



City Council Regular Meeting Agenda

August 06, 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. City Manager’s Comments – Keene Director wins award at state conference, Industrial Park Update, County Road 317 Construction Update, O’Reilly Auto Parts, TXDOT Road Project Updates, Canyon Development Sewer Line Contract, Canyons Development Update, Sunset Ridge Development Update, Stonehurst Development Update, Ashton Homeplace Development, Covington Acres Update, Elisa Carver Park and North Hill Estates lighting, IRS Audit, Chamber Luncheon August 27th
- B. Receive the Certified Appraisal Tax Roll for Fiscal Year 2027 (FY27) issued from the Johnson County Chief Appraiser, and discuss the tax rate for Fiscal Year 2026-2027, if received prior to this meeting date.

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 Items to be withdrawn from the Consent Agenda for separate discussion by the City Council.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 July 02, 2026.
- B. Consider approval of the minutes of the special-called Keene City Council meeting held on July 16, 2026.
- C. Consider approval of the minutes of the special-called Keene City Council meeting held on July 28, 2026.
- D. Consider approval of the minutes of the special-called Keene City Council meeting held on July 30, 2026.
- E. Consider approval of the Amendment to the Communications System Agreement between Johnson County and the Keene Police Department for Fiscal Year 2026-2027 (FY27).
- F. Consider approval of an ordinance calling a general election to elect the offices of Mayor, a City Council Member for Place I, a City Council Member for Place III, and a City Council Member for Ward II; of which will take place on November 3, 2026.

6. Budget Workshop: Revenue

There is for informational purposes only, no action will be taken.

- A. Receive information and discuss revenue sources, demographics and metrics regarding the Fiscal Year 2026-2027 (FY27) Proposed Budget, including general fund and utility fund revenue. **

7. General

General business items for discussion:

- A. Review, discuss, and take action on adoption of the Keene Economic Development Corporation (Type A) Board budget for fiscal year 2026-2027 (FY27).
- B. Review, discuss, and take action on adoption of the Keene Economic Development Corporation (Type B) Board budget for fiscal year 2026-2027 (FY27).
- C. Review, discuss, and consider a resolution approving a negotiated settlement between the Atmos Cities Steering Committee, of which the City of Keene is a member, and Atmos Energy regarding the Company's 2026 Rate Review Mechanism Filing and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement.

8. Executive Session

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.

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

** Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2024 Rate vs 2025 Rate vs 2025 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
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

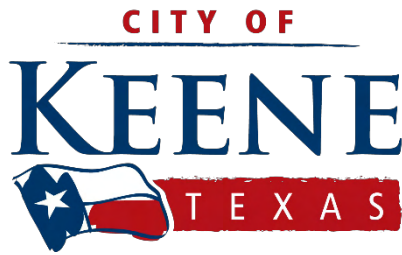
****The 2025 tax year property tax rate listed above as the “2025 Proposed Rate” was adopted on September 25, 2025, and is currently in effect. The information provided above is required by State law. The agenda discussion posted for this meeting is a preliminary discussion regarding projected revenues 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.**

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: 7/31/2026 Time: 4:00 p.m. 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

August 06, 2026, at 6:00 PM

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

Report Item 4A

SUBJECT:

City Manager's Comments – Keene Director wins award at state conference, Industrial Park Update, County Road 317 Construction Update, O'Reilly Auto Parts, TXDOT Road Project Updates, Canyon Development Sewer Line Contract, Canyons Development Update, Sunset Ridge Development Update, Stonehurst Development Update, Ashton Homeplace Development, Covington Acres Update, Elisa Carver Park and North Hill Estates lighting, IRS Audit, Chamber Luncheon August 27th

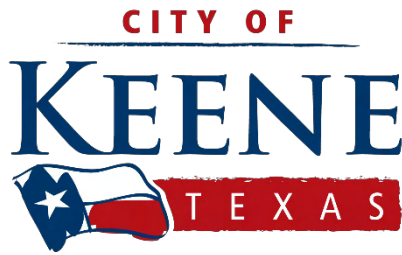
BACKGROUND:

- Sandra Overstreet, Director of Human Resources, received recognition from the Texas Municipal Retirement System (TMRS) at the TMRS City Training conference on Friday, July 30. It is the first year that TMRS has given this award, it was given to Keene as the small city that demonstrates outstanding leadership in employee retirement education, service, and innovation.
- Metalplate has begun moving dirt for their two manufacturing facilities with two more additional facilities looking to move in bringing more jobs to Keene.
- County Road 317 contracts have been awarded with construction beginning soon.
- O'Reilly Auto Part civil plans have been reviewed, bringing more sales tax revenue.
- West bound off-ramp is mostly poured and frontage road is still on schedule for November completion.
- Canyon development sewer line contract has been awarded with construction scheduled to begin soon.
- Canyon development phase I almost built out, with phase II ready for final inspection at the end of August.
- Sunset Ridge development has three builders (Silverleaf, Cheldan, and Biltmore) with each one having a few homes under construction.
- Stonehurst development has 15 approved permits with 11 already under construction and a few almost completed.
- Ashton Homeplace development phases I & II are almost built out, and phase III's A, B, C & D civil plans are under review.
- Covington Acres originally scheduled to be complete August 2027 but looking like completion date will be December of 2026.
- Elisa Carver Park will be getting parking lot lighting as well as additional lights on the basketball court and walking trail this month thanks to the Keene EDC (Type B) Board.
- North Hill Estates will be getting a new light on the corner of North Hill Terrace and Hill Lane this month.
- The City has satisfied the 2021 to 2024 IRS Audits.

- The Keene Chamber requested that I speak at the Thursday, August 27th luncheon to do an update on the current projects in Keene and what the future looks like.

FINANCIAL IMPACT:

- Industrial Park development will bring in more Sales Tax revenue along with hundreds of higher paying jobs.
- County Road 317 is being completely funded by the proceeds from the sale of land within the industrial park which is EDC Type A board funds. No property tax revenue will be used in the construction of this project estimated at \$1.2 million.
- Canyon development sewer line was a CIP project put into the budget back in 2025. Estimate cost for moving this line is \$140,000 and is part of the original 380 agreement.
- Elisa Carver Park lighting is being funded by the EDC Type B Board funds, totaling \$74,500.
- North Hill Estates light will be funded by the streets department totaling \$7,500.



City Council Regular Meeting

August 06, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

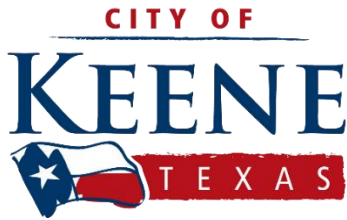
Consent Agenda Item 5A

SUBJECT:

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

ATTACHMENTS:

- *DRAFT* – Minutes of the regular City Council Meeting held July 02, 2026.



City Council Regular Meeting Minutes

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Bob Chapman, Chuck 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; Mira, Lam, Director of Finance; Sandra Overstreet, HR Director; Chief James Kidd, Keene Police Department; Chief Dan Warner; Keene Fire & Rescue; and 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 Foster gave the invocation.

2. Mayor Announcements

Mayor Pro Tem Gillin announced that City Hall offices are closed tomorrow in observance of Independence Day and reminded everyone of the city events in celebration. She announced that anyone interested in running for Council or Mayor is invited to attend the City Secretary's Candidate Orientation on Tuesday, or to schedule time with the City Secretary, to prepare for the application acceptance period beginning July 18.

3. Public Comments

Paul Gnad, Director of the Keene Chamber of Commerce, shared information about the parade and celebration, recognizing the many volunteers that have worked so hard to put on this event for the community.

Owen Larson, 1002 Shelly Drive, expressed his frustration with the lack of response on the retaining wall that is on the backside of his property, built by the developer.

Eddie Arellano, 1004 Shelly Drive, he has the same issue with the retaining wall causing flooding issues and damage to his property. He paid out of pocket to have a French drain installed professionally.

Troy Smith, Council Member Place I, spoke about writing truth in social media and how misinformation can harm and divide. He affirmed that the City is being transparent, and encouraged all to reach out to staff and Council Members with questions and concerns should they have any.

4. Reports

Informational reports only; no action to be taken.

A. **Receive an update from the City Manager and Director of Finance on the Fiscal Year 2024 and Fiscal Year 2025 audits, Local Government Code Chapter 103, and the letter received from the Office of the Attorney General, and update on the IRS audit.**

Jonathan Seitz, City Manager, introduced this item and shared that the Finance Department has been through so much to get the City's finance reporting to a state of excellent transparency and in line with professional standards. The auditors have everything to complete the Fiscal Year 2024

(FY24) Audit. Once it is complete, the Fiscal Year 2025 (FY25) audit can be completed. The reason for the struggle to get these completed includes that the bank reconciliations were not complete since 2021, there were 6,000 transactions that had not been processed, several bank accounts were not listed in the records, and more. The Finance Department of the last five years did what they could to keep up with recordkeeping and reporting, even though it was not up to the standards that are needed for full transparency. The current Finance Department under the direction of Ms. Lam has worked nonstop to unravel the records and report everything correctly and turn it over to the auditors. These two audits will be a more accurate picture of the city's financial state than previous audits.

B. City Manager's Comments: General City Development Updates, City Secretary Holly Russell is officially TRMC Certified, Candidate Orientation, Elisa Carver Park, Fire Marshal hired

Mr. Seitz reported on the status of developments in the city such as Metalplate and a possible other Industrial Park business addition, that the City Secretary completed her certification and is now a Texas Registered Municipal Clerk as was required by Council, Ms. Russell is presenting an Candidate Orientation on July 7 for anyone wanting to know how to run for office, Ms. Elisa Carver dropped in to City Hall and thanked the City and EDC-B Board for their continued improvements of Elisa Carver Park, and a full time Fire Marshal has been selected and 75 percent of the salary is provided by the ESD.

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 May 07, 2026.

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

Motion made by Foster, Seconded by Smith.

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

6. Public Hearing Items

There was no public hearing scheduled for this meeting.

7. General

General business items for discussion:

A. Discuss and receive information from the City Manager and City Hall staff to address misinformation circulating on social media regarding city matters.

