



# City Council Special Meeting Agenda

July 16, 2026 at 6:00 PM

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

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

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**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. General**

*General business items for discussion:*

- A.** Review, discuss, and take action on a resolution to award the bid to McMahon Contracting, LP, for the improvements to County Road 317, for the total contract amount of \$1,174,884.34.
- B.** Review, discuss, and take action to award the bid to A&M Construction and Utilities, Inc., for the improvements to a 10" Sewer Pipe Improvement project, with total contract amount of \$138,000.00.

- 5. BUDGET WORKSHOP: Fiscal Year 2027**

*Informational reports only; no action to be taken.*

- A.** Receive information and discuss operational expenses and Capital Improvement Projects (CIP) regarding the Fiscal Year 2026-2027 (FY27) Proposed Budget.\*\*

- 6. 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. 551.072 - DELIBERATION REGARDING REAL PROPERTY** to deliberate the purchase, exchange, lease, or value of real property (Keene Industrial Park).

- 7. Reconvene into Open Session**

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

## 8. Requests for Future Agenda Items

## 9. 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.*

| <b>** Taxpayer Impact Statement</b>                |                                |                                         |                |
|----------------------------------------------------|--------------------------------|-----------------------------------------|----------------|
| <b>Property Tax Due on Median Valued Homestead</b> |                                |                                         |                |
| 2024 Rate vs 2025 Rate vs 2025 No New Revenue Rate |                                |                                         |                |
|                                                    | <b>Rate per \$100 of Value</b> | <b>Median-Valued Homestead Property</b> | <b>Tax Due</b> |
| 2024 Adopted Tax Rate                              | \$0.834134                     | \$ 196,567                              | \$ 1,639.63    |
| 2025 Adopted Tax Rate                              | \$0.828978                     | \$ 213,409                              | \$ 1,769.11    |
| 2025 No New Revenue Rate                           | \$0.816257                     | \$ 213,409                              | \$ 1,741.97    |

***\*\*The 2025 tax year property tax rate listed above as the “2025 Proposed Rate” was adopted on September 25, 2025, and is currently in effect. The information provided above is required by State law. The agenda discussion posted for this meeting is a preliminary discussion regarding projected revenues and expenses necessary to begin and proceed with the preparation of a budget for Fiscal Year 2026-2027 as required by law. In accordance with State law, information necessary for the City to provide a proposed 2026 tax rate will be available from Johnson County Appraisal District on or after July 25, 2026; however, when a proposed budget has been prepared and the City has received the Appraisal District information necessary to provide a proposed 2026 tax year rate, the table above will be updated with information regarding the 2026 tax year proposed rate, and a proposed budget will be posted online and accessible from the City of Keene homepage at [www.keenetx.com](http://www.keenetx.com).***

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](http://www.keenetx.com), in compliance with Chapter 551, Texas Government Code, three business days prior to the start of this meeting.

Date: 07/10/2026 Time: 2:00 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 Special Meeting

July 16, 2026, at 6:00 PM

**Submitted by:**

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

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### Discussion Item 4A

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**SUBJECT:**

Review, discuss, and take action on a resolution to award the bid to McMahon Contracting, LP, for the improvements to County Road 317, for the total contract amount of \$1,174,884.34.

**BACKGROUND:**

CR 317 has been degraded for several years now; it is the main road into the West side of the Industrial Park. Improving this road will help us sell the remaining acreage in the Industrial Park on the S/W side.

**FINANCIAL IMPACT:**

The Proceeds from the sale of the land to Metalplate will be used for this project, along with the \$250,000.00 that was budgeted this year for the drainage improvements on that road.

**RECOMMENDATION:**

Staff recommend approval of this item.

**ATTACHMENTS:**

- DRAFT – Resolution No. 2026-502 Awarding Construction Services Contract for CR 317 Improvements
- Jacob & Martin Letter of Recommendation
- Bid Tabulation sheet for the CR 317 Improvement Project
- CR 317 Improvement Exhibit Map

**CITY OF KEENE, TEXAS  
RESOLUTION NO. 2026-502**

**A RESOLUTION BY THE CITY OF KEENE, JOHNSON COUNTY TEXAS, APPROVING THE AWARD OF A CONSTRUCTION SERVICES CONTRACT FOR COUNTY ROAD (CR) 317 RECONSTRUCTION PROJECT FUNDED BY KEENE ECONOMIC DEVELOPMENT CORPORATION (TYPE A), PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Keene (the “City”) is a home rule municipality located in Johnson County, Texas created in accordance with the provisions of the Texas Local Government Code and the Texas Constitution, and operating pursuant to the enabling legislation of the state of Texas; and

