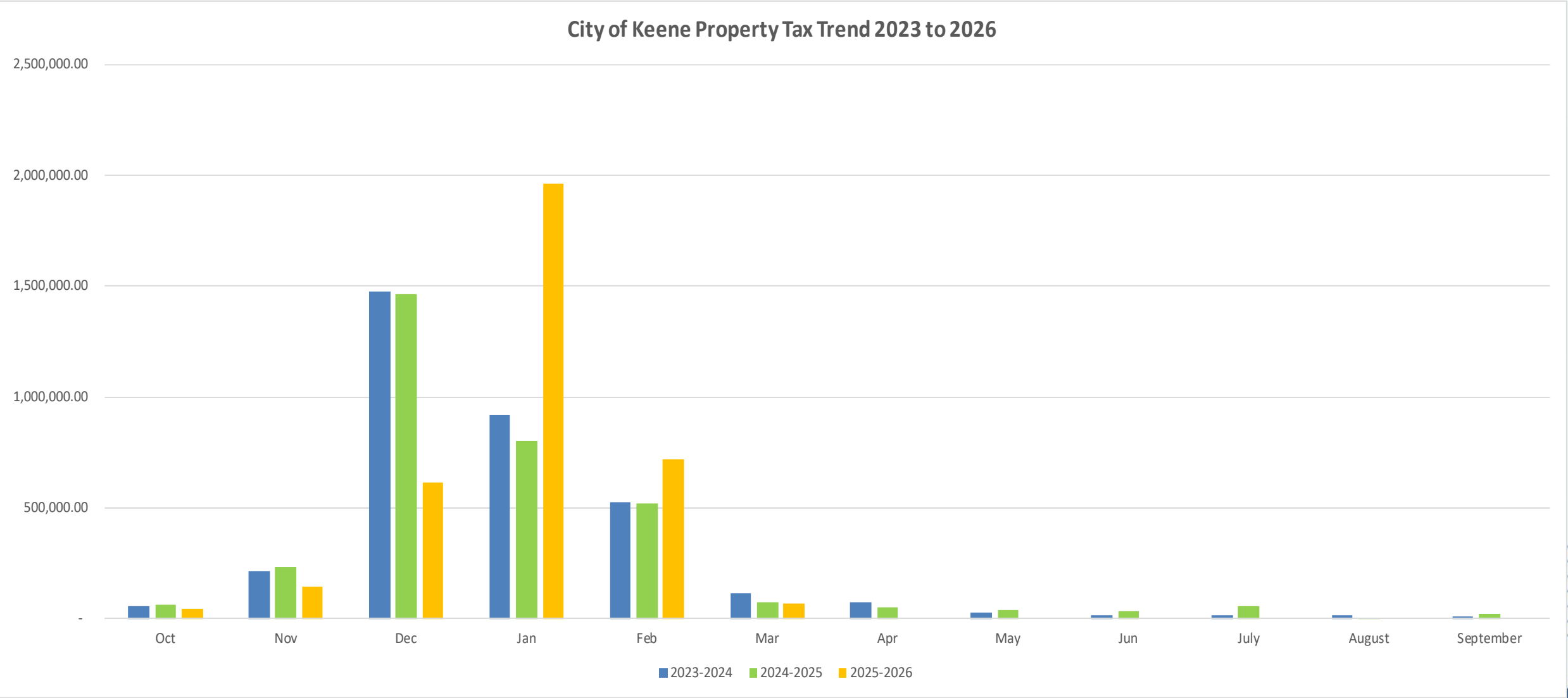
The contributing factor to this is the collection of our property taxes, which is 7% more when compared to last year and 43% more than to the budgeted amount.

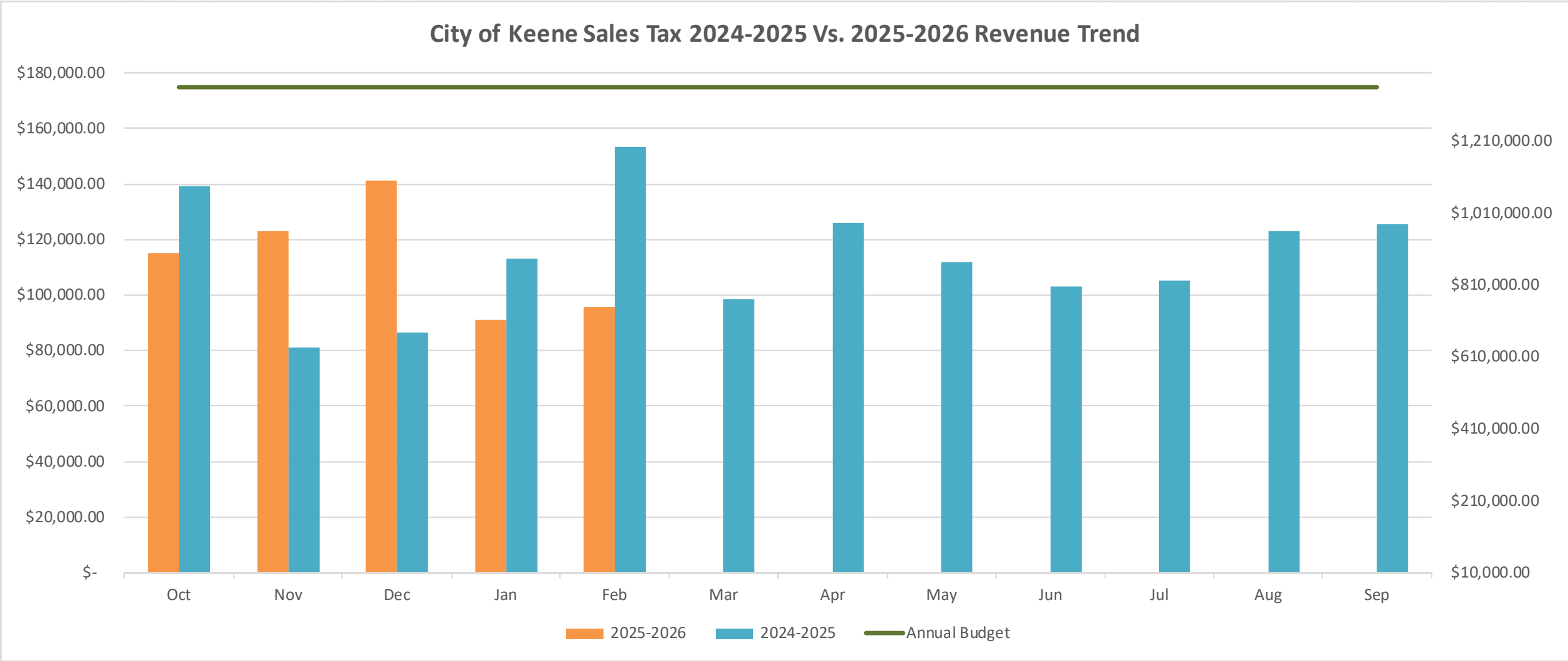
The Sales Tax revenue is 19% or \$ 128,096 over last year and 9% or \$ 119,893 over budget

The Fire Department revenue is 48% or \$ 169,231 more compared to last year. Ambulance Services is up by 31% or \$ 68,307 and County Emergency District is up by 66% or \$100,924 compared to the same period last year.

The Development Services revenue is 116 % or \$ 142,444 more compared to last year, but as of YTD it is still 6% under budget







100 - General	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Expense Summary							
110-Administration (CMO)	34,722.89	201,164.20	325,463.02	124,298.82	38.19%	169,608.16	384,332.10
111-City Secretary's Office	8,562.01	118,120.48	152,668.57	34,548.09	22.63%	93,951.80	163,913.76
112-Finance Department	31,824.00	152,997.52	307,190.00	154,192.48	50.19%	166,624.25	364,590.93
113-Human Resources Department	8,243.73	56,593.04	112,774.83	56,181.79	49.82%	44,621.63	103,938.13
115-Police Department	131,027.81	896,607.07	1,853,186.00	956,578.93	51.62%	822,688.44	1,626,234.05
120-Fire & Rescue Department	175,899.25	1,338,964.52	2,546,416.63	1,207,452.11	47.42%	967,901.77	1,996,095.96
122-Emergency Mgmt Dept	27.95	1,152.95	10,160.00	9,007.05	88.65%	4,687.80	6,960.80
124-Code Enforcement - Fire	4,900.92	35,376.96	85,659.00	50,282.04	58.70%	29,504.88	62,969.44
125-Animal Control Department	5,347.87	39,952.49	84,325.00	44,372.51	52.62%	28,310.62	59,438.83
130-Development Services Dept	30,204.38	143,122.37	352,854.00	209,731.63	59.44%	92,114.89	334,165.57
135-Municipal Court Dept	10,757.68	62,558.09	148,299.00	85,740.91	57.82%	57,306.27	121,085.10
140-Streets Department	16,481.14	158,489.33	467,663.00	309,173.67	66.11%	113,892.84	283,773.23
160-Community Center	668.23	7,914.81	36,857.76	28,942.95	78.53%	4,736.58	13,416.58
999-Nondepartmental	15,028.20	150,257.70	740,847.53	590,589.83	79.72%	189,971.33	343,387.31
Expense Totals	<u>473,696.06</u>	<u>3,363,271.53</u>	<u>7,224,364.34</u>	<u>3,861,092.81</u>	<u>53.45%</u>	<u>2,785,921.26</u>	<u>5,864,301.79</u>
Revenues Over(Under) Expenditures	<u>24,821.58</u>	<u>1,537,137.60</u>	<u>790,479.16</u>	<u>(746,658.44)</u>	<u>45.77%</u>	<u>1,431,000.93</u>	<u>169,033.34</u>

YTD FY 2026 Expenses in Review

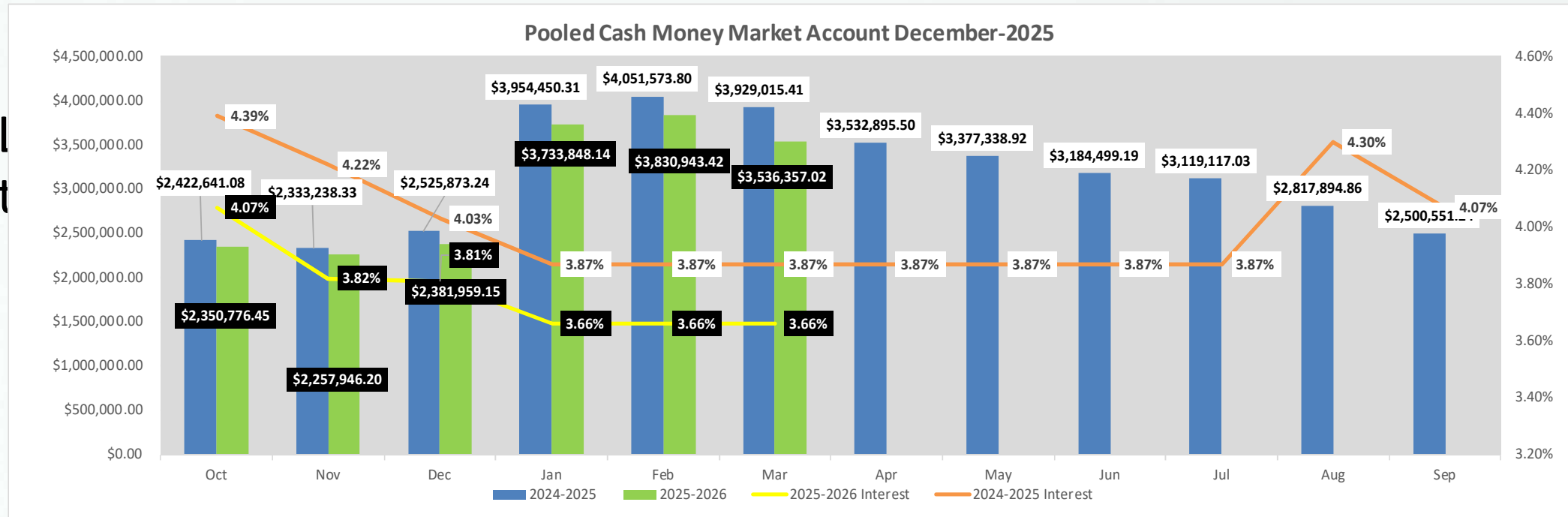
Through 03/31/2026, our expenses are 3% under budget at the end of March 31st, 2026. All the departments are prudently managing their expenses.

We ended our mid-year on March 31st, 2026, with our revenue over our expenses by \$ 1,537,137 or 4% more than what was budgeted.

This also means \$106,137 more when compared to the same fiscal year last year.



Cash/Investment Reporting



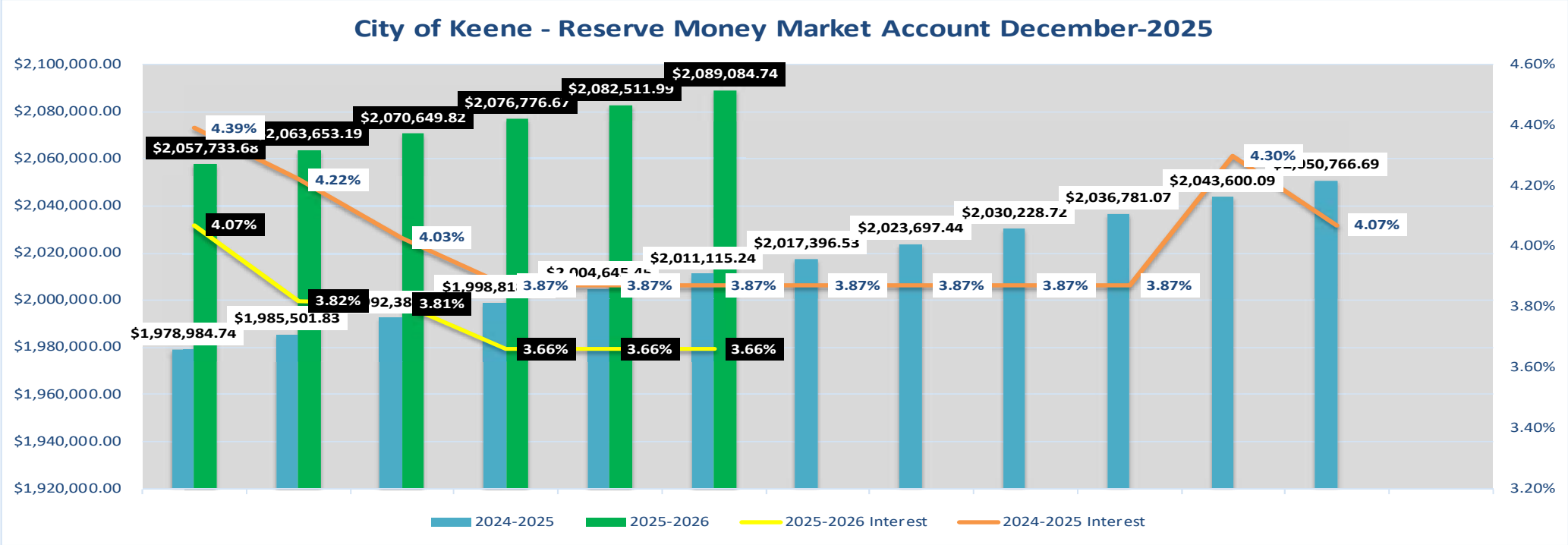
Year to Date Overview

The balance of Pooled Cash Money Market as of 3.31.26 is \$ 3,536,357.02

The total December 2025 YTD Interest earned is \$31,383.03. The average interest rate YTD is 3.78%



Cash/Investment Reporting



Year to Date Overview

The balance of City of Keene Money Market as of 03.31.26 was \$ 2,089,084.74

The YTD March 2026 monthly interest was \$18,434.92. The average interest rate was 3.78%



City of Keene

Cash and Investment Report

for the Month Ended March 31, 2026

Bank Account Names	Beginning Balance	Additions	Withdrawals	Transfers	Interest	Ending Balance
Pooled Cash (6419)	\$3,830,943.42	\$862,013.10	(\$1,156,599.50)	-	\$11,567.18	\$3,536,357.02
COK MM (7998)	\$2,082,511.99	-	-	-	\$6,572.75	\$2,089,084.74
EDC-A MM (3839)	\$410,148.53	\$890,666.00	-	-	\$1,488.01	\$1,302,302.54
EDC-B MM (3337)	\$678,399.85	\$1,517.50	-	-	\$2,233.94	\$682,151.29
Flexible Spending Account (3052)	\$8,531.73	-	(\$638.72)	-	\$ 25.39	\$7,918.40
Street Rehab (0761)	\$80,257.76	-	-	-	\$253.31	\$80,511.07
TWDB (5973)	N/A					
Total	\$ 7,090,793.28	\$1,754,196.60	(\$ 1,157,238.22)	-	\$ 22,140.58	\$ 7,709,892.24

City of Keene Revenue And Expense Report As of March 31, 2026

200 - Water & Sewer	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
200-W/S Administration	10,557.75	283,522.32	132,000.00	(151,522.32)	(114.79%)	71,248.44	327,780.98
205-Water Distribution Dept	165,145.30	1,048,370.98	2,663,000.00	1,614,629.02	60.63%	1,006,323.39	2,055,791.97
210-Sewer Department	101,455.99	593,731.45	1,552,000.00	958,268.55	61.74%	528,943.23	1,279,554.74
220-Sanitation Department	36,760.49	216,488.51	381,000.00	164,511.49	43.18%	198,288.98	397,333.86
Revenue Totals	<u>313,919.53</u>	<u>2,142,113.26</u>	<u>4,728,000.00</u>	<u>2,585,886.74</u>	<u>54.69%</u>	<u>1,804,804.04</u>	<u>4,060,461.55</u>
Expense Summary							
200-W/S Administration	98,612.01	703,600.86	1,354,070.18	650,469.32	48.04%	395,100.38	991,953.34
202-City Maintenance Dept	10,183.52	60,868.71	141,395.00	80,526.29	56.95%	23,739.29	45,099.62
205-Water Distribution Dept	194,208.16	912,194.34	1,768,696.79	856,502.45	48.43%	780,567.21	1,603,138.40
210-Sewer Department	71,356.97	340,577.46	884,527.04	543,949.58	61.50%	300,730.10	701,199.10
220-Sanitation Department	34,644.64	173,037.63	370,698.57	197,660.94	53.32%	155,759.75	383,041.80
Expense Totals	<u>409,005.30</u>	<u>2,190,279.00</u>	<u>4,519,387.58</u>	<u>2,329,108.58</u>	<u>51.54%</u>	<u>1,655,896.73</u>	<u>3,724,432.26</u>
Revenues Over(Under) Expenditures	<u>(95,085.77)</u>	<u>(48,165.74)</u>	<u>208,612.42</u>	<u>256,778.16</u>	<u>53.15%</u>	<u>148,907.31</u>	<u>336,029.29</u>

YTD FY 2026 Revenue and Expenses in Review

Through 3/31/2026, the total W/S revenue is \$ 2,142,113 this is \$ 337,309 or 19% more than compared to last fiscal year. Compared to the budget it is 5 % under budget. Money received for the CDBG grant is the main contributor bringing in a total of \$ 283,522.32

W/S expenses is \$ 2,190,279; this is \$ 69,415 or 2% under budget. The unbudgeted \$50,000 matching fund for CDBG grant and increasing water purchase from JSUD along with the decrease in W/S billing revenue, brought us to the end of March 2026 with the expenses over our revenue by \$ 48,166



City of Keene
Revenue And Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
000-General Revenue	266,009.57	3,937,941.68	5,441,964.50	1,504,022.82	27.64%	3,436,511.85	4,194,569.79
110-Administration (CMO)	20,023.90	60,071.70	426,670.00	366,598.30	85.92%	180,000.00	270,000.00
115-Police Department	42.00	329.27	5,000.00	4,670.73	93.41%	2,786.73	4,266.74
120-Fire & Rescue Department	98,816.57	541,523.14	1,050,000.00	508,476.86	48.43%	370,117.38	784,139.91
125-Animal Control Department	300.00	410.00	1,000.00	590.00	59.00%	90.00	120.00
130-Development Services Dept	88,741.41	264,937.98	608,200.00	343,262.02	56.44%	122,493.85	567,208.43
135-Municipal Court Dept	23,889.19	87,065.36	210,000.00	122,934.64	58.54%	92,747.38	192,515.26
160-Community Center	695.00	8,130.00	30,000.00	21,870.00	72.90%	12,175.00	20,515.00
999-Nondepartmental	0.00	0.00	242,009.00	242,009.00	100.00%	0.00	0.00
Revenue Totals	498,517.64	4,900,409.13	8,014,843.50	3,114,434.37	38.86%	4,216,922.19	6,033,335.13
Expense Summary							
110-Administration (CMO)	34,722.89	201,164.20	325,463.02	124,298.82	38.19%	169,608.16	384,332.10
111-City Secretary's Office	8,562.01	118,120.48	152,668.57	34,548.09	22.63%	93,951.80	163,913.76
112-Finance Department	31,824.00	152,997.52	307,190.00	154,192.48	50.19%	166,624.25	364,590.93
113-Human Resources Department	8,243.73	56,593.04	112,774.83	56,181.79	49.82%	44,621.63	103,938.13
115-Police Department	131,027.81	896,607.07	1,853,186.00	956,578.93	51.62%	822,688.44	1,626,234.05
120-Fire & Rescue Department	175,899.25	1,338,964.52	2,546,416.63	1,207,452.11	47.42%	967,901.77	1,996,095.96
122-Emergency Mgmt Dept	27.95	1,152.95	10,160.00	9,007.05	88.65%	4,687.80	6,960.80
124-Code Enforcement - Fire	4,900.92	35,376.96	85,659.00	50,282.04	58.70%	29,504.88	62,969.44
125-Animal Control Department	5,347.87	39,952.49	84,325.00	44,372.51	52.62%	28,310.62	59,438.83
130-Development Services Dept	30,204.38	143,122.37	352,854.00	209,731.63	59.44%	92,114.89	334,165.57
135-Municipal Court Dept	10,757.68	62,558.09	148,299.00	85,740.91	57.82%	57,306.27	121,085.10
140-Streets Department	16,481.14	158,489.33	467,663.00	309,173.67	66.11%	113,892.84	283,773.23
160-Community Center	668.23	7,914.81	36,857.76	28,942.95	78.53%	4,736.58	13,416.58
999-Nondepartmental	15,028.20	150,257.70	740,847.53	590,589.83	79.72%	189,971.33	343,387.31

City of Keene
Revenue And Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Expense Totals	473,696.06	3,363,271.53	7,224,364.34	3,861,092.81	53.45%	2,785,921.26	5,864,301.79
Revenues Over(Under) Expenditures	24,821.58	1,537,137.60	790,479.16	(746,658.44)	45.77%	1,431,000.93	169,033.34

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
000-General Revenue							
4100 - Property Taxes & Bonds							
000-4105 Maint & Operations Current	50,919.57	3,110,812.41	3,320,344.50	209,532.09	6.31%	2,900,690.74	3,057,158.95
000-4106 M & O Delinquent	4,532.22	21,382.78	30,000.00	8,617.22	28.72%	24,089.10	39,074.21
000-4112 Property Tax - Pen & Int	1,440.58	8,377.76	10,000.00	1,622.24	16.22%	6,178.80	10,340.23
Total 4100 - Property Taxes & Bond	56,892.37	3,140,572.95	3,360,344.50	219,771.55	6.54%	2,930,958.64	3,106,573.39
4150 - Sales Taxes							
000-4150 Sales Tax	95,851.73	799,892.68	1,360,000.00	560,107.32	41.18%	671,796.66	1,261,451.08
000-4151 Type A Sales Tax Revenue	(23,962.93)	(199,973.18)	0.00	199,973.18	0.00%	(167,949.17)	(315,362.79)
000-4152 Type B Sales Tax Revenue	(23,962.93)	(199,973.16)	0.00	199,973.16	0.00%	(167,949.18)	(315,362.80)
Total 4150 - Sales Taxes	47,925.87	399,946.34	1,360,000.00	960,053.66	70.59%	335,898.31	630,725.49
4160 - Franchise Fees							
000-4160 Franchise Fees	72,135.95	75,646.28	220,000.00	144,353.72	65.62%	72,880.74	221,723.07
000-4161 Franchise Fees - Water	44,797.25	89,594.50	179,189.00	89,594.50	50.00%	0.00	0.00
000-4162 Franchise Fees - Sewer	26,107.75	52,215.50	104,431.00	52,215.50	50.00%	0.00	0.00
000-4163 Franchise Fees - Sanitation	6,191.60	36,889.13	60,000.00	23,110.87	38.52%	28,488.09	68,817.80
Total 4160 - Franchise Fees	149,232.55	254,345.41	563,620.00	309,274.59	54.87%	101,368.83	290,540.87
4170 - Royalties & Fees							
000-4170 Gas Royalties	314.60	11,463.31	13,000.00	1,536.69	11.82%	10,726.79	12,674.98
Total 4170 - Royalties & Fees	314.60	11,463.31	13,000.00	1,536.69	11.82%	10,726.79	12,674.98
4700 - Other / Misc. Income							
000-4725 Miscellaneous Revenues - Starfest	0.00	755.00	0.00	(755.00)	0.00%	0.00	175.00
000-4725 Miscellaneous Revenues - Christmas Market	0.00	(95.95)	0.00	95.95	0.00%	0.00	75.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
000-4725 Misc Revenue - General Fund	77.00	74,665.83	15,000.00	(59,665.83)	(397.77%)	(5,184.20)	24,797.12
000-4730 Rebates	0.00	1,260.25	10,000.00	8,739.75	87.40%	1,761.43	5,727.73
000-4740 Interest Income	11,567.18	55,028.54	120,000.00	64,971.46	54.14%	60,982.05	123,280.21
Total 4700 - Other / Misc. Income	11,644.18	131,613.67	145,000.00	13,386.33	9.23%	57,559.28	154,055.06
Total General Revenue	266,009.57	3,937,941.68	5,441,964.50	1,504,022.82	27.64%	3,436,511.85	4,194,569.79
<u>110-Administration (CMO)</u>							
<u>4700 (110) - ADMINISTRATION Other</u>							
110-4710 Economic Development Support	20,023.90	60,071.70	66,670.00	6,598.30	9.90%	0.00	0.00
110-4720 Administrative Allocation Uf	0.00	0.00	360,000.00	360,000.00	100.00%	180,000.00	270,000.00
Total 4700 (110) - ADMINISTRATIO	20,023.90	60,071.70	426,670.00	366,598.30	85.92%	180,000.00	270,000.00
Total Administration (CMO)	20,023.90	60,071.70	426,670.00	366,598.30	85.92%	180,000.00	270,000.00
<u>115-Police Department</u>							
<u>4700 - Other / Misc. Income</u>							
115-4725 Misc Revenue - Police Dept	42.00	329.27	2,000.00	1,670.73	83.54%	2,536.73	3,816.74
115-4745 Donations - Police	0.00	0.00	3,000.00	3,000.00	100.00%	250.00	450.00
Total 4700 - Other / Misc. Income	42.00	329.27	5,000.00	4,670.73	93.41%	2,786.73	4,266.74
Total Police Department	42.00	329.27	5,000.00	4,670.73	93.41%	2,786.73	4,266.74
<u>120-Fire & Rescue Department</u>							
<u>4300 (120) - FIRE & RESCUE Revenues</u>							
120-4305 County Emergency District	42,206.58	253,148.23	380,000.00	126,851.77	33.38%	152,223.98	304,448.00
120-4310 Fire Services	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
120-4315 Ambulance Services	56,609.99	286,200.49	380,000.00	93,799.51	24.68%	217,893.40	453,582.31

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 4300 (120) - FIRE & RESCUE	98,816.57	539,348.72	765,000.00	225,651.28	29.50%	370,117.38	758,030.31
<u>4700 - Other / Misc. Income</u>							
120-4725 Misc Revenue - Fire & Rescue	0.00	1,674.42	20,000.00	18,325.58	91.63%	0.00	25,909.60
120-4745 Donations - Fire	0.00	500.00	5,000.00	4,500.00	90.00%	0.00	200.00
120-4747 Reimbursements	0.00	0.00	260,000.00	260,000.00	100.00%	0.00	0.00
Total 4700 - Other / Misc. Income	0.00	2,174.42	285,000.00	282,825.58	99.24%	0.00	26,109.60
Total Fire & Rescue Department	98,816.57	541,523.14	1,050,000.00	508,476.86	48.43%	370,117.38	784,139.91
<u>125-Animal Control Department</u>							
<u>4700 (110) - ADMINISTRATION Other</u>							
125-4720 Animal Control	250.00	250.00	0.00	(250.00)	0.00%	0.00	0.00
Total 4700 (110) - ADMINISTRATIO	250.00	250.00	0.00	(250.00)	0.00%	0.00	0.00
<u>4700 - Other / Misc. Income</u>							
125-4745 Donations - Animal Control	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
125-4754 License Fee	50.00	140.00	200.00	60.00	30.00%	60.00	90.00
Total 4700 - Other / Misc. Income	50.00	140.00	700.00	560.00	80.00%	60.00	90.00
<u>4700 (125) - ANIMAL CONTROL Other</u>							
125-4751 Adoption Fee	0.00	0.00	100.00	100.00	100.00%	0.00	0.00
Total 4700 (125) - ANIMAL CONTRO	0.00	0.00	100.00	100.00	100.00%	0.00	0.00
<u>4700 (115) - POLICE Other Revenues</u>							
125-4753 Impound Fee	0.00	20.00	200.00	180.00	90.00%	30.00	30.00
Total 4700 (115) - POLICE Other Re	0.00	20.00	200.00	180.00	90.00%	30.00	30.00
Total Animal Control Department	300.00	410.00	1,000.00	590.00	59.00%	90.00	120.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
130-Development Services Dept							
4200 - Permits & Licenses Fees							
130-4205 Building Permits	81,072.41	236,878.24	333,500.00	96,621.76	28.97%	106,372.35	401,057.21
130-4206 Plat Fees	0.00	1,080.00	22,000.00	20,920.00	95.09%	0.00	0.00
130-4210 Misc. Licenses & Permits	0.00	0.00	44,500.00	44,500.00	100.00%	0.00	0.00
130-4222 Develop Svc - Engineering Fees	0.00	201.50	179,400.00	179,198.50	99.89%	5,183.50	127,527.22
130-4250 Electric Permit	0.00	935.00	2,800.00	1,865.00	66.61%	2,380.00	3,060.00
130-4251 Mechanical Permit	0.00	85.00	1,500.00	1,415.00	94.33%	340.00	780.00
130-4252 Plumbing Permit	0.00	680.00	3,200.00	2,520.00	78.75%	2,210.00	3,230.00
130-4253 Fence Permit (Residential)	425.00	2,720.00	1,900.00	(820.00)	(43.16%)	570.00	4,140.00
130-4254 Accessory Building/Barn	0.00	0.00	200.00	200.00	100.00%	0.00	85.00
130-4255 Garage Sale Permit	49.00	242.50	500.00	257.50	51.50%	238.00	518.00
130-4257 Quick Misc Permit	0.00	0.00	100.00	100.00	100.00%	70.00	70.00
130-4258 Fire Burn Permit	0.00	105.00	700.00	595.00	85.00%	335.00	1,040.00
130-4259 Fire Inspection - Annual	85.00	1,635.00	1,400.00	(235.00)	(16.79%)	55.00	985.00
130-4260 Solar Panels	0.00	340.00	1,100.00	760.00	69.09%	255.00	1,190.00
130-4264 Manufactured Home Move in/Out	0.00	0.00	900.00	900.00	100.00%	170.00	170.00
130-4265 Curb Cut/Drive Approach	275.00	1,870.00	1,000.00	(870.00)	(87.00%)	275.00	2,475.00
130-4266 Residential Plan Review Fee	5,255.00	12,375.00	3,400.00	(8,975.00)	(263.97%)	1,975.00	7,375.00
130-4267 Contractor Registration	0.00	300.00	600.00	300.00	50.00%	700.00	1,100.00
130-4270 Swimming Pool - In Ground	0.00	650.74	0.00	(650.74)	0.00%	0.00	0.00
130-4271 Certificate of Occupancy	100.00	200.00	400.00	200.00	50.00%	0.00	500.00
130-4273 Minor Plat	0.00	500.00	700.00	200.00	28.57%	500.00	750.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
130-4274 Request for Zoning Change	910.00	910.00	100.00	(810.00)	(810.00%)	0.00	0.00
130-4275 Irrigation	570.00	3,230.00	1,900.00	(1,330.00)	(70.00%)	190.00	3,990.00
130-4276 Replat	0.00	0.00	1,000.00	1,000.00	100.00%	275.00	825.00
130-4277 Commercial Add/Alter	0.00	0.00	200.00	200.00	100.00%	0.00	0.00
130-4280 Fence Permit (Commercial)	0.00	0.00	200.00	200.00	100.00%	400.00	500.00
Total 4200 - Permits & Licenses Fee	88,741.41	264,937.98	603,200.00	338,262.02	56.08%	122,493.85	561,367.43
4700 - Other / Misc. Income							
130-4725 Misc Revenue - Develop Services	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	5,841.00
Total 4700 - Other / Misc. Income	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	5,841.00
Total Development Services Dept	88,741.41	264,937.98	608,200.00	343,262.02	56.44%	122,493.85	567,208.43
135-Municipal Court Dept							
4500 - MUNI COURT Fees & Revenues							
135-4505 Court Security Fees	108.08	406.37	5,500.00	5,093.63	92.61%	2,550.45	4,765.85
135-4515 Special Expense Fee- Deferred	923.15	4,396.37	10,000.00	5,603.63	56.04%	3,732.24	7,863.19
135-4520 Administrative Fees On Fines	390.00	1,250.00	3,000.00	1,750.00	58.33%	1,110.00	2,250.00
135-4525 Consolidated Security and Technology Fund	1,100.90	3,531.44	0.00	(3,531.44)	0.00%	0.00	951.54
135-4530 State Fees On Fines	21,272.62	76,922.18	185,000.00	108,077.82	58.42%	82,616.75	171,586.14
135-4540 Technology Fee	94.44	351.00	5,000.00	4,649.00	92.98%	2,112.94	3,948.04
135-4550 Child Safety	0.00	208.00	1,500.00	1,292.00	86.13%	625.00	1,150.50
Total 4500 - MUNI COURT Fees & R	23,889.19	87,065.36	210,000.00	122,934.64	58.54%	92,747.38	192,515.26
Total Municipal Court Dept	23,889.19	87,065.36	210,000.00	122,934.64	58.54%	92,747.38	192,515.26
160-Community Center							

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
<u>4700 - Other / Misc. Income</u>							
160-4750 Rental Fees	560.00	6,380.00	27,800.00	21,420.00	77.05%	10,600.00	17,560.00
Total 4700 - Other / Misc. Income	560.00	6,380.00	27,800.00	21,420.00	77.05%	10,600.00	17,560.00
<u>4700 (160) - COMM CENTER Revenues</u>							
160-4758 Cleaning Fees	135.00	1,750.00	2,200.00	450.00	20.45%	1,575.00	2,955.00
Total 4700 (160) - COMM CENTER R	135.00	1,750.00	2,200.00	450.00	20.45%	1,575.00	2,955.00
Total Community Center	695.00	8,130.00	30,000.00	21,870.00	72.90%	12,175.00	20,515.00
<u>999-Nondepartmental</u>							
<u>4700 - Other / Misc. Income</u>							
999-4008 Miscellaneous Income	0.00	0.00	242,009.00	242,009.00	100.00%	0.00	0.00
Total 4700 - Other / Misc. Income	0.00	0.00	242,009.00	242,009.00	100.00%	0.00	0.00
Total Nondepartmental	0.00	0.00	242,009.00	242,009.00	100.00%	0.00	0.00
Total Revenue	498,517.64	4,900,409.13	8,014,843.50	3,114,434.37	38.86%	4,216,922.19	6,033,335.13

