

City Council Regular Meeting Agenda

March 05, 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 – Council and Director Training Report, Partnership with Local Youth Association and ball field improvement, Audit Update, Lisa Parrish Recognition Party.

5. **Public Hearing Items**

There is no Public Hearing scheduled for this meeting.

6. **Consent Agenda**

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 Items to be withdrawn from the Consent Agenda for separate discussion by the City Council.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

A. Consider approval of the minutes of the regular Keene City Council meeting held on February 05, 2026.

- B. Consider approval of the Memorandum of Understanding (MOU) between the Keene Police Department and the Keene ISD Police Department for the 2025-2026 school year.
- C. Consider approval of Ordinance No. 2026-691 updating the masonry requirements listed in Ordinance No. 2023-665 as approved at the January 15, 2026 meeting.
- D. Consider receipt and acceptance of the Keene Police Department's 2025 Racial Profiling Report.
- E. Consider approval of a resolution authorizing continued participation with the Steering Committee of Cities Served by Atmos.
- F. Consider approval of a resolution authorizing continued participation with the Steering Committee of Cities Served by Oncor.

7. General

General business items for discussion:

- A. Review, discuss, and take action on a resolution authorizing the submission of an application to the Texas Department of Agriculture for the 2026 TxCDBG Downtown Revitalization Program and authorizing the designation of a downtown district area.
- B. Review, discuss, and consider action on a resolution and agreement for allowing the use of city-owned property for use by a local non-profit as a community garden space.
- C. Review, discuss, and consider action to approve Rob Foster, Council Member – Ward I, to be the presiding member of Council Meetings should Mayor Pro Tem Gillin be absent, and approve a resolution adding him as the second Council Member signatory to all City of Keene bank accounts at Pinnacle Bank.
- D. Review, discuss, and consider action to adopt a revised *Boards and Commissions Membership Appointment Policy*, striking the section prohibiting Council from being appointed to a board or commission.
- E. Review, discuss, and approve the first reading of a resolution approving the following EDC Type B projects approved by the Keene Community Development Corporation: the purchase and installation of a skate park, the purchase and installation of specific sidewalks in the city, the naming of the pocket park to "Luz Arauzo Park and the purchase and installation of improvements to the park, the purchase and installation of additional secondary outdoor warning sirens, and the purchase and installation of additional lighting at Elisa Carver Park.
- F. Review, discuss, and consider approval of reappointments of Donnie Beeson, Daniel Gathings, Gary Heinrich, and Nellie Youngberg to the EDC Type B Board for a two-year term ending March 2028.
- G. Review, discuss, and consider approval of reappointments of Stephanie Flannery, Gilbert Perez, and Carter Schwarz to the Planning & Zoning Commission for a two-year term ending March 15, 2028.

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

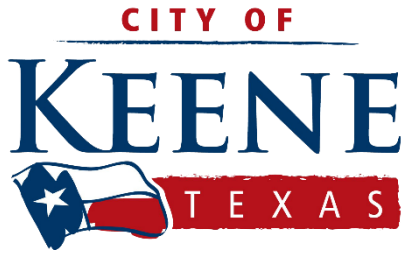
11. Adjourn

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: 02/27/2026 Time: 2:00 PM By: Holly B. Russell
Holly Russell, City Secretary

Accessibility Statement

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



City Council Regular Meeting

March 5, 2026, at 6:00 PM

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

Report Item 4A

SUBJECT:

City Manager's Comments – Council and Director Training Report, Partnership with Local Youth Association and ball field improvement, Audit Update, Lisa Parrish Recognition Party.

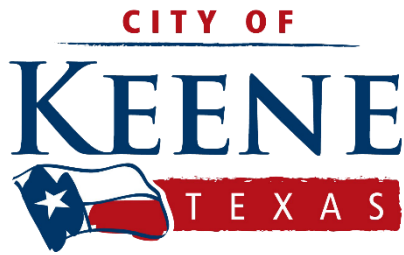
BACKGROUND:

- Spend the afternoon of March 1st and the full day of March 2nd. We learned more about personal communication styles, received update for each department from directors, legal training and updates, marketing initiatives for our city, and went over the current budget status and looking towards 2027 initiatives.
- In an effort to bring athletics to our community's youth and upgrade our ball fields, we have partnered with the Joshua Youth Association this year. There is a shortage of ball fields in the area because of all the growth.
- Our goal is to have both audits complete by March 28th but may extend in to April. The IRS audit seems to be winding down.
- Recognized Lisa Parrish for her years of service to our city where city council, elected state and county officials, staff and most importantly citizens from our community showed up in support.

FINANCIAL IMPACT:

- Joshua Youth Association will be investing \$14,000 to \$18,000 worth of labor and materials in exchange to use our fields this year.

ATTACHMENTS:



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

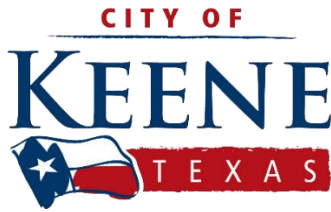
Consent Agenda Item 6A

SUBJECT:

Consider approval of the minutes of the regular Keene City Council meeting held on February 05, 2026.

ATTACHMENTS:

- DRAFT – minutes of the February 05, 2026, Council Meeting



City Council Regular Meeting Minutes

February 05, 2026 at 6:00 PM

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

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Bob Chapman, Rob Foster, and Troy Smith. Johnny Shaw arrived at 6:13 p.m.

Members absent: Council Member Chuck Easley

City Staff present: Jonathan Seitz, City Manager; Holly Russell, City Secretary; Sandra Overstreet, HR Director; Mira Lam, Finance Director; Don Martin, Director of Development & Neighborhood Services; Chief James Kidd, Keene Police Department; Chief Dan Warner; Keene Fire & Rescue; Keith Barrow, Digital Marketing Coordinator.

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

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

2. Mayor Announcements

Mayor Pro Tem Gillin shared that City Hall will be closed on President's Day, on February 12 will be a push-in ceremony for Brush Truck 78, and thanked Mayor Parrish for her service.

3. Public Comments

Will Keeton, Candidate for District Clerk, introduced himself to Council and gave a brief overview of his qualifications for the position.

Jake Petty, Candidate for County Commissioner-Precinct 4, introduced himself and gave a brief overview of his qualifications for the position.

Jeff Hankins, 503 N Fairview Lot 45, spoke to Council about the need for adding days to water bill extensions, and he wanted to know why only two officers are working during the day and would like to see more officers on patrol. He expressed concern about the speeding on E. Oakdale. Chief Kidd noted they will focus on the area to monitor the issues.

Vincent Castro, 503 N Fairview Lot 41, spoke to Council concerning the arrest of certain residents, and concerning his application for the EDC-A Board.