**WHEREAS**, the Texas Development Corporation Act of 1979 (the Act), now codified in Chapters 501-505 of the Texas Local Government Code, authorizes communities to adopt a program such as the business improvement grant program for new and existing businesses within the City; and

**WHEREAS**, the City Council adopted Ordinance No. 2023-664 authorizing the Type A Keene Economic Development Corporation to undertake any project that a Type “B” Economic Development Corporation may undertake pursuant to Chapter 505 of the Texas Local Government Code; and

**WHEREAS**, the Keene Economic Development Corporation (KEDC) on July 15, 2026, considered and recommended approval of the award of the construction services contract by approval of Resolution No. 2026-501 for County Road (CR) 317 Reconstruction Project; and

**WHEREAS**, the City is required to approve the expenditure of funds by the Keene Economic Development Corporation (“KEDC”) for the County Road (CR) 317 Reconstruction Project; and

**WHEREAS**, the KEDC requested sealed bids or sealed proposals for road construction services in accordance with Texas law, and the sealed bids or sealed proposals were opened and reviewed, and the city engineer has reviewed and evaluated; and

**WHEREAS**, upon full review and consideration of the KEDC actions and the sealed bid/proposal and all matters attendant and related to, the Council is of the opinion that the award of the construction services contract to McMahon Contracting, LP, for County Road (CR) 317 Reconstruction Project is in the best interest of the City and shall be approved.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Keene, Texas:

**Section 1. Findings**

The above and foregoing recitals are found to be true and correct and are incorporated herein as findings of fact.

**Section 2     Award of Construction Services Contract for County Road (CR) 317 Reconstruction Project**

The City Council authorizes the award of Construction Services Contract for County Road (CR) 317 Reconstruction Project to McMahon Contracting, LP, as approved by the KEDC and evaluated and reviewed by the city engineer.

**Section 4.     Severability**

The invalidity of any part of this Resolution shall not invalidate any other part hereof. The terms and provisions of this Resolution shall be deemed to be severable. If any section, subsection, sentence, clause or phrase of this Resolution should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Resolution.

**Section 5.     Public Notices and Open Meeting**

It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code.

**Section 6.     Effective Date**

This resolution shall take effect immediately from and after its passage, along with the proper installation of the necessary traffic control devices.

**Passed and Approved this the 16th day of July 2026.**

\_\_\_\_\_  
Samantha Gillin, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Holly Russell, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Judy El Masri, Messer Fort, City Attorney

INTEGRITY  
EXCELLENCE  
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June 24, 2026

Samantha Gillin, Mayor Pro-Tem  
City of Keene  
1000 N. Old Betsy Rd.  
Cleburne, TX 76031

RE: Letter of Recommendation

Dear Ms. Gillin:

On June 10, 2026 bids were opened for the CR 317 Reconstruction project. This project includes removing approximately 1,740 linear feet of asphalt roadway and replacing with a 30-ft wide concrete roadway with curb and gutter, as well as culvert replacement for the existing (3) 36” cross culverts under CR 317, downstream from the Soil Conservation Service – Site 34 Reservoir. This project also includes shoulder addition for TxDOT turn lanes, repair of driveways along the improved section of CR 317, right-of-way grading for improved drainage, new road striping, and all associated appurtenances. Seven bids were received with the low, total base bids of \$1,174,884.34 being turned in by McMahon Contracting, LP out of Grand Prairie, Texas.

We have completed a reference check for McMahon Contracting, LP and see no reason not to award the contract. Based on our communication with the City, we recommend awarding Base Bids A and B to McMahon Contracting, LP for the total contract amount of \$1,174,884.34.

Based on the Council’s preference for awarding the project, we will prepare documents for execution by the Contractor and the City.