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
<u>110-Administration (CMO)</u>							
<u>6000 - PERSONNEL EXPENSES</u>							
110-6010 Salary & Wages	15,997.12	94,762.91	160,992.00	66,229.09	41.14%	85,553.46	171,165.01
110-6015 Overtime Wages	823.36	3,657.31	1,544.00	(2,113.31)	(136.87%)	2,328.56	4,612.26
110-6017 Auto Allowance	369.22	2,399.93	3,840.00	1,440.07	37.50%	2,030.71	4,430.64
110-6035 Payroll Taxes	1,290.06	7,564.41	12,728.00	5,163.59	40.57%	6,565.62	13,345.12
110-6040 Workers Compensation	0.00	1,132.18	4,425.00	3,292.82	74.41%	0.00	0.00
110-6045 Health Insurance	3,081.64	15,802.24	30,916.00	15,113.76	48.89%	17,316.91	27,994.72
110-6050 Life Insurance	14.16	84.96	157.00	72.04	45.89%	70.18	136.48
110-6055 Retirement	2,192.53	12,763.19	17,516.00	4,752.81	27.13%	11,320.99	22,681.61
110-6060 Long-Term Disability	14.82	88.92	480.00	391.08	81.48%	240.59	543.57
110-6061 Short-Term Disability	16.98	101.88	0.00	(101.88)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	23,799.89	138,357.93	232,598.00	94,240.07	40.52%	125,427.02	244,909.41
<u>6100-6200 FACILITIES</u>							
110-6201 Training/Travel	0.00	5,954.54	11,365.02	5,410.48	47.61%	1,196.31	2,591.62
110-6203 Employee Relations	0.00	157.64	0.00	(157.64)	0.00%	0.00	0.00
110-6205 Dues & Subscriptions	7.00	28.00	1,500.00	1,472.00	98.13%	0.00	1,496.79
Total 6100-6200 FACILITIES	7.00	6,140.18	12,865.02	6,724.84	52.27%	1,196.31	4,088.41
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
110-6805 Legal Services	10,916.00	56,497.21	80,000.00	23,502.79	29.38%	34,060.86	126,410.22
Total 6800 - OTHER PROF SVCS / C	10,916.00	56,497.21	80,000.00	23,502.79	29.38%	34,060.86	126,410.22
<u>6900 - PROFESSIONAL EXPENSES</u>							
110-6990 Cash Short/Over	0.00	168.88	0.00	(168.88)	0.00%	8,923.97	8,924.06

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 6900 - PROFESSIONAL EXPEN	0.00	168.88	0.00	(168.88)	0.00%	8,923.97	8,924.06
Total Administration (CMO)	34,722.89	201,164.20	325,463.02	124,298.82	38.19%	169,608.16	384,332.10
111-City Secretary's Office							
6000 - PERSONNEL EXPENSES							
111-6010 Salary & Wages	5,519.22	36,278.83	70,067.00	33,788.17	48.22%	39,884.60	85,057.53
111-6027 Longevity	0.00	66.50	0.00	(66.50)	0.00%	0.00	0.00
111-6028 Certification Pay	0.00	0.00	1,400.00	1,400.00	100.00%	0.00	0.00
111-6035 Payroll Taxes	400.62	2,650.85	5,467.00	2,816.15	51.51%	2,846.00	6,096.54
111-6040 Workers Compensation	0.00	440.30	1,961.00	1,520.70	77.55%	0.00	0.00
111-6045 Health Insurance	1,574.68	9,410.08	10,289.00	878.92	8.54%	7,772.10	15,573.60
111-6050 Life Insurance	8.16	48.96	57.00	8.04	14.11%	44.84	91.64
111-6055 Retirement	707.02	4,618.25	9,155.00	4,536.75	49.55%	4,989.58	10,668.42
111-6060 Long-Term Disability	14.34	86.04	172.00	85.96	49.98%	142.96	293.32
111-6061 Short-Term Disability	22.50	135.00	0.00	(135.00)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	8,246.54	53,734.81	98,568.00	44,833.19	45.48%	55,680.08	117,781.05
6100-6200 FACILITIES							
111-6201 Training/Travel	44.96	1,333.92	2,500.00	1,166.08	46.64%	1,936.55	3,346.44
111-6205 Dues & Subscriptions	25.00	276.40	498.96	222.56	44.60%	424.28	449.28
111-6210 Professional Licenses	0.00	0.00	100.00	100.00	100.00%	0.00	201.21
Total 6100-6200 FACILITIES	69.96	1,610.32	3,098.96	1,488.64	48.04%	2,360.83	3,996.93
6600 - SUPPLIES							
111-6608 Postage	6.08	18.47	0.00	(18.47)	0.00%	0.00	0.00
111-6667 Office Supplies	11.20	106.19	500.00	393.81	78.76%	135.22	577.69

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 6600 - SUPPLIES	17.28	124.66	500.00	375.34	75.07%	135.22	577.69
6800 - OTHER PROF SVCS / COPIERS							
111-6860 Other Professional Services	0.00	17,608.98	16,701.61	(907.37)	(5.43%)	11,782.20	13,304.70
Total 6800 - OTHER PROF SVCS / C	0.00	17,608.98	16,701.61	(907.37)	(5.43%)	11,782.20	13,304.70
6900 - PROFESSIONAL EXPENSES							
111-6915 Legal Publications	0.00	353.00	3,000.00	2,647.00	88.23%	939.60	1,790.20
111-6920 Election Expenses	0.00	36,617.70	20,500.00	(16,117.70)	(78.62%)	20,996.45	21,099.70
111-6940 Mayor & Council	228.23	7,441.01	7,600.00	158.99	2.09%	1,087.42	3,113.49
111-6941 Mayor And Council - Payments	0.00	630.00	2,700.00	2,070.00	76.67%	970.00	2,250.00
Total 6900 - PROFESSIONAL EXPEN	228.23	45,041.71	33,800.00	(11,241.71)	(33.26%)	23,993.47	28,253.39
Total City Secretary's Office	8,562.01	118,120.48	152,668.57	34,548.09	22.63%	93,951.80	163,913.76
112-Finance Department							
6000 - PERSONNEL EXPENSES							
112-6010 Salary & Wages	11,044.32	71,164.81	125,160.00	53,995.19	43.14%	39,734.39	126,875.87
112-6027 Longevity	0.00	26.00	26.00	0.00	0.00%	112.50	112.50
112-6028 Certification Pay	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	0.00
112-6035 Payroll Taxes	696.40	4,549.83	9,653.00	5,103.17	52.87%	2,611.99	9,070.91
112-6040 Workers Compensation	0.00	1,195.08	3,506.00	2,310.92	65.91%	0.00	0.00
112-6045 Health Insurance	4,496.52	26,879.12	20,155.00	(6,724.12)	(33.36%)	10,465.15	21,416.63
112-6050 Life Insurance	20.52	123.12	142.00	18.88	13.30%	37.04	91.64
112-6055 Retirement	1,237.42	7,982.11	16,164.00	8,181.89	50.62%	4,586.43	15,678.22
112-6060 Long-Term Disability	33.30	199.80	394.00	194.20	49.29%	129.55	199.75
112-6061 Short-Term Disability	55.86	335.16	0.00	(335.16)	0.00%	0.00	0.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 6000 - PERSONNEL EXPENSES	17,584.34	112,455.03	176,200.00	63,744.97	36.18%	57,677.05	173,445.52
<u>6100-6200 FACILITIES</u>							
112-6201 Training/Travel	150.00	3,433.67	11,470.00	8,036.33	70.06%	2,163.04	7,430.01
112-6203 Employee Relations	184.70	184.70	300.00	115.30	38.43%	0.00	0.00
112-6205 Dues & Subscriptions	7.00	238.07	350.00	111.93	31.98%	100.00	100.00
Total 6100-6200 FACILITIES	341.70	3,856.44	12,120.00	8,263.56	68.18%	2,263.04	7,530.01
<u>6600 - SUPPLIES</u>							
112-6604 Uniforms	0.00	0.00	200.00	200.00	100.00%	0.00	0.00
112-6605 Operating Supplies	0.00	235.85	870.00	634.15	72.89%	251.32	676.38
Total 6600 - SUPPLIES	0.00	235.85	1,070.00	834.15	77.96%	251.32	676.38
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
112-6811 Tax Assessor/Collector	0.00	0.00	9,000.00	9,000.00	100.00%	0.00	5,408.40
112-6812 County Appraisal District	11,202.96	22,405.92	35,000.00	12,594.08	35.98%	10,377.50	41,510.00
112-6820 Accounting & Audit Fees	0.00	0.00	69,000.00	69,000.00	100.00%	63,489.56	63,989.56
112-6860 Other Professional Services	2,695.00	14,044.28	4,800.00	(9,244.28)	(192.59%)	32,565.78	72,031.06
Total 6800 - OTHER PROF SVCS / C	13,897.96	36,450.20	117,800.00	81,349.80	69.06%	106,432.84	182,939.02
Total Finance Department	31,824.00	152,997.52	307,190.00	154,192.48	50.19%	166,624.25	364,590.93
<u>113-Human Resources Department</u>							
<u>6000 - PERSONNEL EXPENSES</u>							
113-6010 Salary & Wages	4,846.16	31,500.00	63,000.00	31,500.00	50.00%	30,619.91	70,979.48
113-6035 Payroll Taxes	364.06	2,371.69	4,822.00	2,450.31	50.82%	2,275.66	5,305.88
113-6040 Workers Compensation	0.00	440.30	1,765.00	1,324.70	75.05%	0.00	0.00
113-6045 Health Insurance	1,070.20	6,383.20	6,518.00	134.80	2.07%	2,511.33	7,699.79

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
113-6050 Life Insurance	8.16	48.96	57.00	8.04	14.11%	23.40	70.20
113-6055 Retirement	620.78	4,002.87	8,070.00	4,067.13	50.40%	3,767.99	8,841.65
113-6060 Long-Term Disability	13.14	78.84	172.00	93.16	54.16%	61.30	208.42
113-6061 Short-Term Disability	20.64	123.84	0.00	(123.84)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	6,943.14	44,949.70	84,404.00	39,454.30	46.74%	39,259.59	93,105.42
6100-6200 FACILITIES							
113-6201 Training/Travel	1,123.00	2,077.12	3,150.00	1,072.88	34.06%	2,197.02	5,188.13
113-6203 Employee Relations	162.28	5,895.41	14,990.00	9,094.59	60.67%	1,665.66	2,345.60
113-6205 Dues & Subscriptions	0.00	769.51	1,675.00	905.49	54.06%	299.38	984.38
Total 6100-6200 FACILITIES	1,285.28	8,742.04	19,815.00	11,072.96	55.88%	4,162.06	8,518.11
6600 - SUPPLIES							
113-6604 Uniforms	0.00	85.49	150.00	64.51	43.01%	0.00	0.00
113-6667 Office Supplies	0.00	244.25	291.67	47.42	16.26%	84.86	504.53
Total 6600 - SUPPLIES	0.00	329.74	441.67	111.93	25.34%	84.86	504.53
6800 - OTHER PROF SVCS / COPIERS							
113-6860 Other Professional Services	(101.51)	216.00	1,000.00	784.00	78.40%	36.00	126.00
Total 6800 - OTHER PROF SVCS / C	(101.51)	216.00	1,000.00	784.00	78.40%	36.00	126.00
6900 - PROFESSIONAL EXPENSES							
113-6900 Recruitment	0.00	0.00	108.33	108.33	100.00%	0.00	0.00
113-6904 Pre-Employment Testing	116.82	2,355.56	1,505.83	(849.73)	(56.43%)	829.12	1,434.07
113-6906 Employee Workshops	0.00	0.00	5,500.00	5,500.00	100.00%	250.00	250.00
Total 6900 - PROFESSIONAL EXPEN	116.82	2,355.56	7,114.16	4,758.60	66.89%	1,079.12	1,684.07
Total Human Resources Department	8,243.73	56,593.04	112,774.83	56,181.79	49.82%	44,621.63	103,938.13

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
115-Police Department							
6000 - PERSONNEL EXPENSES							
115-6010 Salary & Wages	90,092.79	569,091.98	1,176,672.00	607,580.02	51.64%	525,619.92	1,081,190.78
115-6015 Overtime Wages	486.05	8,736.99	29,850.00	21,113.01	70.73%	6,092.15	11,739.14
115-6027 Longevity	0.00	2,800.00	2,870.00	70.00	2.44%	2,125.00	2,125.00
115-6028 Certification Pay	0.00	0.00	7,200.00	7,200.00	100.00%	0.00	0.00
115-6035 Payroll Taxes	6,595.21	42,293.14	93,069.00	50,775.86	54.56%	39,032.80	80,102.82
115-6040 Workers Compensation	0.00	9,434.86	32,964.00	23,529.14	71.38%	0.00	0.00
115-6045 Health Insurance	19,031.27	109,374.70	240,177.00	130,802.30	54.46%	101,866.43	204,110.34
115-6050 Life Insurance	107.76	650.64	1,215.00	564.36	46.45%	614.12	1,261.52
115-6055 Retirement	11,694.37	74,146.26	155,845.00	81,698.74	52.42%	67,377.80	138,495.69
115-6060 Long-Term Disability	257.86	1,554.81	3,690.00	2,135.19	57.86%	1,926.88	3,937.57
115-6061 Short-Term Disability	273.90	1,651.80	0.00	(1,651.80)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	128,539.21	819,735.18	1,743,552.00	923,816.82	52.98%	744,655.10	1,522,962.86
6100-6200 FACILITIES							
115-6105 Maintenance & Repairs	455.70	1,086.87	2,985.00	1,898.13	63.59%	465.31	748.15
115-6170 Utilities	62.12	940.89	500.00	(440.89)	(88.18%)	113.92	630.08
115-6201 Training/Travel	55.00	1,953.00	4,905.00	2,952.00	60.18%	157.00	3,418.45
115-6205 Dues & Subscriptions	297.00	983.00	12,705.00	11,722.00	92.26%	12,317.00	12,317.00
Total 6100-6200 FACILITIES	869.82	4,963.76	21,095.00	16,131.24	76.47%	13,053.23	17,113.68
6400 - EQUIPMENT MAINT. & REPAIRS							
115-6420 Equipment Maint & Repair	0.00	0.00	2,400.00	2,400.00	100.00%	0.00	0.00
115-6445 Equipment Maint & Repair	0.00	38.21	9,000.00	8,961.79	99.58%	8,438.40	9,605.43

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 6400 - EQUIPMENT MAINT. &	0.00	38.21	11,400.00	11,361.79	99.66%	8,438.40	9,605.43
<u>6600 - SUPPLIES</u>							
115-6604 Uniforms	0.00	840.61	4,200.00	3,359.39	79.99%	4,369.35	4,652.42
115-6605 Operating Supplies	539.75	2,038.97	4,800.00	2,761.03	57.52%	1,531.27	4,267.86
115-6606 Department Issued Equipment	0.00	3,313.84	5,070.00	1,756.16	34.64%	1,993.20	6,286.15
115-6608 Postage	0.00	0.00	700.00	700.00	100.00%	204.09	213.54
Total 6600 - SUPPLIES	539.75	6,193.42	14,770.00	8,576.58	58.07%	8,097.91	15,419.97
<u>6700 - COMPUTERS/PHONES/INTERNE</u>							
115-6700 Small Computer Equipment	590.12	1,839.49	3,000.00	1,160.51	38.68%	1,997.86	9,172.25
115-6716 Annual Software Licenses	200.00	1,000.00	7,334.00	6,334.00	86.36%	5,956.93	8,525.71
115-6730 Cell Phones	80.46	482.82	1,020.00	537.18	52.66%	482.76	965.46
115-6735 Communications	208.45	1,250.70	2,775.00	1,524.30	54.93%	947.50	2,333.05
Total 6700 - COMPUTERS/PHONES/I	1,079.03	4,573.01	14,129.00	9,555.99	67.63%	9,385.05	20,996.47
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
115-6881 County Dispatch Services	0.00	51,134.20	43,000.00	(8,134.20)	(18.92%)	39,058.75	39,058.75
Total 6800 - OTHER PROF SVCS / C	0.00	51,134.20	43,000.00	(8,134.20)	(18.92%)	39,058.75	39,058.75
<u>6900 - PROFESSIONAL EXPENSES</u>							
115-6902 Training Supplies	0.00	0.00	3,800.00	3,800.00	100.00%	0.00	1,025.83
115-6935 Impound Fees	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
115-6960 Pre-Employment Testing	0.00	25.53	940.00	914.47	97.28%	0.00	51.06
Total 6900 - PROFESSIONAL EXPEN	0.00	25.53	5,240.00	5,214.47	99.51%	0.00	1,076.89
<u>8000 - CAPITAL ASSETS / CIP Item Ex</u>							
115-8506 Capital Expenditures > \$5K	0.00	9,943.76	0.00	(9,943.76)	0.00%	0.00	0.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 8000 - CAPITAL ASSETS / CIP	0.00	9,943.76	0.00	(9,943.76)	0.00%	0.00	0.00
Total Police Department	131,027.81	896,607.07	1,853,186.00	956,578.93	51.62%	822,688.44	1,626,234.05
120-Fire & Rescue Department							
6000 - PERSONNEL EXPENSES							
120-6010 TIFMAS - Salary & Wages	2,634.10	9,117.73	0.00	(9,117.73)	0.00%	0.00	0.00
120-6010 Salary & Wages	87,784.10	554,253.21	1,389,338.00	835,084.79	60.11%	530,153.85	1,022,251.31
120-6015 TIFMAS - Overtime	6,647.94	10,634.85	0.00	(10,634.85)	0.00%	0.00	0.00
120-6015 Overtime Wages	19,620.05	109,824.53	145,000.00	35,175.47	24.26%	82,417.96	181,993.44
120-6017 Auto Allowance	250.00	1,625.00	3,250.00	1,625.00	50.00%	0.00	0.00
120-6027 Longevity	0.00	2,555.60	3,420.00	864.40	25.27%	1,445.00	1,445.00
120-6029 Certification Pay	0.00	0.00	4,200.00	4,200.00	100.00%	0.00	0.00
120-6035 Payroll Taxes	8,571.88	50,557.24	118,208.00	67,650.76	57.23%	44,674.64	87,827.09
120-6040 Workers Compensation	0.00	9,434.86	42,804.00	33,369.14	77.96%	0.00	0.00
120-6045 Health Insurance	21,019.27	114,352.42	314,524.00	200,171.58	63.64%	109,002.72	214,363.77
120-6050 Life Insurance	115.92	648.72	1,458.00	809.28	55.51%	627.76	1,228.36
120-6055 Retirement	14,769.81	86,170.62	197,525.00	111,354.38	56.37%	76,914.90	150,101.97
120-6060 Long-Term Disability	239.10	1,418.58	4,428.00	3,009.42	67.96%	2,014.50	3,946.00
120-6061 Short-Term Disability	253.85	1,505.51	0.00	(1,505.51)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	161,906.02	952,098.87	2,224,155.00	1,272,056.13	57.19%	847,251.33	1,663,156.94
6800 - OTHER PROF SVCS / COPIERS							
120-6080 Esd Volunteer Staffing	96.57	2,866.83	0.00	(2,866.83)	0.00%	4,805.19	12,773.88
Total 6800 - OTHER PROF SVCS / C	96.57	2,866.83	0.00	(2,866.83)	0.00%	4,805.19	12,773.88
6100-6200 FACILITIES							

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
120-6105 Maintenance & Repairs	936.64	10,906.58	13,159.00	2,252.42	17.12%	9,673.72	10,229.21
120-6115 Janitorial Supplies	220.16	948.47	2,956.00	2,007.53	67.91%	828.54	1,699.30
120-6170 Utilities	1,469.01	9,945.09	16,680.00	6,734.91	40.38%	5,868.86	11,694.26
120-6201 TIFMAS - Training & Travel	0.00	1,067.48	0.00	(1,067.48)	0.00%	0.00	0.00
120-6201 Training/Travel	200.00	6,313.16	30,927.00	24,613.84	79.59%	13,422.54	19,552.57
120-6203 Employee Relations	(23.84)	386.06	1,500.00	1,113.94	74.26%	0.00	0.00
120-6205 Dues & Subscriptions	56.00	258.00	0.00	(258.00)	0.00%	0.00	0.00
120-6210 Professional Licenses	32.00	1,016.51	8,009.00	6,992.49	87.31%	777.17	777.17
Total 6100-6200 FACILITIES	2,889.97	30,841.35	73,231.00	42,389.65	57.88%	30,570.83	43,952.51
6300 - VEHICLES & REPAIRS							
120-6310 Diesel & Oil	0.00	6,016.25	21,950.00	15,933.75	72.59%	6,360.39	18,113.01
120-6349 Vehicle M&R - Ambulances	1,762.70	8,230.85	16,450.00	8,219.15	49.96%	7,086.77	12,292.13
120-6350 Vehicle M&R - Fire & Other App	209.77	3,019.92	3,000.00	(19.92)	(0.66%)	16,658.71	88,642.99
Total 6300 - VEHICLES & REPAIRS	1,972.47	17,267.02	41,400.00	24,132.98	58.29%	30,105.87	119,048.13
6400 - EQUIPMENT MAINT. & REPAIRS							
120-6405 TIFMAS - Small Equipment < \$5000	0.00	3,171.01	0.00	(3,171.01)	0.00%	0.00	4,779.73
120-6405 Small Equipment (<\$5,000)	998.00	2,078.80	3,000.00	921.20	30.71%	533.74	533.74
120-6420 Equipment Maint & Repair	0.00	0.00	1,000.00	1,000.00	100.00%	167.70	167.70
120-6445 Radios-Maint & Repair	0.00	0.00	15,160.00	15,160.00	100.00%	0.00	0.00
Total 6400 - EQUIPMENT MAINT. &	998.00	5,249.81	19,160.00	13,910.19	72.60%	701.44	5,481.17
6500 - OTHER EQUIP - MAINT & REPAI							
120-6502 Air Packs-Maint & Repair	0.00	0.00	8,376.80	8,376.80	100.00%	2,219.54	2,251.79
120-6503 Fire Extinguishers	0.00	0.00	985.00	985.00	100.00%	0.00	872.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
120-6504 Fire Hoses & Nozzles	0.00	3,925.86	7,000.00	3,074.14	43.92%	1,933.75	4,354.75
120-6505 Fire Truck Equipment	1,339.40	1,514.25	5,100.00	3,585.75	70.31%	0.00	1,182.18
120-6506 Fire Equip/Maint & Repair	0.00	12,235.60	48,965.78	36,730.18	75.01%	38.00	31,369.99
Total 6500 - OTHER EQUIP - MAINT	1,339.40	17,675.71	70,427.58	52,751.87	74.90%	4,191.29	40,030.71
6600 - SUPPLIES							
120-6604 Uniforms	1,247.26	6,864.62	13,990.25	7,125.63	50.93%	3,539.36	9,839.57
120-6605 Operating Supplies	439.35	1,969.12	4,002.00	2,032.88	50.80%	1,838.08	3,225.57
120-6630 Traffic Control Supplies	0.00	0.00	625.00	625.00	100.00%	0.00	0.00
120-6660 Safety Supplies	0.00	0.00	1,648.20	1,648.20	100.00%	0.00	0.00
120-6670 Medical Supplies	4,410.39	30,677.19	40,850.00	10,172.81	24.90%	19,475.15	49,808.38
120-6680 Ee Safety & Well-Being/Immuniz	0.00	0.00	14,500.00	14,500.00	100.00%	0.00	0.00
120-6685 Bio-Hazard Waste	0.00	0.00	1,675.00	1,675.00	100.00%	675.00	675.00
120-6690 Physio Control	0.00	0.00	12,677.60	12,677.60	100.00%	0.00	0.00
Total 6600 - SUPPLIES	6,097.00	39,510.93	89,968.05	50,457.12	56.08%	25,527.59	63,548.52
6700 - COMPUTERS/PHONES/INTERNE							
120-6700 Small Computer Equipment	442.89	442.89	11,000.00	10,557.11	95.97%	4,368.79	4,368.79
120-6705 Computer Maintenance & Repairs	8.09	8.09	0.00	(8.09)	0.00%	0.00	0.00
120-6730 Cell Phones	148.84	893.16	2,000.00	1,106.84	55.34%	965.52	1,931.17
Total 6700 - COMPUTERS/PHONES/I	599.82	1,344.14	13,000.00	11,655.86	89.66%	5,334.31	6,299.96
6900 - PROFESSIONAL EXPENSES							
120-6902 Training Supplies	0.00	0.00	1,350.00	1,350.00	100.00%	0.00	0.00
120-6904 Pre-Employment Testing	0.00	1,250.00	1,250.00	0.00	0.00%	0.00	0.00
120-6980 Miscellaneous	0.00	75.00	0.00	(75.00)	0.00%	0.00	0.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
120-6985 Fire Marshall	0.00	651.28	12,475.00	11,823.72	94.78%	2,908.92	8,419.14
Total 6900 - PROFESSIONAL EXPEN	0.00	1,976.28	15,075.00	13,098.72	86.89%	2,908.92	8,419.14
8000 - CAPITAL ASSETS / CIP Item Ex							
120-8506 Capital Expenditures > \$5K	0.00	270,133.58	0.00	(270,133.58)	0.00%	16,505.00	33,385.00
Total 8000 - CAPITAL ASSETS / CIP	0.00	270,133.58	0.00	(270,133.58)	0.00%	16,505.00	33,385.00
Total Fire & Rescue Department	175,899.25	1,338,964.52	2,546,416.63	1,207,452.11	47.42%	967,901.77	1,996,095.96
122-Emergency Mgmt Dept							
6100-6200 FACILITIES							
122-6105 Repairs & Maintenance	0.00	0.00	5,000.00	5,000.00	100.00%	1,562.80	1,562.80
122-6201 Training & Travel	0.00	0.00	1,000.00	1,000.00	100.00%	0.00	153.00
122-6205 Dues & Subscriptions	27.95	1,152.95	4,160.00	3,007.05	72.28%	3,125.00	5,245.00
Total 6100-6200 FACILITIES	27.95	1,152.95	10,160.00	9,007.05	88.65%	4,687.80	6,960.80
Total Emergency Mgmt Dept	27.95	1,152.95	10,160.00	9,007.05	88.65%	4,687.80	6,960.80
124-Code Enforcement - Fire							
6000 - PERSONNEL EXPENSES							
124-6010 Salary & Wages	4,049.60	26,069.30	52,634.00	26,564.70	50.47%	23,566.40	48,400.00
124-6027 Longevity	0.00	90.00	90.00	0.00	0.00%	0.00	0.00
124-6028 Certification Pay	0.00	0.00	600.00	600.00	100.00%	0.00	0.00
124-6035 Payroll Taxes	308.82	2,014.71	4,079.00	2,064.29	50.61%	1,917.63	3,835.15
124-6040 Worker's Compensation	0.00	0.00	1,770.00	1,770.00	100.00%	0.00	0.00
124-6045 Health Insurance	5.62	33.72	9,195.00	9,161.28	99.63%	0.00	2,511.39
124-6050 Life Insurance	6.00	36.00	81.00	45.00	55.56%	0.00	23.40
124-6055 Tmrs Contributions	518.76	3,356.35	6,831.00	3,474.65	50.87%	3,135.86	6,286.23

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
124-6060 Long-Term Disability	12.12	72.72	246.00	173.28	70.44%	0.00	50.13
Total 6000 - PERSONNEL EXPENSES	4,900.92	31,672.80	75,526.00	43,853.20	58.06%	28,619.89	61,106.30
6100-6200 FACILITIES							
124-6201 Training & Travel	0.00	150.00	930.00	780.00	83.87%	550.00	667.35
124-6205 Dues & Subscriptions	0.00	0.00	210.00	210.00	100.00%	0.00	0.00
Total 6100-6200 FACILITIES	0.00	150.00	1,140.00	990.00	86.84%	550.00	667.35
6600 - SUPPLIES							
124-6604 Uniforms - Non Dept	0.00	0.00	300.00	300.00	100.00%	0.00	335.87
124-6605 Operating Supplies	0.00	0.00	500.00	500.00	100.00%	247.00	271.93
124-6660 Safety Supplies	0.00	0.00	100.00	100.00	100.00%	87.99	87.99
Total 6600 - SUPPLIES	0.00	0.00	900.00	900.00	100.00%	334.99	695.79
6700 - COMPUTERS/PHONES/INTERNE							
124-6716 Annual Software Licenses	0.00	3,554.16	2,343.00	(1,211.16)	(51.69%)	0.00	0.00
Total 6700 - COMPUTERS/PHONES/I	0.00	3,554.16	2,343.00	(1,211.16)	(51.69%)	0.00	0.00
6800 - OTHER PROF SVCS / COPIERS							
124-6895 Demolition/Cleanup	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	500.00
Total 6800 - OTHER PROF SVCS / C	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	500.00
6900 - PROFESSIONAL EXPENSES							
124-6930 Recording Fees	0.00	0.00	750.00	750.00	100.00%	0.00	0.00
Total 6900 - PROFESSIONAL EXPEN	0.00	0.00	750.00	750.00	100.00%	0.00	0.00
Total Code Enforcement - Fire	4,900.92	35,376.96	85,659.00	50,282.04	58.70%	29,504.88	62,969.44
125-Animal Control Department							
6000 - PERSONNEL EXPENSES							

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
125-6010 Salary & Wages	3,339.00	21,819.00	43,680.00	21,861.00	50.05%	19,152.96	39,914.50
125-6015 Overtime Wages	178.50	320.25	1,260.00	939.75	74.58%	0.00	30.00
125-6027 Longevity	0.00	117.00	75.00	(42.00)	(56.00%)	0.00	0.00
125-6028 Certification Pay	0.00	0.00	300.00	300.00	100.00%	0.00	0.00
125-6035 Payroll Taxes	264.51	1,675.11	3,467.00	1,791.89	51.68%	1,680.00	3,273.11
125-6040 Workers Compensation	0.00	629.00	1,504.00	875.00	58.18%	0.00	0.00
125-6045 Health Insurance	1,050.96	6,267.76	9,504.00	3,236.24	34.05%	3,304.73	7,669.73
125-6050 Life Insurance	6.00	36.00	81.00	45.00	55.56%	17.54	56.54
125-6055 Retirement	450.59	2,828.37	5,805.00	2,976.63	51.28%	265.52	2,883.08
125-6060 Long-Term Disability	10.06	60.36	246.00	185.64	75.46%	35.69	105.04
125-6061 Short-Term Disability	11.04	66.24	0.00	(66.24)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	5,310.66	33,819.09	65,922.00	32,102.91	48.70%	24,456.44	53,932.00
6100-6200 FACILITIES							
125-6105 Maintenance & Repairs	0.00	18.00	3,000.00	2,982.00	99.40%	903.82	992.43
125-6115 Janitorial Supplies	0.00	0.00	200.00	200.00	100.00%	0.00	0.00
125-6170 Utilities	0.00	1,521.14	3,200.00	1,678.86	52.46%	1,636.30	2,779.86
125-6201 Training/Travel	0.00	445.94	250.00	(195.94)	(78.38%)	337.18	337.18
Total 6100-6200 FACILITIES	0.00	1,985.08	6,650.00	4,664.92	70.15%	2,877.30	4,109.47
6600 - SUPPLIES							
125-6604 Uniforms	0.00	313.86	700.00	386.14	55.16%	19.95	19.95
125-6605 Operating Supplies	0.00	57.00	1,350.00	1,293.00	95.78%	457.10	636.23
125-6670 Medical Supplies	0.00	0.00	700.00	700.00	100.00%	177.99	177.99
Total 6600 - SUPPLIES	0.00	370.86	2,750.00	2,379.14	86.51%	655.04	834.17

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
<u>6700 - COMPUTERS/PHONES/INTERNE</u>							
125-6716 Annual Software Licenses	0.00	3,554.17	2,343.00	(1,211.17)	(51.69%)	0.00	0.00
125-6730 Cell Phone	37.21	223.29	500.00	276.71	55.34%	321.84	563.19
125-6735 Communications	0.00	0.00	1,160.00	1,160.00	100.00%	0.00	0.00
Total 6700 - COMPUTERS/PHONES/I	37.21	3,777.46	4,003.00	225.54	5.63%	321.84	563.19
<u>8000 - CAPITAL ASSETS / CIP Item Ex</u>							
125-8501 Capital Items	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
Total 8000 - CAPITAL ASSETS / CIP	0.00	0.00	5,000.00	5,000.00	100.00%	0.00	0.00
Total Animal Control Department	5,347.87	39,952.49	84,325.00	44,372.51	52.62%	28,310.62	59,438.83
<u>130-Development Services Dept</u>							
<u>6000 - PERSONNEL EXPENSES</u>							
130-6010 Salary & Wages	10,040.80	51,582.46	82,572.00	30,989.54	37.53%	41,028.04	80,815.12
130-6015 Overtime Wages	144.66	834.92	3,360.00	2,525.08	75.15%	95.41	160.00
130-6027 Longevity	0.00	286.40	206.00	(80.40)	(39.03%)	272.00	272.00
130-6035 Payroll Taxes	773.28	3,977.00	6,589.00	2,612.00	39.64%	3,000.17	5,979.27
130-6040 Workers Compensation	0.00	1,408.94	2,313.00	904.06	39.09%	0.00	0.00
130-6045 Health Insurance	2,885.88	17,173.28	26,175.00	9,001.72	34.39%	15,015.06	26,019.39
130-6050 Life Insurance	9.60	57.60	100.00	42.40	42.40%	134.52	236.04
130-6055 Retirement	1,304.76	6,677.42	11,034.00	4,356.58	39.48%	4,990.82	9,970.89
130-6060 Long-Term Disability	16.52	99.12	305.00	205.88	67.50%	375.24	650.79
130-6061 Short-Term Disability	48.18	289.08	0.00	(289.08)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	15,223.68	82,386.22	132,654.00	50,267.78	37.89%	64,911.26	124,103.50
<u>6100-6200 FACILITIES</u>							

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
130-6201 Training/Travel	0.00	0.00	1,770.00	1,770.00	100.00%	0.00	1,201.14
130-6205 Dues & Subscriptions	21.00	84.00	610.00	526.00	86.23%	0.00	477.89
Total 6100-6200 FACILITIES	21.00	84.00	2,380.00	2,296.00	96.47%	0.00	1,679.03
6600 - SUPPLIES							
130-6604 Uniforms	138.93	138.93	250.00	111.07	44.43%	0.00	0.00
130-6605 Operating Supplies	147.99	1,141.77	1,950.00	808.23	41.45%	983.03	1,514.61
Total 6600 - SUPPLIES	286.92	1,280.70	2,200.00	919.30	41.79%	983.03	1,514.61
6700 - COMPUTERS/PHONES/INTERNE							
130-6700 Small Computer Equipment	0.00	403.92	700.00	296.08	42.30%	0.00	0.00
130-6716 Annual Software Licenses	0.00	4,504.17	6,995.00	2,490.83	35.61%	0.00	0.00
Total 6700 - COMPUTERS/PHONES/I	0.00	4,908.09	7,695.00	2,786.91	36.22%	0.00	0.00
6800 - OTHER PROF SVCS / COPIERS							
130-6860 Other Professional Services	0.00	0.00	40,000.00	40,000.00	100.00%	0.00	5,841.00
130-6865 City Engineer	0.00	0.00	14,250.00	14,250.00	100.00%	1,072.50	4,953.10
130-6890 Third Party Inspections	14,590.38	54,214.56	150,000.00	95,785.44	63.86%	23,391.25	193,300.48
Total 6800 - OTHER PROF SVCS / C	14,590.38	54,214.56	204,250.00	150,035.44	73.46%	24,463.75	204,094.58
6900 - PROFESSIONAL EXPENSES							
130-6915 Legal Publications	0.00	0.00	2,750.00	2,750.00	100.00%	1,327.40	1,899.20
130-6930 Recording Fees	82.40	248.80	925.00	676.20	73.10%	429.45	874.65
Total 6900 - PROFESSIONAL EXPEN	82.40	248.80	3,675.00	3,426.20	93.23%	1,756.85	2,773.85
Total Development Services Dept	30,204.38	143,122.37	352,854.00	209,731.63	59.44%	92,114.89	334,165.57
135-Municipal Court Dept							
6000 - PERSONNEL EXPENSES							