Owen Larson, 1002 Shelly Drive, provided Council with copies of a petition to address improper drainage of stormwater runoff on Shelly Drive. He would like the City to address this issue since the city approved of the wall design that is causing the issue.

Eddie Arellano, 1004 Shelly Drive, spoke to the same water runoff issue. The wall is now broken and needs repair, but the developer is no longer involved. Residents do not want to pay to have the issue corrected and repaired.

4. Reports

Informational reports only; no action to be taken.

- A. *City Manager's Comments – A report from the City Manager to include the topics of Council and Director Training, Post-Winter Storm, Downtown Revitalization Grant, IRS Audit, and Emergency Services District (ESD) additional funds.*

Jonathan Seitz, City Manager, shared that the Council retreat is scheduled for March 1 and 2, and staff is refining the agenda. He thanked staff for their diligence in preparing for and managing services during the winter storm. The Downtown Revitalization Grant is moving forward, and more will be coming to Council for review and consideration. The IRS audit is still ongoing. The IRS audit has to be completed before the city can move forward with the annual audit, and so far, this has resulted in a large refund to the City. Mr. Seitz invited Chief Warner to come forward to speak on the Emergency Services District (ESD) funds. Chief Warner announced that the city receives funds from the ESD per the terms of a contract between the entities. In addition, the city is eligible to receive \$129,106.80 to purchase equipment for the department, and eligible for up to \$193,660.19 for station upgrades. Chief Warner is hoping to be approved for a phased plan to make improvements to the building. Mr. Seitz also shared that he reached out to Mayor Parrish and noted that a reception in her honor is being planned and announced soon.

- B. *Receive and discuss the Quarterly Financial Report for the months of October 1 through December 31, 2025.*

Mira Lam, Director of Finance, shared that year-to-date revenue is currently about 16 percent lower than what was budgeted. Since the property tax payment the City usually receives at the end of the year was delayed and not received until mid-January. It will be reflected in the next quarterly report. Sales tax revenue is coming in higher than the previous fiscal year's comparable months. So far Expenditures are on target with the budget. The Water and Sewer Fund.....

- C. *Receive a report on the City-County Transportation service from Jon-Erik "AJ" Arjanen, General Manager.*

Jon-Erik Arjanen, General Manager of the City County Transportation, gave an introduction of the service and the future of the service. In 2025, they saw an increase in ridership overall, and 93.4 percent of those trips between Keene and Cleburne were for work or medical reasons. As of October 2025, the 6:00 a.m. start time was expanded to all of Johnson County, and the department has partnered with dialysis facilities to offer service on holidays. Moving forward, the department wants to add online scheduling services to relieve the dispatch-call overload. Mr. Arjanen hopes to also improve payment options for customers as well. They are looking to relaunch and rebrand in effort to make the service more recognizable and known to residents.

- D. *Receive a report on Code Enforcement that explains the basic overview of department duties and responsibilities and their ability to enforce code violations.*

Don Martin, Director of Neighborhood and Development Services, gave the report on Code Enforcement. He introduced John Johnson, the certified Code Enforcement Officer employed full-time with the City. He announced there is a new link on the website for residents to report any concerns or complaints to Animal Control and Code Enforcement.

- E. *Receive a report from Dr. Ricky Stephens, Keene ISD Superintendent, giving information about the upcoming bond election and the improvements to the school facilities it would impact.*

Dr. Ricky Stephens, Keene ISD Superintendent, shared that the School Board should be considering calling an election for a bond at their Monday meeting. He reviewed the November 2025 bond election and that it did not pass. He gave a brief overview of the district and demographics, and what they project to receive in numbers of students with the many new homes that are being built in Keene. He shared the results of a survey to understand why the bonds did not pass.

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 January 15, 2026.*
- B. *Consider approval of a resolution to remove Lisa Parrish as a signatory on all of the City's bank accounts.*
- C. *Consider approval of a resolution to add the City Manager and City Secretary as signatories on the Texas Water Development Board (TWDB) grant bank account.*

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

Motion made by Foster, Seconded by Shaw.

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

6. Public Hearing Items

There are no public hearings scheduled for this meeting.

7. General

General business items for discussion:

- A. Review, discuss, and consider acceptance of Mayor Parrish's resignation effective January 16, 2026, and giving a vote of confidence for Samantha Gillin, Mayor Pro Tem, acknowledging the Mayor Pro Tem shall fill the vacancy and conduct city business as the Acting Mayor until a new Mayor is elected in the next Keene General Election to be held November 3, 2026.

A motion was made to accept the resignation of Mayor Parrish effective January 16, 2026, and acknowledge Samantha Gillin, Mayor Pro Tem, as the Acting Mayor to conduct city business until a new Mayor is elected.

Motion made by Foster, Seconded by Smith.

Voting Yea: Chapman, Foster, Smith, Shaw

Voting Abstaining: Mayor Pro Tem Gillin

8. Executive Session

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

- A. Texas Government Code Section 551.074 - Personnel Matters;** discuss the appointment, employment, evaluation, reassignment, duties, of a public officer or employee; (City Attorney, City Secretary annual review, and possible appointment to committees/commissions and board of adjustment)

Mayor Pro Tem Gillin exited the meeting at 7:46 p.m. and Council Member Foster read the item on her behalf. He recessed the meeting at 7:47 p.m. Mayor Pro Tem rejoined the meeting at the beginning of Executive Session.

9. 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 8:58 p.m.

A motion was made to not appoint the applicant to the Board of Adjustment, and seconded. The motion was unanimous.

Motion made by Smith, Seconded by Shaw.

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

10. Requests for Future Agenda Items

Foster - want to bring back adopting the Board & Commission policy for approval.

11. Adjourn

With no further business to discuss, the Mayor Pro Tem adjourned the meeting at 9:01 p.m.

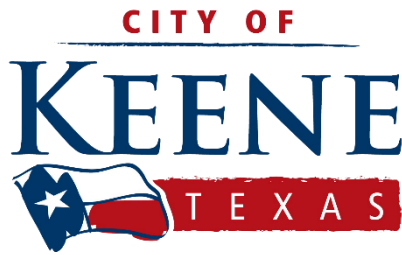
Approved on this the 5th day of March 2026.

APPROVED:

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Chief James Kidd, Keene Police Department

jkidd@keenetx.com

Consent Agenda Item 6B

SUBJECT:

Consider approval of the Memorandum of Understanding (MOU) between the Keene Police Department and the Keene ISD Police Department for the 2025-2026 school year.

BACKGROUND:

The Keene Independent School District (KISD) maintains jurisdiction within the city limits of Keene. Last year the two parties updated a memorandum of understanding between KISD and the City of Keene, which outlines the agreed-upon responsibilities of the police departments for each entity.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Staff recommend approval of this Memorandum of Understanding (MOU) between the City of Keene on behalf of its police department and KISD on behalf of its police department.