Mr. Seitz explained that staff monitor social media and bring concerns to Administration so that topics can be addressed if needed. Council Member Foster asked questions about the building that purchased for the Police Department that was discussed on social media. Ms. Gillin answered that she did not receive one cent for assisting with bringing the opportunity to purchase the building to the City. Mr. Seitz addressed the cost of attorney fees associated with the litigation concerning the building. He also answered the breakdown of what all the city is invoiced for by the attorney. Council Member Easley asked Mr. Seitz to address the water meter discussion on social media. Mr. Seitz reminded Council that there were about a third of the smart meters not working. Part of the communication issue was the antenna was taken down for the water tower painting, and the meters were constantly trying to communicate and running down their batteries. Public Works has worked

to replace those meter batteries and get them back online to communicate the actual water usage to the City.

B. Review, discuss, and take action on a resolution approving of the establishment of a Business Improvement Grant program to be provided by the Keene Economic Development Corporation (Type A) Board.

Mr. Seitz explained the Keene EDC Type A Board passed a resolution to create an improvements grant for local businesses and needs Council approval for the program. A motion was made to approve Resolution No. 2026-500 establishing a business improvement grant program for new or existing businesses located within the city limits of Keene, and seconded. The motion carried.

Motion made by Foster, Seconded by Shaw.

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

RESOLUTION NO. 2026-500

A RESOLUTION ESTABLISHING A BUSINESS IMPROVEMENT GRANT PROGRAM FOR NEW OR EXISTING BUSINESSES LOCATED WITHIN THE CITY LIMITS OF KEENE, TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

C. Review, discuss, and consider action on a Petition for Release from the City's Extraterritorial Jurisdiction (ETJ) from the property owner(s) of Tract 288 of the Seth Morris Survey, Abstract Number 536, in Johnson County, Texas, also designated as 6572 FM 3136, Alvarado, Texas.

Holly Russell, City Secretary, explained about the property and the petition, and that it is passed the statutory 45 days for the city to respond. The property is already out of the ETJ for this reason but is being presented to make Council aware of the petition. The City Attorney recommends no action since the constitutionality of Senate Bill 2038 is being challenged in court. There was no action on this item.

8. Executive Session

There was no recess for Executive session at this meeting.

9. Reconvene into Open Session

There were no items needing action.

10. Requests for Future Agenda Items

Mr. Seitz announced the schedule for the dates of the budget workshops, on July 16, 23, and 30th.

11. Adjourn

There being no further business, the meeting was adjourned at 7:48 p.m.

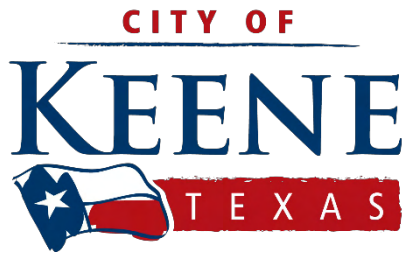
Approved on this the 6th day of August 2026.

APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

August 06, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

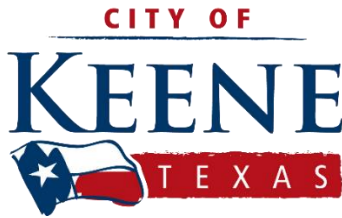
Consent Agenda Item 5B

SUBJECT:

Consider approval of the minutes of the special-called Keene City Council meeting held on July 16, 2026.

ATTACHMENTS:

- *DRAFT* – Minutes of the special-called City Council Meeting held July 16, 2026.



City Council Special Meeting Minutes

July 16, 2026 at 6:00 PM

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

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Chuck Easley, Rob Foster, Johnny Shaw, and Troy Smith.

Members Absent: Council Member Bob Chapman

City Staff present: Jonathan Seitz, City Manager; Holly Russell, City Secretary; Don Martin, Director of Development & Neighborhood Services; Mira, Lam, Director of Finance; Chief James Kidd, Keene Police Department; Chief Dan Warner; Keene Fire & Rescue; Derek Malone, Public Works Director; Cari Warwick, Management Assistant; and 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

Mayor Pro Tem Gillin thanked all those in attendance for participating in the meeting, and announced that these meetings are also streamed on YouTube. Two more budget workshops will be held in July, and those dates decided later in this evening on the agenda.

3. Public Comments

Chelsea Brown & Omar Jones, Cheldan Homes, wanted to invite the public to open house showings in the new Sunset Ridge development. They have many incentives and assistance for new home buyers. End of September is the planned opening date for this development. The development will have a pickleball court, dog park, and possibly even a playground for children.

Audrey Bayne, 113 W 4th Street, voiced her concerns on the lack of sidewalk on Fourth Street, that four years of water issues have not been fixed. It was asked what the water issues were, and she answered that the water tower needs to be repaired or replaced. Mr. Martin answered the water was fixed three years ago, and she asked about the others. It was asked if she meant the water wells, to which Mr. Seitz spoke to one of the wells being repaired recently and the other is just waiting on a part to arrive. Ms. Bayne urged Council to be more proactive rather than fixing issues when the issue gets bad.

Owen Larson and Eddie Arellano, residents on Shelly Drive, spoke to the drainage issue - Mr. Larson spoke as to his open records request and the items he received. Mr. Arellano, also spoke to the water runoff ruining their homes and wants the city fix the wall. Mayor Pro Tem Gillin asked that this item be added to another Council Meeting agenda.

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.**

Don Martin, Director of Neighborhood and Development Services, introduced the item to Council. The City's contract engineering firm, Jacob & Martin, handled the call for bids to manage the County Road (CR) 317 Improvements. Several Bids were received, and they recommend McMahon Contracting, LP, for the total contract amount of \$1,174, 884.34. It was explained that this project will be funded by the Keene Economic Development (Type A) Board, which is why Council needs to approve of the project by resolution. The EDC (Type A) Board has already made the approval of this contractor by Resolution No. 2026-501 at their July 15, 2026 meeting. It will be a concrete road and include an acceleration and deceleration lane on Hwy 67, as well as drainage improvements. A motion was made to approve Resolution No. 2026-502 award the bid to McMahon Contracting, LP, for the improvements to County Road 317, for the total contract amount of \$1,174,884.34, and was seconded. The motion carried.

Motion made by Foster, Seconded by Smith.

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

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.

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.

Mr. Martin introduced the item to Council. The City's contract engineering firm, Jacob & Martin, handled the call for bids to manage the relocation of the 10" Sewer Line within the Canyons Development site, which was part of the 380 Agreement with the developer. Keene ISD gave the easement at no cost for this project. The Fiscal Year 2026 Budget include \$100,000 for this project, and the next budget will pay the remaining. The funds will come from the Water/Sewer Fund. They recommend awarding the bid to A&M Construction and Utilities, Inc., for the total contract amount of \$138,000.00. A motion was made to award the contract to A&M Construction and Utilities, Inc., for the total contract amount of \$138,000.00, and was seconded. The motion carried.

Motion made by Easley, Seconded by Smith.

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

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.**

Jonathan Seitz, City Manager opened the workshop with Council, and discussed the various expenditures proposed by the departments; except for personnel and benefits which will be discussed at another workshop. He began with showing the change in city demographics. Even though type of households has changed, the city continues to grow. Mira Lam, Director of Finance, spoke to the proposed expenditures for the next Fiscal Year. She explained that many cities are preparing to meet Government Accounting Standards Board (GASB) 103 standards, which required a much more detailed reporting of government finances. She explained the different funds that make up the City's budget, such as General, Water/Sewer, Capital

Improvement Projects (CIP), etc. She explained the requests for the various Improvement Projects. There was some discussion about what should be budgeted for the 10" Sewer Line Relocation for FY27. Administration said they would make sure to accurately represent the amounts being spent in FY26 and FY27 for this project. Derek Malone, Public Works Director, explained the need for the belt press for the sewer plant. Mr. Martin spoke to the EDC-B Board projects. Ms. Lam covered the requested costs and changes in each department budget. There was a question about the police building, and Mr. Seitz explained that the money needed to move forward will have to be discussed when the city is able to move forward on the building when the legal matters are resolved. Lastly, Ms. Lam spoke about the Water/Sewer Fund Expenditures and CIPs. There was discussion about how the Water/Sewer Fund can support the General Fund up to 10 percent. The largest increase requested is in Sewer because of the transfer to the CIP Fund for water/sewer projects.

Mr. Seitz asked Council if they were available to meet on Tuesday, July 28, at 6:00 p.m. for the second workshop meeting since too many Council Members were not available next week on July 16. Council was agreeable to Tuesday and Thursday meetings at 6:00 pm.

** Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2024 Rate vs 2025 Rate vs 2025 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
2024 Adopted Tax Rate	\$0.834134	\$ 196,567	\$ 1,639.63
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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)

Mayor Pro Tem Gillin read the Executive Session agenda item and recessed the meeting at 7:34 p.m.

7. Reconvene into Open Session

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

Mayor Pro Tem Gillin reconvened the meeting at 7:59 p.m., and asked Council if there was any action to be taken on the Executive session item. There was a motion to authorize the City Manager to continue negotiations with the purchaser of the remaining acreage of the Keene Industrial Park, and was seconded. The motion carried.

Motion made by Smith, Seconded by Easley.

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

8. Requests for Future Agenda Items

Shelly Drive retaining wall issue.

9. Adjourn

There being no further business to discuss, mayor Pro Tem Gillin adjourned the meeting at 8:01 p.m.

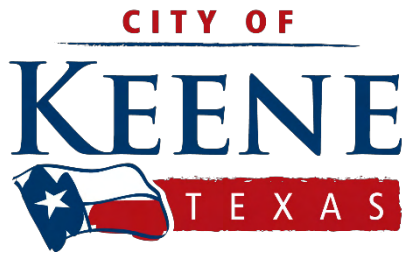
Approved on this the 6th day of August 2026.

APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

August 06, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

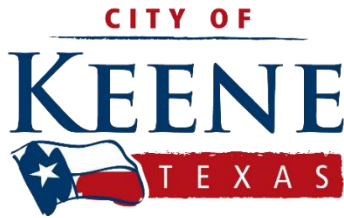
Consent Agenda Item 5C

SUBJECT:

Consider approval of the minutes of the special-called Keene City Council meeting held on July 28, 2026.