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
135-6010 Salary & Wages	4,509.94	27,873.46	45,831.00	17,957.54	39.18%	23,712.43	45,240.53
135-6015 Overtime Wages	188.50	1,034.67	2,104.00	1,069.33	50.82%	343.90	1,226.07
135-6027 Longevity	0.00	403.00	284.00	(119.00)	(41.90%)	0.00	0.00
135-6028 Certification Pay	0.00	0.00	660.00	660.00	100.00%	0.00	0.00
135-6035 Payroll Taxes	369.60	2,388.41	3,740.00	1,351.59	36.14%	2,357.60	4,795.12
135-6040 Workers Compensation	0.00	629.00	1,284.00	655.00	51.01%	0.00	0.00
135-6045 Health Insurance	1,161.86	6,427.27	9,378.00	2,950.73	31.46%	5,022.78	10,139.76
135-6050 Life Insurance	5.40	35.10	70.00	34.90	49.86%	44.84	91.64
135-6055 Retirement	637.85	4,080.14	6,263.00	2,182.86	34.85%	3,949.16	8,048.77
135-6060 Long-Term Disability	11.58	74.43	212.00	137.57	64.89%	102.64	209.02
135-6061 Short-Term Disability	14.12	84.72	0.00	(84.72)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	6,898.85	43,030.20	69,826.00	26,795.80	38.38%	35,533.35	69,750.91
6100-6200 FACILITIES							
135-6201 Training/Travel	0.00	751.10	2,700.00	1,948.90	72.18%	753.20	1,303.20
135-6203 Employee Relations	0.00	0.00	100.00	100.00	100.00%	0.00	0.00
135-6205 Dues & Subscriptions	7.00	28.00	185.00	157.00	84.86%	0.00	0.00
Total 6100-6200 FACILITIES	7.00	779.10	2,985.00	2,205.90	73.90%	753.20	1,303.20
6600 - SUPPLIES							
135-6605 Operating Supplies	94.04	1,369.28	3,798.00	2,428.72	63.95%	819.48	1,799.82
Total 6600 - SUPPLIES	94.04	1,369.28	3,798.00	2,428.72	63.95%	819.48	1,799.82
6700 - COMPUTERS/PHONES/INTERNE							
135-6700 Small Computer Equipment	0.00	198.36	0.00	(198.36)	0.00%	0.00	0.00
Total 6700 - COMPUTERS/PHONES/I	0.00	198.36	0.00	(198.36)	0.00%	0.00	0.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
6800 - OTHER PROF SVCS / COPIERS							
135-6806 Court Prosecutor	900.00	1,650.00	5,000.00	3,350.00	67.00%	945.00	5,295.00
135-6825 Court Judge	2,000.00	10,000.00	24,000.00	14,000.00	58.33%	10,000.00	24,000.00
135-6826 Court Interpreter	0.00	11.18	250.00	238.82	95.53%	0.00	18.92
Total 6800 - OTHER PROF SVCS / C	2,900.00	11,661.18	29,250.00	17,588.82	60.13%	10,945.00	29,313.92
6900 - PROFESSIONAL EXPENSES							
135-6925 Inmate Billings	139.88	139.88	1,200.00	1,060.12	88.34%	0.00	139.88
135-6930 Technology Fee Expenses	0.00	30.99	0.00	(30.99)	0.00%	0.00	0.00
135-6931 Security Fee Expenses	431.70	1,916.34	5,000.00	3,083.66	61.67%	1,911.24	4,020.04
135-6947 Jury Duty Expenses	0.00	0.00	240.00	240.00	100.00%	0.00	0.00
135-6996 Merchant Service Fees	286.21	3,432.76	36,000.00	32,567.24	90.46%	7,344.00	14,757.33
Total 6900 - PROFESSIONAL EXPEN	857.79	5,519.97	42,440.00	36,920.03	86.99%	9,255.24	18,917.25
Total Municipal Court Dept	10,757.68	62,558.09	148,299.00	85,740.91	57.82%	57,306.27	121,085.10
140-Streets Department							
6000 - PERSONNEL EXPENSES							
140-6010 Salary & Wages	9,861.64	64,612.06	111,654.00	47,041.94	42.13%	52,054.81	109,049.89
140-6015 Overtime Wages	1,435.11	7,399.91	10,468.00	3,068.09	29.31%	5,980.70	12,206.91
140-6027 Longevity	0.00	1,045.00	1,045.00	0.00	0.00%	925.00	925.00
140-6028 Certification Pay	0.00	0.00	1,500.00	1,500.00	100.00%	0.00	0.00
140-6035 Payroll Taxes	849.12	5,497.87	9,537.00	4,039.13	42.35%	4,346.35	9,018.69
140-6040 Workers Compensation	0.00	1,465.54	3,127.00	1,661.46	53.13%	0.00	0.00
140-6045 Health Insurance	2,469.19	13,547.27	23,891.00	10,343.73	43.30%	12,954.06	26,689.64
140-6050 Life Insurance	14.04	80.28	161.00	80.72	50.14%	89.68	188.56

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
140-6055 Retirement	1,447.12	9,279.45	15,969.00	6,689.55	41.89%	7,375.98	15,325.39
140-6060 Long-Term Disability	27.81	174.66	491.00	316.34	64.43%	196.05	405.53
140-6061 Short-Term Disability	30.56	176.09	0.00	(176.09)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	16,134.59	103,278.13	177,843.00	74,564.87	41.93%	83,922.63	173,809.61
6100-6200 FACILITIES							
140-6201 Training/Travel	0.00	0.00	4,500.00	4,500.00	100.00%	0.00	0.00
Total 6100-6200 FACILITIES	0.00	0.00	4,500.00	4,500.00	100.00%	0.00	0.00
6300 - VEHICLES & REPAIRS							
140-6310 Diesel & Oil	0.00	3,097.16	11,886.00	8,788.84	73.94%	3,216.52	9,660.88
Total 6300 - VEHICLES & REPAIRS	0.00	3,097.16	11,886.00	8,788.84	73.94%	3,216.52	9,660.88
6400 - EQUIPMENT MAINT. & REPAIRS							
140-6415 Equipment Rental	0.00	0.00	3,000.00	3,000.00	100.00%	0.00	0.00
140-6440 Heavy Equipment Maint & Repair	142.18	2,097.95	10,000.00	7,902.05	79.02%	2,430.04	13,759.71
Total 6400 - EQUIPMENT MAINT. &	142.18	2,097.95	13,000.00	10,902.05	83.86%	2,430.04	13,759.71
6600 - SUPPLIES							
140-6604 Uniforms	136.90	1,011.46	1,184.00	172.54	14.57%	550.16	979.59
140-6625 Street Signs	0.00	1,860.23	5,050.00	3,189.77	63.16%	399.08	1,558.36
140-6630 Traffic Control Supplies	0.00	0.00	2,590.00	2,590.00	100.00%	0.00	326.98
Total 6600 - SUPPLIES	136.90	2,871.69	8,824.00	5,952.31	67.46%	949.24	2,864.93
6700 - COMPUTERS/PHONES/INTERNE							
140-6715 Annual Software Maintenance	0.00	2,094.75	0.00	(2,094.75)	0.00%	0.00	0.00
Total 6700 - COMPUTERS/PHONES/I	0.00	2,094.75	0.00	(2,094.75)	0.00%	0.00	0.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
6800 - OTHER PROF SVCS / COPIERS							
140-6860 Engineering Services	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
Total 6800 - OTHER PROF SVCS / C	0.00	0.00	10,000.00	10,000.00	100.00%	0.00	0.00
6900 - PROFESSIONAL EXPENSES							
140-6926 Street Maintenance & Repairs	58.20	22,751.86	100,810.00	78,058.14	77.43%	11,596.90	57,100.73
140-6938 Street Lights Electricity	9.27	22,297.79	40,800.00	18,502.21	45.35%	11,777.51	26,577.37
Total 6900 - PROFESSIONAL EXPEN	67.47	45,049.65	141,610.00	96,560.35	68.19%	23,374.41	83,678.10
8000 - CAPITAL ASSETS / CIP Item Ex							
140-8520 Capital - Street Improvements	0.00	0.00	100,000.00	100,000.00	100.00%	0.00	0.00
Total 8000 - CAPITAL ASSETS / CIP	0.00	0.00	100,000.00	100,000.00	100.00%	0.00	0.00
Total Streets Department	16,481.14	158,489.33	467,663.00	309,173.67	66.11%	113,892.84	283,773.23
160-Community Center							
6000 - PERSONNEL EXPENSES							
160-6010 Salary & Wages	668.23	4,202.00	20,000.00	15,798.00	78.99%	1,662.55	7,011.43
160-6035 Payroll Taxes	0.00	0.00	1,573.00	1,573.00	100.00%	0.00	0.00
160-6040 Worker's Compensation	0.00	0.00	575.00	575.00	100.00%	0.00	0.00
160-6055 Retirement	0.00	0.00	2,630.00	2,630.00	100.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	668.23	4,202.00	24,778.00	20,576.00	83.04%	1,662.55	7,011.43
6100-6200 FACILITIES							
160-6105 Repairs & Maintenance	0.00	225.00	7,900.00	7,675.00	97.15%	1,091.50	1,245.04
160-6115 Janitorial Supplies	0.00	0.00	500.00	500.00	100.00%	82.54	157.21
Total 6100-6200 FACILITIES	0.00	225.00	8,400.00	8,175.00	97.32%	1,174.04	1,402.25
6600 - SUPPLIES							

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
160-6605 Operating Supplies	0.00	187.91	500.00	312.09	62.42%	235.11	428.14
Total 6600 - SUPPLIES	0.00	187.91	500.00	312.09	62.42%	235.11	428.14
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
160-6880 Janitorial Services	0.00	3,299.90	3,179.76	(120.14)	(3.78%)	1,664.88	4,574.76
Total 6800 - OTHER PROF SVCS / C	0.00	3,299.90	3,179.76	(120.14)	(3.78%)	1,664.88	4,574.76
Total Community Center	668.23	7,914.81	36,857.76	28,942.95	78.53%	4,736.58	13,416.58
<u>999-Nondepartmental</u>							
<u>6100-6200 FACILITIES</u>							
999-6105 Maintenance & Repairs	1,875.52	5,305.37	7,042.65	1,737.28	24.67%	4,067.51	17,371.08
999-6115 Janitorial Supplies	0.00	196.48	500.00	303.52	60.70%	148.91	427.03
999-6170 Utilities	0.00	5,926.38	15,000.00	9,073.62	60.49%	6,651.53	14,887.10
999-6205 Dues & Subscriptions	436.46	3,554.18	3,050.00	(504.18)	(16.53%)	875.78	2,836.43
Total 6100-6200 FACILITIES	2,311.98	14,982.41	25,592.65	10,610.24	41.46%	11,743.73	35,521.64
<u>6500 - OTHER EQUIP - MAINT & REPAI</u>							
999-6503 Fire Extinguishers	0.00	0.00	425.33	425.33	100.00%	0.00	86.00
Total 6500 - OTHER EQUIP - MAINT	0.00	0.00	425.33	425.33	100.00%	0.00	86.00
<u>6600 - SUPPLIES</u>							
999-6604 Uniforms - Non Dept	0.00	0.00	500.00	500.00	100.00%	0.00	0.00
999-6608 Postage	0.00	337.00	1,840.00	1,503.00	81.68%	426.11	1,071.59
999-6667 Office Supplies	105.54	1,148.91	1,500.00	351.09	23.41%	675.73	2,070.06
Total 6600 - SUPPLIES	105.54	1,485.91	3,840.00	2,354.09	61.30%	1,101.84	3,141.65
<u>6700 - COMPUTERS/PHONES/INTERNE</u>							
999-6700 Small Computer Equipment	0.00	164.13	1,000.00	835.87	83.59%	340.27	1,515.14

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
999-6710 Cletran System	0.00	0.00	2,000.00	2,000.00	100.00%	1,927.07	1,927.07
999-6715 Annual Software Maintenance	0.00	6,523.34	45,000.00	38,476.66	85.50%	15,519.39	28,408.57
999-6716 Annual Software Licenses	748.09	9,340.14	13,429.59	4,089.45	30.45%	13,494.73	18,851.56
999-6720 Office Telephones	365.00	1,120.15	1,740.00	619.85	35.62%	753.82	1,641.09
999-6730 Cell Phones	125.04	713.99	1,160.00	446.01	38.45%	482.76	1,159.60
999-6731 Internet Services	674.33	3,999.97	8,000.00	4,000.03	50.00%	4,634.11	8,605.97
Total 6700 - COMPUTERS/PHONES/I	1,912.46	21,861.72	72,329.59	50,467.87	69.77%	37,152.15	62,109.00
6800 - OTHER PROF SVCS / COPIERS							
999-6860 Other Professional Services	8,894.46	11,111.12	5,000.00	(6,111.12)	(122.22%)	2,551.59	6,010.95
999-6862 Information Technology (It)	1,522.11	7,610.55	20,000.00	12,389.45	61.95%	12,845.46	43,306.74
999-6880 Janitorial Services	0.00	1,063.77	3,600.00	2,536.23	70.45%	1,236.54	2,483.08
999-6885 Property Liability Insurance	0.00	30,245.25	150,000.00	119,754.75	79.84%	79,943.00	141,912.00
999-6888 Copier/Printing	423.96	3,119.23	10,815.96	7,696.73	71.16%	3,382.99	8,079.84
Total 6800 - OTHER PROF SVCS / C	10,840.53	53,149.92	189,415.96	136,266.04	71.94%	99,959.58	201,792.61
6900 - PROFESSIONAL EXPENSES							
999-6991 380 Agreements / Bus. Incentives	0.00	58,506.85	0.00	(58,506.85)	0.00%	40,000.00	40,000.00
999-6993 Bank Fees	(142.31)	96.10	0.00	(96.10)	0.00%	0.00	15.00
999-6995 Public Programs/Events	0.00	174.79	1,500.00	1,325.21	88.35%	14.03	721.41
999-6999 Contingency	0.00	0.00	1,500.00	1,500.00	100.00%	0.00	0.00
Total 6900 - PROFESSIONAL EXPEN	(142.31)	58,777.74	3,000.00	(55,777.74)	(1859.26%)	40,014.03	40,736.41
9000 - TRANSFERS & ALLOCATIONS							
999-9510 Transfer from General Find	0.00	0.00	446,244.00	446,244.00	100.00%	0.00	0.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

100 - General Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 9000 - TRANSFERS & ALLOCA	0.00	0.00	446,244.00	446,244.00	100.00%	0.00	0.00
Total Nondepartmental	15,028.20	150,257.70	740,847.53	590,589.83	79.72%	189,971.33	343,387.31
Total Expense	473,696.06	3,363,271.53	7,224,364.34	3,861,092.81	53.45%	2,785,921.26	5,864,301.79

City of Keene
Revenue And Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Revenue Summary							
200-W/S Administration	10,557.75	283,522.32	132,000.00	(151,522.32)	(114.79%)	71,248.44	327,780.98
205-Water Distribution Dept	165,145.30	1,048,370.98	2,663,000.00	1,614,629.02	60.63%	1,006,323.39	2,055,791.97
210-Sewer Department	101,455.99	593,731.45	1,552,000.00	958,268.55	61.74%	528,943.23	1,279,554.74
220-Sanitation Department	36,760.49	216,488.51	381,000.00	164,511.49	43.18%	198,288.98	397,333.86
Revenue Totals	<u>313,919.53</u>	<u>2,142,113.26</u>	<u>4,728,000.00</u>	<u>2,585,886.74</u>	<u>54.69%</u>	<u>1,804,804.04</u>	<u>4,060,461.55</u>
Expense Summary							
200-W/S Administration	98,612.01	703,600.86	1,354,070.18	650,469.32	48.04%	395,100.38	991,953.34
202-City Maintenance Dept	10,183.52	60,868.71	141,395.00	80,526.29	56.95%	23,739.29	45,099.62
205-Water Distribution Dept	194,208.16	912,194.34	1,768,696.79	856,502.45	48.43%	780,567.21	1,603,138.40
210-Sewer Department	71,356.97	340,577.46	884,527.04	543,949.58	61.50%	300,730.10	701,199.10
220-Sanitation Department	34,644.64	173,037.63	370,698.57	197,660.94	53.32%	155,759.75	383,041.80
Expense Totals	<u>409,005.30</u>	<u>2,190,279.00</u>	<u>4,519,387.58</u>	<u>2,329,108.58</u>	<u>51.54%</u>	<u>1,655,896.73</u>	<u>3,724,432.26</u>
Revenues Over(Under) Expenditures	<u>(95,085.77)</u>	<u>(48,165.74)</u>	<u>208,612.42</u>	<u>256,778.16</u>	<u>53.15%</u>	<u>148,907.31</u>	<u>336,029.29</u>

City of Keene
Revenue and Expense Report
As of March 31, 2026

200 - Water & Sewer Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
200-W/S Administration							
<u>4700 - Other / Misc. Income</u>							
200-4650 Grant Revenue - CDBG	0.00	215,521.80	0.00	(215,521.80)	0.00%	10,000.00	196,776.60
200-4725 Miscellaneous Revenues	0.00	361.61	0.00	(361.61)	0.00%	0.00	54.79
200-4740 Interest Income	6,572.75	38,318.05	82,000.00	43,681.95	53.27%	39,331.56	78,983.01
Total 4700 - Other / Misc. Income	6,572.75	254,201.46	82,000.00	(172,201.46)	(210.00%)	49,331.56	275,814.40
<u>4800-4840 WATER Revenues</u>							
200-4811 Cut-Off Admin Fees	3,950.00	28,850.00	50,000.00	21,150.00	42.30%	26,750.00	55,050.00
200-4820 Impact Fees	35.00	35.00	0.00	(35.00)	0.00%	(5,183.12)	(3,683.92)
200-4822 Nsf Check Fee	0.00	400.00	0.00	(400.00)	0.00%	350.00	600.00
Total 4800-4840 WATER Revenues	3,985.00	29,285.00	50,000.00	20,715.00	41.43%	21,916.88	51,966.08
<u>4850-4880 SEWER & Rental Revenues</u>							
200-4850 Overage (Shortage) Amt - Ub	0.00	35.86	0.00	(35.86)	0.00%	0.00	0.50
Total 4850-4880 SEWER & Rental R	0.00	35.86	0.00	(35.86)	0.00%	0.00	0.50
Total W/S Administration	10,557.75	283,522.32	132,000.00	(151,522.32)	(114.79%)	71,248.44	327,780.98
205-Water Distribution Dept							
<u>4800-4840 WATER Revenues</u>							
205-4806 Residential Water Billing	116,747.20	764,996.45	2,070,000.00	1,305,003.55	63.04%	767,013.93	1,548,875.20
205-4807 Commercial Water Billing	37,898.10	242,835.53	480,000.00	237,164.47	49.41%	231,157.81	448,513.77
205-4815 Water Taps	7,500.00	25,500.00	45,500.00	20,000.00	43.96%	4,125.00	33,875.00
205-4816 Water Meter Box Fee	1,875.00	5,625.00	10,100.00	4,475.00	44.31%	450.00	6,200.00
205-4817 Water Meter Set	1,125.00	3,375.00	6,100.00	2,725.00	44.67%	300.00	3,750.00
205-4818 Water Street Cuts	0.00	0.00	1,300.00	1,300.00	100.00%	1,250.00	2,500.00

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Revenue	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
205-4820 Impact Fees	0.00	6,039.00	50,000.00	43,961.00	87.92%	2,026.65	12,078.00
Total 4800-4840 WATER Revenues	165,145.30	1,048,370.98	2,663,000.00	1,614,629.02	60.63%	1,006,323.39	2,055,791.97
Total Water Distribution Dept	165,145.30	1,048,370.98	2,663,000.00	1,614,629.02	60.63%	1,006,323.39	2,055,791.97
<u>210-Sewer Department</u>							
<u>4800-4840 WATER Revenues</u>							
210-4820 Impact Fees	0.00	14,492.00	250,000.00	235,508.00	94.20%	3,623.00	200,460.59
Total 4800-4840 WATER Revenues	0.00	14,492.00	250,000.00	235,508.00	94.20%	3,623.00	200,460.59
<u>4850-4880 SEWER & Rental Revenues</u>							
210-4855 Sewer Billing	86,070.51	520,271.83	1,258,000.00	737,728.17	58.64%	511,252.14	1,023,001.83
210-4865 Sewer Taps	11,250.00	35,375.00	44,000.00	8,625.00	19.60%	12,125.00	39,375.00
210-4880 Residential Sewer - Ashton Homes	4,135.48	23,592.62	0.00	(23,592.62)	0.00%	1,943.09	16,717.32
Total 4850-4880 SEWER & Rental R	101,455.99	579,239.45	1,302,000.00	722,760.55	55.51%	525,320.23	1,079,094.15
Total Sewer Department	101,455.99	593,731.45	1,552,000.00	958,268.55	61.74%	528,943.23	1,279,554.74
<u>220-Sanitation Department</u>							
<u>4910-4920 SANITATION Revenues</u>							
220-4910 Sanitation Billing	36,760.49	216,488.51	381,000.00	164,511.49	43.18%	198,288.98	397,333.86
Total 4910-4920 SANITATION Reve	36,760.49	216,488.51	381,000.00	164,511.49	43.18%	198,288.98	397,333.86
Total Sanitation Department	36,760.49	216,488.51	381,000.00	164,511.49	43.18%	198,288.98	397,333.86
Total Revenue	313,919.53	2,142,113.26	4,728,000.00	2,585,886.74	54.69%	1,804,804.04	4,060,461.55

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
200-W/S Administration							
6000 - PERSONNEL EXPENSES							
200-6010 Salary & Wages	32,274.12	190,988.08	446,167.00	255,178.92	57.19%	141,018.48	274,648.08
200-6015 Overtime Wages	175.96	2,517.28	4,446.00	1,928.72	43.38%	1,454.44	3,654.49
200-6017 Auto Allowance	0.00	0.00	480.00	480.00	100.00%	0.00	0.00
200-6027 Longevity	0.00	834.00	807.00	(27.00)	(3.35%)	567.50	567.50
200-6028 Certification Pay	0.00	0.00	2,200.00	2,200.00	100.00%	0.00	0.00
200-6035 Payroll Taxes	2,488.22	14,921.78	34,739.00	19,817.22	57.05%	10,727.00	20,861.68
200-6040 Workers Compensation	0.00	2,981.42	12,552.00	9,570.58	76.25%	0.00	0.00
200-6045 Health Insurance	4,329.86	26,608.24	101,436.00	74,827.76	73.77%	30,533.22	61,618.92
200-6050 Life Insurance	28.32	161.70	501.00	339.30	67.72%	179.36	371.72
200-6055 Retirement	4,342.98	25,828.07	58,109.00	32,280.93	55.55%	18,346.33	35,599.39
200-6060 Long-Term Disability	74.60	477.30	1,520.00	1,042.70	68.60%	497.36	1,024.16
200-6061 Short-Term Disability	49.88	374.46	0.00	(374.46)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	43,763.94	265,692.33	662,957.00	397,264.67	59.92%	203,323.69	398,345.94
6100-6200 FACILITIES							
200-6201 Training / Travel	0.00	0.00	2,350.00	2,350.00	100.00%	0.00	0.00
200-6205 Dues & Subscription	176.95	1,285.70	3,870.00	2,584.30	66.78%	947.50	2,333.07
Total 6100-6200 FACILITIES	176.95	1,285.70	6,220.00	4,934.30	79.33%	947.50	2,333.07
6600 - SUPPLIES							
200-6605 Operating Supplies	212.04	374.50	500.00	125.50	25.10%	105.97	681.92
200-6608 Postage	1,831.60	9,072.07	15,600.00	6,527.93	41.85%	9,752.48	21,517.28
Total 6600 - SUPPLIES	2,043.64	9,446.57	16,100.00	6,653.43	41.33%	9,858.45	22,199.20
6700 - COMPUTERS/PHONES/INTERNE							

City of Keene
Revenue and Expense Report
As of March 31, 2026

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
200-6715 Annual Software Maintenance	0.00	22,253.65	26,311.00	4,057.35	15.42%	14,051.88	23,551.88
200-6730 Cell Phones	0.00	0.00	500.00	500.00	100.00%	241.38	362.07
Total 6700 - COMPUTERS/PHONES/I	0.00	22,253.65	26,811.00	4,557.35	17.00%	14,293.26	23,913.95
6800 - OTHER PROF SVCS / COPIERS							
200-6860 Other Professional Services	0.00	2,359.70	17,500.00	15,140.30	86.52%	32,565.79	67,831.08
200-6861 Contracted Services-Data Prose	510.93	2,577.33	7,200.00	4,622.67	64.20%	2,340.79	5,795.18
200-6882 Grant CDBG Expenditures	8,000.00	8,000.00	0.00	(8,000.00)	0.00%	0.00	0.00
200-6886 Property Liability Insurance Fees	0.00	30,245.26	66,666.66	36,421.40	54.63%	39,971.50	70,956.00
Total 6800 - OTHER PROF SVCS / C	8,510.93	43,182.29	91,366.66	48,184.37	52.74%	74,878.08	144,582.26
6900 - PROFESSIONAL EXPENSES							
200-6960 Administrative Allocation	2,695.00	10,184.58	360,000.00	349,815.42	97.17%	0.00	4,200.00
200-6976 Dept Exp Alloc - NonDept Contract & Prof Svcs	4,524.92	25,118.89	73,757.43	48,638.54	65.94%	29,833.95	88,771.70
200-6977 Dept Exp Alloc - NonDept Operating Expenses	10,484.55	35,233.20	81,119.27	45,886.07	56.57%	27,437.85	59,878.98
200-6978 Dept Exp Alloc - NonDept Other Expenses Allocations	161.00	161.00	7,767.82	7,606.82	97.93%	1,510.39	2,080.99
200-6996 Merchant Service Fees	4,876.57	29,829.05	3,500.00	(26,329.05)	(752.26%)	22,439.67	48,004.34
Total 6900 - PROFESSIONAL EXPEN	22,742.04	100,526.72	526,144.52	425,617.80	80.89%	81,221.86	202,936.01
8000 - CAPITAL ASSETS / CIP Item Ex							
200-8512 CDBG Capital Items	21,374.51	261,213.60	0.00	(261,213.60)	0.00%	10,000.00	196,776.60
Total 8000 - CAPITAL ASSETS / CIP	21,374.51	261,213.60	0.00	(261,213.60)	0.00%	10,000.00	196,776.60
9000 - TRANSFERS & ALLOCATIONS							
200-9010 Transfer To General Fund	0.00	0.00	24,471.00	24,471.00	100.00%	577.54	866.31

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 9000 - TRANSFERS & ALLOCA	0.00	0.00	24,471.00	24,471.00	100.00%	577.54	866.31
Total W/S Administration	98,612.01	703,600.86	1,354,070.18	650,469.32	48.04%	395,100.38	991,953.34
202-City Maintenance Dept							
6000 - PERSONNEL EXPENSES							
202-6010 Salary & Wages	4,283.28	25,831.88	54,995.00	29,163.12	53.03%	7,949.84	7,949.84
202-6015 Overtime Wages	575.07	2,201.13	4,125.00	1,923.87	46.64%	0.00	0.00
202-6027 Longevity	0.00	60.00	60.00	0.00	0.00%	80.00	80.00
202-6035 Payroll Taxes	361.96	2,095.19	4,526.00	2,430.81	53.71%	614.28	614.28
202-6040 Workers Compensation	0.00	0.00	1,342.00	1,342.00	100.00%	0.00	0.00
202-6045 Health Insurance	1,063.84	5,806.12	9,504.00	3,697.88	38.91%	1,674.26	1,674.26
202-6050 Life Insurance	6.00	33.00	81.00	48.00	59.26%	13.64	13.64
202-6055 Retirement	622.35	3,567.06	7,581.00	4,013.94	52.95%	1,004.55	1,004.55
202-6060 Long-Term Disability	12.30	67.65	246.00	178.35	72.50%	29.13	29.13
202-6061 Short-Term Disability	13.50	74.25	0.00	(74.25)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	6,938.30	39,736.28	82,460.00	42,723.72	51.81%	11,365.70	11,365.70
6100-6200 FACILITIES							
202-6105 Maint/Repairs - Gf	1,771.50	8,926.98	9,560.00	633.02	6.62%	1,839.41	4,925.10
202-6115 Janitorial Supplies	0.00	18.87	660.00	641.13	97.14%	55.39	55.39
202-6205 Dues & Subscriptions	0.00	7.00	0.00	(7.00)	0.00%	0.00	0.00
Total 6100-6200 FACILITIES	1,771.50	8,952.85	10,220.00	1,267.15	12.40%	1,894.80	4,980.49
6300 - VEHICLES & REPAIRS							
202-6310 Diesel & Oil	0.00	273.46	0.00	(273.46)	0.00%	202.57	354.93
Total 6300 - VEHICLES & REPAIRS	0.00	273.46	0.00	(273.46)	0.00%	202.57	354.93

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
6400 - EQUIPMENT MAINT. & REPAIRS							
202-6410 Shop Equipment - Gf	0.00	200.00	0.00	(200.00)	0.00%	0.00	0.00
202-6415 Equipment Rental - Gf	0.00	0.00	2,500.00	2,500.00	100.00%	410.40	538.64
202-6420 Small Equipment Maint & Repair	0.00	52.98	1,500.00	1,447.02	96.47%	302.60	3,695.00
Total 6400 - EQUIPMENT MAINT. &	0.00	252.98	4,000.00	3,747.02	93.68%	713.00	4,233.64
6600 - SUPPLIES							
202-6602 Hand Tools	154.36	3,575.51	8,030.00	4,454.49	55.47%	3,117.16	7,127.94
202-6604 Uniforms (Pw Maintenance)	43.43	381.23	1,350.00	968.77	71.76%	434.67	670.51
202-6610 Shop Supplies - Gf	1,275.93	7,354.67	16,760.00	9,405.33	56.12%	4,516.29	12,507.52
202-6630 Traffic Control Supplies	0.00	0.00	1,440.00	1,440.00	100.00%	0.00	1,738.22
202-6660 Safety Supplies	0.00	341.73	3,335.00	2,993.27	89.75%	620.24	1,245.81
Total 6600 - SUPPLIES	1,473.72	11,653.14	30,915.00	19,261.86	62.31%	8,688.36	23,290.00
6900 - PROFESSIONAL EXPENSES							
202-6905 Topsoil & Base Rock	0.00	0.00	13,800.00	13,800.00	100.00%	874.86	874.86
Total 6900 - PROFESSIONAL EXPEN	0.00	0.00	13,800.00	13,800.00	100.00%	874.86	874.86
Total City Maintenance Dept	10,183.52	60,868.71	141,395.00	80,526.29	56.95%	23,739.29	45,099.62
205-Water Distribution Dept							
6000 - PERSONNEL EXPENSES							
205-6010 Salary & Wages	25,261.86	177,549.39	348,553.00	171,003.61	49.06%	176,344.12	374,594.26
205-6015 Overtime Wages	1,053.83	18,117.30	25,539.00	7,421.70	29.06%	7,824.80	21,478.42
205-6027 Longevity	0.00	1,045.00	1,143.00	98.00	8.57%	755.00	755.00
205-6028 Certification Pay	0.00	0.00	600.00	600.00	100.00%	0.00	0.00
205-6035 Payroll Taxes	1,971.57	14,676.22	28,751.00	14,074.78	48.95%	13,323.39	28,505.24

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
205-6040 Workers Compensation	0.00	5,031.92	11,502.00	6,470.08	56.25%	0.00	0.00
205-6045 Health Insurance	8,008.96	50,587.70	103,399.00	52,811.30	51.08%	39,450.12	86,938.11
205-6050 Life Insurance	42.18	258.90	586.00	327.10	55.82%	313.88	680.48
205-6055 Retirement	3,360.70	24,935.28	48,145.00	23,209.72	48.21%	22,194.25	47,802.37
205-6060 Long-Term Disability	73.25	446.05	1,781.00	1,334.95	74.96%	641.55	1,357.17
205-6061 Short-Term Disability	85.95	500.82	0.00	(500.82)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	39,858.30	293,148.58	569,999.00	276,850.42	48.57%	260,847.11	562,111.05
6100-6200 FACILITIES							
205-6105 Maintenance & Repairs	0.00	25.00	0.00	(25.00)	0.00%	0.00	0.00
205-6126 Wells & Boosters	4.50	7,630.28	75,000.00	67,369.72	89.83%	15,649.57	29,017.08
205-6170 Utilities	444.23	1,197.07	4,000.00	2,802.93	70.07%	985.04	2,013.62
205-6175 Electricity-Wells	0.00	67,155.08	200,000.00	132,844.92	66.42%	76,660.98	186,248.05
205-6201 Training/Travel	860.00	10,424.75	8,300.00	(2,124.75)	(25.60%)	7,057.55	10,055.04
205-6203 Employee Relations	173.57	716.40	2,000.00	1,283.60	64.18%	0.00	263.88
205-6205 Dues & Subscriptions	42.00	203.00	0.00	(203.00)	0.00%	0.00	0.00
205-6210 Professional Licenses	136.00	236.00	740.00	504.00	68.11%	374.75	510.75
Total 6100-6200 FACILITIES	1,660.30	87,587.58	290,040.00	202,452.42	69.80%	100,727.89	228,108.42
6300 - VEHICLES & REPAIRS							
205-6310 Diesel & Oil	0.00	2,271.48	5,500.00	3,228.52	58.70%	1,263.93	6,251.09
205-6320 Vehicle Maintenance - Repairs	209.95	209.95	0.00	(209.95)	0.00%	950.93	4,030.58
Total 6300 - VEHICLES & REPAIRS	209.95	2,481.43	5,500.00	3,018.57	54.88%	2,214.86	10,281.67
6400 - EQUIPMENT MAINT. & REPAIRS							
205-6420 Equipment Maint & Repair	0.00	173.45	500.00	326.55	65.31%	67.85	97.30

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
205-6430 Water Meters & Boxes	4,252.75	8,790.97	50,000.00	41,209.03	82.42%	0.00	0.00
205-6440 Heavy Equipment Maint & Repair	9.99	5,155.55	7,000.00	1,844.45	26.35%	929.24	9,261.12
Total 6400 - EQUIPMENT MAINT. &	4,262.74	14,119.97	57,500.00	43,380.03	75.44%	997.09	9,358.42
<u>6500 - OTHER EQUIP - MAINT & REPAI</u>							
205-6503 Fire Extinguishers	0.00	1,142.00	500.00	(642.00)	(128.40%)	0.00	0.00
Total 6500 - OTHER EQUIP - MAINT	0.00	1,142.00	500.00	(642.00)	(128.40%)	0.00	0.00
<u>6600 - SUPPLIES</u>							
205-6604 Uniforms	794.72	5,721.98	10,100.00	4,378.02	43.35%	3,532.27	8,113.43
205-6630 Traffic Control Supplies	0.00	61.94	0.00	(61.94)	0.00%	0.00	343.03
205-6640 Water Supplies Inventory	1,614.52	24,234.77	72,182.00	47,947.23	66.43%	44,847.64	86,901.95
Total 6600 - SUPPLIES	2,409.24	30,018.69	82,282.00	52,263.31	63.52%	48,379.91	95,358.41
<u>6700 - COMPUTERS/PHONES/INTERNE</u>							
205-6700 Small Computer Equipment	889.94	889.94	2,000.00	1,110.06	55.50%	0.00	0.00
205-6720 Scad Phone Lines	826.63	4,959.78	10,000.00	5,040.22	50.40%	5,246.70	10,200.14
205-6730 Cell Phones	595.36	3,548.63	8,640.00	5,091.37	58.93%	4,049.70	7,672.74
Total 6700 - COMPUTERS/PHONES/I	2,311.93	9,398.35	20,640.00	11,241.65	54.47%	9,296.40	17,872.88
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
205-6815 Water System Permits	0.00	10,435.79	12,000.00	1,564.21	13.04%	10,485.79	10,485.79
205-6860 Other Professional Services	212.75	1,242.24	32,999.99	31,757.75	96.24%	1,292.45	9,377.45
205-6865 City Engineer - Prof Svcs	15,000.00	15,000.00	5,000.00	(10,000.00)	(200.00%)	0.00	6,849.10
205-6884 Prairielands Gcd Fees	4,604.17	26,761.71	51,796.80	25,035.09	48.33%	21,390.18	47,936.04
205-6885 Johnson County Sud Water	62,282.52	286,290.48	396,000.00	109,709.52	27.70%	137,724.08	389,092.38
205-6888 Copier/Printing	0.00	0.00	250.00	250.00	100.00%	0.00	12.80