ATTACHMENTS:

- *Jurisdictional Memorandum of Understanding Between Keene Independent School District Police Department and City of Keene, Texas on behalf of the Keene Police Department*

**JURISDICTIONAL MEMORANDUM OF UNDERSTANDING BETWEEN
KEENE INDEPENDENT SCHOOL DISTRICT POLICE DEPARTMENT
AND CITY OF KEENE, TEXAS on behalf of the KEENE POLICE DEPARTMENT**

The Texas Education Code Section 37.081 requires a school district police department and the law enforcement agencies with which it has overlapping jurisdiction enter into a memorandum of understanding (MOU) that outlines reasonable communication and coordination of efforts between the department and agencies. This document shall serve as the MOU addressing those requirements between the Keene Independent School District Police Department (KISDPD) and the City of Keene, Texas, a home rule city on behalf of the Keene Police Department (KPD).

The purpose of this MOU is to set out a common understanding of the policies and procedures that the Keene Police Department and the Keene Independent School District Police Department will follow in providing police service to the KISD schools in the city of Keene, Texas, Johnson County, Texas. This MOU is a formal agreement to clarify jurisdiction, define parameters and the areas of responsibilities, and to establish a spirit of cooperation to enhance the services both agencies provide to the citizens residing within the city limits of Keene, Texas in accordance with Texas Education Code, Section 37.081.

The Keene Police Department shall retain primary jurisdiction over property or areas not owned, leased, rented, or otherwise under the control of Keene ISD.

The KISDPD has the ability and authority to investigate criminal activities occurring on KISD property. The primary duties of police officers commissioned by the KISDPD are as follows:

- Endeavor to provide a safe and secure environment for students, staff, and citizens while those persons are participating in or attending school sponsored activities which include, but are not limited to, extra-curricular activities, students in transit to and from school in a District vehicle, or any other school-sponsored or school related activity on or off campus.
- Protect the property of the district including real and personal property located inside and outside the boundaries of the district that is owned, leased, rented, or otherwise under the control of the district (hereinafter “Keene ISD Property”).
- Endeavor to protect the personal property of those individuals engaged in school sponsored or school related activities.

These duties shall be performed on property owned by the Keene Independent School District (KISD) or within the State of Texas while those individuals are under the direct supervision of

MEMORANDUM OF UNDERSTANDING (MOU)
Keene Independent School District Police Department and the City of Keene Police Department

the district. The Agreement includes all current and future schools and properties that are located within the City of Keene, Texas.

1. The KISDPD and KPD will have concurrent jurisdiction on Keene ISD property within the city limits of the City of Keene, Texas.
2. KISDPD will have primary jurisdiction and responsibility for all offenses that occur on school district property. In addition, KISDPD will be responsible for investigating all traffic accidents that occur on district property. Any incident or accident involving District vehicles will allow KISDPD to respond to the incident, but primary responsibility depends on location of the accident or incident.
3. If any assistance is needed, or if a major crime scene or a critical incident develops inside Keene city limits, KPD may assume the initial command of major police incidents including active shooter, barricaded person or hostage incident occurring on Keene ISD property. Upon arrival of a representative from the Keene ISD Police Department on scene, primary control over the incident by Keene ISD Police Department may be established in cases where both parties have agreed that a change in primary jurisdiction is warranted.
4. KPD agrees to comply with notification of criminal activities involving students enrolled in district schools pursuant to Article 15.27 of the Texas Code of Criminal Procedure.
5. KISDPD will maintain possession of all evidence/property seized or collected by the KISDPD. The KISDPD Chief of Police is designated as the sole custodian of all evidence/ property for KISD. KPD will maintain all evidence/ property seized when it serves in the capacity of agreed primary jurisdictional agency in control of any specific incident as they occur.
6. The KISDPD agrees to comply with the National Incident Management System (NIMS) as set forth by the Department of Homeland Security within the initial term of this agreement.
7. The KISDPD will notify KPD of all arrests and any significant incidents involving Keene ISD students, staff, and/or residents of the City of Keene, as allowed by law.
8. The City of Keene grants the KISDPD the authority to file citations and Class C Misdemeanor criminal cases including, but not limited to, traffic violations, "School Offenses" as defined by Section 37.141 of the Texas Education Code, and violations of any City of Keene municipal ordinance with the City of Keene Municipal Court via a mutually agreed upon method. Any revenue generated from the adjudication of said citations or criminal cases shall be awarded to the City of Keene.

MEMORANDUM OF UNDERSTANDING (MOU)
Keene Independent School District Police Department and the City of Keene Police Department

9. In the event that any person performing law enforcement, police protection or detention services pursuant to this Agreement shall be cited as a party to any civil lawsuit, state or federal, arising out of the performance of those services, such person shall be entitled to the same benefits that he/she would be entitled to receive of such civil action had arisen out of the performance of his duty as a member of the department where he/she is regularly employed. To the extent provided by law, each party to this Agreement expressly waives all claims against every other party for compensation for any loss, damages, personal injury, or death occurring because of the performance of the Agreement, except for acts in violation of law. Nothing contained in this agreement shall waive the respective immunities of the City of Keene and Keene ISD.
10. Each Party shall be responsible for the action of each Party's own employees, officials, officers, and agents. The Parties expressly agree that nothing in this Agreement shall be construed as a waiver by the Parties of any rights, privileges, defense, remedies or immunities available to the Parties as governmental entities.
11. Third party claims against either party to this Agreement shall be governed by the Texas Tort Claims Act or other appropriate statutes, ordinances or laws of the State of Texas and the United States.
12. It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to waive, an immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.
13. The term of this Agreement shall be for a period of one (1) calendar year from the date of execution of this Agreement by both parties. This Agreement shall renew annually for successive one (1) year periods, unless otherwise terminated in writing by either party with at least thirty (30) days written notice prior to the renewal date. This particular Agreement may be terminated at any time with or without cause, subject to Texas Education Code 37.081 (g) which requires a school district police department and the law enforcement agencies with which it has overlapping jurisdiction to enter a memorandum of understanding outlining reasonable communication and coordination efforts between the department and the agency.
14. It is understood that nothing in this Agreement impacts the jurisdiction of the criminal courts, including the Keene Municipal Court, as it relates to the filing and prosecution of offenses, occurring on the property of District campuses in the city limits of Keene, Johnson County, Texas.
15. No amendment, modification or alteration of the terms herein shall be binding unless the same be in writing, dated subsequent to the date of this Agreement and duly executed by both Parties.