ATTACHMENTS:

- *DRAFT* – Minutes of the special-called City Council Meeting held July 28, 2026.



City Council Special Meeting Minutes

July 28, 2026 at 6:00 PM

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

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Bob Chapman, Chuck 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; Mira, Lam, Director of Finance; Chief James Kidd, Keene Police Department; Chief Dan Warner; Keene Fire & Rescue; Keith Barrow, Digital Marketing Coordinator; Maggie Alegria, Development Services 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 Foster gave the invocation.

2. Mayor Announcements

Mayor Pro Tem Gillin reminded the public that the period to file for a place on the ballot is now open until August 17; and that the Keene Police Department is accepting school supply donations until July 31.

3. Public Comments

There were no public comments made.

4. General

General business items for discussion:

A. ***Review, discuss, and consider a proposal from Medical Access & Service Advantage (MASA) on the possibility of offering elective memberships to residents of Keene that cover out-of-pocket costs for emergency ground and air ambulances.***

Sandra Overstreet, Director of Human Resources, introduced Rodney Dryden, HUB International, to explain what Medical Access & Service Advantage (MASA) is and what can be made available to residents. For those cities with EMS, unpaid transports is lost revenue. If a patient has MASA, it reduces the cost to the customer and also gives revenue to the EMS. Due to Federal Laws, Medicare and Medicaid are not eligible, but those that are insured and uninsured are eligible to opt-in to MASA. It would help reduce costs for ground transport, air transport, hospital to hospital transport, and EMS treat-and-no-transport incidents anywhere in the United States, US territories, and Canada. Mr. Dryden explained that all residents would be enrolled, and then must opt-out if they do not want the service. The cost of the program is added to the water bill. MASA provides all the communication to assist in informing residents about their choice to opt-out, written in English, Spanish, and even Marshallese. For those that have not paid their bill for 60-days, their MASA account will be suspended and they city will not be billed for that account. For those that opt-out and later wish to participate, they may.

A motion was made to table this item until the September regular meeting, and seconded.

Motion made by Smith, Seconded by Easley.

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

5. BUDGET WORKSHOP: Fiscal Year 2027**

Informational reports only; no action to be taken.

A. Receive information and discuss personnel and fringe benefits regarding the Fiscal Year 2026-2027 (FY27) Proposed Budget. Topics include renewing the proposed health insurance cost.

Sandra Overstreet, Director of Human Resources, and Rodney Dryden, HUB International, presented the bids received for health and dental insurance for employees. Bids were received from Curative and Texas Health. Curative's bids did include the PPO+Max plan, but it is recommended that the city offer health benefits to employees at the PPO rate, and those who wish to keep the Max plan would have to pay the difference between PPO and PPO+Max plans. Overall there was a nine percent increase to the Curative costs. In January, Curative added a program called Lantern for orthopedic services and procedures to assist with additional help in covering those costs. Dental programs were received from several companies. Mutual of Omaha came back with a renewal rate of a seven percent increase. MetLife and Renaissance has a smaller price increase than Mutual of Omaha. They City bases its cost off of the Low Plan. If an employee elects the High Plan, they absorb the difference.

It was explained that there is a provision under the Local Government Code that allows Elected Officials to be offered insurance. Mayor Pro Tem Gillin spoke about being volunteers, and did not believe the city was ready to offer insurance to Council. There was concern about it being a conflict of interest. Mr. Dryden offered to send more information about the local government code. Council Member Smith spoke to the option being an incentive to serve. Council Member Chapman stated he did not like the optics of electing to offer insurance. Mr. Dryden stated that if Council wanted to elect to add Council, they would need to do so by resolution. It was asked if there needed to be a decision this evening, to which was answered that no decision was required at this meeting, and that Mr. Dryden was only making Council aware that offering elected officials insurance coverage was allowed by law and available to cities to decide.

Mr. Seitz presented on other personnel costs that affect the budget such as the first responders step plan and proposed three percent COLA increase to staffing pay rate. Knowing that the City has to adopt the No-New-Revenue Tax Rate, administration took a very conservative approach to the personnel related budgeting. Finance needs another person to assist with new requirements, reporting, and general accounting practices. Mira Lam, Director of Finance, explained the strain on her department and the large amount of extra unpaid hours her department has given the city in order to get processes completed. She explained the need to one more employee to assist in these processes and it will assist in less outsourcing of processes. The ideal person would be a certified accountant knowledgeable of fund accounting and are estimating a salary of about \$66,000 plus benefits. Mr. Seitz highlighted the increase in personnel and where the funds would come from, such as the Johnson County ESD covering 75 percent of several fire staff. Requested new staff are an accountant, the Fire Marshall, three fire fighters, and a water/sewer general maintenance worker.

B. Review, discuss, and possible action to consider the medical and dental benefits for city employees for Fiscal Year 2026-2027.

A motion was made to approve the renewing medical insurance with Curative at the baseline of the PPO plan and offer PPO+Max plan to employees at their cost to pay the difference, and renew the current dental insurance with Mutual of Omaha, and seconded.

Motion made by Foster, Seconded by Shaw.

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

** Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2024 Rate vs 2025 Rate vs 2025 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
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.***

6. Executive Session

There was no recess for Executive Session at this meeting.

7. Reconvene into Open Session

There were no items needing action.

8. Requests for Future Agenda Items

Mr. Seitz shared that the Central Appraisal District of Johnson County sent an email that provided the Certified *Estimated* Appraised Values on the deadline to receive the actual certified appraisal numbers, and explained that the delay is caused by the Appraisal District's change in software. He explained that the report is completely different than what was provided in the past and difficult to read. He hopes to have the updated report before Thursday, if not Administration will cover the revenue portion of the budget workshop at the August 6 meeting.

It was requested to add the possibility of setting a second meeting for August 20, if one is needed.

9. Adjourn

With there being no further business, Mayor Pro Tem Gillin adjourned the meeting at 7:48 p.m.

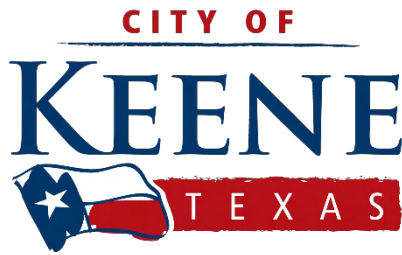
Approved on this the 6th day of August 2026.

APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

August 06, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

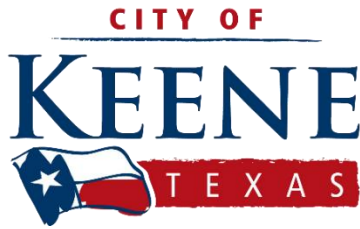
Consent Agenda Item 5D

SUBJECT:

Consider approval of the minutes of the special-called Keene City Council meeting held on July 30, 2026.

ATTACHMENTS:

- *DRAFT* – Minutes of the special-called City Council Meeting held July 30, 2026.



City Council Special Meeting Minutes

July 30, 2026 at 6:00 PM

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

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Bob Chapman, Chuck 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 & Rescue; Keith Barrow, Digital Marketing Coordinator; Cari Warwick, Management Assistant

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

Mayor Pro Tem Gillin called the meeting to order at 6:02 p.m., and Council Member Smith gave the invocation.

2. Mayor Announcements

Mayor Pro Tem Gillin shared the Keene Police Association school supply drive ends tomorrow.

3. Public Comments

There were no public comments made.

4. General

General business items for discussion:

A. ***Review, discuss, and take action to approve by ordinance an official city limits map that includes all recent annexations and Extraterritorial Jurisdiction (ETJ) changes as of June 30, 2026, pursuant to Texas Local Government Code Section 41.001.***

Holly Russell, City Secretary, explained that Council needed to adopt an official City Limits map in order to update the ward boundaries. She presented on the draft map showing that the history of annexations now goes back to include all early ordinances after the city's incorporation in 1955, and corrects many incorrect labels from the 2021 Annexation history map. The proposed map includes the newest annexation areas for current developments, and also reflects the ETJ agreements with Alvarado, Cleburne, and Burleson correctly. A motion was made to approve Ordinance No. 2026-694 adopting an amended official map of the municipal boundaries and extraterritorial jurisdiction of the City of Keene, and seconded. The Motion carried.

Motion made by Foster, Seconded by Easley.

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

ORDINANCE NO. 2026-694

AN ORDINANCE OF THE CITY COUNCIL OF KEENE, TEXAS ADOPTING AN AMENDED OFFICIAL MAP OF THE MUNICIPAL BOUNDARIES AND EXTRATERRITORIAL JURISDICTION; PROVIDING FOR SEVERABILITY,

PROVIDING A CUMULATIVE REPEALER; PROVIDING A PENALTY, AND AN EFFECTIVE DATE.

B. *Review, discuss, and take action to adopt an ordinance on an update to the city ward boundaries as required by the Texas Election Code and City Charter, City of Keene § 1.02.C.*

Ms. Russell gave a review of the proposed changes to the Ward boundaries since there were several new developments going in and new residents starting to relocate to the new residences. The Johnson County Elections Office, who handles vote registration for the county, has already received one registration application, and that voter cannot be issued a registration card until the city has assigned the new areas to wards. Jacob & Martin, the city's contract engineering firm, has provided a proposed map of the new boundaries and report explaining the process for developing the new boundary lines. It was noted that a new ward map will have to be re-evaluated after the next federal census of 2030. A motion was made to approve Ordinance No. 2026-695 adjusting the municipal ward boundaries of the City of Keene, Texas; and adopting a revised ward map, and seconded. The motion carried.

Motion made by Foster, Seconded by Easley.

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

ORDINANCE NO. 2026-695

AN ORDINANCE OF THE CITY OF KEENE, TEXAS ADJUSTING THE MUNICIPAL WARD BOUNDARIES OF THE CITY OF KEENE, TEXAS; AND ADOPTING A REVISED WARD MAP; PROVIDING FOR SEVERABILITY, PROVIDING A CUMULATIVE REPEALER; PROVIDING A PENALTY, AND AN EFFECTIVE DATE.