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 6800 - OTHER PROF SVCS / C	82,099.44	339,730.22	498,046.79	158,316.57	31.79%	170,892.50	463,753.56
6900 - PROFESSIONAL EXPENSES							
205-6901 Franchise Fees	44,797.25	89,594.50	179,189.00	89,594.50	50.00%	0.00	0.00
205-6972 Lab Supplies	862.00	5,208.49	16,000.00	10,791.51	67.45%	7,381.22	15,592.48
205-6985 Chlorine & Ammonia	3,042.00	11,651.36	35,000.00	23,348.64	66.71%	10,274.82	27,055.31
205-6986 Tests & Tdh Inspections	600.01	3,506.69	14,000.00	10,493.31	74.95%	5,555.41	9,646.20
Total 6900 - PROFESSIONAL EXPEN	49,301.26	109,961.04	244,189.00	134,227.96	54.97%	23,211.45	52,293.99
8000 - CAPITAL ASSETS / CIP Item Ex							
205-8502 Fy Capital Items	12,095.00	24,606.48	0.00	(24,606.48)	0.00%	164,000.00	164,000.00
Total 8000 - CAPITAL ASSETS / CIP	12,095.00	24,606.48	0.00	(24,606.48)	0.00%	164,000.00	164,000.00
Total Water Distribution Dept	194,208.16	912,194.34	1,768,696.79	856,502.45	48.43%	780,567.21	1,603,138.40
210-Sewer Department							
6000 - PERSONNEL EXPENSES							
210-6010 Salary & Wages	10,413.04	39,854.72	119,205.00	79,350.28	66.57%	61,958.48	108,831.53
210-6015 Overtime Wages	1,482.94	5,789.94	20,457.00	14,667.06	71.70%	9,128.26	15,268.17
210-6027 Longevity	0.00	125.00	260.00	135.00	51.92%	125.00	125.00
210-6028 Certification Pay	0.00	0.00	1,200.00	1,200.00	100.00%	0.00	0.00
210-6035 Payroll Taxes	890.77	3,502.35	10,796.00	7,293.65	67.56%	5,014.60	8,870.04
210-6040 Workers Compensation	0.00	629.00	3,340.00	2,711.00	81.17%	0.00	0.00
210-6045 Health Insurance	1,918.38	7,215.00	25,915.00	18,700.00	72.16%	21,653.70	34,991.94
210-6050 Life Insurance	13.08	46.08	162.00	115.92	71.56%	89.68	159.88
210-6055 Retirement	1,534.22	5,883.60	18,078.00	12,194.40	67.45%	8,908.62	15,590.46
210-6060 Long-Term Disability	26.14	104.56	492.00	387.44	78.75%	224.53	399.04

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
210-6061 Short-Term Disability	23.19	103.79	0.00	(103.79)	0.00%	0.00	0.00
Total 6000 - PERSONNEL EXPENSES	16,301.76	63,254.04	199,905.00	136,650.96	68.36%	107,102.87	184,236.06
6100-6200 FACILITIES							
210-6151 Sewer Plant	10,154.61	74,196.91	126,000.00	51,803.09	41.11%	38,115.88	140,377.54
210-6152 Lift Stations	24.52	402.52	30,000.00	29,597.48	98.66%	10,796.88	30,074.05
210-6153 Sewer & Collection System	170.73	5,935.33	40,000.00	34,064.67	85.16%	24,158.80	37,337.96
210-6170 Utilities	0.00	5,591.56	0.00	(5,591.56)	0.00%	2,445.12	5,447.72
210-6180 Electricity-Lift Station	0.00	8,420.74	18,000.00	9,579.26	53.22%	6,015.12	17,190.98
210-6185 Electricity-Sewer Plant	158.62	13,976.85	49,550.04	35,573.19	71.79%	23,039.36	55,027.77
210-6201 Training/Travel	0.00	505.00	4,500.00	3,995.00	88.78%	4,000.00	4,880.00
210-6203 Employee Relations	0.00	42.67	0.00	(42.67)	0.00%	0.00	107.80
210-6210 Professional Licenses	0.00	75.00	630.00	555.00	88.10%	338.50	777.00
Total 6100-6200 FACILITIES	10,508.48	109,146.58	268,680.04	159,533.46	59.38%	108,909.66	291,220.82
6300 - VEHICLES & REPAIRS							
210-6310 Diesel & Oil	0.00	986.14	2,000.00	1,013.86	50.69%	377.19	2,331.49
Total 6300 - VEHICLES & REPAIRS	0.00	986.14	2,000.00	1,013.86	50.69%	377.19	2,331.49
6400 - EQUIPMENT MAINT. & REPAIRS							
210-6415 Equipment Rental - Gf	1,220.40	1,220.40	1,500.00	279.60	18.64%	0.00	1,226.40
210-6440 Heavy Equipment Maint & Repair	0.00	3,577.31	5,000.00	1,422.69	28.45%	956.80	2,503.60
Total 6400 - EQUIPMENT MAINT. & REPAIRS	1,220.40	4,797.71	6,500.00	1,702.29	26.19%	956.80	3,730.00
6600 - SUPPLIES							
210-6604 Uniforms	140.27	1,081.31	2,400.00	1,318.69	54.95%	835.02	2,286.18
210-6640 Sewer Supplies Inventory	635.44	3,888.19	5,211.00	1,322.81	25.38%	771.48	2,592.45

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

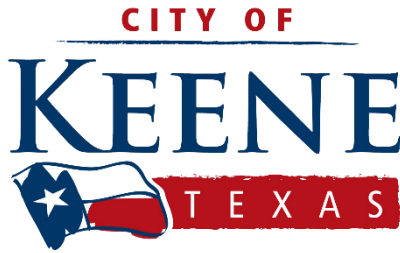
200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
210-6680 Immunizations	0.00	0.00	3,500.00	3,500.00	100.00%	0.00	84.70
Total 6600 - SUPPLIES	775.71	4,969.50	11,111.00	6,141.50	55.27%	1,606.50	4,963.33
<u>6700 - COMPUTERS/PHONES/INTERNE</u>							
210-6700 Small Computer Equipment	0.00	785.16	1,200.00	414.84	34.57%	955.51	955.51
210-6705 Computer Maintenance & Repairs	79.96	133.95	1,500.00	1,366.05	91.07%	17.89	924.85
210-6715 Annual Software Maintenance	0.00	9,163.75	0.00	(9,163.75)	0.00%	0.00	0.00
210-6730 Cell Phones	74.42	446.58	1,200.00	753.42	62.79%	482.76	980.45
Total 6700 - COMPUTERS/PHONES/I	154.38	10,529.44	3,900.00	(6,629.44)	(169.99%)	1,456.16	2,860.81
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
210-6865 Engineering Services	0.00	0.00	1,500.00	1,500.00	100.00%	0.00	0.00
Total 6800 - OTHER PROF SVCS / C	0.00	0.00	1,500.00	1,500.00	100.00%	0.00	0.00
<u>6900 - PROFESSIONAL EXPENSES</u>							
210-6901 Franchise Fees	26,107.75	52,215.50	104,431.00	52,215.50	50.00%	0.00	0.00
210-6950 Wwtp Permit Renewal Fees	0.00	10.77	0.00	(10.77)	0.00%	0.00	105.00
210-6970 Chlorine & Ammonia	0.00	6,578.86	25,000.00	18,421.14	73.68%	10,701.90	24,078.64
210-6971 Polymers	0.00	4,860.00	13,000.00	8,140.00	62.62%	3,340.00	14,880.00
210-6972 Laboratory Supplies	0.00	5,443.76	1,500.00	(3,943.76)	(262.92%)	0.00	514.88
210-6973 Tests & Tdh Inspections	1,118.00	8,413.76	23,000.00	14,586.24	63.42%	9,064.04	23,113.62
210-6987 Allocation - NonDept Contract & Prof Svcs Exp to W&S Fund	4,524.94	25,118.91	45,000.00	19,881.09	44.18%	29,833.99	88,954.74
210-6988 Allocation - NonDept Operating Costs to W&S Fund	10,484.55	35,233.20	45,000.00	9,766.80	21.70%	25,812.87	58,070.99
210-6989 Allocation - HR Dept Operating Expenses to W&S Fund	161.00	161.00	0.00	(161.00)	0.00%	1,568.12	2,138.72

City of Keene
Revenue and Expense Report
As of March 31, 2026

4/23

Section 4, Item A.

200 - Water & Sewer Department Expense	Current Month Expense/Rev	Year To Date Expense/Rev	Current Year Budget	Budget Balance Remaining	% Balance Remaining	Prior Year YTD Balance	Prior Year FY End Bal.
Total 6900 - PROFESSIONAL EXPEN	42,396.24	138,035.76	256,931.00	118,895.24	46.28%	80,320.92	211,856.59
<u>8000 - CAPITAL ASSETS / CIP Item Ex</u>							
210-8500 Fy Capital Items	0.00	8,858.29	134,000.00	125,141.71	93.39%	0.00	0.00
Total 8000 - CAPITAL ASSETS / CIP	0.00	8,858.29	134,000.00	125,141.71	93.39%	0.00	0.00
Total Sewer Department	71,356.97	340,577.46	884,527.04	543,949.58	61.50%	300,730.10	701,199.10
<u>220-Sanitation Department</u>							
<u>6800 - OTHER PROF SVCS / COPIERS</u>							
220-6861 Sanitation Sub Contractor Fees	34,644.64	173,037.63	370,698.57	197,660.94	53.32%	155,759.75	383,041.80
Total 6800 - OTHER PROF SVCS / C	34,644.64	173,037.63	370,698.57	197,660.94	53.32%	155,759.75	383,041.80
Total Sanitation Department	34,644.64	173,037.63	370,698.57	197,660.94	53.32%	155,759.75	383,041.80
Total Expense	409,005.30	2,190,279.00	4,519,387.58	2,329,108.58	51.54%	1,655,896.73	3,724,432.26



City Council Regular Meeting

May 7, 2026, at 6:00 PM

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

Report Item 4B

SUBJECT:

City Manager's Comments – SWAU Callicott Student Park sidewalk dedication, Project Hero, Downtown Revitalization Grant, City Comprehensive Plan (RCP) Grant, Luz Arauzo Park, City Development

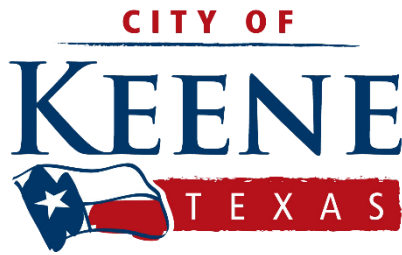
BACKGROUND:

- SWAU Callicott Student Park sidewalk dedication, Thursday, May 7, 6:00 PM - Dedicated of the new sidewalks around the pond in memory of Wizan (Wiz) Sebulburo, who passed away on October 17, 2025, while on fall break.
- Project Hero is here at City Hall this weekend, Saturday May 9 at around 7:30 a.m. Please come welcome our heroes and the wonderful organization that supports them.
- Downtown Revitalization Grant is looking positive. We ranked 5th in Stage 1 and is looking like the top 8 cities will receive the funding.
- Receive a status update on current progress in the Comprehensive Plan process.
- All items recommended during Cari Warwick's presentation have been approved which includes a perimeter fence, lighting, picnic bench, trash can, and a swing set with safety groundcover that will entertain up to 7 children.
- Foundations for three homes, with permits for three more in the Stonehurst subdivision along with continued conversations for commercial businesses moving to Keene.

FINANCIAL IMPACT:

- An updated Comprehensive Plan will greatly increase the City's chances of receiving more grants for improvements to infrastructure and quality of life projects.
- Downtown Revitalization Grant would be \$1 million with a 5% (\$50,000) city match.
- Total cost for the items at Luz Arauzo Park will be funded by the \$50,000 that our B Board allotted in their budget this year.

ATTACHMENTS: none



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

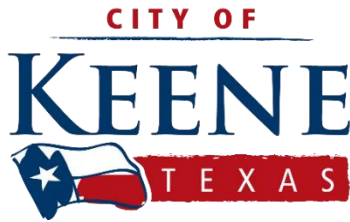
Consent Agenda Item 5A

SUBJECT:

Consider approval of the minutes of the regular Keene City Council meeting held on April 02, 2026.

ATTACHMENTS:

- DRAFT – minutes of the April 02, 2026, regular Council Meeting



City Council Regular Meeting Minutes

April 02, 2026 at 6:00 PM

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

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Bob Chapman, Chuck Easley, and Troy Smith. Council Member Shaw arrived at 6:09 p.m.

Members Absent: Rob Foster

City Staff present: Jonathan Seitz, City Manager; Holly Russell, City Secretary; Don Martin, Director of Development & Neighborhood Services; Chief James Kidd and Lt. Robert Steele, Keene Police Department; Chief Dan Warner; Keene Fire & Rescue; Keith Barrow, Digital Marketing Coordinator.

1. Call to Order, Invocation, Pledge of Allegiance, Pledge to Texas Flag

Mayor Pro Tem Gillin called the meeting to order at 6:00 p.m. and Council Member Smith gave the invocation.

2. Mayor Announcements

A. *Keene Fire Department will present a "Lifesaving Award" to a Keene resident.*

Mayor Pro Tem Gillin announced that City Hall is closed tomorrow for Good Friday. She shared a recap of the dedication of the memorial bench to Matthew Davis. She called Chief Warner forward to present a lifesaving award. Chief Warner spoke of the heroic deeds young resident Hayden who went to call for emergency services while his parent administered aid to a younger sibling. The family reported that the youngest son is doing well, and they are grateful for the first responders of the city.

3. Public Comments

Paul Gnad, Director of the Keene Chamber of Commerce, invited anyone interested in a Memorial Day service to attend a planning meeting on April 6 at 5:00 p.m., in the small meeting room of the Community Center.

4. Reports

Informational reports only; no action to be taken.

A. *Receive a report from Ahrein Bennett, Texas Health Community Impact (THCI) Program Manager for Johnson County, about the THCI program, available grants, information on the 2025 Community Health Needs Assessment, and information on receiving proposals for grants.*

Ahrein Bennett, Texas Health Community Impact (THCI) Program Manager for Johnson County, gave an overview of the health needs assessment for the area and what grants are available to help alleviate these needs. They also partner with local organizations, such as the REACH Council, to help meet the needs of residents. The 2027-2028 grant request proposals will be focusing on innovation in health programs that assist with meeting needs. In 2023-2024, a grant

was given to REACH Council to develop the website *Starting Point*, which helps the public find the assistance in Johnson County. Two representatives of the REACH Council spoke briefly about the "Seeds to Success" grant that will focus on youth to young adults (ages 15-25) that are not in school or employed and how to get them reconnected with education or employment.

B. City Manager's Comments – Project Hero, Metalplate and Industrial Park, Luz Arauzo Park, Shelly Lane Petition, City Fleet

Jonathan Seitz, City Manager, shared information on the May 9 Project Hero bike ride coming through Keene, a company (Metalplate) will be joining the Keene Industrial Park and potentially creating up to 250 new jobs, staff are already working with the EDC-B Board to improve the Pocket Park/Luz Arauzo Park that was Donated by former Mayor Gary Heinrich and his wife, staff have met with engineers to see what can be done about the flooding on Shelly Drive and have also met with the residents there on the matter, and that some of the new fleet vehicles are beginning to be delivered and the cost is projected to be \$127,000 under budget. He announced that Metalplate will be at the next Council meeting to report on their plans and how they want to be involved in the community, and staff are also starting a community coffee time prior to each meeting that all are invited to attend.

5. Consent Agenda

All items listed below have been previously discussed, require no deliberation, or are routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council. If discussion is desired, the item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with the staff's recommendation.

- A. *Consider approval of the minutes of the Keene City Council special meeting held on March 01 and 02, 2026 in Granbury, Texas.*
- B. *Consider approval of the minutes of the regular Keene City Council meeting held on March 05, 2026.*

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

Motion made by Smith, Seconded by Easley.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

6. Public Hearing Items

There was no public hearing scheduled for this meeting.

7. General

General business items for discussion:

- A. *Review, discuss, and consider approval of the second reading of Resolution No. 2026-495 approving the following EDC Type B projects approved by the Keene Community Development Corporation: the purchase and installation of a skate park, the purchase and installation of specific sidewalks in the city, the naming of the pocket park to "Luz Arauzo Park and the purchase and installation of improvements to the park, the purchase and installation of additional secondary outdoor warning sirens, and the purchase and installation of additional lighting at Elisa Carver Park.*

Council Member Smith spoke to his visits to two other skate parks and what he observed. Mayor Pro Tem Gillin asked Ms. Russell to read Resolution No. 2026-495 and then asked Council if there was any discussion on the item.

RESOLUTION NO. 2026-495

A RESOLUTION OF THE CITY OF KEENE CITY COUNCIL APPROVING AND AUTHORIZING THE FOLLOWING TYPE B PROJECTS: THE KEENE COMMUNITY DEVELOPMENT CORPORATION ("KCDC") WILL PROVIDE FUNDS FOR: TWO ADDITIONAL OUTDOOR SECONDARY WARNING SIRENS, ADDITIONAL LIGHTING TO ELISA CARVER PARK, IMPROVEMENTS TO THE LUZ AROUZO PARK, THE CREATION OF A SKATE PARK, AND THE ADDITION OF SIDEWALK TO THE CITY.

A motion was made to approve the second reading of Resolution No. 2026-495 approving the EDC Type B project expenditures and naming of Luz Arauzo Park, and seconded. The motion carried.

Motion made by Smith, Seconded by Shaw.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

B. Review, discuss, and consider approving the expenditure of up to \$115,000 to repair Well 12.

Mr. Seitz explained that the pump motor on Well 12 has expired and needs to be replaced. From the quotes that were given, the cost of materials and labor are projected to be as high as \$115,000. The City is requesting approval for expenditure of funds not to exceed this amount to make the necessary repairs. A motion was made to approve the use of up to \$115,000, using funds from the TWDB grant, for the necessary repairs to Well 12, and seconded. The motion carried.

Motion made by Chapman, Seconded by Smith.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Smith, Shaw

C. Review, discuss, and consider action to adopt a revised Boards and Commissions Membership Appointment Policy, amending the section prohibiting Council from being appointed to a board or commission to allow for Council to be appointed in the event there is a shortage of appointed members.

Paul Gnadt, resident, spoke in favor of not appointing Council to a Board, or appointing a person to multiple boards, and shared his reasons. Wes Scram, former EDC-A Board member, spoke to how difficult it once was to get more people to serve on the Boards and Commissions, and is in support of a Council Member being active on the EDC Boards as a representative of Council.

A motion was made to approve the revision to the Appointment policy as presented, and seconded. The motion carried.

Motion made by Shaw, Seconded by Smith.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

Council had a consensus that Ms. Gillin can complete her term on the EDC-A Board. She noted that she would step down should another member of public wish to be appointed to the Board.

D. Review, discuss, and give direction to regarding posting a dress code for those who attend and wish to speak to Council or to revise the Rules of Order and Procedure.

Ms. Russell explained that the City Attorney recommended that Council can make a statement that they will also adhere to the posted Courtroom Rules of Decorum that are to be posted outside of the doors, or they may revise the Rules of Order. Ray Johnson, resident, disagreed with there being a dress code. A motion was made to table the item until the next meeting when the attorney is in attendance, and seconded. The motion carried.

Motion made by Smith, Seconded by Easley.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

- E. Review, discuss, and take action to consider rescheduling or canceling the June 4, 2026, regular Council meeting date due to Administration staff's absences to attend seminars and conferences.*

Mr. Seitz explained that Administrative staff would be absent the day of the June meeting date for various training seminars and conferences, and asked Council to consider moving the meeting to the third Thursday, June 18, or cancelling the June meeting. A motion was made to move the meeting to June 18, and seconded. The motion carried.

Motion made by Easley, Seconded by Smith.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

8. Executive Session

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

- A. Texas Government Code Section 551.071** - Consultation with an attorney for advice about pending litigation (Cause No. DC-C202600174 Vincent Carl Castro v. City of Keene, Texas, Jonathan Seitz, Troyce Samantha Gillin, Robert Allan Foster, Troy William Smith, Johnny Ray Shaw, Robert Eugene Chapman)
- B. Texas Government Code Section 551.076** - Deliberation regarding security devices or security audits to deliberate the deployment, or specific occasions for implementation, of security personnel or devices.

Ms. Russell read the Executive Session agenda items as listed on the published meeting agenda, and Mayor Pro Tem Gillin recessed into Executive Session at 7:28 p.m.

9. Reconvene into Open Session

To take action on the above-listed Executive Session item(s), if any:

Mayor Pro Tem Gillin reconvened the open meeting at 8:13 p.m. A motion was made on item 8A to authorize the City Manager to work with the TML attorney to file a response on behalf of the City and Council Members named in the court documents, and seconded. The motion carried.

Motion made by Smith, Seconded by Chapman.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

A motion was made on item 8B to give the City Manager approval to move forward with the discussed security software upgrades to City Hall, and seconded. The motion carried.

Motion made by Shaw, Seconded by Easley.

Voting Yea: Mayor Pro Tem Gillin, Chapman, Easley, Smith, Shaw

10. Requests for Future Agenda Items

Revisiting the June meeting date to see June 18 is still needed or can be cancelled.

11. Adjourn

There being no further business, Mayor Pro Tem Gillin adjourned the meeting at 8:16 p.m.

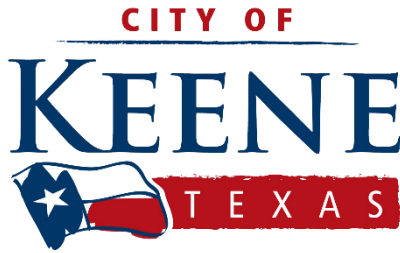
Approved on this the 5th day of May 2026.

APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Don Martin, Dir. of Neighborhood & Development Services
dmartin@keenetx.com

Public Hearing Item 6A

SUBJECT:

Hold a public hearing to hear citizen comments and hold a discussion on a zoning change request from Agricultural (A-G) to Single-Family Residential (SF-2) submitted by Nathan Bowers with Ambition Group, LLC for the following property:

A 9.270-acre tract of land located in the Jeremiah Williams Survey, Abstract No. 890, within the City of Keene, Johnson County, Texas.

BACKGROUND:

The Property owners wish to divide this into 4 lots, it is currently zoned Agricultural, the plat they are proposing with lot dimensions will only fit SF-2 zoning.

FINANCIAL IMPACT:

Approving the rezone so that the property may be divided can provide more Property Tax revenue as Residential versus Agricultural, and will add some nice size home lots to our city.

RECOMMENDATION:

The Planning & Zoning Commission and Staff recommend approval of this item.

ATTACHMENTS:

- Rezone Application submitted by Ambition Group
- Public Notice of the rezone request
- Sample letter sent to property Owners within the 200 ft radius of the property
- List of property owner address for properties within 200 ft radius, in city limits
- Warrant Deed
- Tax Certificate for the property to be rezoned
- Proposed minor plat for the property if rezoned
- Current Zoning map for the property



1000 N. Old Betsy Rd. * P.O. Box 637 * Keene, Tx 76059 * 817-641-3336

PLANNING APPLICATION

Please check the box below to indicate the type of application you are requesting:

- | | | |
|---|---|--|
| ☐ Preliminary Plat (\$250+\$5/lot over 10) | ☒ Zoning Change (\$275) | ☐ Plan Review (\$200) |
| ☐ Final Plat (\$250+\$5/lot over 10) | ☐ Planned Development | ☐ Plat Extension (\$250) |
| ☐ Replat (\$300) | ☐ Special Use Permit (\$275) | ☐ Plat Vacation (\$250) |
| ☒ Minor Plat (\$250) | ☐ Annexation/Disannexation | ☐ Conveyance Plat (\$250) |
| ☐ Amending Plat | ☐ FLUP Amendment | |
| | ☐ Variance (\$225) | |

Contact Information

Applicant (or Primary Contact)

Name: Adam Bartells

Company: Ambition Group LLC

Address: 4900 SE Loop 820 Suite 204

City, State, Zip: Fort Worth, TX 76140

Phone: 817/584-2679

Email: [REDACTED]

Owner (if different from Applicant)

Name: Nathan Bowers

Company: Ambition Group LLC

Address: 4900 SE Loop 820 Suite 204

City, State, Zip: Fort Worth, TX 76140

Phone: 817/914-1033

Email: [REDACTED]

Project Information

Project Name: 2929 CR 805 Minor Plat

Project Address: 2929 CR 805, Cleburne, TX 76031

Parcel(s) Tax ID (long or short)#: R000055003

Legal Description

Block: 58 Lot: 1 Abstract: 890

Addition: _____ Survey: Jeremiah Williams Total Acreage: 9.2890

Existing Zoning: AG Agriculture Proposed Zoning: SF-2 Single Family 2

Reason for Request: To subdivide into 4 lots

Attach the following:

- _____ A plat, map, sketch or drawing indicating metes and bounds description for all unplatted property and all Zoning cases.
- _____ A copy of a notarized Warranty Deed showing proof of ownership to the property
- _____ A Tax Certificate must be attached with this application in order to finalize the procedure at Johnson County Courthouse. Filing fees at the courthouse are 18x24=\$46 or 24x36 and over = \$71.00, (additional page \$25).
- _____ A notarized letter from the property owner authorizing a representative to present the request, if the the property owner will not be present.

I attest that the above information is true and accurate to the best of my knowledge and that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission, Board of Adjustments and/or City Council hearing thereon. I understand that if any of the above Information is found to be wrong or inaccurate, my application may be removed from consideration prior to the time the application is voted upon by the Planning and Zoning Commission, Zoning Board of Adjustments and/or City Council.

I understand that in the event the undersigned is not present at the public hearing the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council shall have the power to dismiss the proposal either at the call of the case or after the hearing and such dismissal shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

I reserve the right to withdraw this proposal. However, written withdrawal filed at any time after the giving of notice of the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council hearing shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

Attesting to inaccurate or false information on this application can result in conviction of a misdemeanor and a fine not to exceed \$2,000.00.

Signature:

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR THE AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ITEM. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

Signature: [Signature] Date: 2/26/26

I waive the statutory review period time limits in accordance with Section 212.009 of the Texas Local Government Code (For Plat Applications Only).

Signature: [Signature] Date: 2/26/26

OFFICE USE ONLY

DATE APPLICATION FEE PAID: _____ DATE COURT FILING FEE PAID: _____
CHECK #: _____ CASH REC'D: _____ CHECK #: _____ CASH REC'D: _____

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS (CLEBURNE)

Printed at 03/16/26 12:09 by bdahn-bv

Acct #: 23013

Ad #: 175205

Status: New WHOLD WHOL

**NOTICE OF PUBLIC HEARING
REZONE REQUEST
CITY OF KEENE, TEXAS**

The City of Keene **Planning and Zoning Commission** will conduct a public hearing on **Monday, April 13, 2026, at 6:00 p.m.**, during the regular Planning and Zoning Commission meeting, to receive and consider public comments regarding a zoning change request submitted by Nathan Bowers with Ambition Group, LLC for the following property:

A 9.270-acre tract of land located in the Jeremiah Williams Survey, Abstract No. 890, within the City of Keene, Johnson County, Texas, requesting a zoning change from Agricultural (A-G) to Single-Family Residential (SF-2).

Following the public hearing, the Planning and Zoning Commission may review, discuss and make a recommendation to the City Council. The **Keene City Council** will conduct a second public hearing on **Thursday, May 7, 2026, at 6:00 p.m.** at the regular City Council meeting. After the public hearing, the City Council may review, discuss, and take possible action on the request from Nathan Bowers.

Both meetings and public hearings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, located at 1000 N. Old Betsy Rd., Cleburne, Texas 76031.

All interested persons are encouraged to attend the meetings and express their support or opposition regarding this request. Written comments may also be submitted to Keene City Hall, Attention: City Secretary, or by email to citysecretary@keenetx.com. Comments for the Planning and Zoning Commission hearing must be received no later than Friday, April 10, 2026. Comments for the City Council hearing must be received no later than Wednesday, May 6, 2026.



Zoning Change Request

03/20/2026

PROPERTY OWNER
808 MAINE ST
KEENE, TX 760591337

Subject Property: 2929 CR 805, , TX
Parcel Number: 126.3600.08830

Dear Property Owner:

You are receiving this letter because your property is within 200 feet from the subject property listed above.

The City of Keene Planning and Zoning Commission will conduct a public hearing on Monday, April 13, 2026, at 6:00 p.m., during the regular Planning and Zoning Commission meeting, to receive and consider public comments regarding a zoning change request submitted by Nathan Bowers with Ambition Group, LLC for the following property:

A 9.270-acre tract of land located in the Jeremiah Williams Survey, Abstract No. 890, within the City of Keene, Johnson County, Texas, requesting a zoning change from Agricultural (A-G) to Single-Family Residential (SF-2).

Following the public hearing, the Planning and Zoning Commission may review, discuss and make a recommendation to the City Council. The Keene City Council will conduct a second public hearing on Thursday, May 7, 2026, at 6:00 p.m. at the regular City Council meeting. After the public hearing, the City Council may review, discuss, and take possible action on the request from Nathan Bowers.

Both meetings and public hearings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, located at 1000 N. Old Betsy Rd., Cleburne, Texas 76031.

All interested persons are encouraged to attend the meetings and express their support or opposition regarding this request. Written comments may also be submitted to Keene City Hall, Attention: City Secretary, or by email to citysecretary@keenetx.com. Comments for the Planning and Zoning Commission hearing must be received no later than Friday, April 10, 2026. Comments for the City Council hearing must be received no later than Wednesday, May 6, 2026.

Should you have any questions or concerns please feel free to reach out to the city at 817-641-3336.

Thank you,

A handwritten signature in black ink, appearing to read "Don Martin".

Don Martin
Director of Neighborhood and Development Services
1000 N. Old Betsy Rd, Cleburne, TX 76031
www.keenetx.com

Zoning Change Request
Address: 2929 CR 805
Applicant: Nathan Bowers
Date Sent: 3/20/2026

Address	State	Parcel
104 S OLD MANSFIELD RD	TX	126.3600.08480
2913 CR 805	TX	126.3600.08430
2917 CR 805	TX	126.3600.08831
2920 CR 805	TX	126.3637.01010
2929 CR 805	TX	126.3600.08830
2933 CR 805	TX	126.3600.09381
3016 CR 805	TX	126.3600.09280
3045 CR 805	TX	126.3600.09380
619 W OAKDALE ST	TX	126.3637.01020

GF No. BTM252942

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: August 19, 2025

Grantor: Pamala Frost, an unmarried person

Grantee: Ambition Group, LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 4900 SE Loop 820 #204 Forest Hill, TX 76140

Lender: COP Enterprises, LLC, a Texas Limited Liability Company

Lender's Mailing Address: 2600 N. Central Expy, Ste 110, Richardson, TX 75080

Trustee: Derek Hausheer

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Lender in the principal amount of TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars (\$230,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a first-lien deed of trust of even date from Grantee to Trustee.

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to person, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

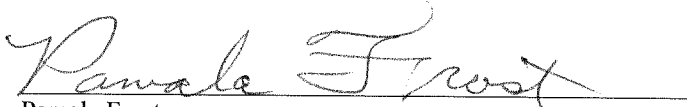
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GF No. BTM252942

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

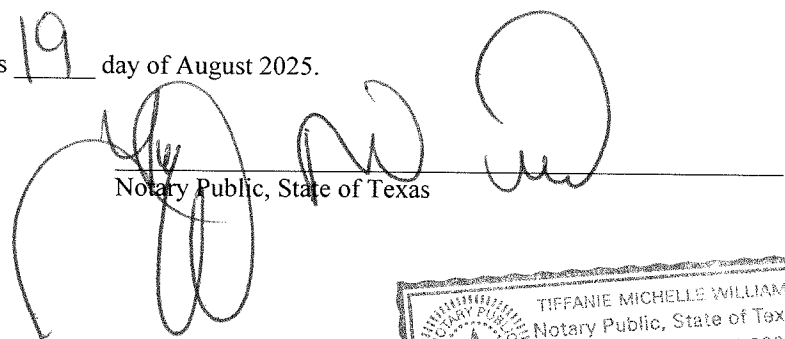

Pamala Frost

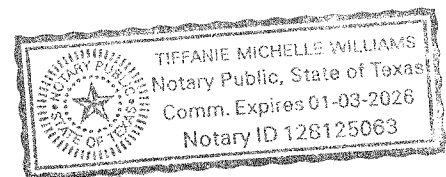
STATE OF TEXAS

COUNTY OF TARRANT

Before me, the undersigned Notary Public, on this day personally appeared Pamala Frost, proved to me through LA to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19 day of August 2025.


Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Byers & Taylor, PLLC
300 Bailey Ave., Ste. 100
Fort Worth, TX 76107

EXHIBIT "A"

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the Jeremiah Williams Survey, Abstract No. 890 and apart of Lot No. 58, the Adventist Texas School Property according to J. D. Kennard's plat of record in Volume 55, page 640, Deed Records, Johnson County, Texas, being all of that certain tract of land, containing a called 10 acres, conveyed by O. O. Mattison, et ux to D. D. McCormick by Correction Deed dated June 25, 1945 and recorded in Volume 344, page 267, Deed Records, Johnson County, Texas and being more particularly described as follows. All bearings being correlated to the West line of said Lot No. 58 (North).

BEGINNING at an iron pin in a fence line for a corner, said corner being the Northwest corner of Lot No. 58, the Adventist Texas School Property;

THENCE South 89 degrees, 03 minutes and 10 seconds East, with the North line of said Lot No. 58, a distance of 1011.1 feet to an iron pin in the center line of County Road No. 805 for a corner, said corner being the Northeast corner of said Lot No. 58;

THENCE South 13 degrees and 37 minutes West, with the center line of County Road No. 805 and the East line of said Lot No. 58, a distance of 482.0 feet to an iron pin for a corner;

THENCE North 88 degrees and 58 minutes West, with a fence line, a distance of 897.6 feet to an iron pin for a corner, said corner being in the West line of said Lot No. 58;

THENCE North, with the West line of said Lot No. 58, a fence line, a distance of 469.0 feet to the point of beginning and containing 10.289 acres.

SAVE AND EXCEPT THE FOLLOWING:

All that certain tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the. Jeremiah Williams Survey, Abstract No. 890 and a part of Lot No. 58, The Adventist Texas School Property according to J. D. Kennard's plat of record in Volume 55, page 640, Deed Records, Johnson County, Texas, being a portion of that certain tract of land, containing a called 10 acres, conveyed by O. O. Mattison, et ux to D. D. McCormick by Correction Deed dated June 25, 1945 and recorded in Volume 344, page 267, Deed Records, Johnson County, Texas and being more particularly described as follows.

All bearings being correlated to the West line of said Lot No. 58 (North).

BEGINNING at an iron pin for a corner, said corner being South a distance of 265.3 feet and South 88 degrees and 58 minutes East a distance of 625.54 feet from the Northwest corner of Lot No. 58, The Adventist Texas School Property;

THENCE North 01 degrees and 02 minutes East, a distance of 151.08 feet to an iron pin for a corner;

THENCE South 88 degrees and 58 minutes East, at a distance of 274.00 feet an iron pin set

for reference in the future West line of County Road No. 805, in all a distance of 304.3 feet to an iron pin in the center line of said County Road for a corner, said corner being in the East line of sold Block No. 58;

Section 6, Item A.

THENCE South 13 degrees and 37 minutes West, with the center line of County Road No. 805 and the East line of said Block No. 58, a distance of 155.0 feet to an iron pin for a corner;

THENCE North 88 degrees and 58 minutes West, at a distance of 30.74 feet an iron pin set for reference in the future West line of County Road No. 805, in all a distance of 271.06 feet to the point of beginning and containing 1.0 acre.