MEMORANDUM OF UNDERSTANDING (MOU)
Keene Independent School District Police Department and the City of Keene Police Department

- 16. **Governing Law.** The obligation and undertaking of each of the Parties to the Agreement are and shall be performed in Johnson County, Texas. The validity of this Agreement and any of its terms and provisions, as well as the right and duties of the Parties, shall be governed by the laws of the State of Texas; and any venue for any action concerning this Agreement shall be in Johnson County, Texas.
- 17. **Entire Agreement.** This Agreement embodies the complete understanding of the Parties hereto, superseding all oral and written previous and contemporaneous agreements between the Parties and relating to the matters of this Agreement.
- 18. **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable, in any respect, such invalidity, illegality or unenforceability shall not affect the other provisions, and the Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in this Agreement.
- 19. **Execution.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
- 20. **Third Parties.** This Agreement does not create any third-party beneficiaries. Nothing in this Agreement, or in the Administrative Regulations, or any other attachment shall be construed to create, expand, or form basis for the liability to any third-party under any theory of law against either the City of Keene or Keene ISD unless such basis exists independent of this Agreement under State and Federal Law.
- 21. **Waiver.** No waiver of a breach or any provision of the Agreement by either Party shall constitute a waiver of any subsequent breach of such provision. Failure of either Party to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof.
- 22. **The renewal date shall be calculated using the date of execution of the Agreement by both parties. Notice, for the purpose of termination shall be to the Chief of Police for the City of Keene and the Superintendent for the District, pursuant to Section 37.081 (f) of the Texas Education Code. Notice shall also be provided to the KISDPD Chief of Police.**

The individuals signing below have been authorized to execute this Agreement on behalf of their respective entities. The Parties agree to comply with and be bound by the terms of this Agreement.

AGREED TO:

MEMORANDUM OF UNDERSTANDING (MOU)
Keene Independent School District Police Department and the City of Keene Police Department

By: _____ City Mayor, City of Keene, TX

Date: _____

By: _____ Chief of Police, City of Keene, TX

Date: _____

By:  _____ Board of Trustee, President, Keene ISD

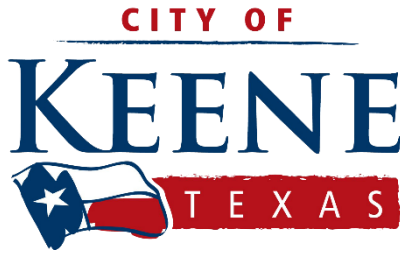
Date: Dec. 15, 2025

By:  _____ Superintendent, Keene ISD

Date: Dec. 15, 2025

By:  _____ Chief of Police, Keene ISD

Date: Dec 18, 2025



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Consent Agenda Item 6C

SUBJECT:

Consider approval of Ordinance No. 2026-691 updating the masonry requirements listed in Ordinance No. 2023-665 as approved at the January 15, 2026 meeting.

BACKGROUND:

A public hearing was held at the January 15, 2026 Council meeting discussing the permission and use of "Hardie Plank/Board" in the development. As the ordinance does not clarify what is and is not a masonry item, and the State only allows municipalities to prohibit materials that are not approved by the 2018 International Building Code and subsequent updates, the request was made by the developer to get clarification on the use of this material. After much discussion and consideration, a motion was made "to include fiber cement siding in the Professional Development ordinance" and carried with four Council Members in favor and two against.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Staff recommend approval of this updated ordinance.

ATTACHMENTS:

- DRAFT – update to Ordinance 2026-691

ORDINANCE 2026-691

REZONING SUNSET RIDGE

AN ORDINANCE OF THE CITY OF KEENE, TEXAS AMENDING CHAPTER 157, “ZONING,” OF THE CITY OF KEENE CODE OF ORDINANCES BY REZONING APPROXIMATELY 94.81 ACRES OUT OF THE O.WINTERS SURVEY, ABSTRACT NO. 875 IN THE CITY OF KEENE, JOHNSON COUNTY, TEXAS, FROM C-3 (GENERAL COMMERCIAL AND LIGHT MANUFACTURING) AND AG (AGRICULTURAL) TO A PD (PLANNED DEVELOPMENT) DISTRICT DESIGNATION, SUBJECT TO THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE; APPROVING THE CONCEPTUAL PLAN; CHANGING THE OFFICIAL ZONING MAP; AMENDING THE CITY’S COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Keene, Texas, is a Home Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has the authority to adopt a zoning ordinance and map regulating the location and use of buildings, other structures, and land for business, industrial, residential and other purposes, and to amend said ordinance and map for promoting the public health, safety, morals and general welfare, all in accordance with a plan; and

WHEREAS, the hereinafter described property is currently zoned C-3 (General Commercial and Light Manufacturing) and AG (Agricultural); and

WHEREAS, a change in the zoning classification of the property was requested by a person or corporation having a proprietary interest in said property; and

WHEREAS, the Keene City Council and the Planning and Zoning Commission of the City of Keene, in compliance with the laws of the State of Texas and the ordinances of the City of Keene, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested rezoning; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and any other information and materials received at the public hearing, the City Council of the City of Keene has determined that the change in the zoning of the property is in the best interest of the public health, safety and welfare of the City of Keene.

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

SECTION 1

INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are

incorporated herein and made a part hereof for all purposes.

SECTION 2

ZONING AMENDMENT. That Chapter 157 of the Keene Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City of Keene, as amended, is hereby amended by rezoning the hereinafter described property subject to the permitted uses, regulations, variances, restrictions, and conditions hereinafter set forth in this ordinance:

Being a 94.81 acre tract or parcel of land situated in the O. Winters Survey, Abstract Number 875 in the City of Keene, Johnson County, Texas and being a portion of a called 95.226 acre tract of land (Tract 1) and a portion of a called 0.96 acre tract of land (Tract 2) described in the deed to MKP Development, LLC, a Texas Limited Liability Company, recorded in Document Number 2022-21410 of the Official Records of Johnson County, Texas and being more particularly described by, as shown on the map attached as Exhibit A, and described by metes and bounds description attached as Exhibit B, by changing the zoning of said property from SF-2 (Single Family-2), C-3 (Commercial-3) and AG (Agricultural) to a PD (Planned Development) District designation with permitted uses most similar to SF-3 (Single Family Residential-3).

This property is adjacent to business US-67, directly West of FM 2280. The purpose of this development is to provide a single family detached residential community to the Business US-67 corridor.