C. *Review, discuss, and consider possible action to approve a contract with the Johnson County Elections Office to administrate the November 3 General Election and Runoff Election, if needed, for the City of Keene.*

Ms. Russell presented the agreement for contracting the November 3 General Election with the Johnson County Elections Office and explained the changes in voting precincts and the cost burden on the city should it be handled by city staff instead. Thomas Gutwa, 313 Pecan Street, spoke about his concerns about the cost of the runoff. There was a question about changing back to plurality voting, to which it was noted that State Code allows home-rule cities to revise their Charters every two years, and Council will need to appoint a Commission to review and make recommendations that would later have to go before voters. A motion was made to approve the contract with the Johnson County Elections Office to administrate the November 3 General Election and Runoff Election, if needed, for the City of Keene, and seconded. The motion carried.

Motion made by Foster, Seconded by Smith.

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

5. BUDGET WORKSHOP: Fiscal Year 2027- Revenue**

Informational reports only; no action to be taken.

A. Receive information and discuss revenue sources, demographics and metrics regarding the Fiscal Year 2026-2027 (FY27) Proposed Budget, including general fund and utility fund revenue.

Mr. Seitz explained that the County Appraiser did not send the Certified Appraised values for the City of Keene, and so staff are not quite prepared to present on revenue for the Budget Workshop. He asked Council to table this item until August 6, when a more accurate reflection of the projected revenue can be presented and discussed, assuming that the Certified Appraisals are received in time. Mr. Gutwa spoke to his concern of the City's Street Rehabilitation Fund and funds not having been transferred yet. Mr. Seitz explained that the audits have to be completed to show that there are surplus funds available to be transferred. There was no action taken on this item.

** Taxpayer Impact Statement			
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6. Executive Session

There was no recess for an Executive Session at this meeting.

7. Reconvene into Open Session

There were no items that needed action.

8. Requests for Future Agenda Items

Consider discussing the need for a Charter Review Commission concerning the plurality voting system that was adopted in Nov 2024.

9. Adjourn

There being no further business to discuss, Mayor Pro Tem Gillin adjourned the meeting at 6:45 p.m.

Approved on this the 6th day of August 2026.

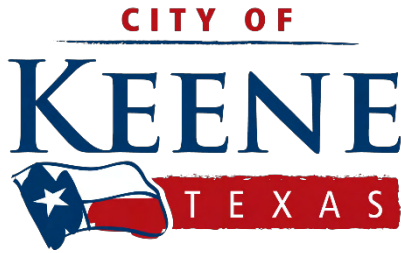
APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary

DRAFT



City Council Regular Meeting

August 06, 2026, at 6:00 PM

Submitted by:

Chief James Kidd, Keene Police Department
jkidd@keenetx.com

Consent Agenda Item 5E

SUBJECT:

Consider approval of the Amendment to the Communications System Agreement between Johnson County and the Keene Police Department for Fiscal Year 2026-2027 (FY27).

BACKGROUND:

The City of Keene currently has an interlocal agreement (ILA) with Johnson County for communication services. For FY 2025-2026 the City paid \$8,062.56 for communication services. The proposed interlocal agreement for FY 2026-2027 increases the fee to \$8,506.08. This fee is paid on an annual basis.

FINANCIAL IMPACT:

This agreement will increase the cost of communication services by \$443.52 for FY 2026-2027.

RECOMMENDATION:

Staff recommends approval of the Amendment to the Communications System Agreement between Johnson County and the Keene Police Department for Fiscal Year 2026-2027.

ATTACHMENTS:

- Amendment to the Communications System Agreement between Johnson County and the Keene Police Department for Fiscal Year 2026-2027

THE STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

KNOW ALL BY THESE PRESENTS

AMENDMENT TO
COMMUNICATIONS SYSTEM AGREEMENT
EFFECTIVE OCTOBER 1, 2026

This Amendment to Communications System Agreement Effective October 1, 2026 (the “Amendment”) is made and entered into by and between Johnson County, Texas, a political subdivision of the State of Texas ("County") acting herein by and through its duly authorized Commissioners Court, and the City of Keene ("USER"), a municipal corporation, acting herein by and through its duly authorized City Council, individually referred to as a "Party," collectively referred to herein as the "Parties" and is an amendment to the Communications System Agreement (the “Agreement”) between County and User currently in effect. The term County shall include all employees, directors, officials, agents, and authorized representatives of County. The term USER shall include all employees, directors, officials, agents, and authorized representatives of USER.

WHEREAS, Paragraph 14, Applicable Fees, of Exhibit A to the Agreement provides that effective October 1 of each year as long as the Agreement is in effect, USER shall pay the County an Annual Subscriber Unit Fee in a specific amount per month, per subscriber radio, payable in advance on an annual basis for all active radio IDs issued to USER at the time of the annual billing. Invoicing will occur when new Radio IDs are issued on a pro-rata basis, and thereafter, at the beginning of each County fiscal year (which is October 1). Further, at the beginning of each fiscal year of the Agreement, the County may increase the Annual Subscriber Unit Fee to offset any actual increased costs incurred by the County in the operation and maintenance of the System. There will be no refunds or credits for radios removed from service during the fiscal year; and

WHEREAS, County has determined that the Annual Subscriber Unit Fee needs to be increased to offset increases by County in the operation and management of the System.

NOW THEREFORE, COUNTY AND USER agree as follows:

1. Effective October 1, 2026, USER shall pay the County an Annual Subscriber Unit Fee in the amount of \$32.02 per month, per subscriber radio, payable in advance on an annual basis for all active radio IDs issued to USER at the time of the annual billing.
2. The person signing this agreement hereby warrants that he/she has the legal authority to execute this Amendment on behalf of the respective Party, and that such binding authority has been granted by proper order, resolution, ordinance or other authorization of the entity. The other Party is fully entitled to rely on this warranty and representation in entering into this Amendment.
3. This Amendment shall in no way affect or modify any other terms and conditions of the aforementioned Agreement.

EXECUTED IN MULTIPLE ORIGINALS as of the dates below.

COUNTY:

By: _____
Christopher Boedeker, County Judge

Date: _____

Attest:

April Long, County Clerk

Date: _____

USER:

By: _____
Printed Name: _____
Title: _____

Date: _____

Attest:

By: _____
Printed Name: _____
City Secretary

Date: _____



City Council Regular Meeting

August 6, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Consent Agenda Item 5F

SUBJECT:

Consider approval of an ordinance calling a general election to elect the offices of Mayor, a City Council Member for Place I, a City Council Member for Place III, and a City Council Member for Ward II; of which will take place on November 3, 2026.

BACKGROUND:

The Texas Election Code requires a governing authority to call for an election so that all qualified voters may of the municipality may vote for the purpose of electing a Mayor and three full term Council Members; one geographic ward Council Member for Ward II, and two at-large Council Members representing Place I and Place III. The election will take place on Tuesday, November 3, 2026, with early voting taking place during the weeks of October 19-30.

RECOMMENDATION:

Staff recommend approval of this item.

ATTACHMENTS:

- *Draft* – Ordinance No. 2026-696 calling for a general election for the City of Keene

CITY OF KEENE, TEXAS

ORDINANCE NO. 2026-tba

GENERAL ELECTION ORDER FOR NOVEMBER 3, 2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE PURPOSE OF ELECTING PERSONS TO SERVE IN THE FOLLOWING POSITIONS: MAYOR; CITY COUNCIL MEMBER FOR WARD II; CITY COUNCIL MEMBER FOR PLACE I, AND CITY COUNCIL MEMBER FOR PLACE III, ALL FOR A TWO (2) YEAR TERM; PROVIDING FOR THE DESIGNATION OF THE PLACES AND MANNER OF HOLDING SAID ELECTION; PROVIDING FOR EARLY VOTING; PROVIDING FOR THE POSTING AND PUBLICATION OF NOTICE; PROVIDING FOR THE APPOINTMENT OF ELECTION ADMINISTRATORS AND JUDGES; PROVIDING A SEVERABILITY AND CONFLICTS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Keene, Texas is a Home Rule municipality located in Johnson County, Texas created in accordance with the provisions of the Texas Local Government Code operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Section 41.001 of the Texas Election Code, as amended, establishes the first Tuesday after the first Monday in November as the uniform election date which is November 3, 2026, for the purposes of conducting an election within the City of Keene, Texas (“City”); and

WHEREAS, Section 3.004(a)(3) of the Texas Election Code provides that the governing body of a municipality shall be the authority to order a general election for electing municipal officers; and

WHEREAS, the terms of office for Mayor, Council Member for Ward II (which is a geographic ward), Council Member for Place I (which is at-large), and Council Member for Place III (which is at-large), all expire on November 3, 2026, and must be filled by a general election.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS:

Section 1. Finding.

The facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct legislative findings and are adopted as part of this ordinance for all purposes.

Section 2. Election Order; Election Day; Purpose of Election.

The City Council of Keene, Texas hereby orders that a general election of the City shall be held on November 3, 2026, between the hours of 7:00 a.m. and 7:00 p.m., at those

designated polling places determined by the Johnson County Elections Administrator, for the following purposes:

- (1) To elect a Mayor for a two (2) year term;
- (2) To elect a Council Member for Ward II for a two (2) year term;
- (3) To elect a Council Member for Place I for a two (2) year term;
- (4) To elect a Council Member for Place III for a two (2) year term;

Section 3. Candidate Filing Deadline.

Eligible candidates for City Council Member for Mayor, Ward II, Place I, and Place III may file with the City Secretary of the City of Keene, Texas (“City Secretary”), for one of open election positions beginning on Saturday, July 18, 2026, until 5:00 p.m. on Monday, August 17, 2026. The last date and time for a write-in candidate shall be 5:00 p.m. on Friday, August 21, 2026.

Section 4. Election Precincts; Polling Places.

All election precincts, early voting sites and Election Day polling sites shall be determined by the Johnson County Elections Administrator pursuant to the Election Services Agreement.

Section 5. Appointment of a Presiding Election Judge, and Alternate Presiding Election Judge; Notice of Appointment.

A Presiding Judge and Alternate Presiding Judge for all designated polling places shall be appointed by the City of Keene City Council, and in accordance with Section 32.009 of the Texas Election Code.

Section 6. Early Voting; Early Voting Polling Place(s).