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 24998

eRecording - Real Property

Warranty Deed

Recorded On: August 25, 2025 09:11 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025 - 24998
Receipt Number: 20250825000002
Recorded Date/Time: August 25, 2025 09:11 AM
User: Amanda T
Station: ccl83

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA

SAN ANTONIO TX



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long

TAX CERTIFICATE FOR ACCOUNT : [REDACTED]

AD NUMBER: R000055003

GF NUMBER:

CERTIFICATE NO : 17694701

COLLECTING AGENCY

Johnson County

P O BOX 75

CLEBURNE TX 76033-0075

DATE : 3/6/2026

FEE : \$10.00

PROPERTY DESCRIPTION

TR 1|BLK 58|KEENE

0002929 CR 805

9.289 ACRES

REQUESTED BY

AMBITION GROUP LLC

PROPERTY OWNER

AMBITION GROUP LLC

4900 SE LOOP 820 STE 204

FOREST HILL TX 76140

4900 SE LOOP 820 STE 204

FOREST HILL TX 76140

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE JOHNSON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX HAS IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE)

CURRENT VALUES							
LAND MKT VALUE:		51,445	IMPROVEMENT		39,175		
AG LAND VALUE:		0	DEF HOMESTEAD:		0		
APPRAISED VALUE:		90,620	LIMITED VALUE:		0		
EXEMPTIONS:		Over 65					
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	CITY OF KEENE	0.00	0.00	0.00	0.00	0.00	0.00
2025	EMER SERV DISTRICT 1	0.00	0.00	0.00	0.00	0.00	0.00
2025	FARM TO MARKET LTBD	0.00	0.00	0.00	0.00	0.00	0.00
2025	HILL COLL-KEENE	0.00	0.00	0.00	0.00	0.00	0.00
2025	Johnson County	0.00	0.00	0.00	0.00	0.00	0.00
2025	KEENE ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2026 : \$0.00

ISSUED TO :

AMBITION GROUP LLC

ACCOUNT NUMBER:

CERTIFIED BY : _____

, JOHNSON COUNTY

There may be a cost and/or
Fees that are unknown to the
Johnson County Tax office



**SCOTT PORTER**

Johnson County Tax Assessor-Collector
P.O. BOX 75
CLEBURNE, TX 76033-0075
(817) 558-0122

Original Receipt

Section 6, Item A.

Property Account Number:
[REDACTED]

Statement Date: 3/6/26
Owner: AMBITION GROUP LLC
Mailing Address: AMBITION GROUP LLC
4900 SE LOOP 820 STE 204
FOREST HILL TX 76140

Property Location: 0002929 CR 805
Acres: 9.289
Legal: TR 1
BLK 58
KEENE

Exemptions: OVER 65
Receipt #: 17694702

Deposit #: 202603065070-2025/kfoster@joco

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID

CERTIFICATE \$10.00**TOTAL PAID \$10.00**

Remitted By: AMBITION GROUP LLC
4900 SE LOOP 820 STE 204
FOREST HILL TX 76140

AMOUNT TENDERED \$10.00
CHANGE \$0.00

Payment Type: CASH

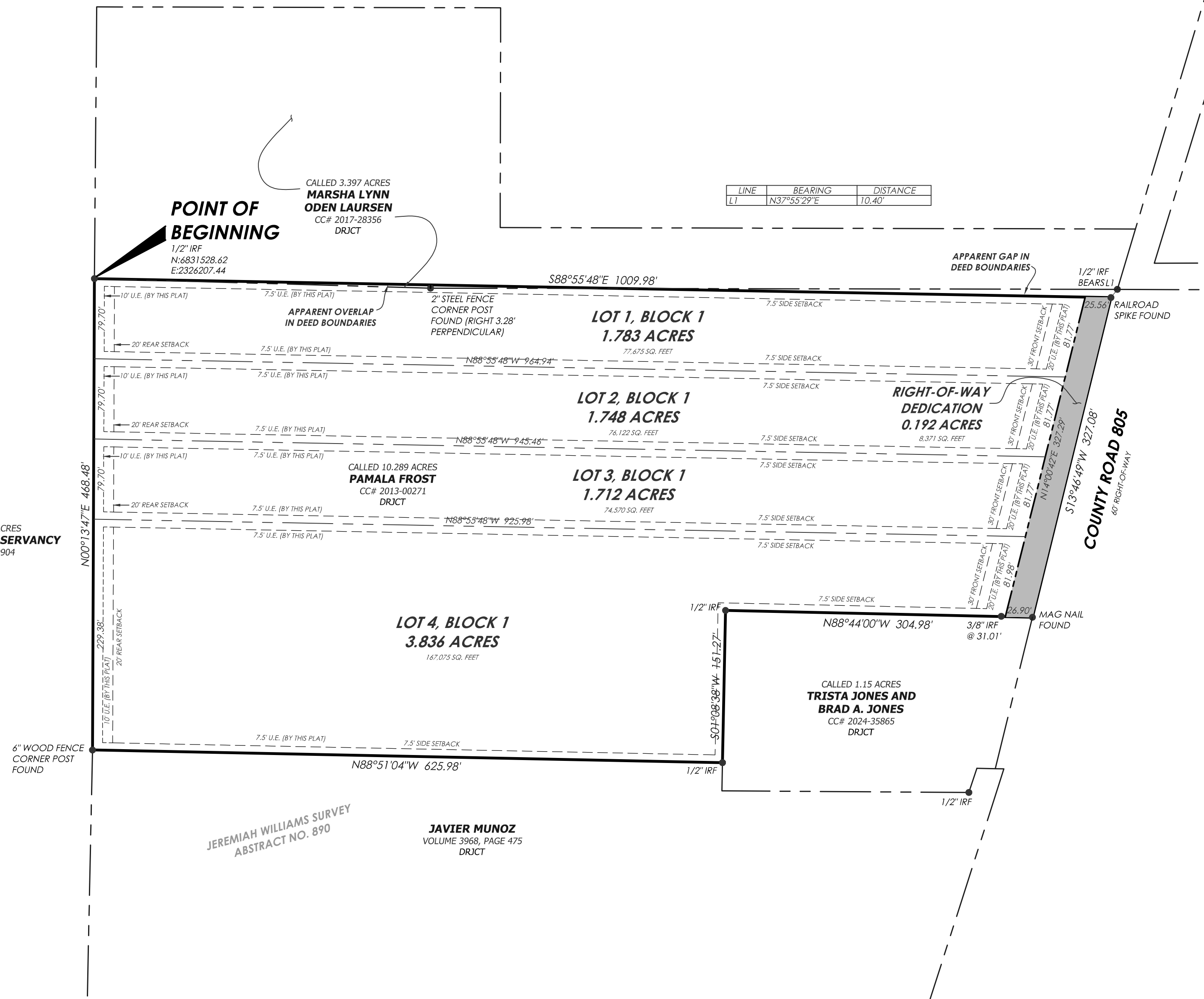
Remaining Amount Due As of 3/6/26
0.00

Receipt 3/6/26

AMBITION GROUP LLC
4900 SE LOOP 820 STE 204
FOREST HILL TX 76140



CALLLED 26.5 ACRES
TEXAS LAND CONSERVANCY
CC# 2021-39904
DRJCT



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
2. ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPL56882".

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48251C0190J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF KEENE, TEXAS.

EXECUTED THIS THE ____ DAY OF FEBRUARY, 2026.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

PROJECT NUMBER: 250771 DATE: FEBRUARY 18, 2026
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

OWNER(S)
PAMALA FROST
2929 CR 805
CLEBURNE, TX 76031

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPL5 6882"
OHE = OVERHEAD ELECTRIC

APPROVED BY:
KEENE, TEXAS MINOR PLAT COMMITTEE

PLANNING AND ZONING CHAIRMAN DATE

CITY MANAGER DATE

BUILDING OFFICIAL DATE

STATE OF TEXAS
COUNTY OF JOHNSON
SWORN TO AND SUBSCRIBED BEFORE ME ON THE ____ DAY OF _____, ____

NOTARY PUBLIC'S SIGNATURE

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, **PAMALA FROST**, OWNER OF A 9.270 ACRE TRACT OF LAND SITUATED IN THE JEREMIAH WILLIAMS SURVEY, ABSTRACT NUMBER 890, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO PAMALA FROST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-271, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 10.289 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.397 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARSHA LYNN ODEN LAURSEN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-28356, AND BEING ON THE EAST LINE OF A CALLED 26.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO TEXAS LAND CONSERVANCY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-39904, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 10.289 ACRE TRACT, AT A DISTANCE OF 334.04 FEET, PASSING A 2" STEEL FENCE CORNER POST FOUND (RIGHT 3.28 FEET, PERPENDICULAR) AT AN ANGLE POINT IN THE SOUTH LINE OF SAID CALLED 3.397 ACRE TRACT, AND CONTINUING IN ALL 1009.98 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID CALLED 10.289 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 805, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 3.397 ACRE TRACT BEARS NORTH 37 DEGREES 55 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.39 FEET;

THENCE SOUTH 13 DEGREES 46 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 10.289 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 327.08 FEET, TO A MAG NAIL FOUND AT THE NORTHEAST CORNER OF A CALLED 1.15 ACRE TRACT OF LAND DESCRIBED BY DEED TO TRISTA JONES AND BRAD A. JONES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-35865, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.15 ACRE TRACT BEARS SOUTH 19 DEGREES 55 MINUTES 49 SECONDS WEST, A DISTANCE OF 185.27 FEET;

THENCE NORTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.15 ACRE TRACT, A DISTANCE OF 304.98 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.15 ACRE TRACT;

THENCE SOUTH 01 DEGREES 08 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 1.15 ACRE TRACT, A DISTANCE OF 151.27 FEET, TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF SAID CALLED 10.289 ACRE TRACT, AND BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JAVIER MUNOZ, RECORDED IN VOLUME 3968, PAGE 475, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 51 MINUTES 04 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID CALLED 10.289 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID MUNOZ TRACT, A DISTANCE OF 625.98 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 10.289 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID MUNOZ TRACT, AND BEING ON THE EAST LINE OF SAID CALLED 26.5 ACRE TRACT;

THENCE NORTH 00 DEGREES 13 MINUTES 47 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 10.289 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID CALLED 26.5 ACRE TRACT, A DISTANCE OF 468.48 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 9.270 ACRES OR 403.814 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, **PAMALA FROST**, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1, 2, 3 AND 4, BLOCK 1, FROST ADDITION, AN ADDITION TO THE CITY OF KEENE, JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

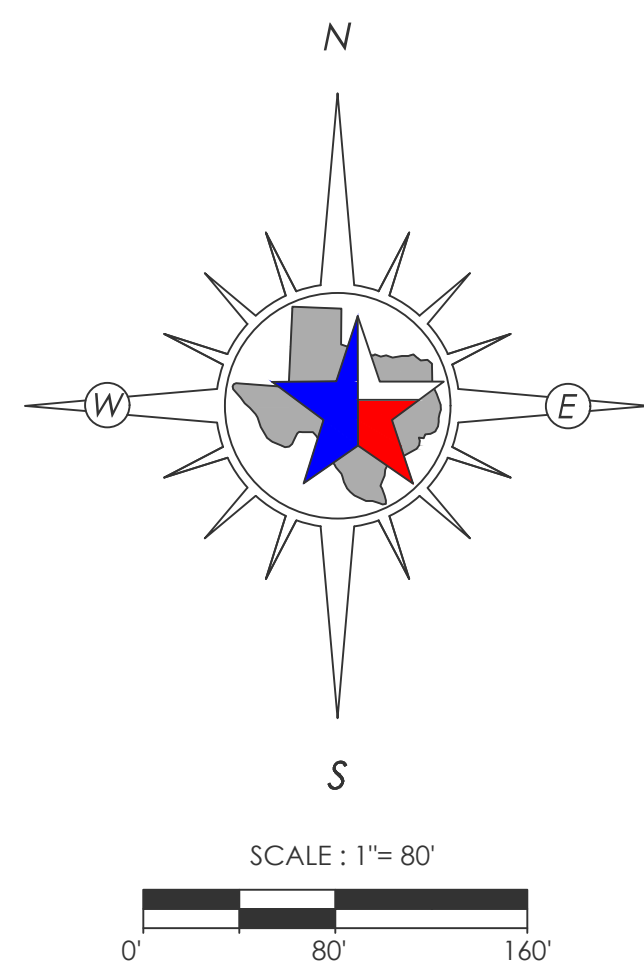
PAMALA FROST

DATE ____/____/____.

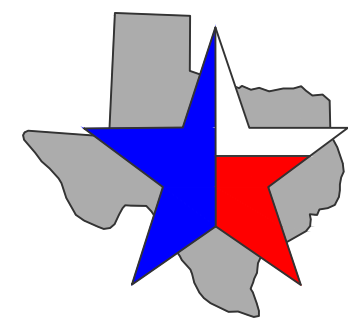
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MINOR PLAT
LOTS 1, 2, 3 AND 4, BLOCK 1
FROST ADDITION
BEING 9.270 ACRES OF LAND SITUATED IN THE
JEREMIAH WILLIAMS SURVEY, ABSTRACT NO. 890
JOHNSON COUNTY, TEXAS.
PREPARED: FEBRUARY, 2026
4 LOTS LOCATED WITHIN THE OF KEENE, TEXAS.



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

FILING BLOCK

PLAT FILED ____ / ____ / ____

INSTRUMENT #: 2026 - ____

DRAWER ____ SLIDE ____

BY _____

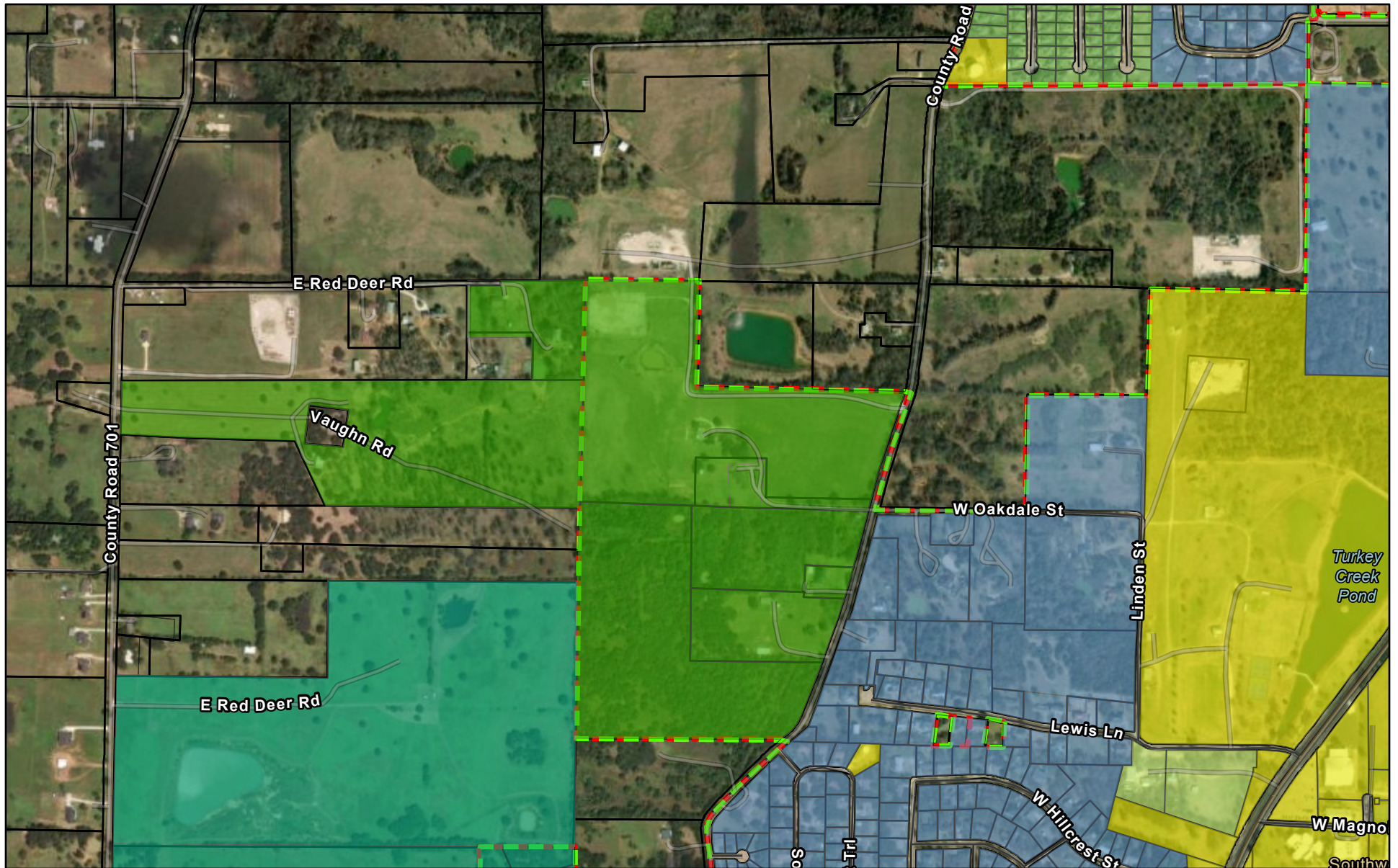
JOHNSON COUNTY CLERK

BY _____

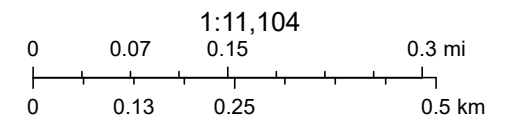
DEPUTY CLERK

Current zoning map Frost

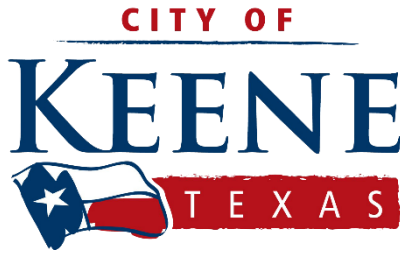
Section 6, Item A.



4/7/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Don Martin, Dir. of Neighborhood & Development Services
dmartin@keenetx.com

Public Hearing Item 6B

SUBJECT:

Hold a public hearing to hear citizen comments and hold a discussion on a zoning change request from Single-Family Residential (SF-2) to Commercial District-Office and Light Retail (C-2) submitted by Dan Griffin with Provident Land Investors, LLC for the following four properties:

- A 2.014-acre tract of land located in the J. Pennington Survey, Abstract No. 701, and the D. Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas. (ROW)
- A 2.824-acre tract of land located in the J. Pennington Survey, Abstract No. 701, the D. Mize Survey, Abstract No. 567 and the B.B.B.&C. RR. CO. Survey, Abstract No. 114 within the City of Keene, Johnson County, Texas.
- A 2.03-acre tract of land located in the J. Pennington Survey, Abstract No. 701 within the City of Keene, Johnson County, Texas.
- A 1.61-acre tract of land located in the J. Pennington Survey, Abstract No. 701 and the David Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas.

BACKGROUND:

The Property is located on Hwy 67 across from Allsup's. The City's current Comprehensive Plan shows this to be a combination of Hwy 67 Corridor and Regional Center use. This was brought before Council in February 2025, and a couple of residents objected to a commercial zoning next to their residential properties. The request was neither approved or denied by Council since no consensus could be made. The developers and residents met and have reached an agreement to leave some of the property zoned residential as a buffer.

FINANCIAL IMPACT:

Approval of the rezone will provide great Hwy 67 frontage, with the ability to have retail or office space, and would provide sales and property tax revenues.

RECOMMENDATION:

The Planning & Zoning Commission and Staff recommend approval of this item.

ATTACHMENTS:

- Rezone Application submitted by Ambition Group
- Legal description of properties to be rezoned
- Public Notice of the rezone request
- Sample letter sent to property Owners within the 200 ft radius of the property
- List of property owner address for properties within 200 ft radius, in city limits
- Warrant Deed

- Tax Certificate for the property to be rezoned
- Proposed rezone exhibit of properties
- Current Zoning map
- Comprehensive Plan pages
- Minutes from the February 20, 2025, City Council meeting



1000 N. Old Betsy Rd. * P.O. Box 637 * Keene, Tx 76059 * 817-641-3336

PLANNING APPLICATION

Please check the box below to indicate the type of application you are requesting:

- | | | |
|---|---|--|
| ☐ Preliminary Plat (\$250+\$5/lot over 10) | ☒ Zoning Change (\$275) | ☐ Plan Review (\$200) |
| ☐ Final Plat (\$250+\$5/lot over 10) | ☐ Planned Development | ☐ Plat Extension (\$250) |
| ☐ Replat (\$300) | ☐ Special Use Permit (\$275) | ☐ Plat Vacation (\$250) |
| ☐ Minor Plat (\$250) | ☐ Annexation/Disannexation | ☐ Conveyance Plat (\$250) |
| ☐ Amending Plat | ☐ FLUP Amendment | |
| | ☐ Variance (\$225) | |

Contact Information

Applicant (or Primary Contact)

Name: Dan Griffin
 Company: Provident Land Investors LLC
 Address: 7013 Westover Dr.
 City, State, Zip: Granbury, Texas 76049
 Phone: 817-296-3068
 Email: [REDACTED]

Owner (if different from Applicant)

Name: Provident Land Investors LLC
 Company:
 Address: 7013 Westover Dr.
 City, State, Zip: Granbury, Texas 76049
 Phone: 817-296-3068
 Email: [REDACTED]

Project Information

Project Name: Keene Retail Shopping Center
 Project Address: 201 East Highway 67
 Parcel(s) Tax ID (long or short)#: 126-0701-0029, 126-0701-00215, 126-0701-00210, 126-0701-00218
(2.824, 2.03, 1.61, R.O.W., 2.014)

Legal Description

Block: — Lot: Tracts 1, 2, 3 & ROW Abstract: 114,701,567
 Addition: — Survey: Total Acreage: 8.478
 Existing Zoning: SF-2 Proposed Zoning: C-2
 Reason for Request: Provide commercial development land at the busiest intersection in Keene!

Attach the following:

- ☒ A plat, map, sketch or drawing indicating metes and bounds description for all unplatted property and all Zoning cases.
- ☒ A copy of a notarized Warranty Deed showing proof of ownership to the property
- ☒ A Tax Certificate must be attached with this application in order to finalize the procedure at Johnson County Courthouse. Filing fees at the courthouse are 18x24=\$46 or 24x36 and over = \$71.00, (additional page \$25).
- ☐ A notarized letter from the property owner authorizing a representative to present the request, if the the property owner will not be present.

I attest that the above information is true and accurate to the best of my knowledge and that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission, Board of Adjustments and/or City Council hearing thereon. I understand that if any of the above Information is found to be wrong or inaccurate, my application may be removed from consideration prior to the time the application is voted upon by the Planning and Zoning Commission, Zoning Board of Adjustments and/or City Council.

I understand that in the event the undersigned is not present at the public hearing the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council shall have the power to dismiss the proposal either at the call of the case or after the hearing and such dismissal shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

I reserve the right to withdraw this proposal. However, written withdrawal filed at any time after the giving of notice of the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council hearing shall constitute a denial by the Planning & Zoning Commission, Zoning Board of Adjustments and/or City Council.

Attesting to inaccurate or false information on this application can result in conviction of a misdemeanor and a fine not to exceed \$2,000.00.

Signature:

I CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE REFERENCED PROPERTY, OR THE AUTHORIZED AGENT, AND THAT TO THE BEST OF MY KNOWLEDGE THIS IS A TRUE DESCRIPTION OF THE PROPERTY UPON WHICH I HAVE REQUESTED THE ABOVE CHECKED ITEM. I UNDERSTAND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF THE LEGAL DESCRIPTION GIVEN.

Signature: Danny Griffin Date: 2/19/2026

I waive the statutory review period time limits in accordance with Section 212.009 of the Texas Local Government Code (For Plat Applications Only).

Signature: _____ Date: _____

OFFICE USE ONLY

DATE APPLICATION FEE PAID: _____

DATE COURT FILING FEE PAID: _____

CHECK #: _____ CASH REC'D: _____

CHECK #: _____ CASH REC'D: _____

DESCRIPTION
RIGHT OF WAY COMMERCIAL ZONING TRACT
2.014 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, THE D. MIZE SURVEY, ABSTRACT NO. 567, JOHNSON COUNTY, TEXAS, AND BEING PART OF A 60' ROADWAY AND UTILITY EASEMENT GRANTED TO PUBLIC OF THE COUNTY OF JOHNSON AND STATE OF TEXAS, RECORDED IN VOLUME 1152, PAGE 762, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WESTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, FOR THE SOUTHEASTERLY CORNER OF A CALLED 2.011 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4367, O.P.R.J.C.T. AND THE NORTHEASTERLY CORNER OF A CALLED 1.28 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-11590, O.P.R.J.C.T.;

THENCE, WITH THE WESTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

N 00°14'01" E, AT A DISTANCE OF 5.53 FEET, PASSING A 1/2" IRON ROD FOUND 0.39 FEET EASTERLY OF THIS LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 162.20 FEET TO A 5/8" IRON ROD FOUND;

N 00°08'09" E, A DISTANCE OF 449.72 FEET TO A 3/4" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 2.011 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF A CALLED 1.490 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4368, O.P.R.J.C.T.;

N 00°01'06" E, A DISTANCE OF 238.91 FEET TO A 5/8" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF N 25°14'02" E, A CHORD DISTANCE OF 262.07 FEET AND AN ARC LENGTH OF 270.58 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 40°15'32" E, A CHORD DISTANCE OF 42.48 FEET AND AN ARC LENGTH OF 43.00 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 67, FOR THE NORTHEASTERLY CORNER OF SAID 1.490 ACRE TRACT;

THENCE, N 60°50'06" E, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 67, A DISTANCE OF 76.36 FEET TO A POINT IN A CURVE TO THE RIGHT IN THE EASTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, HAVING A RADIUS OF 140.00 FEET;

THENCE, WITH THE EASTERLY LINE OF SAID 60' ROADWAY AND UTILITY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 23°21'04" W, AT AN ARC LENGTH OF 25.81 FEET, PASSING A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT A NORTHWESTERLY CORNER OF A CALLED 1.272 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-17861, O.P.R.J.C.T. AND A NORTHERLY CORNER OF A CALLED 2.817 ACRE "TRACT TWO" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL CHORD DISTANCE OF 127.40 FEET AND AN ARC LENGTH OF 132.27 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF S 25°24'59" W, A CHORD DISTANCE OF 211.31 FEET AND AN ARC LENGTH OF 218.17 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND;

S 00°24'59" W, AT A DISTANCE OF 135.01 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 335.00 FEET TO A 1/2" IRON ROD FOUND IN A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 437.10 FEET, FOR THE SOUTHWESTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO";

THENCE, NORTHEASTERLY WITH SAID CURVE TO THE LEFT AND ALONG THE SOUTHERLY LINE OF SAID 2.817 ACRE "TRACT TWO", A CHORD BEARING OF N 70°18'47" E, A CHORD DISTANCE OF 298.12 FEET AND AN ARC LENGTH OF 304.23 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF 2.817 ACRE "TRACT TWO" AND THE SOUTHWESTERLY CORNER OF A CALLED 1.57 ACRE "FIRST TRACT" AS DESCRIBED IN A DEED RECORDED IN VOLUME 1806, PAGE 441, O.P.R.J.C.T.;

THENCE, CROSSING SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

S 08°05'20" E, A DISTANCE OF 37.44 FEET TO A POINT;

S 62°34'36" W, A DISTANCE OF 150.84 FEET TO A POINT;

S 28°24'02" E, A DISTANCE OF 29.13 FEET TO A 1/2" IRON ROD FOUND IN A NON-TANGENT CURVE TO THE RIGHT IN A SOUTHERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT FOR THE NORTHEASTERLY CORNER OF A CALLED 2.438 ACRE "TRACT ONE" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, O.P.R.J.C.T. AND THE NORTHWESTERLY CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2516, PAGE 572, O.P.R.J.C.T., HAVING A RADIUS OF 497.10 FEET;

THENCE, SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 80°21'17" W, A CHORD DISTANCE OF 168.75 FEET AND AN ARC LENGTH OF 169.57 FEET TO THE NORTHWESTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE", FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 89°50'52" W, A DISTANCE OF 0.44 FEET;

THENCE, S 00°24'59" W, WITH THE EASTERLY LINE OF SAID 60' WIDE ROADWAY AND UTILITY EASEMENT AND WITH THE WESTERLY LINE OF SAID 2.438 ACRE "TRACT ONE", AT A DISTANCE OF 224.80 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 449.58 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" AND THE NORTHWESTERLY CORNER OF A CALLED 3.53 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4197, PAGE 264, O.P.R.J.C.T.;

THENCE, S 85°08'30" W, CROSSING SAID 60' WIDE ROADWAY AND UTILITY EASEMENT, A DISTANCE OF 60.56 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 2.014 ACRES OF LAND.**

12/10/2025

Robert L Young



PROPERTY DESCRIPTION
TRACT ONE COMMERCIAL ZONING TRACT
2.824 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, THE D. MIZE SURVEY, ABSTRACT NO. 567 AND THE B.B.B.&C. RR. CO. SURVEY, ABSTRACT NO. 114, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.490 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4368, AND ALL OF A CALLED 2.011 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-4367, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT AN ANGLE IRON FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 2.011 ACRE TRACT, THE SOUTHEASTERLY CORNER OF A CALLED 1.993 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-15368, O.P.R.J.C.T., AND BEING AN ANGLE POINT IN THE NORTHERLY LINE OF A CALLED 1.28 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-11590, O.P.R.J.C.T.;

THENCE, N 00°19'27" E, A DISTANCE OF 104.07 FEET TO A 1/2" PIPE FOUND FOR THE NORTHEASTERLY CORNER OF SAID 1.993 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF LOT 2, BLACK EAGLE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 826, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE, N 00°09'15" E, A DISTANCE OF 213.14 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID LOT 2 AND THE SOUTHEASTERLY CORNER OF A CALLED 5.611 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-15195, O.P.R.J.C.T.;

THENCE, WITH THE EASTERLY LINE OF SAID 5.611 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°16'30" E, A DISTANCE OF 236.19 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF SAID 2.011 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 1.490 ACRE TRACT;

N 00°06'36" E, A DISTANCE OF 233.32 FEET TO A 3/8" IRON ROD FOUND FOR AN ANGLE POINT OF SAID 1.490 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID 0.299 ACRE TRACT;

THENCE, N 85°29'24" E, CROSSING SAID 1.490 ACRE TRACT, A DISTANCE OF 149.58 FEET TO A POINT IN A CURVE TO THE LEFT IN THE WESTERLY LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T., HAVING A RADIUS OF 310.00 FEET;

THENCE WITH THE WESTERLY LINE OF SAID 60' INGRESS AND EGRESS EASEMENT, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING S 00°47'50" W, A CHORD DISTANCE OF 6.15 FEET, AND AN ARC LENGTH OF 6.15 FEET TO A 5/8" IRON ROD FOUND AT END OF SAID CURVE;

S 00°01'06" W, A DISTANCE OF 238.91 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 1.490 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 2.011 ACRE TRACT;

S 00°08'09" W, A DISTANCE OF 449.72 FEET TO A 5/8" IRON ROD FOUND;

S 00°14'01" W, AT A DISTANCE OF 156.66 FEET, PASSING A 1/2" IRON ROD FOUND 0.39 FEET EASTERLY OF THIS LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 162.20 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.011 ACRE TRACT AND THE NORTHEASTERLY CORNER OF SAID 1.28 ACRE TRACT;

THENCE, N 68°41'28" W, WITH THE COMMON LINE BETWEEN SAID 2.011 ACRE TRACT AND SAID 1.28 ACRE TRACT, A DISTANCE OF 160.98 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 2.824 ACRES OF LAND.**

12/10/2025

Robert L. Young



DESCRIPTION
COMMERCIAL ZONING TRACT TWO
2.03 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 2.817 ACRE "TRACT TWO" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO" AND IN THE EAST LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T.;

THENCE WITH THE WESTERLY LINE OF SAID 2.817 ACRE "TRACT TWO" AND THE EAST LINE OF SAID 60' INGRESS AND EGRESS EASEMENT THE FOLLOWING BEARINGS AND DISTANCES:

N 00°24'59" E, AT A DISTANCE OF 199.99 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 335.00 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, A CHORD BEARING N 25°24'59" E, A CHORD DISTANCE OF 211.31 FEET AND AN ARC LENGTH OF 218.17 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" AT THE POINT OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET;

NORTHEASTERLY WITH SAID REVERSE CURVE TO THE LEFT, A CHORD BEARING N 28°37'59" E, A CHORD DISTANCE OF 103.91 FEET AND AN ARC LENGTH OF 106.45 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "TRANS TEXAS SURVEYING" FOR THE NORTHEASTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO";

THENCE, S 29°03'30" E, WITH THE EASTERLY LINE OF SAID 2.817 ACRE "TRACT TWO" AND THE WESTERLY LINE OF A CALLED 1.272 ACRE AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2025-17861, O.P.R.J.C.T., AT A DISTANCE OF 4.31 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 178.04 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN THE EASTERLY LINE OF SAID 2.817 ACRE "TRACT TWO" AND THE SOUTHWESTERLY CORNER OF SAID 1.272

ACRE AND BEING THE NORTHWESTERLY CORNER OF A CALLED 1.57 ACRE "FIRST TRACT" AS DESCRIBED IN A DEED RECORDED IN VOLUME 1806, PAGE 441, O.P.R.J.C.T.;

THENCE, S 08°05'20" E, WITH THE COMMON LINE BETWEEN SAID 2.817 ACRE "TRACT TWO" AND SAID 1.57 ACRE "FIRST TRACT", A DISTANCE OF 164.33 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.817 ACRE "TRACT TWO" AND THE SOUTHWESTERLY CORNER OF SAID 1.57 ACRE "FIRST TRACT" BEARS, S 08°05'20" E, A DISTANCE OF 200.29 FEET;

THENCE, S 40°12'27" W, CROSSING SAID 2.817 ACRE "TRACT TWO" A DISTANCE OF 391.16 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 2.03 ACRES OF LAND.**

12/08/2025

Robert L Young



DESCRIPTION
COMMERCIAL ZONING TRACT THREE
1.61 ACRES

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, AND THE DAVID MIZE SURVEY, ABSTRACT NO. 567, JOHNSON COUNTY, TEXAS, AND BEING PART OF A CALLED 2.438 ACRE "TRACT ONE" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-7510, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL DISTANCES RECITED HEREIN ARE GRID. SCALE FACTOR IS 1.000000000. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). AS SURVEYED ON THE GROUND ON APRIL 16, 2020 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 10, 2025 AS A REFERENCE DOCUMENT FOR COMMERCIAL ZONING PURPOSES ONLY AND IS NOT TO BE USED AS A DOCUMENT FOR LAND CONVEYANCE.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T, FOR THE SOUTHWESTERLY CORNER OF SAID 2.438 ACRE TRACT AND THE NORTHWESTERLY CORNER OF A CALLED 3.53 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4197, PAGE 264, O.P.R.J.C.T.;

THENCE, N 00°24'59" E, WITH THE WESTERLY LINE OF SAID 2.438 ACRE "TRACT ONE" AND THE EASTERLY LINE OF SAID 60' INGRESS AND EGRESS EASEMENT, AT A DISTANCE OF 224.79 FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 449.58 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 497.10 FEET, FOR THE NORTHWESTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE", FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 89°50'52" W, A DISTANCE OF 0.44 FEET;

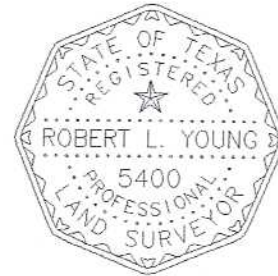
THENCE, NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, A CHORD BEARING OF N 80°21'17" E, A CHORD DISTANCE OF 168.75 FEET AND AN ARC LENGTH OF 169.57 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" AND THE NORTHWESTERLY CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2516, PAGE 572, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" BEARS, S 28°24'02" E, A DISTANCE OF 369.97 FEET;

THENCE, S 00°24'59" W, CROSSING SAID 2.438 ACRE "TRACT ONE" A DISTANCE OF 404.35 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 2.438 ACRE "TRACT ONE" AND IN THE NORTHERLY LINE OF SAID 3.53 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 2.438 ACRE "TRACT ONE" BEARS, N 66°12'10" E, A DISTANCE OF 195.53 FEET;

THENCE, S 66°12'10" W, WITH THE COMMON LINE BETWEEN SAID 2.438 ACRE "TRACT ONE" AND SAID 3.53 ACRE TRACT, A DISTANCE OF 182.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.61 ACRES OF LAND.