The Planned Development commonly known as Sunset Ridge Estates is most similar to the City of Keene's uses as provided by SF-3 (Single Family Residential District-3) and shall be subject to the permitted uses, regulations, restrictions and conditions of SF-3 except for the permitted uses, regulations, variances, restrictions, and conditions hereinafter set forth below in this ordinance:

SUNSET RIDGE ESTATES

PLANNED DEVELOPMENT DISTRICT STANDARDS

1.0 Planned Development District - Single Family Detached Residential/Commercial District

- 1.01 **General Purpose and Description:** The single-family detached residential district with commercial area adjacent to Business Highway 67 is established to provide for a high density single-family residential neighborhood with some commercial, the addition will be developed into a minimum of three hundred and fifty (350) single family homes with commercial frontage. The provisions of this section apply to the area as shown on Exhibit A and Exhibit B, and described by metes and bounds description in Exhibit A and Exhibit B. Requirements for this single-family residential/commercial development shall be governed by standards as described below.
- 1.02 **Permitted Uses Allowed:** Land uses permitted within the single-family detached residential/commercial district shall be as set forth in Section 157.330 of the Code of Ordinances for SF-3 and C-3 except as follows: zero lot line house; cemetery or mausoleum; college or university; community center, public; community center, private; family home; greenhouse; library; nursery school, kindergarten; stadium or play field, public; concrete, asphalt batching plant (temporary concrete batching plants are allowed only

during the construction phase of the PD).

1.03 Development regulations:

The following regulations apply to single-family lots:

- (a) Lot size: 5,500 square feet minimum
- (b) Front yard setback: 20 feet minimum
- (c) Rear yard setback: 10 feet minimum
- (d) Side yard setback: 5 feet minimum
- (e) Width of side yard adjacent to side street: 15 feet minimum
- (f) Width of lot: 50 feet minimum
- (g) Depth of lot: 110 feet minimum
- (h) Building height: 35 feet maximum
- (i) Living Area: 1,400 square feet minimum

1.04 General yard requirements: The following general requirements provide additional criteria which apply to yard requirements in the single family detached residential district.

1. General.

- (a) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building. Eave and roof extensions may project into the required front yard.
- (b) Double frontage: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only. The second street frontage shall meet the minimums stated in item 1.05(f) of this ordinance.

1.05 Pavement Standards:

All streets within the single-family detached residential zoning shall be developed using thirty-one-foot (31') concrete streets with a minimum six-inches (6") in depth of concrete over an approved base constructed in fifty-foot (50') wide right of ways. Streets shall require curb and gutters per the City's standard engineering requirements.

1.06 Water Tapping Fees:

Water will be provided by JCSUD, and fees will be negotiated through JCSUD.

1.07 Sanitary Sewer Tapping Fees:

All sanitary sewer tap fees shall not exceed \$375.00 per tap within the planned development.

1.08 Landscaping: Lots shall have a minimum landscaping requirement of one 2-inch caliper tree planted in the front yard prior to the final inspection of the residential structure.

1.09 Screening: Gas well site will have masonry permitted wall.

1.10 Exterior Masonry Requirements:

All residential structures shall be constructed with a minimum of 80% masonry, **which includes fiber cement or concrete fiber siding**, with the remaining non-masonry building

material consisting of fire-resistant material to be approved by the City.

- 1.14 **Home Owners Association:** Upon completion of the residential development, the Developer shall establish a home owners association to maintain all common areas within the development of the property.
- 1.15 **Maintenance Bond:** The City of Keene shall require a 2-year maintenance bond for all civil infrastructure improvements but shall accept separate bonds for each maintenance bond item instead of requiring a single maintenance bond for the entire project.
- 1.16 **Electrical:** The developer shall use copper wiring in all single-family residences.
- 1.17 **Entrance Signs:** The developer shall provide a landscaped entrance feature with masonry signs constructed at both entrances along Business Highway 67, the signs will be located open space lots and will be maintained by the HOA.

SECTION 3

AMENDMENT OF ZONING MAP. The official zoning map of the City of Keene shall be amended to reflect the change in zoning made by this Ordinance.

SECTION 4

COMPREHENSIVE PLAN AMENDMENT. That the City's comprehensive plan and accompanying map, as adopted in Section 150.03 of the Keene Code of Ordinances, is hereby amended to reflect the zoning change authorized by this Ordinance, and City staff is hereby directed and authorized to update the City's comprehensive plan and accompanying map to implement the approved changes.

SECTION 5

CUMULATIVE CLAUSE. This ordinance shall be cumulative of all provisions of ordinances of the City of Keene, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Keene's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

SECTION 6

SEVERABILITY CLAUSE. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrase, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7

PENALTY CLAUSE. Any person, firm, association of persons, company, corporation, or their agents, servants or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in V.T.C.A. Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

SECTION 8

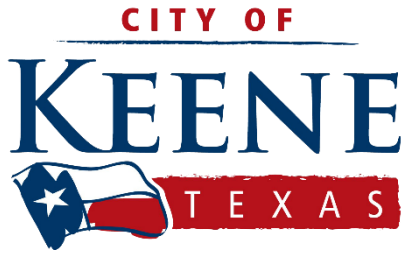
EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this the 05th day of March 2026.

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Chief James Kidd, Keene Police Department

jkidd@keenetx.com

Consent Agenda Item 6D

SUBJECT:

Consider receipt and acceptance of the Keene Police Department's 2025 Racial Profiling Report.

BACKGROUND:

Every year, the State of Texas Code of Criminal Procedure requires that local police departments compile and submit the Racial Profiling Data from the previous year. In accordance with Article 2.132 of the Texas Code of Criminal Procedure requires the report to be submitted to the Texas Commission on Law Enforcement and the Keene City Council.

To continue our compliance with the Texas Code of Criminal Procedure, the Keene Police Department compiled the report and submitted the data for January 2025 – December 2025

FINANCIAL IMPACT:

None

RECOMMENDATION:

Staff recommend approval of this Memorandum of Understanding (MOU) between the City of Keene on behalf of its police department and KISD on behalf of its police department.

ATTACHMENTS:

- *Jurisdictional Memorandum of Understanding Between Keene Independent School District Police Department and City of Keene, Texas on behalf of the Keene Police Department*

Racial Profiling Report | Full

Section 6, Item D.

Agency Name: KEENE POLICE DEPT.
Reporting Date: 02/06/2026
TCOLE Agency Number: 251208

Chief Administrator: JAMES B KIDD III

Agency Contact Information:
Phone: (817) 641-7831
Email: jkidd@keenetx.com

Mailing Address:
203 W HILLCREST ST, KEENE, TX, 76059

This Agency filed a full report

KEENE POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the KEENE POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the KEENE POLICE DEPT. if the individual believes that a peace officer employed by the KEENE POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the KEENE POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the KEENE POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The KEENE POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: James Kidd
Chief of Police

Section 6, Item D.

Date: 02/06/2026

Total stops: 3448

Street address or approximate location of the stop

City street	2097
US highway	1334
County road	17
State highway	0
Private property or other	0

Was race or ethnicity known prior to stop?