Early voting shall commence in the Johnson County Elections on Monday, October 19, 2026, (as well as at any other polling site(s) determined by the Johnson County Elections Administrator), and shall close on Friday, October 30, 2026. During the lawful early voting by personal appearance period (October 19, 2026, through October 30, 2026), the City Secretary (or designated personnel of the City’s Secretary) shall keep such place(s) for early voting open for early voting as follows:

October 19, 20, 21, 22, 23,	8:00 am to 5:00 pm
October 24 (Saturday)	7:00 am to 7:00 pm
October 25 (Sunday)	10:00 am to 4:00 pm
October 26, 27, 28, 29, 30	7:00 am to 7:00 pm

Section 7. Election Compliance.

This election shall be held in accordance with, and shall be governed by, the election laws of the State of Texas under the jurisdiction of the Election Officer pursuant to an election services contract between the City and the County, and other participating

entities, if any as set out in the Election Agreement for Johnson County and the City of Keene. In all City elections, the Mayor, City Secretary, or City Council shall perform each act to the extent required to be performed, in connection with the holding and consummation of such election.

Section 8. Voting Qualifications; Voting Materials.

All registered qualified voters of the City shall be permitted to vote at the election. In addition, the election materials enumerated in the Texas Election Code, as amended, shall be printed in English and Spanish for use at the polling places and for early voting for the election.

Section 10. Compensation for Services.

The Presiding Election Judge, Alternative Presiding Judge, and each Election Clerk shall be compensated as set out in the Election Agreement for Johnson County and City of Keene, and as determined by the County Elections Office.

Section 11. Notices.

The City Secretary is hereby ordered and directed to give notice of the general election by:

- (a) Publishing the notice of the election at least once, no more than thirty (30) days nor less than ten (10) days before the election in the official newspaper of the City, or between Sunday, October 4, 2026, and Friday, October 23, 2026;
- (b) Filing with the City Secretary, a copy of the notice of the elections;
- (c) Posting a copy of the election notice on the bulletin board used for posting notices of the meetings of the City Council at least twenty-one (21) days before the election, by Monday, October 12, 2026; and
- (d) Delivering notice of the election to the Johnson County Clerk no later than the 60th day before Election Day, or Thursday, September 3, 2026.

The City Secretary shall file in the City's records a copy of the Publisher's Affidavit, which complies with the Texas Election Code, as amended, that the notice was published, with the name of the newspaper and the dates of publication.

Section 12. Severability Clause; Conflicts with Election Services Agreement.

If any word, section, article phrase, paragraph, sentence, clause, or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of this ordinance despite such invalidity which remaining portions shall remain in full force and effect. Additionally, it is the intent of the City Council by adopting this ordinance to fully comply with the terms of the state election law. Should any conflict arise between any term of this ordinance and state election law, it is the express intent of the City Council that the terms of state election law should control

and govern the administration of the general and special election addressed in this ordinance.

Section 13. Effective Date.

This ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED by the City Council of the City of Keene, Texas this the 6th day of August 2026.

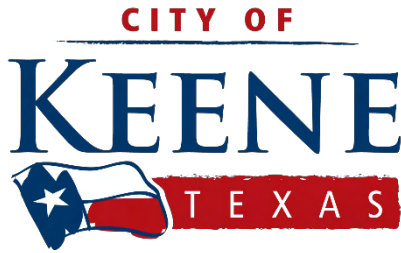
Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary

APPROVED AS TO FORM:

Judy El Masri, City Attorney



City Council Regular Meeting

August 6, 2026, at 6:00 PM

Submitted by:

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

Consent Agenda Item 7A

SUBJECT:

Review, discuss, and take action on adoption of the Keene Economic Development Corporation (Type A) Board budget for fiscal year 2026-2027 (FY27).

BACKGROUND:

The Keene Economic Development Corporation (Type A) Board discussed and reviewed their budget for Fiscal Year 2026-2027 (FY27) at the June and July regular meetings. The Board approved their budget at their July 15 meeting, and are submitting it to Council for final approval and inclusion in the City's FY27 budget book.

RECOMMENDATION:

Staff recommend approval of this item.

ATTACHMENTS:

- EDC-A Board approved budget for FY27
- Draft – Minutes of the Keene EDC (Type A) Board meeting 7.15.26

Type A - ECONOMIC DEVELOPMENT - FUND 300
PROPOSED BUDGET 2026-2027

Description	Account ID	FY25 Budget	FY26 Budget	Proposed Budget- FY27	Var %
Revenue		350,000.00	348,500.00	402,400.00	15%
SALES TAX REVENUE	300-000-4005	340,000.00	340,000.00	380,800.00	12%
INTEREST INCOME	300-000-4007	8,000.00	8,500.00	21,600.00	154%
MISCELLANEOUS INCOME	300-000-4008	2,000.00	-	-	
TRANSFERS FROM RESERVES - MM	300-000-4602	-	-	-	
NET INCOME - REVENUE	300-000-4605	-	-	-	
SALE OF ASSETS	300-110-4410	-	-	-	
INSURANCE PROCEEDS	300-110-4746	-	-	-	
Expense		142,815.37	472,635.87	471,262.19	0%
PERSONNEL EXPENSES		70,040.00	54,728.50	56,370.36	3%
SALARY & WAGES	300-110-6010	49,000.00	33,000.00	33,990.00	3%
OVERTIME	300-110-6015	1,240.00	1,240.00	1,277.20	3%
LONGEVITY	300-110-6027	310.00	310.00	319.30	3%
PAYROLL TAXES	300-110-6035	3,870.00	3,870.00	3,986.10	3%
WORKER'S COMPENSATION	300-110-6040	1,380.00	1,380.00	1,421.40	3%
HEALTH INSURANCE	300-110-6045	7,650.00	8,338.50	8,588.66	3%
LIFE INSURANCE	300-110-6050	110.00	110.00	113.30	3%
TMRS CONTRIBUTIONS	300-110-6055	6,320.00	6,320.00	6,509.60	3%
LONG-TERM DISABILITY	300-110-6060	160.00	160.00	164.80	3%
OFFICE RENT	300-110-6125	6,000.00	6,000.00	6,000.00	0%
TRAINING/CONFERENCES/DUES/EDU	300-110-6201	2,775.40	2,775.40	6,545.00	136%
Annual City Council Board Training	300-110-6201			5,000.00	100%
Basic Economic Development Course	300-110-6201	350.00	350.00	-	-100%
Miscellaneous Courses/Training Conferences	300-110-6201	1,500.00	1,500.00	1,545.00	3%
TML Annual Conference	300-110-6201	455.11	455.11	-	-100%
TML Economic Development Conference (Lodg	300-110-6201	470.29	470.29	-	-100%
DUES & SUBSCRIPTIONS	300-110-6205	3,166.22	3,166.22	2,737.83	-14%
Burleson Chamber Annual Membership	300-110-6205	112.50	112.50	135.00	20%
Cleburne Chamber Annual Membership	300-110-6205	125.00	125.00	125.00	0%
CREW Ft Worth Annual Membership	300-110-6205	150.00	150.00	150.00	0%
GIS Monthly Subscription (1/3 shared)	300-110-6205	1,803.72	1,803.72	1,857.83	3%
ICSC Annual Membership	300-110-6205	62.50	62.50	-	-100%
IEDC Annual Membership Dues	300-110-6205	227.50	227.50	-	-100%
Keene Chamber Annual Membership	300-110-6205	47.50	47.50	95.00	100%
TEDC Annual Membership dues	300-110-6205	262.50	262.50	-	-100%
Zac Tax Software Annual Subscription	300-110-6205	375.00	375.00	375.00	0%
VEHICLE MAINT (INCLUDING FUEL)	300-110-6320	1,582.75	1,582.75	-	-100%
Fuel	300-110-6320	480.00	480.00	-	-100%
Miscellaneous Maintenance & Repairs	300-110-6320	500.00	500.00	-	-100%

Description	Account ID	FY25 Budget	FY26 Budget	Proposed Budget- FY27	Var %
SMALL OFFICE EQUIPMENT	300-110-6405	750.00	750.00	750.00	0%
ATTORNEY FEES	300-110-6820	2,500.00	20,000.00	5,000.00	-75%
OTHER PROFESSIONAL SERVICES	300-110-6860	5,000.00	5,000.00	11,570.00	131%
SECRETARIAL/CITY SERVICES	300-110-6883	7,656.00	37,000.00	38,110.00	3%
City Manager	300-110-6883		7,000.00	7,210.00	3%
City Secretary	300-110-6883	936.00	5,000.00	5,150.00	3%
Finance Director	300-110-6883	6,720.00	5,000.00	5,150.00	3%
Finance Manager	300-110-6883		6,000.00	6,180.00	3%
PR & Marketing	300-110-6883		14,000.00	14,420.00	3%
ADVERTISING/PROMOTIONS	300-110-6915	12,400.00	12,400.00	12,550.00	1%
Christmas Parade Fire Works	300-110-6915	3,000.00	3,000.00	3,000.00	0%
Keene Chamber Business Expo	300-110-6915	2,500.00	2,500.00	2,500.00	0%
Miscellaneous Advertising	300-110-6915	5,000.00	5,000.00	5,150.00	3%
Old Glory Flags	300-110-6915	750.00	750.00	750.00	0%
Table of Eight COC Banquet	300-110-6915	1,150.00	1,150.00	1,150.00	0%
BUSINESS DEVELOP. & INCENTIVES	300-110-6916	17,000.00	62,000.00	53,310.00	-14%
Business Retention & Assistance Grant	300-110-6916	15,000.00	60,000.00	50,000.00	-17%
Property Appraisal	300-110-6916	2,000.00	2,000.00	2,060.00	3%
MEDIA & WEB PAGE	300-110-6922	-	5,000.00	1,250.00	-75%
PROPERTY TAX	300-110-6923	1,829.00	117.00	-	-100%
CR 317	300-110-6923	1,712.00	-	-	-100%
CR 317, Tax Assessor	300-110-6923	117.00	117.00	-	-100%
INDUSTRIAL PARK MAINTENANCE	300-110-6963	5,000.00	5,000.00	2,500.00	-50%
ADMINISTRATION	300-110-6980	7,116.00	7,116.00	20,528.00	188%
Agenda Mgmt Suite	300-110-6980	1,616.00	1,616.00	8,333.00	416%
Annual Audit Services	300-110-6980	4,000.00	4,000.00	7,400.00	85%
IT Services	300-110-6980	1,000.00	1,000.00	1,030.00	3%
Laserfische Software	300-110-6980			3,250.00	100%
Miscellaneous Office Supplies	300-110-6980	500.00	500.00	515.00	3%
CAPITAL EXPENDITURES - EDC A	300-110-8300	-	250,000.00	250,000.00	0%
TRANSFER TO GOVERNMENT ACTIVITY	300-110-9010			5,291.00	100%
Summary					
Revenue		402,400.00			
Expenses		471,262.19			
Deficit		(68,862.19)			