12/10/2025

Robert L Young



ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS (CLEBURNE)

Printed at 03/20/26 11:12 by bdahn-bv

Acct #: 23013

Ad #: 176579

Status: New WHOLD WHOL

**NOTICE OF PUBLIC HEARING
REZONE REQUEST
CITY OF KEENE, TEXAS**

The City of Keene **Planning and Zoning Commission** will conduct a public hearing on **Monday, April 13, 2026, at 6:00 p.m.**, during the regular Planning and Zoning Commission meeting, to receive and consider public comments regarding a zoning change request from Single-Family Residential (SF-2) to Commercial District-Office and Light Retail (C-2) submitted by Dan Griffin with Provident Land Investors, LLC for the following four properties:

A 2.014-acre tract of land located in the J. Pennington Survey, Abstract No. 701, and the D. Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas. (ROW)

A 2.824-acre tract of land located in the J. Pennington Survey, Abstract No. 701, the D. Mize Survey, Abstract No. 567 and the B.B.B.&C. RR. CO. Survey, Abstract No. 114 within the City of Keene, Johnson County, Texas.

A 2.03-acre tract of land located in the J. Pennington Survey, Abstract No. 701 within the City of Keene, Johnson County, Texas.

A 1.61-acre tract of land located in the J. Pennington Survey, Abstract No. 701 and the David Mize Survey, Abstract No. 567 within the City of Keene, Johnson County, Texas.

Following the public hearing, the Planning and Zoning Commission may review, discuss and make a recommendation to the City Council. The **Keene City Council** will conduct a second public hearing on **Thursday, May 7, 2026, at 6:00 p.m.** at the regular City Council meeting. After the public hearing, the City Council may review, discuss, and take action on the request from Dan Griffin.

Both meetings and public hearings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, located at 1000 N. Old Betsy Rd., Cleburne, Texas 76031.

All interested persons are encouraged to attend the meetings and express their support or opposition regarding this request. Written comments may also be submitted to Keene City Hall, Attention: City Secretary, or by email to citysecretary@keenetx.com. Comments for the Planning and Zoning Commission hearing must be received no later than Friday, April 10, 2026. Comments for the City Council hearing must be received no later than Wednesday, May 6, 2026.



Zoning Change Request

03/20/2026

PROPERTY OWNER
203 S MOCKINGBIRD LN NO B
KEENE, TX 760590000

Dear Property Owner:

The City of Keene Planning and Zoning Commission will hold a public hearing on Monday, April 13, 2026, at 6:00 p.m., during its regular meeting, to consider a zoning change request from Single-Family Residential (SF-2) to Commercial District – Office and Light Retail (C-2), submitted by Dan Griffin of Provident Land Investors, LLC, for the following properties in the City of Keene, Johnson County, Texas:

- 2.014 acres in the J. Pennington Survey, Abstract No. 701, and D. Mize Survey, Abstract No. 567 (ROW)
- 2.824 acres in the J. Pennington Survey, Abstract No. 701, D. Mize Survey, Abstract No. 567, and B.B.B. & C. RR. Co. Survey, Abstract No. 114
- 2.03 acres in the J. Pennington Survey, Abstract No. 701
- 1.61 acres in the J. Pennington Survey, Abstract No. 701, and D. Mize Survey, Abstract No. 567

Following the hearing, the Commission may make a recommendation to the City Council.

The Keene City Council will hold a second public hearing on Thursday, May 7, 2026, at 6:00 p.m., during its regular meeting, and may take action on the request.

Both meetings will be held in the Robert G. Cooper Council Chambers at Keene City Hall, 1000 N. Old Betsy Rd., Cleburne 76031.

Written comments may be submitted to the City Secretary at citysecretary@keenetx.com. Comments for Planning and Zoning must be received by Friday, April 10, 2026; comments for City Council by Wednesday, May 6, 2026.

Should you have any questions or concerns please feel free to reach out to the city at 817-341-3336.

Thank you.

A handwritten signature in black ink, appearing to read "Don Martin".

Don Martin
Director of Neighbourhood and Development Services
1000 N. Old Betsy Rd, Cleburne, TX 76031
www.keenetx.com

Zoning Change Request

Address:

Applicant:

Date Sent:

201 E Hwy 67

Dan Griffin

3/20/2026

Address	State	Parcel
101 E HWY 67	TX	126.0114.00380
109 STONER WAY	TX	126.3605.00020
201 E HWY 67	TX	126.0567.00010
201 E HWY 67 #11	TX	126.0701.00221
205 E HWY 67	TX	126.0701.00240
3333 CR 317	TX	126.0567.00022
3435 CR 317	TX	126.0701.00227
613 SANTA FE ST	TX	126.0114.00320
623 SANTA FE ST	TX	126.0033.00510

***** Electronically Recorded Document *****

Section 6, Item B.

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

COPY

Document Number: 2016-4368

Recorded As : ERX-WARRANTY DEED

Recorded On: February 29, 2016

Recorded At: 10:28:12 am

Number of Pages: 5

Recording Fee: \$38.00

Parties:

Direct-

Indirect- NA

Receipt Number: 55257

Processed By: Cheryl Woolsey

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

Stewart/01128-31955/504/LL

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Date: February 23, 2016

Grantor: Raul Perez a/k/a Raul Perez Hernandez and Migdalia Cotto a/k/a Migdalia Cotto Hernandez, married to each other

Grantor's Mailing Address: 123 Airport Drive, Fort Worth, TX 76108

Grantee: Provident Land Investors, LLC, a Texas limited liability company

Grantee's Mailing Address: 7013 Westover Drive, Granbury, TX 76049

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note dated of even date that is in the principal amount of One Hundred Thousand and No/100th Dollars (\$100,000.00) and is executed by Grantee, payable to the order of First National Bank of Granbury. The note is secured in part by a vendor's lien retained in favor of First National Bank of Granbury in this deed and by a deed of trust of even date herewith, from Grantee to John R. Cox, Trustee.

First National Bank of Granbury at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced in part by the note described, the vendor's lien and superior title to the property are retained for the benefit of First National Bank of Granbury without recourse on Grantor.

Property (including any Improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through, or under Grantor, but not otherwise.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

Raul Perez Hernandez, and
agent and attorney in fact
for Raul

RAUL PEREZ HERNANDEZ, by and through my
Agent and attorney in fact, ITSIA GANZALEZ

Migdalina Cotto Hernandez
and agent and attorney in fact
for Migdalina

MIGDALIA COTTO HERNANDEZ, by and
through my agent and attorney in fact, ITSIA
GANZALEZ

State of Texas §
County of Johnson §

This instrument was acknowledged before me on the 25 day of February, 2016 by ITSIA
GANZALEZ agent and attorney in fact for Raul Perez Hernandez and Migdalina Cotto Hernandez.



Lorri Landeros
NOTARY PUBLIC, State of Texas

AFTER RECORDING, RETURN TO:
Provident Land Investors, LLC
7013 Westover Drive
Granbury, TX 76049

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01128-31955

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701. JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3941, PAGE 52, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 FOR THE NORTHWEST CORNER OF THE SAID 1.5 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND BEARS, S 00°06'36" W A DISTANCE OF 0.55 FEET;

THENCE, N 60°50'06" E, WITH THE COMMON LINE BETWEEN SAID 1.5 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 67 AT A DISTANCE OF 7.18 FEET PASSING A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.299 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2744 PAGE 941, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 329.80 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING" FOR THE NORTHEAST CORNER OF THE SAID 1.5 ACRE TRACT;

THENCE WITH THE EAST LINE OF THE SAID 1.5 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, A CHORD BEARINGS 40°15'32" W A DISTANCE OF 42.48 FEET, AT AN ARC LENGTH OF 2.49 FEET PASSING A 3/8" IRON ROD FOUND, IN ALL A TOTAL ARC LENGTH OF 43.00 FEET TO A 1/2" IRON ROD FOUND AT POINT OF REVERSE CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, A RADIUS OF 310.00 FEET, A CHORD BEARING S 25°14'02" W, A DISTANCE OF 262.07 FEET, AND AN ARC LENGTH OF 270.58 FEET TO A 5/8" IRON ROD FOUND AT END OF SAID CURVE;

S 00°01'06" W, A DISTANCE OF 238.91 FEET TO A 3/4" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 1.5 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 2.011 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2011-17907, O.P.R.J.C.T.;

THENCE, S 89°59'28" W, WITH THE COMMON LINE BETWEEN SAID 1.5 ACRE TRACT AND SAID 2.011 ACRE TRACT, A DISTANCE OF 149.40 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.5 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 2.011 ACRE TRACT;

THENCE. N 00°06'36" E, WITH THE WEST LINE OF SAID 1.5 ACRE TRACT, AT A DISTANCE OF 233.27 FEET PASSING A 3/8" IRON ROD FOUND 0.59 FEET WEST OF LINE AT THE NORTHEAST CORNER OF A CALLED 5.611 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-15195, O.P.R.J.C.T. AND THE SOUTHEAST CORNER OF SAID 0.299 ACRE TRACT CONTINUING IN ALL A TOTAL DISTANCE OF 347.69 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.490 ACRES OF LAND.

***** Electronically Recorded Document *****

Section 6, Item B.

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-4367

Recorded As : ERX-WARRANTY DEED

Recorded On: February 29, 2016

Recorded At: 10:27:59 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-
Indirect- NA

Receipt Number: 55257

Processed By: Cheryl Woolsey

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

Stewart/01128-31955/504/LL

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 23, 2016

Grantor: Mercedes V. Escobar and Martin Cesneros, married to each other as no part of this property constitutes our homestead

Grantor's Mailing Address: _____

Grantee: Provident Land Investors, LLC, a Texas limited liability company

Grantee's Mailing Address: 7013 Westover Drive, Granbury, TX 76049

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note dated of even date that is in the principal amount of One Hundred Thousand and No/100th Dollars (\$100,000.00) and is executed by Grantee, payable to the order of The First National Bank of Granbury. The note is secured in part by a vendor's lien retained in favor of The First National Bank of Granbury in this deed and by a deed of trust of even date herewith, from Grantee to John R. Cox, Trustee.

The First National Bank of Granbury, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced in part by the note described, the vendor's lien and superior title to the property are retained for the benefit of The First National Bank of Granbury without recourse on Grantor.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

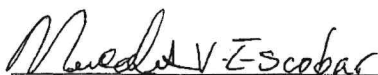
Reservations from and Exceptions to Conveyance and Warranty: This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The First National Bank of Granbury ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

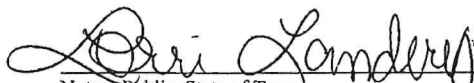

MERCEDES V. ESCOBAR


MARTIN CESNEROS

STATE OF TEXAS §

COUNTY OF Johnson §

This instrument was acknowledged before me on the 26 day of February, 2010 by Mercedes V. Escobar and Martin Cesneros.


Notary Public, State of Texas

After Recording, Return to:
Provident Land Investors, LLC
7013 Westover Drive
Granbury, TX 76049

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01128-33599

BEING all of that certain tract or parcel of land situated in the J. Pennington Survey, Abstract No. 701 and in the David Mize Survey, Abstract No. 567, both being situated in Johnson County, Texas, and being a portion of that certain called Tract 1, being called 3.04 acres, and being all of that certain tract called Tract 2, being called 0.46 acres, both tracts conveyed by David Lopez to Charlie Guinn by the Warranty Deed recorded in Volume 4376, Page 615, of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found for the southwest corner of that certain called 1.5 acre tract of land as conveyed to Raul Perez and Migdalia Cotto by the deed recorded in Volume 3941, Page 52, of the Real Property Records of Johnson County, Texas, said iron rod found being the northwest corner of the herein described tract of land, said iron rod found being on the easterly line of that certain called 5.611 acre tract of land as conveyed to Thomas R. Banks and wife, Susan W. Banks, by the deed recorded in Volume 1862, Page 57, of the Real Property Records of Johnson County, Texas, and said iron rod found being on a westerly line of said 3.04 acre tract of land;

THENCE North 89 degrees 47 minutes 58 seconds East, along the common line of said 1.5 acre tract and the herein described tract, a distance of 150.72 feet, to a 5/8 inch iron rod found being the southeast corner of said 1.5 acre tract, said iron rod found being the northeast corner of the herein described tract of land, said iron rod found on the westerly line of a Roadway Easement conveyed by C. M. Stoner and wife, Evalyn Ruth Stoner to the Public of the County of Johnson of the State of Texas, by the deed recorded in Volume Volume 1152, Page 762, of the Real Property Records of Johnson County, Texas, said iron rod found being on the easterly line of said 3.04 acre tract of land;

THENCE South 00 degrees 03 minutes 18 seconds West, along the common line between said 3.04 acre tract and said Roadway Easement, a distance of 449.72 feet, to a 5/8 inch iron rod found for the southeast corner of said 3.04 acre tract of land, and said iron rod found being the northeast corner of said 0.46 acre tract, and said iron rod found being on a westerly line of said Roadway Easement;

THENCE South 00 degrees 00 minutes 42 seconds East, along the common line between said 0.46 acre tract and said Roadway Easement, a distance of 162.34 feet, to a 5/8 inch iron rod found for the southeast corner of said 0.46 acre tract of land, and iron rod found also being the northeast corner of that certain called 1.28 acre tract of land conveyed to Johnny Pereira and wife, Carmen D. Viera by the deed recorded in Volume 3506, Page 723, of the Official Public Records of Johnson County, Texas;

THENCE North 68 degrees 50 minutes 56 seconds West, along the common line between said 0.46 acre tract and said 1.28 acre tract, a distance of 160.82 feet, to a 3/4 inch in diameter iron pipe found for the southwest corner of said 0.46 acre tract, said iron pipe found being an angle point and a corner of said 1.28 acre tract, and said iron pipe found being the southeast corner of that certain called Tract 2, being called 2.0 acres as conveyed to John R. Brewer and wife, Marlene H. Brewer, by the deed recorded in Volume 3360, Page 179, of the Official Public Records of Johnson County, Texas;

THENCE North 00 degrees 06 minutes 03 seconds East, along the common line between said 2.0 acre tract and said 0.46 acre tract, a distance of 104.32 feet, to a 2 inch diameter iron pipe found for the northwest corner of said 0.46 acre tract said iron pipe found being the northeast corner of said 2.0 acre tract, said iron pipe found for the southwest corner of said 3.04 acre tract, and said iron pipe found for the southeast corner of that certain called Lot 2, of Black Eagle Addition, according to the plat recorded in Volume 8, Page 826, of the Plat Records of Johnson County, Texas;

THENCE North 00 degrees 05 minutes 15 seconds West, along the common line between said Lot 2 and said 3.04 acre tract, a distance of 213.23 feet, to a 1/2 inch iron rod found for the northeast corner of Lot 2, said iron rod found being an angle point and a corner of said 3.04 acre tract of land, said iron found also being the southeast corner of the aforementioned 5.611 acre tract of land;

THENCE North 00 degrees 02 minutes 47 seconds West, along a common line between said 3.04 acre tract and said 5.611 acre tract, a distance of 237.00 feet, to the POINT OF BEGINNING and containing 2.011 acres of land, more or less, as surveyed by Buffalo Creek Surveyor, LLC, Joe Davis Ballard, RPLS No. 5614.

***** Electronically Recorded Document *****

Section 6, Item B.

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

COPY

Document Number: 2016-4182

Recorded As : ERX-WARRANTY DEED

Recorded On: February 26, 2016

Recorded At: 08:31:48 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect- NA

Receipt Number: 55052

Processed By: April Long

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

GF#15-36184

Special Warranty Deed with Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: February 25, 2016

Grantor: PROVIDENCE REAL ESTATE HOLDING GROUP, L.P., a Texas limited partnership

Grantor's Mailing Address:
P.O. Box 548
Granbury, Texas 76048

Grantee: PROVIDENT LAND INVESTORS, LLC, a Texas limited liability company

Grantee's Mailing Address:
7013 Westover Drive
Granbury, Texas 76049

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of \$32,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to Maurice G. Walton, Trustee(s).

Property (including any improvements):

Being a tract of land located in the B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO 114, Johnson County, Texas, and being all of a called 0.299 acre tract of land, described as Tract Four in a deed recorded in Volume 2744, Page 941, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described as follows: BEGINNING at a 5/8" iron rod found in the South right-of-way line of U.S. Highway No. 67 at the Northeast corner of said 0.299 acre tract and the Northwest corner of a called 1.5 acre tract of land as described in a Deed recorded in Volume 3941, Page 52, O.P.R.J.C.T.;

THENCE, S 03°26'16" W, with the East line of said 0.299 acre tract, a distance of 118.13 feet to a 3/8" iron rod found at the Southeast corner of said 0.299 acre tract and the Northeast corner of a called 5.611 acre tract of land as described in a Deed recorded in Instrument No. 2012-15195, O.P.R.J.C.T.;

THENCE, S 85°29'24" W, with the common line between said 0.299 acre tract and said 5.611 acre tract, a distance of 169.23 feet to a Texas Department of Transportation (TxDOT) Right-of-Way Monument (Type II) found at the Southwest corner of said 0.299 acre tract and an angle point in the South Right-of-Way line of said U.S. Highway No. 67;

THENCE with the common line between said 0.299 acre tract and said U.S. Highway No. 67, the following bearings and distances:

N 26°35'14" W, a distance of 28.95 feet to a TxDOT Right-of-Way Monument (Type II) found at the Northwest corner of said 0.299 acre tract and an angle point in the South Right-of-Way line of said U.S. Highway No. 67;

N 60°50'06" E, a distance of 216.16 feet to the PLACE OF BEGINNING and containing 0.299 acre of land, as surveyed on the ground on December 8, 2015 under the supervision of Jeremy Williamson, R.P.L.S. No. 6462. All bearings recited herein are correlated to the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (NA2011).

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals owned by Grantor at the time of this conveyance, in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. This reservation does not include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but does include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.

Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, easements, mineral reservations and conveyances, and mineral leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Johnson County, Texas and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

PROVIDENCE REAL ESTATE HOLDING
GROUP, L.P., a Texas limited partnership

By: PROVIDENCE REAL ESTATE GROUP,
L.L.C., a Texas limited liability company,
General Partner

By: Janet Williams
Janet Williams, Member

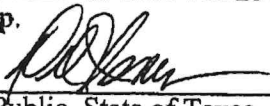
Accepted and Approved:

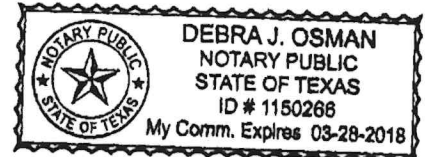
PROVIDENT LAND INVESTORS, LLC, a Texas
limited liability company

By: Danny L. Griffin
Danny L. Griffin, Manager

STATE OF TEXAS
COUNTY OF HOOD

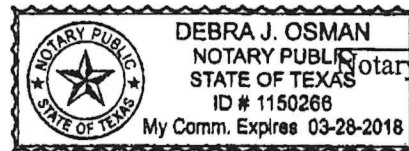
This instrument was acknowledged before me on FEBRUARY 25, 2016, by Janet Williams, Member on behalf of PROVIDENCE REAL ESTATE GROUP, L.L.C., a Texas limited liability company as general partner, on behalf of PROVIDENCE REAL ESTATE HOLDING GROUP, L.P., a Texas limited partnership.


Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on FEBRUARY 25, 2016, by Danny L. Griffin, Manager on behalf of PROVIDENT LAND INVESTORS, LLC, a Texas limited liability company.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Provident Land Investors, LLC
7013 Westover Drive
Granbury, Texas 76049

PREPARED IN THE OFFICE OF:
Brown & Walton, PLLC
107 E Pearl Street
Granbury, TX 76048

***** Electronically Recorded Document *****

Section 6, Item B.

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

COPY

Document Number: 2016-7510

Recorded As : ERX-WARRANTY DEED

Recorded On: April 05, 2016
Recorded At: 10:14:14 am
Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct-
Indirect- NA

Receipt Number: 58734
Processed By: Linda Bailey

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: MARCH 29, 2016

Grantor: RONALD BOWYER, joined by his wife, GINGER BOWYER

Grantee: PROVIDENT LAND INVESTORS, LLC, a Texas limited liability company

Grantee's Mailing Address: 7013 Westover Drive, Granbury, Texas 76049

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration and a note of even date executed by Grantee and payable to the order of RONALD BOWYER, in the principal amount of EIGHTY FOUR THOUSAND AND NO/100 DOLLARS (\$84,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of RONALD BOWYER, and by a first-lien deed of trust of even date from Grantee to CHRIS THARP, Trustee.

Property (including any improvements): TRACT ONE:

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, AND THE DAVID MIZE SURVEY, ABSTRACT NO. 567, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.44 ACRE TRACT OF LAND, DESCRIBED AS "TRACT ONE" IN A DEED RECORDED IN VOLUME 4477, PAGE 161, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 2.44 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.53 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4197, PAGE 264, O.P.R.J.C.T.;

THENCE, N 00°24'59" E, WITH THE WEST LINE OF SAID 2.44 ACRE TRACT AND THE EAST LINE OF A 60' INGRESS AND EGRESS EASEMENT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1152, PAGE 762, O.P.R.J.C.T., AT A DISTANCE OF 224.75

FEET, PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 449.58 FEET TO A POINT OF CURVATURE TO THE LEFT FOR THE NORTHWEST CORNER OF SAID 2.44 ACRE TRACT FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 89°50'52" W, A DISTANCE OF 0.44 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT WITH A RADIUS OF 497.10 FEET, A CHORD BEARING N 80°21 '17" E, A DISTANCE OF 168.75 FEET, AND AN ARC LENGTH OF 169.57 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.44 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 1.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2516, PAGE 572, O.R.J.C.T.;

THENCE, S 28°24'02" E, WITH THE COMMON LINE BETWEEN SAID 2.44 ACRE TRACT AND SAID 1.0 ACRE TRACT, A DISTANCE OF 369.97 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.44 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT, BEARS S 28°24'02" E, A DISTANCE OF 132.29 FEET;

THENCE, S 66°12'10" W, WITH THE COMMON LINE BETWEEN SAID 2.44 ACRE TRACT AND SAID 3.53 ACRE TRACT, A DISTANCE OF 377.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.438 ACRES OF LAND, AS SURVEYED ON THE GROUND ON FEBRUARY 17, 2016 UNDER THE SUPERVISION OF JEREMY WILLIAMSON, R.P.L.S. NO. 6462. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).

TRACT TWO:

BEING A TRACT OF LAND LOCATED IN THE J. PENNINGTON SURVEY, ABSTRACT NO. 701, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.83 ACRE TRACT OF LAND, DESCRIBED AS "TRACT TWO" IN A DEED RECORDED IN VOLUME 4477, PAGE 161, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 2.83 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 2.83 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES: N 00°24'59" E, AT A DISTANCE OF 199.99 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 335.00 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING" AT POINT OF CURVATURE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 250.00 FEET, A CHORD

BEARING N 25°24'59" E, A DISTANCE OF 211.31 FEET, AND AN ARC LENGTH OF 218.17 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING" AT POINT OF REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT WITH A RADIUS OF 140.00 FEET, A CHORD BEARING N 28°37'59" E, A DISTANCE OF 103.91 FEET, AND AN ARC LENGTH OF 106.45 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "TRANS TEXAS SURVEYING" FOR THE NORTHEAST CORNER OF SAID 2.83 ACRE TRACT;

THENCE, S 29°03'30" E, WITH THE EAST LINE OF SAID 2.83 ACRE TRACT AND THE WEST LINE OF A CALLED 1.272 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN A DEED RECORDED IN VOLUME 3200, PAGE 949, O.P.R.J.C.T., AT A DISTANCE OF 4.31 FEET PASSING A 1/2" IRON ROD FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 178.04 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID 2.83 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.272 ACRE TRACT, AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 1.57 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1806, PAGE 441, O.P.R.J.C.T.;

THENCE, S 08°05'20" E, WITH THE COMMON LINE BETWEEN SAID 2.83 ACRE TRACT AND SAID 1.57 ACRE TRACT, AT A DISTANCE OF 164.64 FEET PASSING A 1/2" IRON ROD FOUND 0.35 FOOT WEST OF LINE, CONTINUING IN ALL A TOTAL DISTANCE OF 364.62 FEET TO A 1/2" IRON ROD FOUND) AT THE SOUTHEAST CORNER OF SAID 2.83 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.57 ACRE TRACT;

THENCE, WITH THE CURVING SOUTH LINE OF SAID 2.83 ACRE TRACT, WITH A RADIUS OF 437.10 FEET, A CHORD BEARING S 70°18'47" W, A DISTANCE OF 298.12 FEET, AND AN ARC LENGTH OF 304.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.817 ACRES OF LAND, AS SURVEYED ON THE GROUND) ON JANUARY 7, 2016 UNDER THE SUPERVISION OF JEREMY WILLIAMSON, R.P.L.S. NO. 6462. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time:

- (1) Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- (2) Visible and apparent easements on or across the subject property.

- (3) Any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

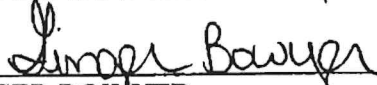
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

Grantor:



RONALD BOWYER


GINGER BOWYER

Approved as to form and substance:

Grantee:

PROVIDENT LAND INVESTORS, LLC, a Texas limited liability company

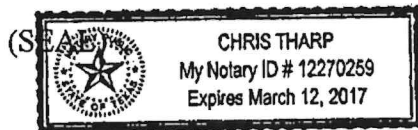


BY: DANNY L. GRIFFIN, Manager

(Acknowledgment)

STATE OF TEXAS §
 §
 COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 30th day of March, 2016, by
 RONALD BOWYER.



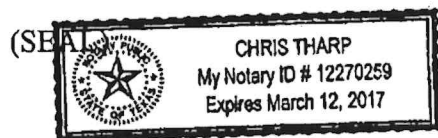

 NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name _____
 My Commission Expires: _____

(Acknowledgment)

STATE OF TEXAS §
 §
 COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 30th day of March, 2016, by
 GINGER BOWYER.



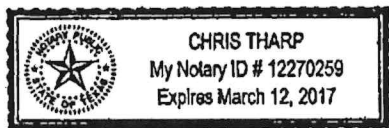

 NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name _____
 My Commission Expires: _____

Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 30th day of March, 2016, by DANNY L. GRIFFIN, Manager of PROVIDENT LAND INVESTORS, LLC, a Texas limited liability company, on behalf of said limited liability company.





NOTARY PUBLIC, STATE OF TEXAS
Notary's name (printed): _____
Notary's commission expires: _____

AFTER RECORDING RETURN TO:
Provident Land Investors, LLC
7013 Westover Road
Granbury, Texas 76049

PREPARED IN THE LAW OFFICE OF:
Christopher D. Tharp
P. O. Box 551
Keene, Texas 76059

Johnson County Tax Office

Section 6, Item B.

Printed: 3/17/2026 1:25:35PM

Page 1 of 2

Multiple Account

Batch Number = 202603175271 and Payment Number = 3414491

Remitted By: PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049
Cash/Check #: 1014
Amount Paid: \$6163.50

Acres: 0.29900 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049
Legal: ABST 114|TR 39,PT,39B,40|BBB & C RR CO

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$18,755.00	\$0.339276	03/17/2026	\$69.35
2025	FARM TO MARKET LTRD	\$18,755.00	\$0.050000	03/17/2026	\$10.23
2025	EMER SERV DISTRICT 1	\$18,755.00	\$0.056483	03/17/2026	\$11.54
2025	CITY OF KEENE	\$18,755.00	\$0.828978	03/17/2026	\$169.46
2025	KEENE ISD	\$18,755.00	\$1.009410	03/17/2026	\$206.35
2025	HILL COLL-KEENE	\$18,755.00	\$0.045131	03/17/2026	\$9.22

Exemptions

\$476.15

Acres: 1.50000 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049
Legal: ABST 701|TR 21A1|J PENNINGTON

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$43,200.00	\$0.339276	03/17/2026	\$159.76
2025	FARM TO MARKET LTRD	\$43,200.00	\$0.050000	03/17/2026	\$23.54
2025	EMER SERV DISTRICT 1	\$43,200.00	\$0.056483	03/17/2026	\$26.60
2025	CITY OF KEENE	\$43,200.00	\$0.828978	03/17/2026	\$390.35
2025	KEENE ISD	\$43,200.00	\$1.009410	03/17/2026	\$475.31
2025	HILL COLL-KEENE	\$43,200.00	\$0.045131	03/17/2026	\$21.26

Exemptions

\$1,096.82

Acres: 2.43800 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049
Legal: ABST 701|TR 21, 21E|J PENNINGTON

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$35,510.00	\$0.339276	03/17/2026	\$131.32
2025	FARM TO MARKET LTRD	\$35,510.00	\$0.050000	03/17/2026	\$19.36
2025	EMER SERV DISTRICT 1	\$35,510.00	\$0.056483	03/17/2026	\$21.86
2025	CITY OF KEENE	\$35,510.00	\$0.828978	03/17/2026	\$320.87
2025	KEENE ISD	\$35,510.00	\$1.009410	03/17/2026	\$390.70
2025	HILL COLL-KEENE	\$35,510.00	\$0.045131	03/17/2026	\$17.47

Exemptions

\$901.58

Acres: 2.00000 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049
Legal: ABST 701|TR 21A,21B|J PENNINGTON

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
2025	Johnson County	\$47,520.00	\$0.339276	03/17/2026	\$175.73
2025	FARM TO MARKET LTRD	\$47,520.00	\$0.050000	03/17/2026	\$25.90
2025	EMER SERV DISTRICT 1	\$47,520.00	\$0.056483	03/17/2026	\$29.26
2025	CITY OF KEENE	\$47,520.00	\$0.828978	03/17/2026	\$429.39
2025	KEENE ISD	\$47,520.00	\$1.009410	03/17/2026	\$522.84
2025	HILL COLL-KEENE	\$47,520.00	\$0.045131	03/17/2026	\$23.38

Exemptions

\$1,206.50

Acres: 2.81700 Property Location: 0000201 E HWY 67
Owner: PROVIDENT LAND INVESTORS LLC
7013 WESTOVER DR
GRANBURY, TX 76049
Legal: ABST 701|TR 21(PT 3)|J PENNINGTON

Year	Tax Unit	Taxable Value	Tax Rate Per \$100	Payment Date	Amount Paid
------	----------	---------------	--------------------	--------------	-------------

Johnson County Tax Office

Multiple Account

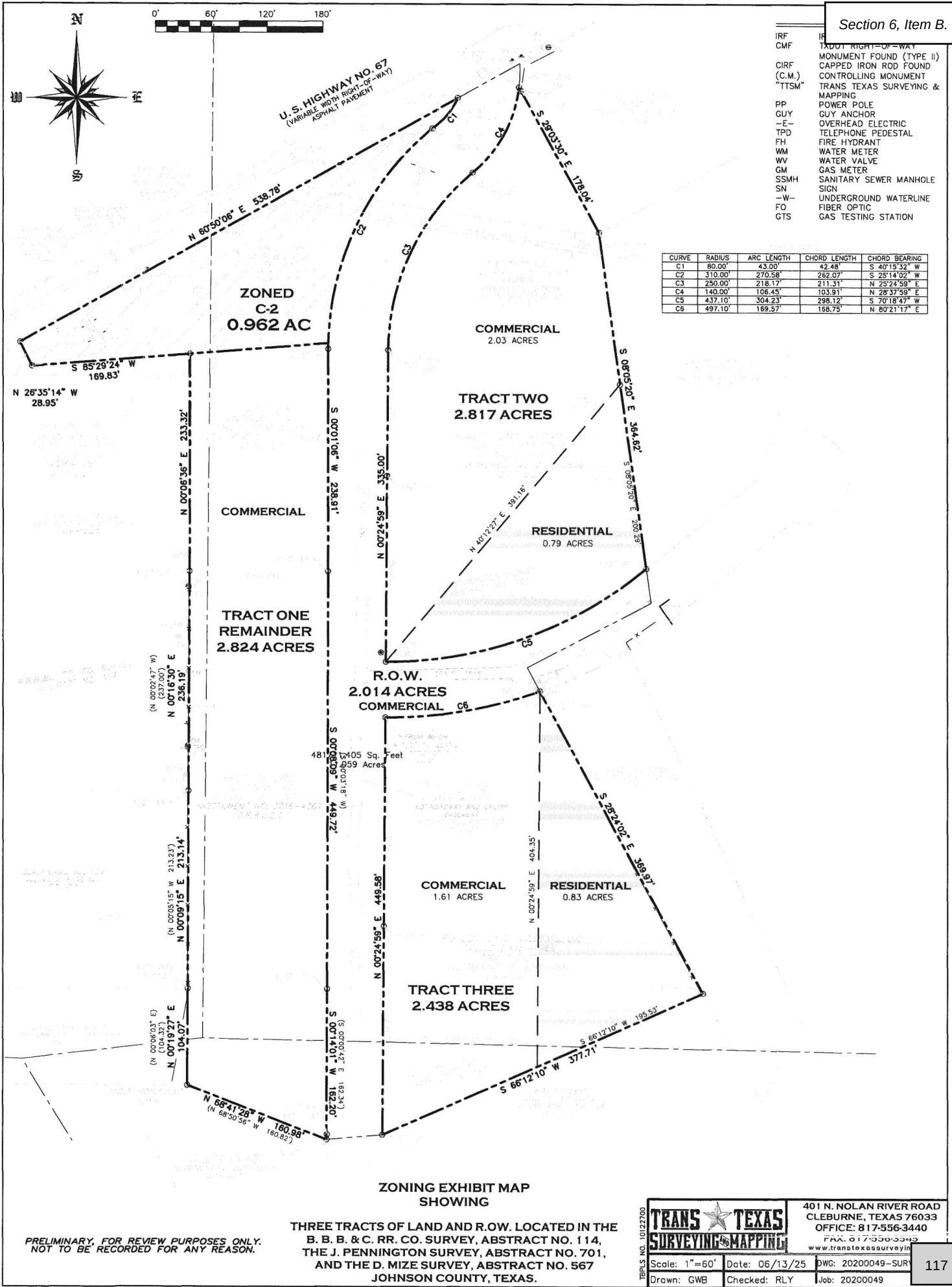
Batch Number = 202603175271 and Payment Number = 3414491

Remitted By: PROVIDENT LAND INVESTORS LLC
 7013 WESTOVER DR
 GRANBURY, TX 76049

Cash/Check #: 1014

Amount Paid: \$6163.50

2025	Johnson County	\$97,776.00	\$0.339276	03/17/2026	\$361.58
2025	FARM TO MARKET LTRD	\$97,776.00	\$0.050000	03/17/2026	\$53.29
2025	EMER SERV DISTRICT 1	\$97,776.00	\$0.056483	03/17/2026	\$60.20
2025	CITY OF KEENE	\$97,776.00	\$0.828978	03/17/2026	\$883.49
2025	KEENE ISD	\$97,776.00	\$1.009410	03/17/2026	\$1,075.79
2025	HILL COLL-KEENE	\$97,776.00	\$0.045131	03/17/2026	\$48.10
Exemptions					\$2,482.45



- IRF IR
- CMF TADOT RIGHT-OF-WAY
- CIRF MONUMENT FOUND (TYPE II)
- (C.M.) CAPPED IRON ROD FOUND
- "TISM" CONTROLLING MONUMENT
- PP TRANS TEXAS SURVEYING & MAPPING
- GUY POWER POLE
- E- GUY ANCHOR
- TPD OVERHEAD ELECTRIC
- FH TELEPHONE PEDESTAL
- WM FIRE HYDRANT
- WV WATER METER
- GM WATER VALVE
- SSMH GAS METER
- SN SANITARY SEWER MANHOLE
- W- SIGN
- FO UNDERGROUND WATERLINE
- GTS FIBER OPTIC
- GTS GAS TESTING STATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	80.00'	43.00'	42.48'	S 40°15'52" W
C2	310.00'	270.56'	262.07'	S 25°14'02" W
C3	250.00'	218.17'	211.31'	N 25°24'59" E
C4	140.00'	106.45'	103.91'	N 28°37'59" E
C5	437.10'	304.23'	298.12'	S 70°18'47" W
C6	497.10'	169.57'	168.75'	N 80°21'17" E

TRANS TEXAS
SURVEYING & MAPPING

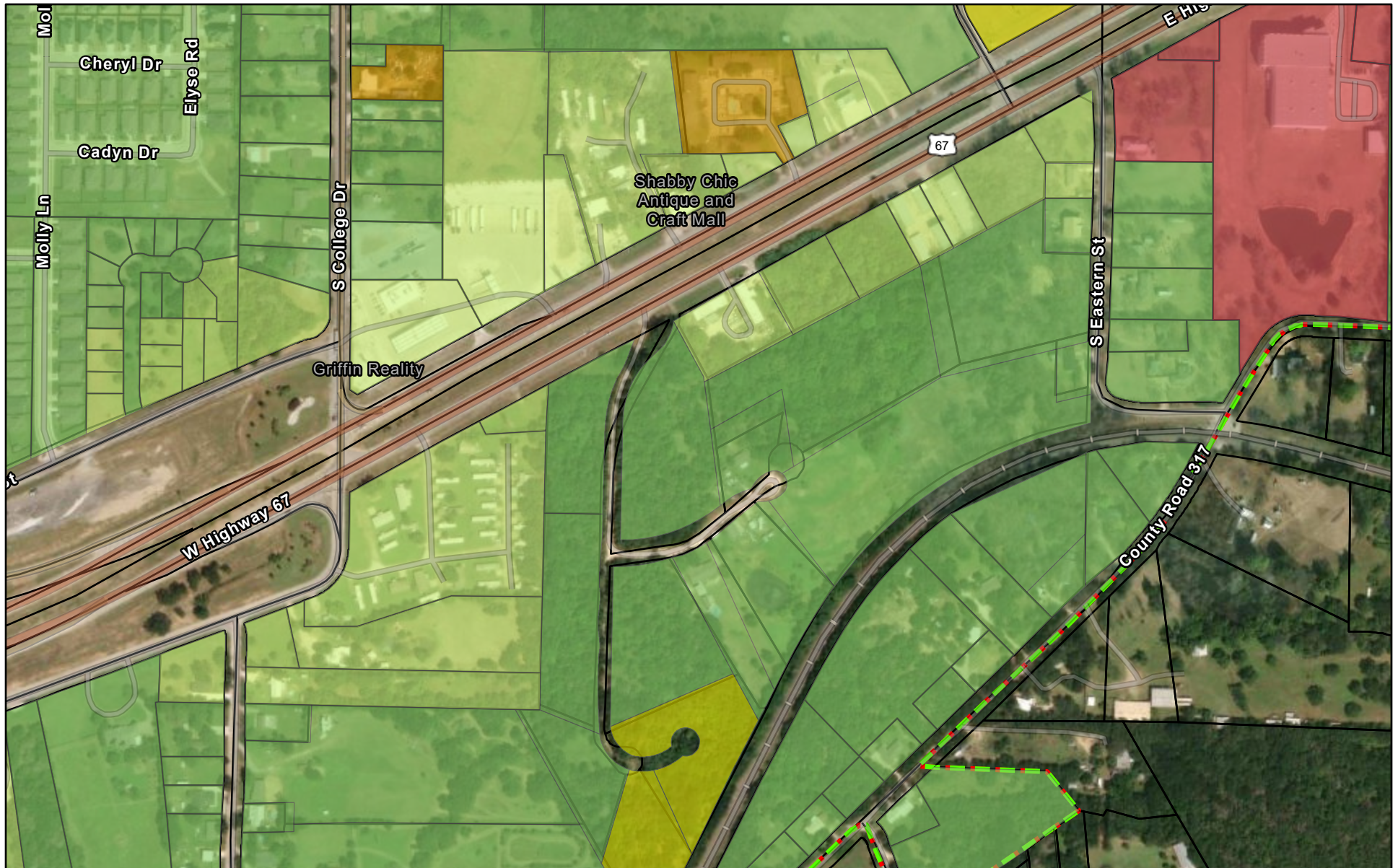
Scale: 1"=60' Date: 06/13/25 DWG: 20200049-SUR

Drawn: GWB Checked: RLY Job: 20200049

401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
FAX: 817-556-3343
www.transexasurveying.com

General Purpose Map

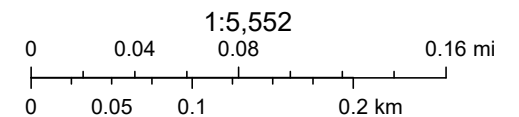
Section 6, Item B.