Yes	8
No	3440

Race / Ethnicity

Alaska Native / American Indian	25
Asian / Pacific Islander	131
Black	381
White	1864
Hispanic / Latino	1047

Gender

Female	1234
Alaska Native / American Indian	9
Asian / Pacific Islander	45
Black	122
White	724
Hispanic / Latino	334
Male	2214
Alaska Native / American Indian	16
Asian / Pacific Islander	87
Black	259
White	1139
Hispanic / Latino	713

Reason for stop?

Violation of law	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0

Hispanic / Latino	0
Preexisting knowledge	6
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3
Hispanic / Latino	3
Moving traffic violation	1867
Alaska Native / American Indian	12
Asian / Pacific Islander	73
Black	203
White	1007
Hispanic / Latino	572
Vehicle traffic violation	1575
Alaska Native / American Indian	13
Asian / Pacific Islander	58
Black	178
White	854
Hispanic / Latino	472
Was a search conducted?	
Yes	122
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	35
White	43
Hispanic / Latino	43
No	3326
Alaska Native / American Indian	25
Asian / Pacific Islander	130
Black	346
White	1821
Hispanic / Latino	1004
Reason for Search?	
Consent	32
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	5
White	14

Hispanic / Latino	12				
Contraband	5				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	1				
White	2				
Hispanic / Latino	2				
Probable	65				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	23				
White	17				
Hispanic / Latino	25				
Inventory	11				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	4				
White	3				
Hispanic / Latino	4				
Incident to arrest	9				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	2				
White	7				
Hispanic / Latino	0				
Was Contraband discovered?					
Yes	55				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	15	Yes	5	No	10
White	14	Yes	5	No	9
Hispanic / Latino	26	Yes	8	No	18
No	67				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	20				
White	29				
Hispanic / Latino	17				

Description of contraband*Section 6, Item D.*

Drugs	33
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	12
White	7
Hispanic / Latino	14
Weapons	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	1
Currency	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	22
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	4
Hispanic / Latino	14
Stolen property	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	3
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3
Hispanic / Latino	0

Result of the stop

Verbal warning	2661
-----------------------	-------------

Alaska Native / American Indian	17
Asian / Pacific Islander	102
Black	270
White	1528
Hispanic / Latino	744
Written warning	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Citation	767
Alaska Native / American Indian	8
Asian / Pacific Islander	29
Black	106
White	329
Hispanic / Latino	295
Written warning and arrest	13
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	5
Hispanic / Latino	7
Citation and arrest	6
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	1
Hispanic / Latino	1
Arrest	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Arrest based on	
Violation of Penal Code	8
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	3
White	1
Hispanic / Latino	4
Violation of Traffic Law	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	1
Hispanic / Latino	0
Violation of City Ordinance	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	2
Outstanding Warrant	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	4
Hispanic / Latino	2
Was physical force resulting in bodily injury used during stop?	
Yes	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	3447
Alaska Native / American Indian	25
Asian / Pacific Islander	131
Black	380
White	1864
Hispanic / Latino	1047

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Section 6, Item D.

Comparative Analysis

Use TCOLE's auto generated analysis	☐
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

Section 6, Item D.

KEENE POLICE DEPT.

01. Total Traffic Stops:	3448	
02. Location of Stop:		
a. City Street	2097	60.82%
b. US Highway	1334	38.69%
c. County Road	17	0.49%
d. State Highway	0	0.00%
e. Private Property or Other	0	0.00%
03. Was Race known prior to Stop:		
a. NO	3440	99.77%
b. YES	8	0.23%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	25	0.73%
b. Asian/ Pacific Islander	131	3.80%
c. Black	381	11.05%
d. White	1864	54.06%
e. Hispanic/ Latino	1047	30.37%
05. Gender:		
a. Female	1234	35.79%
i. Alaska/ Native American/ Indian	9	0.26%
ii. Asian/ Pacific Islander	45	1.31%
iii. Black	122	3.54%
iv. White	724	21.00%
v. Hispanic/ Latino	334	9.69%
b. Male	2214	64.21%
i. Alaska/ Native American/ Indian	16	0.46%
ii. Asian/ Pacific Islander	87	2.52%
iii. Black	259	7.51%
iv. White	1139	33.03%
v. Hispanic/ Latino	713	20.68%
06. Reason for Stop:		
a. Violation of Law	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	

Racial Profiling Analysis Report

Section 6, Item D.

iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b. Pre-Existing Knowledge	6	0.17%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	50.00%
v. Hispanic/ Latino	3	50.00%

c. Moving Traffic Violation	1867	54.15%
i. Alaska/ Native American/ Indian	12	0.64%
ii. Asian/ Pacific Islander	73	3.91%
iii. Black	203	10.87%
iv. White	1007	53.94%
v. Hispanic/ Latino	572	30.64%

d. Vehicle Traffic Violation	1575	45.68%
i. Alaska/ Native American/ Indian	13	0.83%
ii. Asian/ Pacific Islander	58	3.68%
iii. Black	178	11.30%
iv. White	854	54.22%
v. Hispanic/ Latino	472	29.97%

07. Was a Search Conducted:

a. NO	3326	96.46%
i. Alaska/ Native American/ Indian	25	0.75%
ii. Asian/ Pacific Islander	130	3.91%
iii. Black	346	10.40%
iv. White	1821	54.75%
v. Hispanic/ Latino	1004	30.19%
b. YES	122	3.54%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	0.82%
iii. Black	35	28.69%
iv. White	43	35.25%
v. Hispanic/ Latino	43	35.25%

08. Reason for Search:

a. Consent	32	0.93%
------------	----	-------

Racial Profiling Analysis Report

Section 6, Item D.

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	3.13%
iii. Black	5	15.63%
iv. White	14	43.75%
v. Hispanic/ Latino	12	37.50%
b. Contraband in Plain View	5	0.15%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	2	40.00%
v. Hispanic/ Latino	2	40.00%
c. Probable Cause	65	1.89%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	23	35.38%
iv. White	17	26.15%
v. Hispanic/ Latino	25	38.46%
d. Inventory	11	0.32%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	36.36%
iv. White	3	27.27%
v. Hispanic/ Latino	4	36.36%
e. Incident to Arrest	9	0.26%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	22.22%
iv. White	7	77.78%
v. Hispanic/ Latino	0	0.00%
09. Was Contraband Discovered:		
YES	55	1.60%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	15	27.27%

Racial Profiling Analysis Report

Section 6, Item D.