Description	Account ID	FY25 Budget	FY26 Budget	Proposed Budget- FY27	Var %
Available Balance in EDC-MM #XXXXXXX839					
as of June 30, 2026		1,351,913.29			

Budget Assumptions

- 1 Revenue increase by 12% - projecting extra income from
- 2 Interest rate assumed to be at 3.66%. Current average is at 3.78%
- 3 Personnel Budget is assumed increase of 3% awaiting FY2027 Budget approval by City Council
- 4 Expenses increased by 3% unless otherwise stated
- 5 Capital expenditure is funded by cash not revenue

Budget Notes

- 1 Training Expenses increased due to the additional budget line for Council/Board annual training \$5,000
- 2 Vehicle Maintenance and Fuel expenses are moved to Fund 510 -ISF as per GASB No. 34
- 3 Attorney Fees reduced to match YTD expenses at \$0 - but expect some with business development
- 3 Other Professional Service increased to reflect YTD expenses at \$11,570 (Zactax and Industrial Park Survey)
- 4 Business Development Incentives reduced to reflect approved budgeted amount \$50K approved by Council
- 5 Media/Web Expenses is reduced to reflected budgeted amount to cover media supplies divided between GF, W/S, EDC-A and EDC-B
- 6 Agenda Management Suite is going to be transitioned to e-Scribe total setup fee is \$25,000 - this amount reflects 1/3 of total expens
- 7 Auditing fees increased to reflect EDC-A portion of 10% (General Split is 40% GF, 40% W/S and 10% EDC-A and B)
- 8 Industrial Park Maintenance reduced only for upkeep of common grounds most of the land is sold
- 9 Laserfische increase of storage fee
- 10 Capital Project - 317 CR



Keene Economic Development Corporation (Type A) Board Meeting Minutes

July 15, 2026 at 9:00 AM

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

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

Members Present: Rolando Colindres-Bran, President, and Board Members Gwen Beeson, Efrain Castellanos, and Samantha Gillin

Members Absent: Cody Thornton, Vice President

Staff Present: Jonathan Seitz, Don Martin, Holly Russell, Mira Lam, and Cari Warwick

1. Call to Order, Invocation, Pledge of Allegiance

President Colindres called the meeting to order at 9:00 a.m. Board Member Castellanos gave the invocation.

2. President's Remarks

No remarks were made.

3. City Administration Remarks

Don Martin, Director of Development and Neighborhood Services, shared the O'Reilly Auto Parts has submitting an application and plans to build in Keene, Metalplate has started improving their property at the Industrial Park, and the housing developments are still submitting permit applications to build more homes.

4. Public Comments

Paul Gnadt, Keene Chamber of Commerce Director, invited the A Board to the Chamber luncheon next week. There will be a few new faces to Keene to introduce and the presentation is a county swing concert.

Mr. Hepburn spoke just before the Board discussed item 6E.

Don Hepburn, Owner of Texas Corrugated Box, spoke about why they want to open up a new location in Keene to expand their company. The company is looking at the remaining available land in the Keene Industrial Park. They are hoping to open by the first quarter in 2027. They estimate the Keene location will start with opening about 40 jobs, and then expand within the first two to three years. Jobs will be entry level as well as professional level.

5. Public Hearing

There was no public hearing scheduled for this meeting.

6. General

A. Review, discuss, and consider adoption of the proposed Keene EDC (Type A) Budget for Fiscal Year 2026-2027 (FY27).

Administration presented the proposed budget for Fiscal Year 2026-2027 (FY27) Mira Lam, Director of Finance, was present to assist with answering questions and review changes from the previous fiscal year's budget. She covered the projected revenue based on the current businesses and those that are about to come into Keene and start business in 2027. There was question about personnel costs and the current balance in the Money Market Account. A

motion was made to adopted the Proposed Budget for Fiscal Year 2026-2027, and seconded. The motion carried.

Motion made by Gillin, Seconded by Castellanos.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

B. Review, discuss, and take action on a resolution to award the bid to McMahon Contracting, LLC., for the improvements to County Road 317.

A motion was made to approve Resolution No. 2026-501 awarding the County Road 317 Improvement project to McMahon Contracting as presented, and seconded. The motion carried.

Motion made by Gillin, Seconded by Castellanos.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

RESOLUTION NO. 2026-501

A RESOLUTION OF THE KEENE ECONOMIC DEVELOPMENT CORPORATION (TYPE A) BOARD, KEENE, TEXAS, AWARING A CONSTRUCTION SERVICES CONTRACT FOR COUNTY ROAD (CR) 317 RECONSTRUCTION PROJECT.

C. Review, discuss, and consider approval of the minutes of the regular Keene EDC (Type A) Board meeting held on June 17, 2026.

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

Motion made by Castellanos, Seconded by Beeson.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

D. Review, discuss, and consider approval of the minutes of the special-called Keene EDC (Type A) Board meeting held on July 06, 2026.

A motion was made to approve the special meeting minutes with the correction to Vice President Thornton's title in item 6A, and seconded. The motion carried.

Motion made by Gillin, Seconded by Beeson.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

E. Discuss the strengths, weaknesses, opportunities, and threats (SWOT) of the city's economic development to assist the Board with focusing on the their mission, purpose, and vision.

President Colindres began the conversation for the SWOT analysis. Some strengths of Keene are its location between Dallas and Fort Worth, there is space for the city to grow, the university located here. It was asked what have been the challenges or items that Keene has not been able to offer. In the past it has been a case-by-case basis of improving utilities or roads to the Industrial Park. It was also noted that the demand for existing, move-in ready facilities has been a challenge to bring in companies. Having the railroad has not yet become a strength, and remains an opportunity. Keene also offers an available workforce and housing to bring in population to add to workforce. There was discussion on how the Development Services Department has gained a strength by streamlining the permitting/building process by going online and adding staff. Paul Gnadt spoke to how slow the permitting department used to be but the city has a reputation to doing things correctly. He believes that the criticism is from the developers that were denied approvals on items that did not meet standards. President Colindres thanked the Board for the discussion, and would like to continue this at the next meeting.

7. Executive Session

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

- A. 551.072 - DELIBERATION REGARDING REAL PROPERTY** to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. (Consider offer made on the remaining acreage of the Keene Industrial Park.)

President Colindres recessed the meeting into Executive Session at 9:59 a.m.

8. Reconvene into Open Session

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

President Colindres called the meeting back to order at 10:21 a.m. A motion was made to authorize the City Manager to move forward with the negotiation of the sale of the remining acreage of the Keene Industrial Park, and seconded. The motion carried.

Motion made by Gillin, Seconded by Beeson.

Voting Yea: Gillin, Beeson, President Colindres-Bran, Castellanos

9. Requests for Future Agenda Items

-Continue the SWOT Analysis discussion

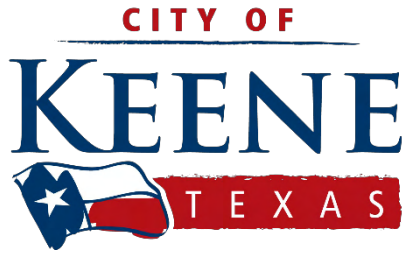
10. Adjourn

There being no further business, President Colindres adjourned the meeting at 10:22 a.m.

Approved this the _____ day of _____ 2026.

Presiding Member

Holly Russell, City Secretary



City Council Regular Meeting

August 6, 2026, at 6:00 PM

Submitted by:

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

Consent Agenda Item 7B

SUBJECT:

Review, discuss, and take action on adoption of the Keene Economic Development Corporation (Type B) Board budget for fiscal year 2026-2027 (FY27).

BACKGROUND:

The Keene Economic Development Corporation (Type B) Board discussed and reviewed their budget for Fiscal Year 2026-2027 (FY27) at the June and July regular meetings. The Board approved their budget at their July 21 meeting, and are submitting it to Council for final approval and inclusion in the City's FY27 budget book.

RECOMMENDATION:

Staff recommend approval of this item.

ATTACHMENTS:

- EDC-B Board approved budget for FY27
- DRAFT minutes of the Keene EDC (Type B) Board meeting 7.21.26