4/7/2026

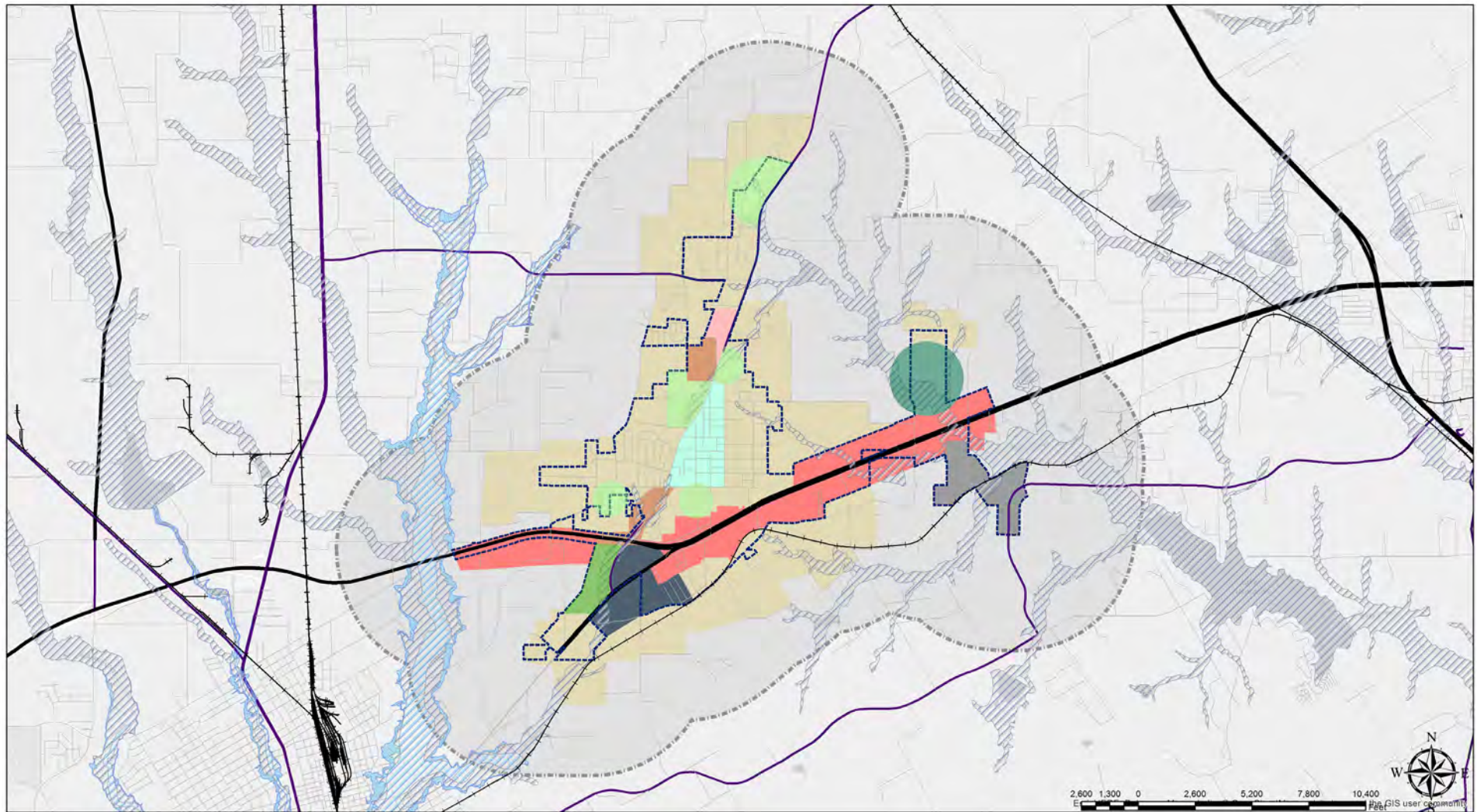
Zoning

 M-F	 <all other values>	 Parcels
 SF-2	 C-2	 Streets
 Public	 C-3	 CityLimits
	 ETJ	



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

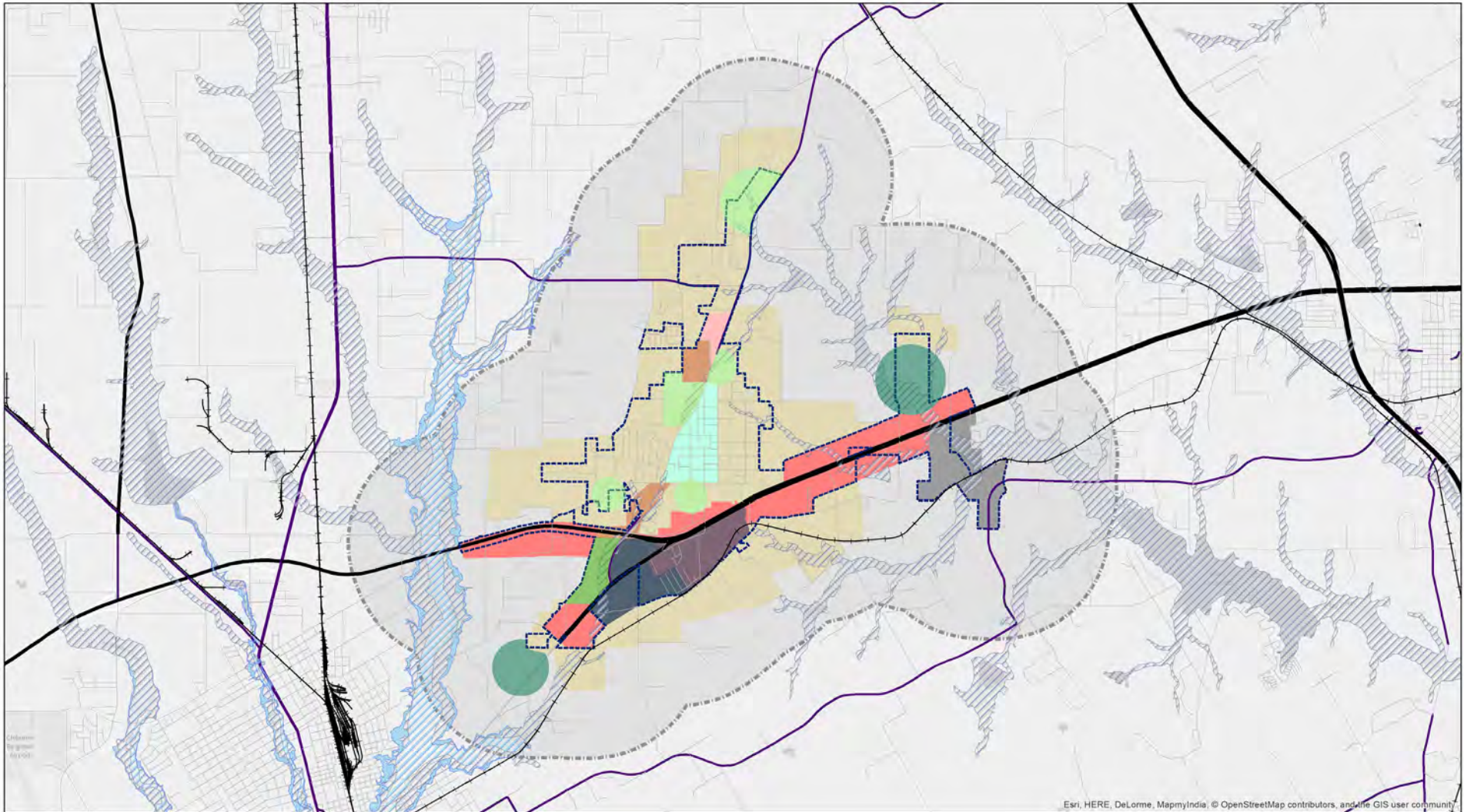
7.4 FUTURE LAND USE SCENARIOS



Retail and Commercial Based Land Use Proposal Scenario



Figure 7-9. Retail and Commercial Based Land Use Proposal Scenario



Employment Based Land Use Proposal Scenario

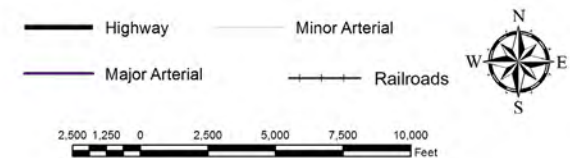


Figure 7-10. Employment Based Land Use Proposal Scenario

7.5

FUTURE LAND USE CATEGORIES

The suitability analysis helped to identify the best land uses across the city. As a result, and based on public input, survey results, and steer committee input, the following future land use map has been developed for the City of Keene. The map can be used as a guiding tool to direct and inform future land-use decisions.

Figure 7-13 shows the Keene Future Land Use Map.

Neighborhoods

The primary use in this category is single-family residential to preserve the historical characteristics of the area and to regulate the design of new residential infill development or new subdivision development. The Neighborhood land use category focuses on providing a high quality of life by well-maintained infrastructure, housing, schools, open space, and service or institutional uses. Within this area, institutional, light office, and service are secondary uses. This land use is primarily located in existing single family areas of Keene as well as areas contiguous to those locations that would be likely for new residential development. Neighborhood classification includes a range of potential density options, from lane lot residential, to zero-lot line and attached single family.



Figure 7-11. Examples of Neighborhood

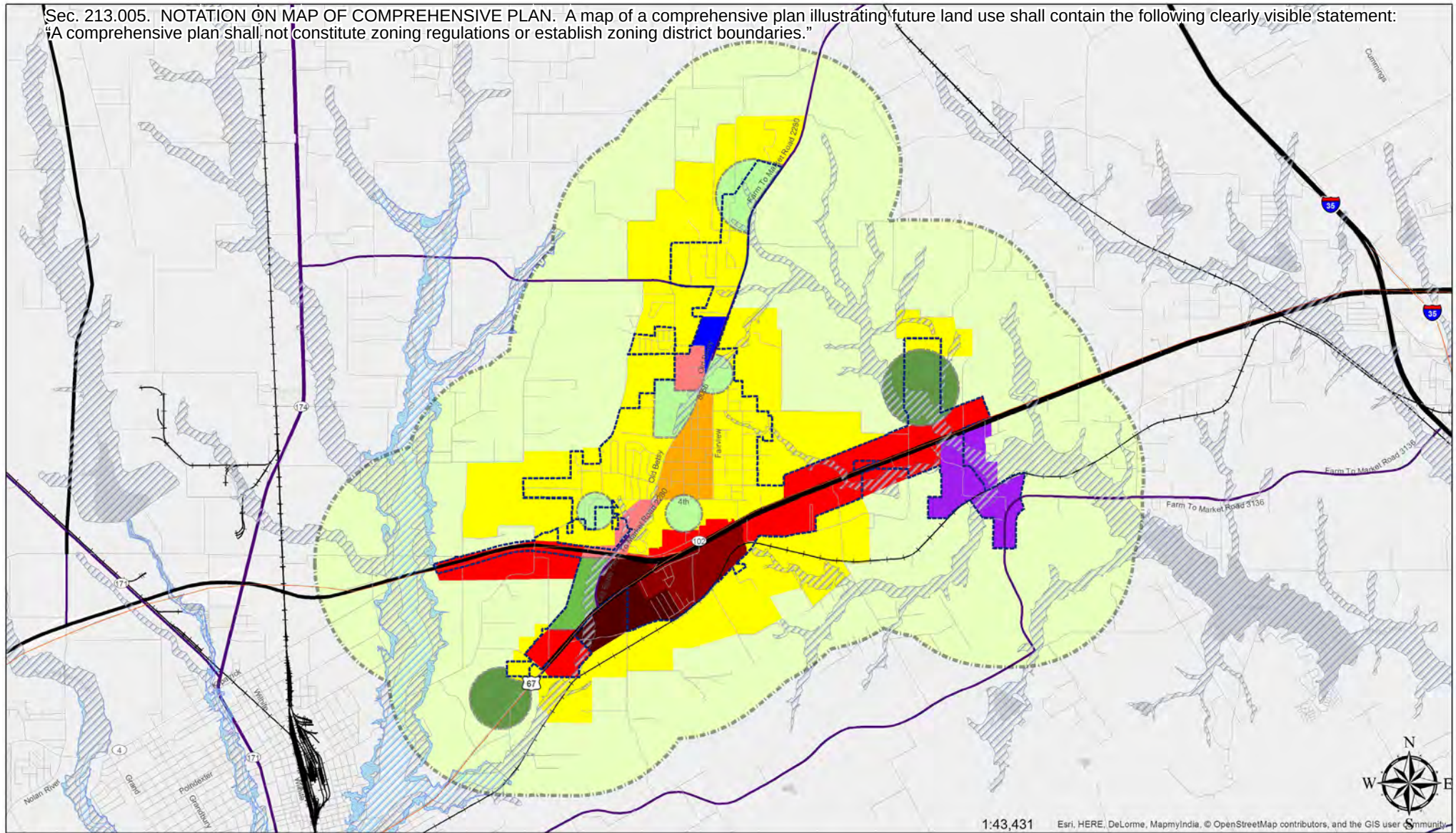


Figure 7-12. Examples of Neighborhood Center

Neighborhood Center

Typically located in one or two story buildings along with retail, office and service uses, Neighborhood Center (NC) refers to corner retail developments along major arterials primarily designed to serve local neighborhoods. Single family residential uses are recommended as well as redevelopment of existing retail centers and mix of uses. Neighborhood Centers will be based on the concepts of mixed use, community design and inclusion of open spaces to create active spaces. This is mostly recommended in areas along Old Betsy Road north and south of the University area.

Sec. 213.005. NOTATION ON MAP OF COMPREHENSIVE PLAN. A map of a comprehensive plan illustrating future land use shall contain the following clearly visible statement:
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."



Keene Future Land Use



Figure 7-13. Keene Future Land Use Map



Figure 7-14. Examples of University Center

University Center

This district is designed to assist development of the university, complementary residential, commercial, retail, and public amenities. This area is appropriate for higher density development. Ideally, a mix of development including office, retail and multi-family housing would occupy this area. Sample development types include multi-tenant office, research facilities, retail, multifamily, single family town homes, restaurant and hotel.

Regional Center

This land use category focuses on development of large commercial centers with high traffic volume which include retail, service and office buildings of one to three stories to serve regionally. Regional Center mixes large shopping centers, restaurant, theaters, offices and other supporting uses. Adequate setbacks should be considered in proximity to neighborhoods as well as inclusion of “green” parking and pedestrian safety amenities. This land use is located in and around the merge of HWY 67 and 67 Business.



Figure 7-15. An example of Regional Center



Figure 7-16. Examples of Highway 67 Corridor

Highway 67 Corridor

The Highway 67 Corridor future land use category applies to development along Highway 67 designed to facilitate regional and interstate commerce. This corridor development is intended to include a mix of retail, service, office, restaurant, medical, hotel, and technology use. Due to noise and health impacts of expressways, adequate setbacks must be considered when development is near neighborhoods. Parking areas should be landscaped and pedestrian friendly.

7.5

FUTURE LAND USE CATEGORIES

The suitability analysis helped to identify the best land uses across the city. As a result, and based on public input, survey results, and steer committee input, the following future land use map has been developed for the City of Keene. The map can be used as a guiding tool to direct and inform future land-use decisions.

Figure 7-13 shows the Keene Future Land Use Map.

Neighborhoods

The primary use in this category is single-family residential to preserve the historical characteristics of the area and to regulate the design of new residential infill development or new subdivision development. The Neighborhood land use category focuses on providing a high quality of life by well-maintained infrastructure, housing, schools, open space, and service or institutional uses. Within this area, institutional, light office, and service are secondary uses. This land use is primarily located in existing single family areas of Keene as well as areas contiguous to those locations that would be likely for new residential development. Neighborhood classification includes a range of potential density options, from lane lot residential, to zero-lot line and attached single family.



Figure 7-11. Examples of Neighborhood



Figure 7-12. Examples of Neighborhood Center

Neighborhood Center

Typically located in one or two story buildings along with retail, office and service uses, Neighborhood Center (NC) refers to corner retail developments along major arterials primarily designed to serve local neighborhoods. Single family residential uses are recommended as well as redevelopment of existing retail centers and mix of uses. Neighborhood Centers will be based on the concepts of mixed use, community design and inclusion of open spaces to create active spaces. This is mostly recommended in areas along Old Betsy Road north and south of the University area.



City Council Regular Meeting Minutes

February 20, 2025 at 6:00 PM

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

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

Members present: Lisa Parrish, Mayor; Thomas Gutwa, Mayor Pro Tem, and Council Members Bob Chapman, Charles Easley, Rob Foster, Johnny Shaw, and Troy Smith

Members absent: none

City Staff present: Jonathan Seitz, City Manager; Holly Russell, City Secretary; Don Martin, Director of Development & Neighborhood Services; Chief James Kidd, Keene Police Department; Chief Dan Warner, Keene Fire Department; Derek Malone, Director of Public Works

1. Call to Order, Invocation, Pledge of Allegiance, Pledge to Texas Flag

Mayor Parrish called the meeting to order at 6:00 p.m., and gave the invocation.

2. Mayor Announcements

No announcements were made. Mr. Easley asked everyone to remember Wes Schram in their prayers.

3. Public Comments

Phillip Jackson, 110 Rosedale, spoke about what it will take to update the Keene ZIP code boundaries. He requests that the City Council, staff, and private organizations assist in this effort to increase the Keene identity.

Paul Gnadt, Keene Chamber of Commerce Director, reminded the Council about the upcoming Business Expo on Sunday from noon to 4:00 p.m. He wanted to recognize Kit Kepple and Don Martin for their work on getting the Elisa Carver Park sign repaired.

Jimmy Alcala, 113 Cadyn Drive, spoke for the need of unity among the Council. He recognized that the dynamic of Council has improved, but still needs to move forward in a direction that works best together for the citizens.

4. Reports

Informational reports only; no action to be taken.

A. City Manager's Comments - Topics to include City Attorney Cost Update; City Animal Shelter – Animal Control Officer, Taylor Bledsue; City Vehicle Fleet Update; Bank Reconciliation Update; Neighborhood Development Update; Fairview Reconstruction Project Update

Jonathan Seitz, City Manager, reported that the attorney fees were half of what the city has been paying in the past. He recognized Taylor Bledsue for achieving her ACO certification, and made it clear that the City is looking at several plans and options for expanding Animal Control services. Next meeting there will be a presentation on fleet leasing. The bank reconciliation project is complete. The Fairview Reconstruction project had their second round of bids, and they came in lower than the previous. A report to Council is forthcoming.

5. Public Hearing Items

Public hearing and take possible action regarding the following items.

- A. *Hold a public hearing, hold a discussion, and act upon an ordinance to rezone three parcels from Single Family 2 (SF-2) to General Commercial District – Office, Light Retail and Neighborhood Services (C-2):*

ZONING CHANGE REQUEST APPLICATION RECEIVED FOR THREE TRACTS OF LAND: TRACT ONE IN THE B.B.B.&C. RR. CO. SURVEY ABSTRACT 114 2.824 ACRES, TRACT TWO IN THE J. PENNINGTON SURVEY ABSTRACT 701 2.871 ACRES, TRACT THREE IN THE D. MIZE SURVEY ABSTRACT 567 2.438 ACRES; FROM SF-2 (SINGLE FAMILY 2) TO C-2 (GENERAL COMMERCIAL DISTRICT-OFFICE, LIGHT RETAIL AND NEIGHBORHOOD SERVICES).

Don Martin, Director of Neighborhood and Development Services, introduced the item and gave information about the property requesting a rezone, noting that Planning and Zoning also held a public hearing at their February 10, 2025, meeting and voted to recommend to Council the approval of the rezone request. He shared the Comprehensive Plan, which identified the Hwy 67 corridor was to be zoned Commercial to allow for business along the highway. He addressed the easement access concerns of the residents that any developer that wants to build and develop that property, they would need to create an improved road/street that meets the City's subdivision ordinance standards and then the it would become the City's responsibility to maintain the road/street. The approach would also have to meet TxDOT's standards and approval. Andy Messer, City Attorney, explained the process to Council for approving or denying the rezone and how many votes would be needed.

The Mayor opened the public hearing at 6:39 p.m.

Phillip Jackson, Acting Chair of the Planning and Zoning Commission, spoke about the properties surrounding the parcels in question. He mentioned that one of the properties in the rezone request had been considered for a tiny home development, but the easement issues deterred the development from happening.

Kassi Shelfer, daughter of Kirk Kilpatrick, resident of 201 E Hwy 67, mentioned that the property they own has been in the family for five generations and they do not want development in the area which would invite more traffic into the area. They want to keep the area private, as they worry about how a development would affect their animals.

Emily Simatovitch, resident of 201 E Hwy 67, voiced that she is against the rezone because even if the road is improved the development would block all access to the residences who use the easement road to access their homes.

Steve Simatovitch, resident of 201 E Hwy 67, spoke during public comments about his concerns on the public road in that area and what it means for him to access his property. He is concerned that the rezone will lower his property value. He wanted to let Council know that he is against the rezone.

Steve Reid, representing Mr. Griffin in the rezone request, made himself available to answer any questions. He confirmed that the three tracts are surveyed separately, and that the easement was deeded to the public in 1985. The applicant is not asking for anything to be done to the road, but only for a rezone to commercial. The application is consistent with the City's future land use plan, and they are wishing to rezone based on the City's plan. Mr. Reid shared more information about the developer who wanted to put tiny homes on one of the properties, but Mr. Griffin lost that contract due to the city not wanting tiny homes in an area that the City wanted to be zoned as commercial at the time. They are not wanting to develop the properties, only sell it based on the City's wishes and plans for the corridor to be commercial.

The Mayor closed the public hearing at 7:08 p.m. and the Council discussed the request. There was question about the adjacent mobile home park and it was clarified that they were grandfathered in. The City Attorney clarified that the property owners have a vested right to access their property, and no developer can deny them access.

Ms. Gillin spoke about trying to sell the property for Mr. Griffin several times and it has not been able to sell. Mr. Alcala spoke again to Council about working together for the citizens. Ray Johnson spoke in support of the residents of 201 E Hwy 67. Council Member Smith called to question, and Council Member Gutwa was aloud to speak one more time.

A motion was made to "deny with prejudice" the rezone request. Motion failed due not achieving a 75 percent vote.

Motion made by Mayor Pro Tem Gutwa, Seconded by Shaw.

Voting Yea: Mayor Pro Tem Gutwa, Shaw

Voting Nay: Chapman, Easley, Foster, Smith

Council Member Smith motioned to approve the rezone request. The motion failed for lack of a second.

A motion was made to "deny without prejudice". The motion failed due not achieving a 75 percent vote.

Motion made by Easley, Seconded by Shaw.

Voting Yea: Easley, Mayor Pro Tem Gutwa, Shaw

Voting Nay: Chapman, Foster, Smith

A motion was made to approve the rezone. The motion failed.

Motion made by Smith, Seconded by Foster.

Voting Yea: Chapman, Foster, Smith

Voting Nay: Mayor Parrish, Easley, Mayor Pro Tem Gutwa, Shaw

6. Consent Agenda

All items listed below have been previously discussed, require no deliberation, or are routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council. If discussion is desired, the item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Manager to implement each item in accordance with the staff's recommendation.

A. Consider approval of the minutes of the regular Keene City Council meeting held on February 06, 2025.

The Mayor pulled this item from the consent agenda for discussion, and asked that the minutes include on item 7F the announcement that Miguel Espinosa has declined reappointment for the Planning and Zoning Commission. Council Member Foster asked that the statement he made of "the property that can be seen from the road was cleaned up" to the public comments.

A motion was made to approve the minutes with the correction as discussed. The motion carried.

Motion made by Foster, Seconded by Smith.

Voting Yea: Chapman, Foster, Mayor Pro Tem Gutwa, Smith, Shaw

Voting Abstaining: Easley

The Mayor called for a short minute recess at 7:49 p.m. The meeting was called back to order at 8:00 p.m.

7. General

Review, Discuss, and Consider Possible Action Regarding:

- A. *Review, discuss, and give direction to staff to create a policy regarding (1) members of the City Council serving on appointed Boards, Commissions, and Committees of the city; (2) members of the public serving on two different Boards, Commissions, and Committees simultaneously; and (3) members of Boards, Commissions, and Committees being a close relative to a member of the City Council.*

The Mayor introduced the item, and asked that Council discuss each of the three concerns that could affect Board appointments. Mr. Messer, City Attorney, covered what State Law allows. Council may serve on the EDC Boards. As for Planning & Zoning and Board of Adjustment, Council members may not serve on those boards, but there could be a policy created that allowed them to serve as an ex official (non voting) member. The Council is allowed to be more restrictive. He clarified that a person can actually serve on both EDC boards as long as the members are not receiving pay, however his personal view is to not serve on multiple boards. Council Member Chapman voiced his concern that Council Members hold more sway than board members and could influence decisions. He advises that Council not serve on other boards so that there is no view of Council influencing the boards and allow the boards their independence. There was discussion about current close relatives that serve on multiple boards, or any residents that serve on multiple boards or committees.

Ray Johnson, resident, spoke about how other residents don't want to participate because of the discord on Council.

Ms. Gillin, Type A President, noted that the Board decided on the time that best suited their schedule. Some even have made arrangements with thier work so that they can participate on the Board.

A motion was made to table the item by Foster. Motion failed with no second.

The Mayor asked if any on Council were interested in a policy (I) not allowing the appointment of Council to Boards: FOR: Chapman, Shaw, Gutwa, Parrish. Voting NO was Foster, Smith, Easley.

(II) Interest in a policy having members of the public only serving on only one board. FOR: Foster, Smith, Chapman, Shaw.

(III) Interest in a policy prohibiting appointment of those who are a Close relative (ie. spouse, parent, or child who lives under the same roof): FOR: Chapman, Shaw, Gutwa, Parrish. NO: Foster, Smith, Easley

Council is agreeable to allowing any current Board Members that an adopted policy would effect finish their current appointments.

- B. *Review, discuss, and consider an appointment to the Keene Economic Development (Type A) Board to fill a vacancy for a term ending March 2027.*

This item was tabled from the previous Council meeting. Since the last Council meeting, the A Board has received and reviewed an application for appointment from Gwen Beeson. The Board voted at their February 19, 2025, meeting to recommend to Council the appointment of Mrs. Beeson to the Board.

Ms. Gillin addressed the concerns of Mr. Gutwa asking about Mr. Jackson's application. Since the Council had reservations appointing a Council Member to the Board, the EDC Board recommends Ms. Beeson since she is not serving in any capacity. She also noted that the EDC Board did not want to recommend Mr. Jackson for appointment to the EDC-A Board.

A motion was made to appoint Gwen Beeson. The motion carried.

Motion made by Easley, Seconded by Smith.

Voting Yea: Chapman, Easley, Foster, Mayor Pro Tem Gutwa, Smith, Shaw

- C. *Review, discuss, and consider the re-appointment of Charles Easley to the Keene EDC (Type B) Board for a two-year term ending March 2027.*

This item was tabled from the previous Council meeting to allow Council Member Easley to be present for the discussion. Council Member Easley announced that he does not wish to be re-appointed. Type B Board will now have to make a new recommendation for this appointment.

- D. *Review, discuss, and give direction to staff regarding placement of a four-way stop sign at the intersection of Pecan Street and N. Eastern Street, and the procedures for future stop sign considerations.*

A motion was made to approve placing a stop sign at the intersection. The motion carried. Motion made by Shaw, Seconded by Easley.

Voting Yea: Chapman, Easley, Foster, Mayor Pro Tem Gutwa, Smith, Shaw

- E. *Discuss with the City Attorney the roles of Council, City Manager, City Secretary, and City Attorney.*

Andy Messer, City Attorney, presented and led the discussion on the roles of Council Members, City Manager, City Secretary, and the City Attorney. He cited the City Charter and ordinances concerning each role, and took questions from the Council.

Council is the policy making body. City Manager acts like a CEO of a corporation, and manages the city by implementing the policy that Council makes. Per the Keene City Charter, Keene is a Council-Manager form of government. Mayor is the figure-head, but the City Manager has the power in running the city. The Council has the power to make rules, which are ordinances. Resolutions are not law. Council may investigate collectively, but not individually. When a Council Member asks for sensitive records/information, the City Manager needs to consult Council in Executive Session to advise how and when the records should be provided. When asking for information as a private citizen, then the Council Member needs to place an Open Records Request with the City Secretary. The City Manager can create and abolish departments without consulting Council, but he must consult Council when hiring/firing directors. No action was taken.

- F. *Discussion with City Attorney about the agenda setting process for Council meetings as set forth in Ordinance No. 2024-677.*

Andy Messer, City Attorney, presented and led the discussion on setting agendas for meeting, using Ordinance No. 2024-677 to guide the discussion. He explained the time it takes his office to review materials, and the deadlines that have to be met by staff. No action was taken.

8. Executive Session

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

- A. *551.074 – Personnel Matters - City Manager consultation with Council concerning the selection of a candidate for the Director of Finance position; City Secretary annual review.*
- B. *551.071(1): City Attorney Consultation – (i) Covington Acres development; and (ii) Lloyd Thomas claim involving property at 307 East Highway 67.*

- C. 551.087; 551.072 – *Economic Development negotiations; real property – Covington Acres development.*

The Mayor convened the meeting into closed session at 9:31 p.m.

9. Reconvene into Open Session

To take action on the above-listed Executive Session item(s).

The Mayor reconvened the meeting into open session at 11:09 p.m. No action was taken on any item.

10. Requests for Future Agenda Items

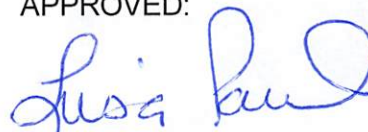
- Stop sign placement procedure - Smith
- cost of sidewalks on fourth street - Gutwa

11. Adjourn

The Mayor adjourned the meeting at 11:11 p.m.

Approved on this the 06th day of March 2025.

APPROVED:

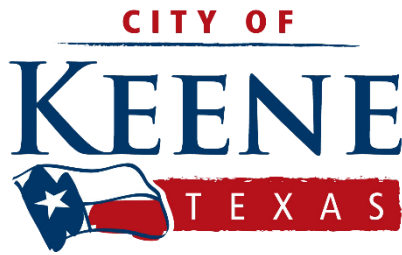


Lisa Parrish, Mayor

ATTEST:



Holly Russell, City Secretary



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Don Martin, Dir. of Neighborhood & Development Services
dmartin@keenetx.com

Public Hearing Item 7A

SUBJECT:

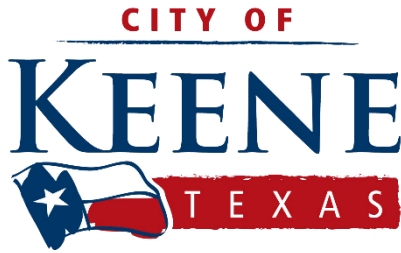
Review, discuss and consider action on the zoning change request submitted by Nathan Bowers with Ambition Group, LLC., by ordinance.

RECOMMENDATION:

The Planning & Zoning Commission and Staff recommend approval of this item.

COUNCIL MAY:

- approve the request
- approve the request with conditions/modifications.
 - If the P&Z Commission recommended to deny a request, Council will need a supermajority (3/4) of all Council Members to approve the request.
 - If a protest petition is correctly filed by surrounding property owners, a supermajority vote (3/4) of the Council is usually required to approve the request.
- deny without prejudice: The request can be refiled after corrections/modifications are made
- deny with prejudice: the request is denied permanently and cannot be refiled.
- table the request to another meeting – often used if more information/research is needed.