Finding resulted in arrest - YES	5	
Finding resulted in arrest - NO	10	
iv. White	14	25.45%
Finding resulted in arrest - YES	5	
Finding resulted in arrest - NO	9	
v. Hispanic/ Latino	26	47.27%
Finding resulted in arrest - YES	8	
Finding resulted in arrest - NO	18	
b. NO	67	1.94%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	1	1.49%
iii. Black	20	29.85%
iv. White	29	43.28%
v. Hispanic/ Latino	17	25.37%
10. Description of Contraband:		
a. Drugs	33	0.96%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	12	36.36%
iv. White	7	21.21%
v. Hispanic/ Latino	14	42.42%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	3	0.09%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	66.67%
v. Hispanic/ Latino	1	33.33%
d. Alcohol	22	0.64%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	18.18%
iv. White	4	18.18%

Racial Profiling Analysis Report

Section 6, Item D.

v. Hispanic/ Latino	14	63.64%
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	3	0.09%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	100.00%
v. Hispanic/ Latino	0	0.00%
11. Result of Stop:		
a. Verbal Warning	2661	77.18%
i. Alaska/ Native American/ Indian	17	0.64%
ii. Asian/ Pacific Islander	102	3.83%
iii. Black	270	10.15%
iv. White	1528	57.42%
v. Hispanic/ Latino	744	27.96%
b. Written Warning	1	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
c. Citation	767	22.24%
i. Alaska/ Native American/ Indian	8	1.04%
ii. Asian/ Pacific Islander	29	3.78%
iii. Black	106	13.82%
iv. White	329	42.89%
v. Hispanic/ Latino	295	38.46%
d. Written Warning and Arrest	13	0.38%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	7.69%
iv. White	5	38.46%
v. Hispanic/ Latino	7	53.85%

Racial Profiling Analysis Report

Section 6, Item D.

e. Citation and Arrest	6	0.17%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	66.67%
iv. White	1	16.67%
v. Hispanic/ Latino	1	16.67%
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
12. Arrest Based On:		
a. Violation of Penal Code	8	0.23%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	3	37.50%
iv. White	1	12.50%
v. Hispanic/ Latino	4	50.00%
b. Violation of Traffic Law	2	0.06%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	50.00%
iv. White	1	50.00%
v. Hispanic/ Latino	0	0.00%
c. Violation of City Ordinance	2	0.06%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	2	100.00%
d. Outstanding Warrant	7	0.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	14.29%
iv. White	4	57.14%
v. Hispanic/ Latino	2	28.57%

Racial Profiling Analysis Report

Section 6, Item D.

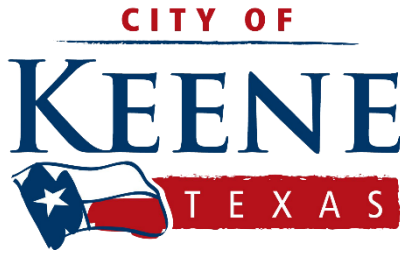
13. Was Physical Force Used:

a. NO	3447	99.97%
i. Alaska/ Native American/ Indian	25	0.73%
ii. Asian/ Pacific Islander	131	3.80%
iii. Black	380	11.02%
iv. White	1864	54.08%
v. Hispanic/ Latino	1047	30.37%
b. YES	1	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	0.00%
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	0.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	0.00%

14. Total Number of Racial Profiling Complaints Received:

0

REPORT DATE COMPILED 02/06/2026



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Consent Agenda Item 6E

SUBJECT:

Consider approval of a resolution authorizing continued participation with the Steering Committee of Cities Served by Atmos.

BACKGROUND:

Purpose of the Resolution

Most municipalities have retained original jurisdiction over gas utility rates and services within municipal limits. The Atmos Cities Steering Committee ("ACSC") is composed of 188 municipalities in the service area of Atmos Energy Corporation, Mid-Tex Division that have retained original jurisdiction. Atmos is a monopoly provider of natural gas. Because Atmos has no competitors, regulation of the rates that it charges its customers is the only way that cities can ensure that natural gas rates are fair. Working as a coalition to review the rates charged by Atmos allows cities to accomplish more collectively than each city could do acting alone. Cities have more than 100 years experience in regulating natural gas rates in Texas.

ACSC is the largest coalition of cities served by Atmos Mid-Tex. There are 188 ACSC member cities, which represent more than 70 percent of the total load served by Atmos-Mid Tex. ACSC protects the authority of municipalities over the monopoly natural gas provider and defends the interests of residential and small commercial customers within the cities. Although many of the activities undertaken by ACSC are connected to rate cases (and therefore expenses are reimbursed by the utility), ACSC also undertakes additional activities on behalf of municipalities for which it needs funding support from its members.

The ACSC Membership Assessment Supports Important Activities:

ACSC is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Atmos within the City. These activities will continue throughout the calendar year. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that ACSC be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of Resolution Paragraphs:

- I. This paragraph authorizes the continuation of the City's membership in ACSC.
- II. This paragraph authorizes payment of the City's assessment to the ACSC in the amount of five cents (\$0.04) per capita. Last year's rate was \$0.05 per capita.
- III. This paragraph requires notification that the City has adopted the Resolution.

ATTACHMENTS:

- Draft – Resolution Atmos Steering Committee of Cities Served (ACSC) membership
- ACSC 2026 invoice
- ACSC Master City List
- ACSC 2025 Year in Review

THE CITY OF KEENE, TEXAS
RESOLUTION NO. 2026-493

**A RESOLUTION AUTHORIZING MEMBERSHIP IN THE
ATMOS CITIES STEERING COMMITTEE; AND
AUTHORIZING THE PAYMENT OF FOUR CENTS PER
CAPITA TO THE ATMOS CITIES STEERING
COMMITTEE TO FUND REGULATORY AND RELATED
ACTIVITIES RELATED TO ATMOS ENERGY
CORPORATION**

WHEREAS, the City of Keene, Texas is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the city; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City would like to become a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs; NOW THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS:

I.

That the City is authorized to become a member in the Atmos Cities Steering Committee to protect the interests of the City of Keene and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

II.

The City is further authorized to pay its 2026 assessment to the ACSC in the amount of four cents (\$0.04) per capita.

III.

A copy of this Resolution and approved assessment fee payable to City of Arlington, C/O *Atmos Cities Steering Committee*” shall be sent to:

City of Arlington
Attn: Brandi Stigler
C/O Atmos Cities Steering Committee
PO Box 90231
Arlington, Texas 76004

PRESENTED AND PASSED on this the _____ day of _____, 2026, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of _____, Texas.

Signature
Mayor Pro Tem

ATTEST:

Signature
City Secretary

APPROVED AS TO FORM:
City Attorney

BY _____

City of Arlington
C/O Atmos Cities Steering Committee
Attn: Brandi Stigler
PO Box 90231
Arlington, TX 76004

Invoice

Date	Invoice #
2/4/2026	26-88

Bill To
City of Keene

Item	Population	Per Capita	Amount
2026 Membership Assessment	6,860	0.04	274.40
Please make check payable to: City of Arlington, C/O Atmos Cities Steering Committee Attn: Brandi Stigler, PO Box 90231, Arlington, Texas 76004			Total \$274.40

ACSC Master List of Members (188 Total)

Section 6, Item E.