Type B - ECONOMIC DEVELOPMENT - FUND 400
PROPOSED BUDGET 2026-2027

Description	Account ID	Type	FY25 Budget	FY26 Budget	Proposed Budget-	
					FY27	Var %
Revenue			354,000.00	364,000.00	401,440.00	10%
SALES TAX REVENUE	400-000-4005	Revenue	340,000.00	340,000.00	380,800.00	12%
INTEREST INCOME	400-000-4006	Revenue	12,000.00	18,000.00	14,400.00	-20%
TRANSFERS FROM RESERVES	400-000-4601	Revenue	-	-	-	
NET INCOME - REVENUE	400-000-4605	Revenue	-	-	-	
MISCELLANEOUS REVENUES	400-000-4725	Revenue	2,000.00	6,000.00	6,240.00	4%
Expense			339,551.62	696,502.12	762,051.35	9%
PERSONNEL EXPENSES			70,040.00	76,040.00	77,188.00	2%
SALARY & WAGES	400-110-6010	Personnel Expenses	49,000.00	55,000.00	56,650.00	3%
OVERTIME	400-110-6015	Personnel Expenses	1,240.00	1,240.00	-	-100%
LONGEVITY	400-110-6027	Personnel Expenses	310.00	310.00	319.30	3%
PAYROLL TAXES	400-110-6035	Personnel Expenses	3,870.00	3,870.00	3,986.10	3%
WORKER'S COMPENSATION	400-110-6040	Personnel Expenses	1,380.00	1,380.00	1,421.40	3%
HEALTH INSURANCE	400-110-6045	Personnel Expenses	7,650.00	7,650.00	7,879.50	3%
LIFE INSURANCE	400-110-6050	Personnel Expenses	110.00	110.00	113.30	3%
TMRS CONTRIBUTIONS	400-110-6055	Personnel Expenses	6,320.00	6,320.00	6,509.60	3%
LONG-TERM DISABILITY	400-110-6060	Personnel Expenses	160.00	160.00	164.80	3%
SHORT-TERM DISABILITY	400-110-6061	Personnel Expenses	-	-	144.00	100%
MAINTENANCE & REPAIRS	400-110-6105	Maintenace & Repairs	-	-	2,500.00	100%
CITY PARK MAINTENANCE	400-110-6106	City Park Maintenance	71,150.00	65,850.00	67,825.50	3%
Ball Field Bases	400-110-6106	City Park Maintenance	1,200.00	1,200.00	1,236.00	3%
Ball Field Chalk	400-110-6106	City Park Maintenance	1,000.00	1,000.00	1,030.00	3%
Ball Field Conditioner	400-110-6106	City Park Maintenance	10,000.00	10,000.00	10,300.00	3%
Lights	400-110-6106	City Park Maintenance	3,000.00	3,000.00	3,090.00	3%
Maintenace - Park bathrooms/trash	400-110-6106	City Park Maintenance	4,550.00	4,550.00	4,686.50	3%
Miscellaneous Maintenance & Repairs	400-110-6106	City Park Maintenance	5,000.00	5,000.00	5,150.00	3%
Monthly Electricity Bill for Park Lights	400-110-6106	City Park Maintenance	9,600.00	10,200.00	10,506.00	3%
Mowing Contract - Park	400-110-6106	City Park Maintenance	36,800.00	30,900.00	31,827.00	3%
TRAINING/EDU/CONFERENCE DUES	400-110-6201	Training/Education/Conferences	3,175.40	3,175.40	6,957.00	119%
Annual City Council / Board Training	400-110-6201	Training/Education/Conferences			5,000.00	
Miscellaneous Courses/Training Conferences	400-110-6201	Training/Education/Conferences	1,500.00	1,500.00	1,545.00	3%
Playground Inspector	400-110-6201	Training/Education/Conferences	400.00	400.00	412.00	3%
TEDC Basic Economic Dev Course	400-110-6201	Training/Education/Conferences	350.00	350.00	-	-100%
TML Annual Conference	400-110-6201	Training/Education/Conferences	455.11	455.11	-	-100%
TML Economic Dev Conference	400-110-6201	Training/Education/Conferences	470.29	470.29	-	-100%
DUES & SUBSCRIPTIONS	400-110-6205	Training/Education/Conferences	3,159.22	4,336.72	2,817.83	-35%
Annual Subscription Zac Tax Software	400-110-6205	Training/Education/Conferences	375.00	375.00	375.00	0%
Burleson Chamber Annual Membership Dues	400-110-6205	Training/Education/Conferences	112.50	112.50	135.00	20%
Cleburne Chamber Membership Dues	400-110-6205	Training/Education/Conferences	125.00	125.00	125.00	0%
CREW Fort Worth Annual Membership Dues	400-110-6205	Training/Education/Conferences	142.50	142.50	150.00	5%
GIS Monthly Subscription (1/3 shared)	400-110-6205	Training/Education/Conferences	1,803.72	1,803.72	1,857.83	3%
ICSC Annual Membership Dues	400-110-6205	Training/Education/Conferences	62.50	62.50	-	-100%
IEDC Annual Membership Dues	400-110-6205	Training/Education/Conferences	228.00	228.00	-	-100%
Keene Chamber Membership Dues	400-110-6205	Training/Education/Conferences	47.50	1,225.00	175.00	-86%
TEDC Annual Membership Dues	400-110-6205	Training/Education/Conferences	262.50	262.50	-	-100%
VEHICLE MAINT (INCLUDING FUEL)	400-110-6320	Vehicle Maintenance	1,583.00	1,583.00	-	-100%
Fuel	400-110-6320	Vehicle Maintenance	480.00	480.00	-	-100%
Miscellaneous Maintenance & Repairs	400-110-6320	Vehicle Maintenance	500.00	500.00	-	-100%
LEGAL SERVICES	400-110-6820	Legal Services	2,500.00	2,500.00	500.00	-80%

Description	Account ID	Type	FY25 Budget	FY26 Budget	Proposed Budget- FY27	Var %
OTHER PROFESSIONAL SERVICES	400-110-6860	Other Professional Services	7,500.00	7,500.00	7,400.00	-1%
Audit Expense	400-110-6860	Other Professional Services			7,400.00	100%
Grant Writer	400-110-6860	Other Professional Services	7,500.00	7,500.00	-	-100%
ENGINEERING SERVICES	400-110-6865	Engineering Services	-	7,500.00	7,500.00	0%
JANITORIAL	400-110-6880	Janitorial	1,170.00	1,170.00	1,205.10	3%
Miscellaneous cleaning supplies	400-110-6880	Janitorial	1,010.00	1,010.00	1,040.30	3%
Miscellaneous paper products - Restrooms	400-110-6880	Janitorial	160.00	160.00	164.80	3%
SECRETARIAL/CITY SERVICES	400-110-6883	Secretarial/City Services	9,591.00	42,000.00	43,260.00	3%
City Manager	400-110-6883	Secretarial/City Services		7,000.00	7,210.00	3%
City Secretary	400-110-6883	Secretarial/City Services	936.00	5,000.00	5,150.00	3%
Finance Director	400-110-6883	Secretarial/City Services	6,720.00	5,000.00	5,150.00	3%
Finance Manager	400-110-6883	Secretarial/City Services		6,000.00	6,180.00	3%
PR & Marketing	400-110-6883	Secretarial/City Services		14,000.00	14,420.00	3%
Scheduling Clerk	400-110-6883	Secretarial/City Services	1,935.00	5,000.00	5,150.00	3%
ADVERTISING/PROMOTION	400-110-6915	Advertising/Promotions	9,400.00	9,400.00	14,400.00	53%
Keene Chamber Business Expo	400-110-6915	Advertising/Promotions	2,500.00	2,500.00	2,500.00	0%
Miscellaneous Advertising	400-110-6915	Advertising/Promotions	5,000.00	5,000.00	10,000.00	100%
Old Glory Flags	400-110-6915	Advertising/Promotions	750.00	750.00	750.00	0%
One table of Eight at COC banquet	400-110-6915	Advertising/Promotions	1,150.00	1,150.00	1,150.00	0%
BUSINESS DEV./INCENTIVES	400-110-6916	Business Development & Incenti	4,000.00	4,000.00	4,000.00	0%
MEDIA & WEB PAGE	400-110-6922	Media & Website	-	5,000.00	1,250.00	-75%
ADMINISTRATIVE EXPENSE	400-110-6980	Administrative Expense	7,616.00	7,616.00	16,628.00	118%
Agenda Management Suite	400-110-6980	Administrative Expense	1,616.00	1,616.00	8,333.00	416%
Computer Supplies	400-110-6980	Administrative Expense	500.00	500.00	515.00	3%
IT Services	400-110-6980	Administrative Expense	1,000.00	1,000.00	1,030.00	3%
Laserfische Software	400-110-6980	Administrative Expense			3,250.00	100%
Miscellaneous Admin Expenses	400-110-6980	Administrative Expense	500.00	500.00	3,500.00	600%
PARK MAINTENANCE	400-110-6992	Park Maintenance	8,000.00	13,164.00	13,558.92	3%
Mow 5 acres - Wallen Ridge	400-110-6992	Park Maintenance	3,000.00	3,000.00	3,090.00	3%
Mow Community Center	400-110-6992	Park Maintenance		4,260.00	4,387.80	3%
Mow Pocket Park	400-110-6992	Park Maintenance	5,000.00	4,944.00	5,092.32	3%
Weed Control Welcome sign	400-110-6992	Park Maintenance		960.00	988.80	3%
BANK FEES	400-110-6993	Bank Fees	-	-	-	
PARK COMMUNITY PROJECTS	400-110-6995	Park Community Projects	19,000.00	24,000.00	23,100.00	-4%
Christmas Market	400-110-6995	Park Community Projects	1,000.00	1,000.00	-	-100%
Christmas Parade/Fireworks	400-110-6995	Park Community Projects	3,000.00	3,000.00	3,000.00	0%
Movie in the Park	400-110-6995	Park Community Projects	9,000.00	9,000.00	6,000.00	-33%
Parades - Miscellaneous Events	400-110-6995	Park Community Projects	5,000.00	10,000.00	12,600.00	26%
PARK COMMUNITY PROJECTS - CHRISTMAS IV	400-110-6995.0	Park Community Projects			1,500.00	100%
ANNUAL PMT - COMMUNITY CTR	400-110-7595	Loans & Debt Obligations	66,667.00	66,667.00	66,670.00	0%
CAPITAL EXPENDITURES	400-110-8000	Capital Expenditures	55,000.00	355,000.00	400,000.00	13%
Capital Project - Arauzo Park Improvements	400-110-8000	Capital Expenditures	25,000.00	50,000.00	50,000.00	0%
Capital Project - Engineering and Sidewalk	400-110-8000	Capital Expenditures	25,000.00	200,000.00	100,000.00	-50%
Capital Project - Skate Park	400-110-8000	Capital Expenditures		100,000.00	50,000.00	-50%
Elisa Carver Park - Additional Lighting	400-110-8000	Capital Expenditures		65,000.00	100,000.00	100%
Two Add'l Outdoor Warning Sirens	400-110-8000	Capital Expenditures			100,000.00	100%

Description	Account ID	Type	FY25 Budget	FY26 Budget	Proposed Budget- FY27	Var %
TRANSFER TO GOVERNMENT ACTIVITY	400-110-9010	Transfer to Government Activity	-	-	5,291.00	100%

Summary

Revenue	401,440.00
Expenses	762,051.35
Deficit	(360,611.35)