Sincerely,

JACOB | MARTIN

Nic Kirk, P.E.  
Attachments –Bid Tabulation



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 106  
Lubbock, TX 79414  
806.368.6375

36 E. Twohig, Suite 101  
San Angelo, TX 76903  
325.695.1070

1925 Fort Worth Highway  
Weatherford, TX 76086  
817.594.9880

JM TBPE Firm # 2448  
JM TBAE Firm # 8R2261  
JM TBPLS Firm # 10194493

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CITY OF KEENE, TEXAS

CR 317 IMPROVEMENTS

JUNE 2024



TBPE FIRM # 2448    TDAE FIRM # BR 2261    TBPELS FIRM # 10194493



## City Council Special Meeting

July 16, 2026, at 6:00 PM

**Submitted by:**

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

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### Discussion Item 4B

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**SUBJECT:**

Review, discuss, and take action to award the bid to A&M Construction and Utilities, Inc., for the improvements to a 10" Sewer Pipe Improvement project, with total contract amount of \$138,000.00.

**BACKGROUND:**

In the 380 Agreement with the Canyons developer, the main sewer line for the city is in the backyards of about 13 lots, and the City has five years to move the sewer line. Phase 1 of the Canyons is close to being all built out, so the City needs to move the line so that houses can be built on those lots.

**FINANCIAL IMPACT:**

In the current FY2026 Budget, \$100,00.00 was budgeted for the project, and the remaining money will be allotted to next year's budget.

**RECOMMENDATION:**

Staff and Jacob & Martin Engineering recommend approval of awarding this contract to A&M Construction and Utilities, Inc.

**ATTACHMENTS:**

- Jacob & Martin Letter of Recommendation
- Bid Tabulation sheet for the 10" Sewer Line Improvement Project
- Utility map of sewer line



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June 17, 2026

Jonathan Seitz, City Manager  
City of Keene  
1000 N. Old Betsy Road  
Keene, TX 76031

RE: Letter of Recommendation

Dear Ms. Gillin:

On June 10, 2026 bids were opened for the 10" Sewer Line Replacement project. This project included the installation of approximately 1,220 linear feet of 10-inch gravity PVC sewer line, four manholes, and related appurtenances. Nine bids were received with the low base bid of \$138,000.00 being turned in by A&M Construction and Utilities, Inc. out of Rowlett, Texas.

We have completed previous projects with A&M Construction and Utilities, Inc. and see no reason not to award the contract. Based on our communication with the City, we recommend awarding the base bid to A&M Construction and Utilities, Inc. for the total contract amount of \$138,000.00.

Based on the Council's preference for awarding the project, we will prepare documents for execution by the Contractor and the City.

Sincerely,

**JACOB | MARTIN**

Derek Turner, P.E.

Attachments –Bid Tabulation

BID TABULATION

Section 4, Item B.

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the  
Following:

| Following:                    |                                                |          |      |                                      |               |                     |               |                       |              |                          |              |                        |              |
|-------------------------------|------------------------------------------------|----------|------|--------------------------------------|---------------|---------------------|---------------|-----------------------|--------------|--------------------------|--------------|------------------------|--------------|
| BASE BID                      |                                                |          |      |                                      |               |                     |               |                       |              |                          |              |                        |              |
| Item #                        | Item Description                               | Quantity | Unit | A&M Construction and Utilities, Inc. |               | J-Co Utilities, LLC |               | RNO Construction, LLC |              | Circle H Contractors, LP |              | GRod Construction, LLC |              |
|                               |                                                |          |      | Unit Price                           | Total         | Unit Price          | Total         | Unit Price            | Total        | Unit Price               | Total        | Unit Price             | Total        |
| 1                             | Mobilization                                   | 1        | LS   | \$ 6,385.00                          | \$ 6,385.00   | \$ 10,000.00        | \$ 10,000.00  | \$ 7,500.00           | \$ 7,500.00  | \$ 51,064.80             | \$ 51,064.80 | \$ 70,000.00           | \$ 70,000.00 |
| 2                             | 10" SDR 35 PVC Sewer Line (0-5' Depth)         | 150      | LF   | \$ 53.00                             | \$ 7,950.00   | \$ 65.00            | \$ 9,750.00   | \$ 70.00              | \$ 10,500.00 | \$ 67.76                 | \$ 10,164.00 | \$ 84.00               | \$ 12,600.00 |
| 3                             | 10" SDR 35 PVC Sewer Line (Over 5' Depth)      | 1070     | LF   | \$ 65.00                             | \$ 69,550.00  | \$ 95.00            | \$ 101,650.00 | \$ 90.00              | \$ 96,300.00 | \$ 69.96                 | \$ 74,857.20 | \$ 52.00               | \$ 55,640.00 |
| 4                             | Install SS Manhole                             | 2        | EA   | \$ 7,300.00                          | \$ 14,600.00  | \$ 6,500.00         | \$ 13,000.00  | \$ 8,500.00           | \$ 17,000.00 | \$ 7,431.00              | \$ 14,862.00 | \$ 12,600.00           | \$ 25,200.00 |
| 5                             | Install SS Drop Manhole                        | 2        | EA   | \$ 10,300.00                         | \$ 20,600.00  | \$ 8,500.00         | \$ 17,000.00  | \$ 10,500.00          | \$ 21,000.00 | \$ 12,256.00             | \$ 24,512.00 | \$ 14,800.00           | \$ 29,600.00 |
| 6                             | Abandon and Fill Manhole Per TCEQ Requirements | 2        | EA   | \$ 3,900.00                          | \$ 7,800.00   | \$ 1,750.00         | \$ 3,500.00   | \$ 2,000.00           | \$ 4,000.00  | \$ 4,186.00              | \$ 8,372.00  | \$ 2,850.00            | \$ 5,700.00  |
| 7                             | Existing Main Line Connection                  | 2        | EA   | \$ 1,400.00                          | \$ 2,800.00   | \$ 1,500.00         | \$ 3,000.00   | \$ 3,500.00           | \$ 7,000.00  | \$ 9,414.00              | \$ 18,828.00 | \$ 2,500.00            | \$ 5,000.00  |
| 8                             | Trench Safety                                  | 1070     | LF   | \$ 1.50                              | \$ 1,605.00   | \$ 5.00             | \$ 5,350.00   | \$ 5.00               | \$ 5,350.00  | \$ 2.00                  | \$ 2,140.00  | \$ 5.75                | \$ 6,152.50  |
| 9                             | Tracer Wire                                    | 1220     | LF   | \$ 1.00                              | \$ 1,220.00   | \$ 1.00             | \$ 1,220.00   | \$ 1.00               | \$ 1,220.00  | \$ 2.00                  | \$ 2,440.00  | \$ 1.00                | \$ 1,220.00  |
| 10                            | Post-Installation CCTV                         | 1220     | LF   | \$ 4.50                              | \$ 5,490.00   | \$ 2.50             | \$ 3,050.00   | \$ 5.00               | \$ 6,100.00  | \$ 2.85                  | \$ 3,477.00  | \$ 3.00                | \$ 3,660.00  |
| TOTAL BASE BID (Items 1 - 10) |                                                |          |      | \$ 138,000.00                        | \$ 167,520.00 | \$ 175,970.00       | \$ 214,772.50 | \$ 214,772.50         |              |                          |              |                        |              |

|                                              |         |         |         |         |         |
|----------------------------------------------|---------|---------|---------|---------|---------|
| TOTAL PROPOSED NUMBER OF DAYS FOR COMPLETION | 45 Days | 90 Days | 60 Days | 20 Days | 60 Days |
|----------------------------------------------|---------|---------|---------|---------|---------|