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Don Martin, Dir. of Neighborhood & Development Services
dmartin@keenetx.com

Public Hearing Item 7B

SUBJECT:

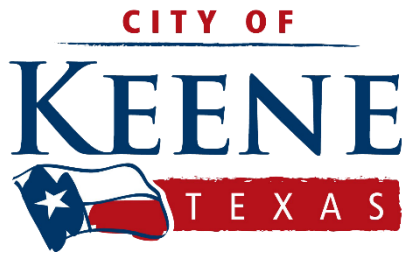
Review, discuss and take action on the zoning change request submitted by Dan Griffin with Provident Land Investors, LLC., by ordinance.

RECOMMENDATION:

The Planning & Zoning Commission and Staff recommend approval of this item.

COUNCIL MAY:

- approve the request
- approve the request with conditions/modifications.
 - If the P&Z Commission recommended to deny a request, Council will need a supermajority (3/4) of all Council Members to approve the request.
 - If a protest petition is correctly filed by surrounding property owners, a supermajority vote (3/4) of the Council is usually required to approve the request.
- deny without prejudice: The request can be refiled after corrections/modifications are made
- deny with prejudice: the request is denied permanently and cannot be refiled.
- table the request to another meeting – often used if more information/research is needed.



City Council Regular Meeting

May 07, 2026, at 6:00 p.m.

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

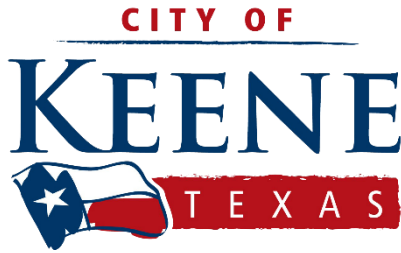
Discussion Report Item 7C

SUBJECT:

Receive a report from representative of Metalplate, detailing their business and plans for use of the Industrial Park property they purchased; and discussion regarding the project and give direction to staff, if any.

ATTACHMENTS:

none



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

Discussion Report Item 7D

SUBJECT:

Receive an update from the City Manager on the assessment of the water-runoff/drainage issue brought to Council's attention by residents of Shelly Drive and give further direction to staff, if any.

BACKGROUND:

The residents who live on Shelly Drive have been experiencing water runoff issues for several years, and petitioned the Council to take some action on alleviating this issue. Staff met with residents and an Engineer from Jacob & Martin to assess the wall and drainage. Photos are attached from that meeting.

ATTACHMENTS:

- 25 photos from the location of the deteriorated wall
- email shared with staff from Jacob & Martin, Engineers, quoting the cost of repair in 2024 and 2026
- Review of the wall in Spring Creek Estates by Jacob & Martin, Engineers

















ARELLANO'S



































Wednesday, April 22, 2026 at 15:11:43 Central Daylight Time

Subject: FW: Timber Wall on Shelly Drive
Date: Monday, March 23, 2026 at 4:44:23 PM Central Daylight Time
From: Derek Turner
To: Jonathan Seitz, Don Martin
Attachments: image003.png

External (adt@jacobmartin.com)

[Report This Email](#)

[EXTERNAL EMAIL] This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. **DO NOT** open attachments or click links from unknown sources or unexpected email.

Landon mentioned that you guys were wanting something on the railroad tie wall between Shelly and Jenny Drives. I looked at this some time ago and did an estimate for Brent (see below). This was to replace the timber wall with a concrete wall. It's been a while, but it seems like at that time, the main concern was the condition of the wall. To help with the drainage, the wall would have to be constructed so that the water was carried down to the end of the block to a swale and french drains would undoubtedly be needed. Pricing took a significant jump after this estimate was done, so you can probably increase it 50%.

Please let me know if there's something more we need to look at on this. If you want to investigate less expensive options we can do that, but it probably also wouldn't be a long term fix.

Derek Turner
JACOB | MARTIN
Ofc) 817-594-9880
jacobmartin.com

From: Derek Turner
Sent: Tuesday, May 7, 2024 2:04 PM
To: Brent Batla <citymanager@keenetx.com>
Subject: Timber Wall on Shelly Drive

Brent,
The estimate for the fence is below:

Item	Qty	Unit	Unit Cost		Total
Remove Existing Fence	568	feet	\$ 15.00	/foot	\$ 8,520.00
Remove Existing Timber Wall	568	feet	\$ 20.00	/foot	\$ 11,360.00
Grading & Fill	505	s.y.	\$ 10.00	/s.y.	\$ 5,050.00
Construct Concrete Wall w/ Footing	1704	s.f.	\$ 60.00	/s.f.	\$ 102,240.00
Construct Fence	568	feet	\$ 75.00	/foot	\$ 42,600.00
Staging and Access	1	LS	\$10,000.00		\$ 10,000.00
Subtotal					\$ 179,770.00
Surveying, Engineering & Incidentals					\$ 24,230.00
Total					\$ 204,000.00

As I mentioned, there's not a lot of similar work to compare on this. Access will be the biggest wildcard and it will require a lot of hand work. I've tried to add some contingency to cover this.

Please let me know if you have any questions.

Thanks,
Derek

Derek Turner
JACOB | MARTIN
 Ofc) 817-594-9880
jacobmartin.com



INTEGRITY
EXCELLENCE
TRUST

April 22, 2026

Mr. Jonathan Seitz
City Manager
City of Keene
1000 N. Old Betsy Rd.
Cleburne, Texas 76031

RE: Shelly Drive Retaining Wall Investigation - Letter Report

Dear Mr. Seitz:

At the City's request, our personnel have made site visits to properties between Shelley Drive and Jenny Drive within what is known as the Spring Creek Estates Subdivision. More specifically the property lines between the lots which back up to each other between those two streets. Our understanding is that there is concern about the condition of the retaining wall along these property lines and the drainage in this area as well. We have reviewed the available information for the development of these lots and offer the following report of our opinions and findings. Information in the form of written documents or development plans is limited for this area.

The available information for the area includes a partial set of construction plans for the Springs Creek Estates, which encompasses a portion of the area in question, physical inspection, and some homeowner interviews. The lots in question back up to each other and the lots to the west are upgradient from the lots to the east. According to the available plans, there is a 15 foot wide utility easement along the property line (7 ½ feet on each property), however, this does not specifically allow the easement to be used for drainage or other purposes. It is unknown whether there have been changes to the grading or drainage in the development since initial construction. This is unlikely as the available construction plans show it draining more or less as it currently does although no retaining wall is indicated on these plans. It would appear the drainage patterns were not changed from the existing condition with the installation of the Spring Creek Estates development. The construction of the portion of the development appears to have come in after the construction of the portion that fronts Shelly Drive. In fact, it would appear that the overall drainage to the back lot lines were reduced with the Jenny Drive phase of the Spring Creek Estates development. It is unknown when the retaining wall was constructed.

The retaining wall appears to be on the property line and is constructed of railroad ties of varying condition which do not appear to be anchored. On some properties, there are fence posts being used to hold the wall in place. It is likely the gravity retaining wall was constructed with little or no subgrade improvement which could lead to undermining of the structure, especially considering that the drainage occurs perpendicular to the wall. The issue of the condition and future stability of the wall could be addressed by installing a wall that is designed for this condition. A properly designed and constructed



3465 Curry Lane
Abilene, TX 79606
325.695.1070

908 S. Main Street, Suite 100
Boerne, TX 78006
325.695.1070

4920 S. Loop 289, Suite 104
Lubbock, TX 79414
806.368.6375

1925 Fort Worth Highway
Weatherford, TX 76086
817.594.9880

gravity wall or reinforced wall could be constructed. Positive drainage would need to be constructed in the form of a french drain and/or channel. This would require the temporary removal of existing fences and other structures and amenities within the 15 foot easement area. It would potentially require new easements if the existing easement does not allow access for drainage improvements and this would include access from the street at some point. The wall crosses all of the properties along the property line and could require multiple access points. The entire length of the wall would need to be improved to address the drainage issue and therefore approval from each landowner would be required.

A french drain would serve to protect the foundation of the wall, but would do nothing to eliminate lot-to-lot drainage. A channel along one side or the other of the wall would be the ideal way to transfer stormwater away from the wall to the downstream end. The alternative to this would be subsurface storm drain with surface inlets at various locations. This would be by far the more expensive option and not recommended. Regardless of the type of drainage structure, note that it will require ongoing maintenance to remove debris and prevent clogging.

I have prepared an opinion of probable cost for rebuilding with a reinforced wall and drainage channel along the property line and it is enclosed with this report. Please don't hesitate to call me if you have any questions.

Sincerely,

JACOB | MARTIN

Derek Turner, P.E.



Enclosures



325.695.1070
817.594.9880



info@jacobmartin.com
www.jacobmartin.com



3465 Curry Lane
Abilene, TX 76906

1508 Santa Fe, Suite 203
Weatherford, TX 76086





CITY OF KEENE
Shelly Drive Area Retaining Wall

PRELIMINARY OPINION OF PROBABLE COST APRIL 22, 2026

CONSTRUCTION COSTS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Mobilization, Insurance, Etc	1	LS	\$10,000	\$10,000
2	Remove Existing Fence, Wall & Amenities	568	LF	\$35	\$19,880
3	Temporary Drainage & Barriers	1	LS	\$10,000	\$10,000
4	Public Utility Accommodations	1	LS	\$10,000	\$10,000
5	Grading & Fill	630	SY	\$20	\$12,600
6	Construct Concrete Wall	1,705	FF	\$45	\$76,725
7	Construct Drainage Channel	568	LF	\$25	\$14,200
8	Replace Fence	568	LF	\$45	\$25,560
9	Amenity Replacement Allowance	1	LS	\$25,000	\$25,000
10	Revegetation (Lawn Replacement)	630	SY	\$10	\$6,300

SUBTOTAL **\$210,265**

Owner's Allowance (20%) \$42,735

TOTAL CONSTRUCTION COSTS: **\$253,000**

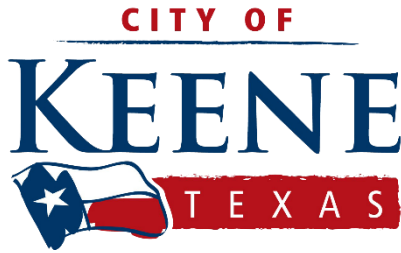
NONCONSTRUCTION COSTS

Surveying	\$15,000
Basic Engineering (Design, Bidding and Construction Review)	\$25,000
Testing	\$5,000
TOTAL NONCONSTRUCTION COSTS:	\$45,000

PROJECT TOTAL **\$298,000**

NOTES:

The above Opinion of Probable Cost (OPC) is only an opinion and is supplied only for the guidance of the client. The Opinion represents Jacob|Martin's best judgement as design professionals. The Opinion is based on recent experience and adjusted to accommodate factors known to the design professional at the time the Opinion is prepared. Jacob|Martin has no control over the cost of labor and material, competitive bidding, or market conditions. Jacob|Martin does not guarantee the accuracy of the Opinion as compared to actual bids or cost to the Client.



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7E

SUBJECT:

Review, discuss, and take action to approve a resolution awarding an application and engineering services contract for the 2026 Downtown Revitalization grant and authorize the City Manager to negotiate contract terms.

BACKGROUND:

Based on preliminary scoring, the City is anticipating receipt of a formal invitation to submit for Phase 2 of the 2026 Downtown Revitalization Program. In anticipation of this invitation, the next critical step in the process is the procurement of engineering services.

The selected engineering firm will assist the City with Phase 2 activities, including project design, preparation of construction plans and specifications, and support for project implementation, contingent upon award of funding.

The Phase 2 application is due August 14, 2026. Timely selection of an engineering partner will position the City to respond efficiently and competitively.

ATTACHMENTS:

- DRAFT – Resolution to award an Engineering firm to assist with the DRP grant
- *additional information to be supplied at the meeting due to being unavailable at time of agenda posting.*

THE CITY OF KEENE, TEXAS
RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF KEENE, TEXAS, AUTHORIZING PROFESSIONAL SERVICE PROVIDER SELECTION FOR A 2026 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM – DOWNTOWN REVITALIZATION PROGRAM (DRP) PROJECT THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE (TDA).

WHEREAS, participation in the CDBG requires implementation by professionals experienced in the administration/project delivery of federally-funded projects and creation of planning documents;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Qualifications (RFQ) process for engineering and design services has been completed in accordance with the Texas Department of Agriculture requirements;

WHEREAS, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service giving consideration to ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources

NOW, THEREFORE, BE IT RESOLVED:

- Section 1. That _____ is selected to provide application and project-related engineering and design services for a 2026 DRP Grant for the City.
- Section 2. That a cost-price analysis will be conducted to determine the negotiated fee to be appropriate and reasonable based upon program requirements and rules.
- Section 3. That any and all project-related services contracts or commitments made with the above-named service provider(s) are dependent on the successful negotiation of a contract with the service provider(s).

PASSED AND APPROVED ON _____, 2026.

APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7F

SUBJECT:

Review, discuss, and give direction to regarding posting a dress code for those who attend and wish to speak to Council or to revise the Rules of Order and Procedure.

BACKGROUND:

This item was tabled at the April 02, 2026 regular meeting.

At the March 05, 2026 regular meeting, a resident brought to the Council's attention the distraction caused by some residents who participate in meetings, and asked that a dress code be considered. Staff have consulted the City Attorney, who advised that the dress code in the adopted *Rules of the City of Keene Municipal Court* could be posted outside of the Chamber doors, and Council declare that the dress code is valid for any meetings held in the same room. The other option would be to add the verbiage to the *Rules of Order and Procedure*, but posting them in a visible location before entering the Council Chamber/Court Room usually has a better impact and is easier to enforce by the Presiding Officer and Municipal Judge.

Excerpts from the *Rules of the City of Keene Municipal Court*:

RULE 12 - COURTROOM DECORUM

The Court is charged with the responsibility of maintaining proper order and decorum. Each Court session shall be brought to Order by formal announcement by the Bailiff of the Court, requiring all present in the Courtroom to rise as the Judge takes the Bench.

Dress. Shorts, very short dresses or skirts, halter tops, tank tops, sleeveless shirts of any kind, tops or dresses that reveal excessive cleavage, muscle shirts or tank tops, undershirts, t-shirts with indecent, profane, obscene words, language graphics or illustrations. "sagging" pants, or gang-related clothing are PROHIBITED and WILL NOT BE ALLOWED in the courtroom. Defendants who appear in prohibited attire will be turned away and required to post bond for a new court date.

Accordingly, the Court shall require all litigants, jurors, witnesses, lawyers, and other with whom the Judge deals in an official capacity, to conduct and dress in a manner deemed fitting and respectful of the Court.

Order. Order shall be maintained always. Violation of this rule can result in a reprimand by the judge, expulsion from the courtroom or a contempt citation.

- a. Unless an attorney is making an objection, only one person may speak at a time.
- b. No one may talk while the judge is talking.

- c. Participants will address others respectfully.
- d. Courtrooms shall not be used as passageways.

Electronic Devices. Electronic devices are NOT allowed in the courtroom. Failure to comply will result in confiscation by the bailiff until the end of court business for the day. The Judge will allow cell phones in the courtroom if they are turned off or on silent mode. Cellular phones that disrupt court will be confiscated by the bailiff at the direction of the Judge and will only be returned at the end of court proceedings. Further, the individual may be held in contempt of court, which could result in a \$100.00 fine and/or 3 days in jail.

Food/Drink. To maintain cleanliness and decorum in the courtroom, no open containers of food or drink shall be consumed in or brought into the courtroom, except with permission of the judge.

Chewing Gum. No chewing gum in the courtroom.

Hats. No hats, bandanas, do-rags, or any head covering shall be worn in the courtroom, except with permission of the Judge or if religious in nature.

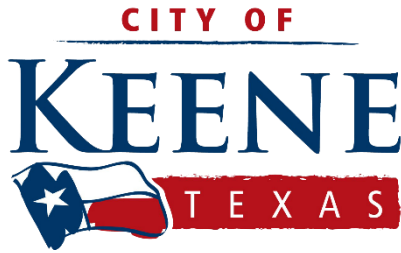
Noise/Gestures. Conversations in the courtroom must be kept to a minimum and not interfere with the proceedings. Inappropriate gestures and remarks will not be tolerated.

Children. Small children must be controlled. Children will be asked to leave, if their behavior causes a disturbance.

Seating. All persons in the courtroom shall be seated except when addressing the judge or jury, when a seat is not available, when directed to rise by a court officer, or with permission of the judge. No leaning on or getting too close to the bench.

Reading Materials. Reading by non-participants shall not be permitted in the courtroom when it causes noise or other distractions to the participants.

Weapons. Absolutely no illegal weapons shall be brought into the courtroom, except for those intended to be offered as evidence. Commissioned peace officers may bring weapons into the courtroom. The judge shall have the discretion to have any object removed from the courtroom.



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7G

SUBJECT:

Review, discuss to reconsider, and take possible action on the need for the June 18, 2026, regular Council meeting date.

BACKGROUND:

At the April 02, 2026 Council Meeting, Council rescheduled the June meeting from June 4 to June 18, but asked to place this item back on the agenda to re-evaluate the reschedule or need for a June meeting. It was brought to the attention of Council the need to consider rescheduling or cancelling the June 4 meeting because the City Secretary and Management Assistant who set up Council meetings, take the minutes, run the presentation, and handle the livestreaming of the meetings will be out of town to attend a seminar on Economic Development Corporations in Amarillo from June 3-5. This seminar is a requirement for the City Secretary's certification and cannot be missed. City Manager Jonathan Seitz will be attending a state conference that is scheduled for June 4-7.

The next regular meeting is currently scheduled for Thursday, June 18, 2028, and then on Thursday, July 2, 2026. At this time, the city attorney has confirmed availability should they need to be present or available by conference call for the June 18th meeting.

ATTACHMENTS:

- None



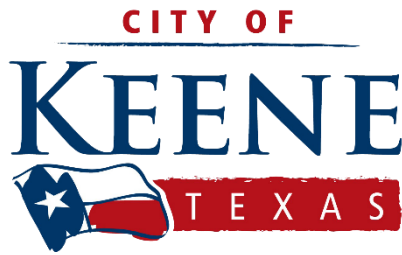
City Council Regular Meeting

May 07, 2026, at 6:00 PM

Executive Session 8A

SUBJECT:

Texas Government Code Section 551.071 - Consultation with an attorney for advice about pending litigation (Cause No. DC-C202600174 *Vincent Carl Castro v. City of Keene, Texas, Jonathan Seitz, Troyce Samantha Gillin, Robert Allan Foster, Troy William Smith, Johnny Ray Shaw, Robert Eugene Chapman*)



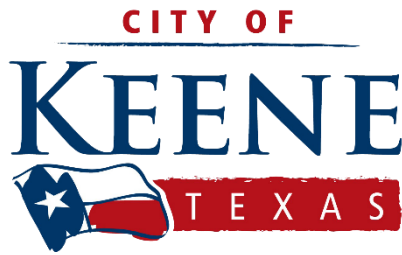
City Council Regular Meeting

May 07, 2026, at 6:00 PM

Executive Session 8B

SUBJECT:

Texas Government Code Section 551.071 - Consultation with an attorney for advice about pending litigation (Cause No. DC-C202600200 *City of Keene v. Lloyd Thomas, Bonnie Thomas, the Unknown Members of Med Surge North Texas, LLC, all persons claiming any title or interest in land under deed heretofore given to City of Keene*)



City Council Regular Meeting

May 07, 2026, at 6:00 PM

Executive Session 8C

SUBJECT:

Texas Government Code Section 551.074 – Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Application received for appointment to the Keene EDC-A Board.

ATTACHMENTS:

- Boards & Commissions Appointment Policy (updated 4/2/2026)
- Keene EDC (Type A) Bylaws

BOARDS & COMMISSIONS

Membership Appointment Policy

The City Council is excited about citizens serving as members of a board or commission in the City of Keene. As an interested citizen and/ or community leader, you can provide an invaluable service to the City through your membership and participation. Board and commission members volunteer for many hours annually to help the city grow, by sharing their time and expertise, and learning more about the City through their membership. Boards and commissions are established to offer citizens an extraordinary opportunity to participate in the City's governmental affairs and influence public policy in various areas. Keene has several boards, commissions, and committees that endeavor to reflect the varied interests of our citizenry.

Structural Overview

Some of the City's boards and commissions are "quasi- official", such as the Board of Adjustment and Planning & Zoning Commission, being required and established by state statute. Others result from provisions of the City Charter or from local ordinances, and are only advisory in nature, as no authority exists to establish policy independent of City Council. However, all boards and commissions add value by helping influence some aspects of City government and by making recommendations on a wide range of topics that eventually come before the City Council.

Boards and commissions are established to work with and through the City staff to develop policies, procedures, and long-range planning of projects that will affect that area of interest. The City has a variety of advisory boards and committees, some of which are standing boards and committees(that remain in existence year round) and some of which are ad- hoc boards and committees(which are created on an as needed basis and which expire once the assigned work has been completed).

Generally, the board and commission members serve two-year terms, however, the Athletic Association has a three-year term. There are no term limits, as the City Council retains the authority to remove members as it deems appropriate.

All of the boards, commissions and committees in Keene are subject to this policy and they include the following:

Board of Adjustment, Charter Review, Building Standards Commission, Keene Business Development Corporation Board, Keene Economic Development Corporation Board, Athletic Association.

All of the listed boards and commissions must comply with varying requirements as set out in the Code of Ordinances, City Charter, and Texas statutes, and the economic development corporations are subject to their bylaws and articles of incorporation which may differ from provisions of this policy.

Member Expectations

Members of the City's boards and commissions are governed by local and state guidelines and regulations that affect all boards and commissions, including but not

limited to Texas laws governing Open Meetings, Open Records, Nepotism, and Conflicts of Interest. Members of City boards and commissions are expected to conduct themselves, both on and off of the dais, so as to give no occasions for distrust or raise questions of integrity or professionalism.

Members of the City's boards and commissions are also called to be advocates of the City's adopted Comprehensive Master Plan or Strategic Plan, and all other applicable long-range planning policies and documents. Since members serve at the "will and pleasure" of the City Council, a demonstrable commitment to the long-range goals of the City is expected.

Eligibility

The following minimum qualifications apply to all prospective applicants seeking appointment to a board or commission:

Residency. Applicants shall be a resident of the City prior to appointment to a board or commission, except where provided by State law, or where a vested interest in the well-being of the community otherwise qualifies the applicant, such as property or business owners, operators, managers, and partners. The economic development boards may have separate requirements.

Attendance. Board and commission members should attend a minimum of 75% of the regularly scheduled meetings each calendar year. Absence from three (3) straight regular meetings results in the automatic resignation of the member. Members of boards and commissions that meet irregularly or infrequently shall have their attendance reviewed at time of reappointment. Good faith attendance is expected in all circumstances.

Relevancy. Applicants should show some degree of qualification or special interest for participation on the board or commission for which they have applied, although this is not a requirement.

Ex- Officio. The City Manager, or designee, shall be considered a permanent ex-officio member of all boards and commissions, but does not possess voting privileges unless otherwise authorized by State or local law, and may attend all executive session meetings.

Nepotism. Applicants to sovereign boards or commissions may not be related, within the first two degrees, to an existing board member of the same board or commission.

Opposition. Applicants should not be in arrears with the City for bills or taxes either at time of application or during term of service. Applicants should not be adverse parties to (nor employees of nor business associates of an adverse party with) pending litigation or a claim against the City or a City employee.

Current City Council. Any current city council member whether elected or appointed may be eligible to serve on a board or commission only in the event that city council recognizes and agrees there is a shortage or lack of qualified, eligible citizens interested in serving on the board or commission, such appointment is permitted by Texas law and city ordinance, and lacking such appointment the board or commission is unable to function.

Removal. The City Council may discretionarily remove any board or commission member at any time, with or without cause, including for, but not limited to, failure to adhere to attendance regulations, residency, or improper conduct unbecoming an appointed official of the City.

Appointment Process

Application forms for all boards, commissions, committees, and task forces can be accessed through the City's website or by contacting the City Secretary's office. Applications are considered current for twelve (12) months after their original submittal, after which the application will not be considered eligible for appointment. After twelve (12) months the applicant will need to submit a new application to be considered for future appointment to a board or commission.

For those citizens who are considering appointment to a board or commission, it is recommended that they contact the City Secretary to receive information on the approximate time commitment required, as well as the meeting times and places. The City may establish an interview process or other vetting procedures for applicants.

Meeting Management

Boards and Commissions may establish by-laws, whether formal or informal, and are expected to abide by all applicable state and local regulations. By-laws, whether existing or new, shall not supersede this policy.

Boards and commissions shall only meet on an as-needed basis when legitimate business must be discussed or acted upon, or when State or local law requires. When a lack of business occurs, the meeting of a board or commission shall not be scheduled. Meetings are not required to be "cancelled".

City support staff serve as advisors and liaisons to boards and commissions and can provide research and administrative services; however, support staff shall not be tasked nor assigned work by board and commission members, as no authority exists to assign work to city staff. City support staff are responsible for the coordination, set-up, and compliant posting of all meetings, agendas, and minutes.

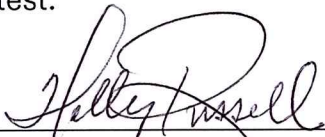
The City of Keene thanks you for your interest in serving Keene and encourages you to continue to be involved with the community whether appointed at this time or not. Boards

and commissions examine many of the vital issues that face our City, so you are encouraged to engage and become a part of the solution.

Approved and adopted on this 02nd day of April 2026.


Samantha Gillin, Mayor Pro Tem

Attest:


Holly Russell, City Secretary

KEENE ECONOMIC DEVELOPMENT CORPORATION
(Amended July 29, 2011)

ARTICLE I

PURPOSE AND POWERS

Section 1. Purpose. The Corporation is a "Type A" economic development corporation incorporated for the purposes set forth in Article IV of its Certificate of Formation, the same to be accomplished on behalf of the City of Keene, Texas (the "City") as its duly constituted authority and instrumentality in accordance with the Development Corporation Act of 1979 (the "Act") as amended.

Section 2. Powers. In the fulfillment of its corporate purpose, the Corporation shall be governed by Subtitle C1 of the Texas Local Government Code and shall have all of the powers and limitations set forth and conferred in its Certificate of Formation, in the Act and in other applicable law.

ARTICLE II
BOARD OF DIRECTORS

Section 1. Powers of Board. The property and affairs of the Corporation shall be managed and controlled by a Board of Directors (the "Board") and, subject to the restrictions imposed by law, by the Certificate of Formation and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

Section 2. Number and Qualifications. The Board shall consist of five directors, each of whom shall be appointed by the city council of the City (the "City Council"). To qualify to be a member of the Board and to maintain such status, the person must be either a resident of the City, a resident of Johnson County, or reside within ten miles of the boundaries of the City in a county that borders Johnson County.

Section 3. Term of Office. Beginning on January 31, 2012, the terms of all directors of the Board shall end and be renewed effective February 1, 2012 in accordance with the following procedures: at the last meeting of the Board in January 2012, the directors shall draw numbers to determine the tenure of their service. Three directors shall draw the number "3" and two directors shall draw the number "2." The directors that draw the number "3" shall be reappointed for a three-year term, and the directors who draw the number "2" shall be reappointed for a two-year term. Thereafter, each successive member of the Board shall serve three-year terms.

Section 4. Removal and Vacancy. Any director may be removed from office by the City Council at will. In case of a vacancy on the Board for any reason, the City Council shall appoint a successor to serve for the remainder of the unexpired term of the Board member being replaced. Any Board member who is absent from three consecutive meetings or from four meetings in any twelve month period during their term, shall be subject to removal by the City Council. Candidates for membership on the Board may be recommended by the Board and presented to the City Council for final appointment.

KEENE ECONOMIC DEVELOPMENT CORPORATION
(Amended July 29, 2011)

Section 5. Meetings of Directors. Regular meetings shall be held from time to time as determined by resolution of the Board. The directors may hold their meetings at such place or places in the City as the Board may from time to time determine, provided, however, in the absence of any such determination by the Board, the meetings shall be held at the principal office of the Corporation as specified in Article IV of these Bylaws.

Section 6. Notice of Meetings to Board Members. Regular meeting of the Board shall be held without the necessity of notice to directors. Special meetings of the Board shall be held whenever called by the president, by the secretary, by two of the directors, by the Mayor of the City, or by a majority of the City Council. Except in the case of an emergency, special meetings require a minimum of three days notice to each director. All emergency meetings shall be held in accordance with the Texas Open Meetings Act.

Section 7. Manner of Notice. Whenever any notice is required to be given to the Board, said notice shall be deemed to be sufficient if given personally, by regular mail or, by electronic mail if the Board member has provided his or her electronic mailing address to the Corporation, and such notice shall be deemed to have been given on the day of such mailing. Attendance of a director at a meeting shall constitute waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. Neither the business to be transacted, nor the purpose of any regular or special meeting of the Board need be specified in the notice to directors unless required by the Board. A waiver of notice in writing, signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 8. Texas Open Meetings Act. All meetings and deliberations of the Board shall be called, convened, held, and conducted, and notice shall be given to the public in accordance with the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 9. Quorum. A majority of the entire membership of the Board, including vacancies, shall constitute a quorum for the conduct of the official business of the Corporation. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board and of the Corporation, unless the act of a greater number is required by law.

Section 10. Conduct of Business. At the meetings of the Board, matters pertaining to the business of the Corporation shall be considered in accordance with rules of procedure as from time to time prescribed by the Board. At all meetings of the Board, the president shall preside, and in the absence of the president, the vice president shall exercise the powers of the president. The secretary of the Corporation shall act as secretary of all meetings of the Board, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting.

Section 11. Compensation of Directors. Directors shall not receive any salary or compensation for their services. However, directors shall be reimbursed for their actual expenses incurred in the performance of their duties, including, but not limited to, the cost of travel, lodging and incidental expenses reasonably related to the corporate duties of the directors, but not including the cost of travel to attend regular or special meetings of the Board.

**KEENE ECONOMIC DEVELOPMENT CORPORATION
(Amended July 29, 2011)**

**ARTICLE III
OFFICERS**

Section 1. Officers and Terms Established. The officers of the Corporation shall be a president, a vice president, a secretary, and a treasurer, and such other officers as the Board may from time to time elect or appoint. One person may hold more than one office, except that the president shall not hold the office of secretary. Officers shall be elected at a meeting of the Board in the month of March or as otherwise determined by the Board. All terms of office shall be one year with the right of an officer to be eligible for reelection to the same office or to a different office in successive years.

Section 2. Removal. All officers shall be subject to removal from office at any time by a vote of three-fifths of the members of the Board.

Section 3. Vacancy. A vacancy in the office or any officer shall be filled by a vote of three-fifths of the members of the Board.

Section 4. Powers and Duties of the President. The president shall be the chief executive officer of the Corporation, shall have such powers and duties as may be prescribed by the Board, and, subject to the paramount authority of the Board, shall preside at all meetings of the Board, and may sign and execute all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes, and other instruments in the name of the Corporation.

Section 5. Vice President. The vice president shall have such powers and duties as may be prescribed by the Board and shall exercise the powers and duties of the president during the president's absence or inability to act. Any action taken by the vice president in the performance of the duties of the president shall be conclusive evidence of the absence or inability to act of the president at the time such action was taken.

Section 6. Treasurer. The treasurer shall have such powers and duties as may be prescribed by the Board and shall have the responsibility to see to the handling, custody, and security of all funds and securities of the Corporation in accordance with these bylaws. When necessary or proper, the treasurer may endorse and sign, on behalf of the Corporation, for collection or issuance, checks, notes, and other obligations in or drawn upon such bank, banks, or depositories as shall be designated by the Board consistent with these Bylaws. The treasurer shall see to the entry in the books of the Corporation full and accurate accounts of all monies received and paid out on account of the Corporation. The treasurer shall, at the expense of the Corporation, give such bond for the faithful discharge of his or her duties in such form and amount as the Board or the City Council may require.

Section 7. Secretary. The secretary shall have such powers and duties as may be prescribed by the Board and shall keep the minutes of all meetings of the Board in books provided for that purpose, shall give and serve all notices, may sign with the president in the name of the Corporation, and/or attest the signature thereto, all contracts, conveyances, franchises, bonds, deeds, assignments, mortgages, notes and other instruments of the Corporation, shall have charge of the corporate books, records, documents and instruments, except the books of account and financial records and securities, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to public inspection upon application at the office of the Corporation during business hours, and shall in general perform all duties incident to the office of secretary subject to the control of the Board.

**KEENE ECONOMIC DEVELOPMENT CORPORATION
(Amended July 29, 2011)**

Section 8. Qualifications. The president, each vice president, and the secretary shall be named from among the members of the Board. The treasurer and any assistant secretaries may, at the option of the Board, be persons other than members of the Board, or they may be employees of the City.

Section 9. Compensation. Officers who are members of the Board shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their official duties as officers. The Board may provide compensation for non-Board members who are assigned ministerial duties typically performed by an assistant secretary or treasurer.

**ARTICLE IV
MISCELLANEOUS PROVISIONS**

Section 1. Principal Office. The principal office and the registered office of the Corporation shall be the registered office of the Corporation specified in the Certificate of Formation.

Section 2. Registered Agent. The Corporation shall have and shall continually designate a registered agent at its registered office as required by the Act.

Section 3. Fiscal Year. The fiscal year of the Corporation shall be the same as the fiscal year of the City.

Section 4. Annual Corporate Budget. At least sixty days prior to the commencement of each fiscal year of the Corporation, the Board shall adopt a proposed budget of expected revenues and proposed expenditures for the next ensuing fiscal year. The budget shall contain such classifications and shall be in such form as may be prescribed from time to time by the City Council. The budget shall not be effective until the same has been approved by the City Council.

Section 5. Books, Records, and Audits.

(a) The Corporation shall keep and properly maintain, generally accepted accounting principles, complete books, records, accounts, and financial statements pertaining to its corporate funds, activities, and affairs. The City shall at all times have immediate access to the books and records of the Corporation. All other requests for documents or other information in the custody, possession or control of the Corporation shall be governed by the Texas Public Information Act.

(b) At the direction of the City Council, the books, records, accounts, and financial statements of the Corporation may be maintained for the Corporation by the accountants, staff and personnel of the City.

(c) The Corporation, or the City if the option described in subsection (b) is selected, shall cause its books, records, accounts, and financial statements to be audited at least once each fiscal year by an outside, independent, auditing and accounting firm selected by the Corporation and approved by the City Council. Such audit shall be at the expense of the Corporation.

Section 6. Seal. The seal of the Corporation is authorized but shall not be required.

**KEENE ECONOMIC DEVELOPMENT CORPORATION
(Amended July 29, 2011)**

Section 7. Resignations. Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time is specified, at the time of its receipt by the president or secretary. The acceptance of a resignation shall not be necessary to make it effective unless expressly so provided in the resignation.

Section 8. Approval or Advice and Consent of the City Council. To the extent that these Bylaws refer to any approval by the City or refer to advice and consent by the Council, such advice and consent shall be evidenced by a certified copy of a resolution, order or motion duly adopted by the City Council.

Section 9. Indemnification of Directors, Officers and Employees. As provided in the Act and in the Certificate of Formation, the Corporation is, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practices and Remedies Code), a governmental unit and its actions are governmental functions. The Corporation shall indemnify each and every member of the Board, its officers, and its employees, and each member of the City Council and each employee of the City, to the fullest extent permitted by law, against any and all liability or expense, including attorneys fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the Corporation.

**ARTICLE V
EFFECTIVE DATE, AMENDMENTS**

Section 1. Effective Date. These Bylaws shall become effective upon the occurrence of the following events:

- (1) the approval of these Bylaws by the City Council; and
- (2) the adoption of these Bylaws by the Board.

Section 2. Amendments to Certificate of Formation and Bylaws. The Certificate of Formation of the Corporation and these Bylaws may be amended only in the manner provided in the Certificate of Formation and the Act.

CERTIFICATION

I hereby certify that the foregoing Bylaws are the true and correct bylaws of the corporation as adopted by the Keene Economic Development Corporation on the 29th day of July, 2011.

Secretary