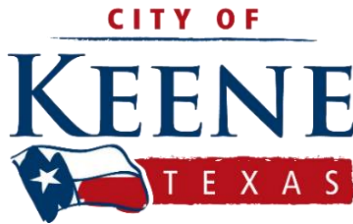
Available Balance in EDC-MM #XXXXXXX337
as of June 30, 2026 \$653,312.14

Budget Assumptions

- 1 Revenue increase by 12% - projecting extra income from MetalPlate and new business in the pipeline operating
- 2 Interest rate assumed to be at 3.66%. Current average is at 3.78%
- 3 Personnel Budget is assumed increase of 3% awaiting FY2027 Budget approval by City Council
- 4 Expenses increased by 3% unless otherwise stated
- 5 Capital expenditure is funded by cash not revenue

Budget Notes

- 1 No overtime budgeted - this is due to no more hourly position charged to EDC-B
- 2 Additional line for Short Term Disability was approved by Council as of FY2026 - this covers all administrative help
- 3 Maintenance & Repairs is to do an upkeep on common grounds - as rest of land is sold
- 4 Training Expenses increased due to the additional budget line for Council/Board annual training \$5,000
- 5 Dues and Subscription reduced by 35% due to removal of various annual memberships
- 6 Vehicle Maintenance and Fuel expenses are moved to Fund 510 -ISF as per GASB No. 34
- 7 Legal Fees line is reduced to 80% due to historical error in using this GL account
- 8 Other Professional Service reduced to only Audit expenses, removed Grant Writer - which is a duplicate of Engineering Service
- 9 Advertising/promotions increased to accommodate support for
 - a. 88.3 The Journey - \$3,000.00
 - b. SWAU Golf Tournament - \$ 1,500.00
 - c. SWAU Night at the Myerson - \$1,500.00
 - d. SWAU Gala - \$1,500.00
- 10 Media supplies reduced to reflect marketing media supplies and split between GF, WS, EDC A & B
- 11 Administrative Expenses increased due to :
 - a. Agenda Management Suite is going to be transitioned to e-Scribe total setup fee is \$25,000 - this amount reflects 1/3 of total expense
 - b. Laserfische increase of storage fee
- 12 Parks Community Projects reduced due to Movies in the Park reduced to 2 times a year from 3 times a year



Keene Economic Development Corporation (Type B) Board Meeting Minutes

July 21, 2026 at 3:30 PM

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

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

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

Members Absent: President Ricky Stephens, and Board Member Alma Davila

City Staff Present: Jonathan Seitz, Don Martin, Holly Russell, Mira Lam, and Cari Warwick

1. Call to Order, Invocation, Pledge of Allegiance

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

2. President's Remarks

None were made.

3. City Administration Remarks

Don Martin, Director of Development and Neighborhood Services, shared the O'Reilly Auto Parts has submitted an application and plans to build in Keene, Metalplate has started improving their property at the Industrial Park, and the housing developments are still submitting permit applications to build more homes. Administration shared that the additional lighting to the Elisa Carver Park parking lot will be installed soon, and there was question as to their location and programmability.

4. Public Comments

Paul Gnadt, Keene Chamber of Commerce President, shared an update on the *Voices of Keene* video production, and played a clip from one of the video interviews made.

5. Public Hearing

There was no public hearing scheduled for this meeting.

6. General

A. Review, discuss, and consider the minutes of the regular Keene EDC (Type B) Board meeting held on June 16, 2026.

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

Motion made by Vice President Gathings, Seconded by Heinrich.

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

B. Receive, discuss, and take action on the Keene EDC (Type B) Board Budget for Fiscal Year 2027.

Administration presented the proposed budget for Fiscal Year 2026-2027 (FY27) Mira Lam, Director of Finance, was present to assist with answering questions and review changes from the previous fiscal year's budget. She covered the projected revenue based on the current businesses and those that are about to come into Keene and start business in 2027. After several questions for clarification and discussion on the Capital Improvement Projects and

Money market account balance, a motion was made to approve the Proposed Budget for Fiscal Year 2026-2027 for the Keene EDC (Type B) Board, and seconded.

Motion made by Heinrich, Seconded by Youngberg.
Voting Yea: Vice President Gathings, Heinrich, Youngberg, Jackson

C. Receive an update from Chief Warner on the installation of the additional outdoor secondary warning sirens project.

Chief Warner, Keene Fire Department, presented an update on the purchase and installation of the two additional outdoor warning sirens. The sirens have been ordered and are in production with a completion date of about August 7. Afterward it will be shipped, and installation is expected for late August or early September. Chief Warner will need to get renewed quotes for the electrical installation. There was no action taken on this item.

D. Receive an update on the requested information for improvements to the Elisa Carver Park ballfields.

Mr. Martin shared an update on the ballfield repair project. He received a quote for \$16,880 removing the top layer, about a foot down, of the large ballfield and get it filled in with safer fill and soil and adding a French drain to assist with moving water off the field area. This contractor is working on the field, and it will come from the maintenance budget.

7. Executive Session

There was no recess to Executive Session during this meeting.

8. Reconvene into Open Session

There were no items that needed action.

9. Requests for Future Agenda Items

There was a request for looking at possible future locations for adding sidewalks, specifically along Old Betsy Rd from the SWAU Gym to Elisa Carver Park.

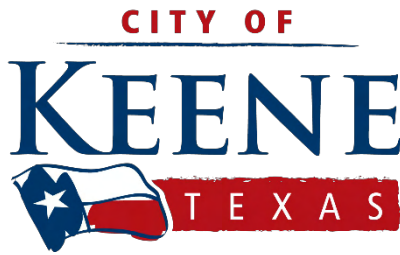
10. Adjourn

There being no further business to discuss, Vice President Gathings adjourned the meeting at 4:31 p.m.

Approved this the _____ day of _____ 2026.

Presiding Member

Holly Russell, City Secretary



City Council Regular Meeting

August 06, 2026, at 6:00 p.m.

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Report provided by:

ACSC attorneys

Consent Agenda Item 7C

SUBJECT:

Review, discuss, and consider a resolution approving a negotiated settlement between the Atmos Cities Steering Committee, of which the City of Keene is a member, and Atmos Energy regarding the Company's 2026 Rate Review Mechanism Filing and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement.

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of \$2253.4 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$225.6 million, \$163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$185.6 million instead of the claimed \$245.2 million instead of the claimed \$291.1 million.

After several settlement meetings, the parties have agreed to settle the case for \$260.5 million. This is a reduction of \$30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$13.37 on a monthly basis, or 14.15%. The increase for average commercial usage will be \$44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC’S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or allow recovery of Cities’ rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)		
	Average Bill	Compared to RRM Cities
RRM Cities:	\$66.18	-
DARR:	\$66.07	\$0.11
ATM Cities:	\$67.02	\$(0.84)
Environs:	\$66.07	\$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

CONCLUSION

The Legislature’s GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex’s claim that its historic cost of service should entitle it to recover \$291.1 million in additional system-wide revenues, the RRM settlement at \$260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

ATTACHMENTS:

- DRAFT – resolution approving of the negotiated settlement of the Atmos Cities Steering Committee (ACSC) and Atmos Mid-Tex Division for the 2026 Rate Review Mechanism (RRM) Filing
- The new Rate Tariffs - Attachment 1 to the Resolution
- Pension and Retiree Medical Benefits Benchmarks - Attachment 2 to the Resolution
- Average Bill Impacts

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF _____, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of _____, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2026.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 40.7 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 23.65	\$ 24.35	\$ 23.65	\$ 24.35	\$ 0.70	
4	Consumption Charge (Ccf)	40.7	\$ 0.74748	\$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				\$ 54.09	\$ 66.64	\$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	\$ 0.26375	\$ 0.26375	\$ 10.74	\$ 10.74	\$ -	
9	Rider GCR Part B (Ccf)	40.7	\$ 0.58642	\$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				\$ 34.62	\$ 34.62	\$ -	0.00%
11								
12	Total Base with Gas Cost				\$ 88.71	\$ 101.26	\$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	Total Residential Average Bill				\$ 94.48	\$ 107.85	\$ 13.37	14.15%
16								
17	<u>Rate C @ 372.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 94.00	\$ 115.50	\$ 94.00	\$ 115.50	\$ 21.50	
20	Consumption Charge (Ccf)	372.6	\$ 0.22261	\$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				\$ 176.95	\$ 219.03	\$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	\$ 0.26375	\$ 0.26375	\$ 98.28	\$ 98.28	\$ -	
25	Rider GCR Part B	372.6	\$ 0.40258	\$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				\$ 248.30	\$ 248.30	\$ -	0.00%
27								
28	Total Base with Gas Cost				\$ 425.25	\$ 467.33	\$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	Total Commercial Average Bill				\$ 452.93	\$ 497.75	\$ 44.82	9.90%
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1263 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	\$ 0.7678	\$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.5623	\$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
39	Total Base Rates	<u>1,263</u>			<u>\$ 2,818.62</u>	<u>\$ 3,514.88</u>	<u>\$ 696.26</u>	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	\$ 2.63750	\$ 2.63750	\$ 3,331.65	\$ 3,331.65	\$ -	
43	Rider GCR Part B (MMBtu)	1,263	\$ 0.90813	\$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				<u>\$ 4,478.78</u>	<u>\$ 4,478.78</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 7,297.41	\$ 7,993.67	\$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	Total Industrial Average Bill				<u>\$ 7,772.42</u>	<u>\$ 8,514.00</u>	<u>\$ 741.58</u>	<u>9.54%</u>
50								
51	<u>Rate T at 4935 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,848.75	\$ 2,304.50	\$ 1,848.75	\$ 2,304.50	\$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.7678	\$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	\$ 0.5623	\$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1206	\$ 0.1505	-	-	-	
57	Total Base Rates	<u>4,935</u>			<u>\$ 4,931.86</u>	<u>\$ 6,152.37</u>	<u>\$ 1,220.51</u>	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	\$ 0.90813	\$ 0.90813	\$ 4,481.46	\$ 4,481.46	\$ -	
61	Total Gas Cost				<u>\$ 4,481.46</u>	<u>\$ 4,481.46</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 9,413.33	\$ 10,633.84	\$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	Total Transportation Average Bill				<u>\$ 10,026.07</u>	<u>\$ 11,326.02</u>	<u>\$ 1,299.96</u>	<u>12.97%</u>