| BASE BID                      |                                                |          |      |                         |               |                           |               |                   |               |                           |               | M-Co Construction, Inc. |  |  |  | Double S Contractors, LLC |  |  |  | Day Services, LLC |  |  |  | Triad Service Group, Inc. |  |  |  |
|-------------------------------|------------------------------------------------|----------|------|-------------------------|---------------|---------------------------|---------------|-------------------|---------------|---------------------------|---------------|-------------------------|--|--|--|---------------------------|--|--|--|-------------------|--|--|--|---------------------------|--|--|--|
| Item #                        | Item Description                               | Quantity | Unit | M-Co Construction, Inc. |               | Double S Contractors, LLC |               | Day Services, LLC |               | Triad Service Group, Inc. |               |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
|                               |                                                |          |      | Unit Price              | Total         | Unit Price                | Total         | Unit Price        | Total         | Unit Price                | Total         |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 1                             | Mobilization                                   | 1        | LS   | \$ 10,000.00            | \$ 10,000.00  | \$ 10,835.00              | \$ 10,835.00  | \$ 13,798.00      | \$ 13,798.00  | \$ 37,000.00              | \$ 37,000.00  |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 2                             | 10" SDR 35 PVC Sewer Line (0-5' Depth)         | 150      | LF   | \$ 108.00               | \$ 16,200.00  | \$ 70.00                  | \$ 10,500.00  | \$ 125.00         | \$ 18,750.00  | \$ 130.00                 | \$ 19,500.00  |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 3                             | 10" SDR 35 PVC Sewer Line (Over 5' Depth)      | 1070     | LF   | \$ 116.00               | \$ 124,120.00 | \$ 131.00                 | \$ 140,170.00 | \$ 115.00         | \$ 123,050.00 | \$ 148.00                 | \$ 158,360.00 |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 4                             | Install SS Manhole                             | 2        | EA   | \$ 8,560.00             | \$ 17,120.00  | \$ 7,488.00               | \$ 14,976.00  | \$ 7,895.00       | \$ 15,790.00  | \$ 15,500.00              | \$ 31,000.00  |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 5                             | Install SS Drop Manhole                        | 2        | EA   | \$ 12,500.00            | \$ 25,000.00  | \$ 10,917.00              | \$ 21,834.00  | \$ 11,475.00      | \$ 22,950.00  | \$ 24,000.00              | \$ 48,000.00  |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 6                             | Abandon and Fill Manhole Per TCEQ Requirements | 2        | EA   | \$ 3,200.00             | \$ 6,400.00   | \$ 1,614.00               | \$ 3,228.00   | \$ 5,500.00       | \$ 11,000.00  | \$ 2,200.00               | \$ 4,400.00   |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 7                             | Existing Main Line Connection                  | 2        | EA   | \$ 1,860.00             | \$ 3,720.00   | \$ 3,443.00               | \$ 6,886.00   | \$ 2,650.00       | \$ 5,300.00   | \$ 8,500.00               | \$ 17,000.00  |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 8                             | Trench Safety                                  | 1070     | LF   | \$ 5.00                 | \$ 5,350.00   | \$ 3.00                   | \$ 3,210.00   | \$ 1.50           | \$ 1,605.00   | \$ 10.00                  | \$ 10,700.00  |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 9                             | Tracer Wire                                    | 1220     | LF   | \$ 4.00                 | \$ 4,880.00   | \$ 2.00                   | \$ 2,440.00   | \$ 1.75           | \$ 2,135.00   | \$ 2.00                   | \$ 2,440.00   |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| 10                            | Post-Installation CCTV                         | 1220     | LF   | \$ 6.00                 | \$ 7,320.00   | \$ 5.00                   | \$ 6,100.00   | \$ 6.50           | \$ 7,930.00   | \$ 5.00                   | \$ 6,100.00   |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |
| TOTAL BASE BID (Items 1 - 10) |                                                |          |      | \$ 220,110.00           | \$ 220,179.00 | \$ 222,308.00             | \$ 334,500.00 |                   |               |                           |               |                         |  |  |  |                           |  |  |  |                   |  |  |  |                           |  |  |  |

|                                              |         |         |         |          |
|----------------------------------------------|---------|---------|---------|----------|
| TOTAL PROPOSED NUMBER OF DAYS FOR COMPLETION | 60 Days | 90 Days | 90 Days | 120 Days |
|----------------------------------------------|---------|---------|---------|----------|

(\*\*) - Bid as Working Days

# Canyons 380 sewer map



7/10/2026

-  Sanitary Sewer Manholes
-  Fire Hydrants
-  Sewer Gravity Mains
-  Water Mains
-  Water System Valves

1:2,540

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

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



## City Council Special Meeting

July 16, 2026, at 6:00 PM

**Submitted by:**

Jonathan Seitz, City Manager & Mira Lam, Finance Director  
citymanager@keenetx.com

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### FY2027 Budget Workshop 1

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**SUBJECT:**

Receive information and discuss operational expenses and Capital Improvement Projects (CIP) regarding the Fiscal Year 2026-2027 (FY27) Proposed Budget.\*\*

**INTRODUCTION:**

This is the first step out of three. The demographics of the city will be reviewed and compared to the previous year. Will look at the items the different departments are needing along with any Capital Improvement Projects that need to be addressed for the city's infrastructure. Step two will be reviewing the employee and fringe benefits expenses with the final third step reviewing the revenue of the certified home values and discussing if there should be any adjustments made to the enterprise water department fees. The first two steps are designed to bring awareness so that when the revenue is determined by the official certified home values, council can decide which areas they want to focus the revenue on. To determine which departmental / city projects and objective to move forward with and which ones to hold off on for the upcoming fiscal year 2027 budget.

**ATTACHMENTS:**

- None