- | | | |
|----------------------------|---------------------------|---------------------------|
| 1. Abilene | 63. Everman | 125. New Fairview |
| 2. Addison | 64. Fairview | 126. Newark |
| 3. Albany | 65. Farmers Branch | 127. Nocona |
| 4. Allen | 66. Farmersville | 128. North Richland Hills |
| 5. Alvarado | 67. Fate | 129. Northlake |
| 6. Angus | 68. Flower Mound | 130. Oak Leaf |
| 7. Anna | 69. Forest Hill | 131. Ovilla |
| 8. Archer City | 70. Forney | 132. Palestine |
| 9. Argyle | 71. Fort Worth | 133. Pantego |
| 10. Arlington | 72. Frisco | 134. Paris |
| 11. Aubrey | 73. Frost | 135. Parker |
| 12. Azle | 74. Gainesville | 136. Pecan Hill |
| 13. Bartonville | 75. Garland | 137. Petrolia |
| 14. Bedford | 76. Garrett | 138. Plano |
| 15. Bellmead | 77. Georgetown | 139. Ponder |
| 16. Belton | 78. Glenn Heights | 140. Pottsboro |
| 17. Benbrook | 79. Grand Prairie | 141. Prosper |
| 18. Beverly Hills | 80. Grapevine | 142. Quitman |
| 19. Blossom | 81. Groesbeck | 143. Red Oak |
| 20. Blue Ridge | 82. Gunter | 144. Reno (Parker County) |
| 21. Bowie | 83. Haltom City | 145. Rhome |
| 22. Boyd | 84. Harker Heights | 146. Richardson |
| 23. Bridgeport | 85. Haskell | 147. Richland |
| 24. Brownwood | 86. Haslet | 148. Richland Hills |
| 25. Bryan | 87. Hewitt | 149. River Oaks |
| 26. Buffalo | 88. Highland Park | 150. Roanoke |
| 27. Burkburnett | 89. Highland Village | 151. Robinson |
| 28. Burleson | 90. Honey Grove | 152. Rockwall |
| 29. Caddo Mills | 91. Hurst | 153. Roscoe |
| 30. Canton | 92. Hutchins | 154. Rowlett |
| 31. Carrollton | 93. Hutto | 155. Royse City |
| 32. Cedar Hill | 94. Iowa Park | 156. Sachse |
| 33. Celeste | 95. Irving | 157. Saginaw |
| 34. Celina | 96. Justin | 158. Sansom Park |
| 35. Centerville | 97. Kaufman | 159. Seagoville |
| 36. Cisco | 98. Keene | 160. Seymour |
| 37. Clarksville | 99. Keller | 161. Sherman |
| 38. Cleburne | 100. Kemp | 162. Snyder |
| 39. Clyde | 101. Kennedale | 163. Southlake |
| 40. College Station | 102. Kerens | 164. Springtown |
| 41. Colleyville | 103. Kerrville | 165. Stamford |
| 42. Colorado City | 104. Killeen | 166. Stephenville |
| 43. Comanche | 105. Krum | 167. Sulphur Springs |
| 44. Coolidge | 106. Lake Dallas | 168. Sweetwater |
| 45. Coppell | 107. Lake Worth | 169. Temple |
| 46. Corinth | 108. Lakeside | 170. Terrell |
| 47. Corral City, Town of | 109. Lancaster | 171. The Colony |
| 48. Crandall | 110. Lavon | 172. Trophy Club |
| 49. Cross Roads | 111. Lewisville | 173. Tyler |
| 50. Crowley | 112. Little Elm | 174. University Park |
| 51. Dallas | 113. Little River Academy | 175. Venus |
| 52. Dalworthington Gardens | 114. Llano | 176. Vernon |
| 53. Denison | 115. Lorena | 177. Waco |
| 54. Denton | 116. Madisonville | 178. Watauga |
| 55. DeSoto | 117. Malakoff | 179. Waxahachie |
| 56. Duncanville | 118. Mansfield | 180. Westlake |
| 57. Early | 119. McGregor | 181. Westover Hills |
| 58. Eastland | 120. McKinney | 182. Westworth Village |
| 59. Edgecliff Village | 121. Melissa | 183. White Settlement |
| 60. Emory | 122. Mesquite | 184. Whitesboro |
| 61. Ennis | 123. Midlothian | 185. Wichita Falls |
| 62. Euless | 124. Murphy | 186. Wilmer |

ACSC Master List of Members (188 Total)

Section 6, Item E.

187. Woodway
188. Wylie

2025 ACSC Newsletter



Section 6, Item E.

2025 YEAR IN REVIEW ISSUE

This past year was a busy one for ACSC. This annual review highlights the significant events of 2025 that impacted ACSC and what's on the horizon in 2026.



Dallas Joins ACSC in 2025 as Largest Member With Other New Member McGregor, Coalition Reaches 188

The City of Dallas, the state's third most populous city, was among two new members joining the Steering Committee of Cities Served by Atmos in 2025. With the addition of the second addition, the city of McGregor located in McLennan and Coryell counties, ACSC now has 188 members.

The Dallas City Council authorized the city's ACSC membership on Oct. 8. Dallas has a population of 1.3 million and is now the largest member of the coalition.

McGregor, meanwhile, joined in June. The city near Waco has a population of about 5,800. It also was the site of the World War II-era Bluebonnet Ordnance Plant and has been the location of several rocket-making companies. SpaceX now has a rocket engine development and test facility in McGregor.

ACSC undertakes activities on behalf of its city members and their citizens relating to gas utility regulatory matters. These activities include participation in rate cases, rulemakings at the Texas Railroad Commission, and legislative efforts that impact natural gas rates.

Welcome Dallas and McGregor!

89th Texas Legislature Considers Gas Utility Bills in 2025

Lawmakers during the 89th Texas Legislature considered hundreds of energy related bills, including a handful relating to gas utility issues. Most of the energy-related bills failed during the session, although a few made it to the governor's desk.

Below we describe five important gas utility bills, including those that made it to the finish line and those that did not. The 89th Texas Legislature adjourned in June.

- HB 2166, by John Bryant, "relating to the establishment of an independent market monitor

for the natural gas market by the Public Utility Commission of Texas and an independent organization certified for a power region." This bill died in the House State Affairs committee.

- HB 4042, "relating to the applicability of certain safety provisions and regulatory fees administered by the RRC to gas distribution pipelines." This bill allows the RRC to establish an annual safety compliance fee for operators, set at \$1 for each service line in gas distribution systems and \$100 for each master metered system. Significantly, this bill also removes the term "natural" when referencing

gas distribution pipelines, thereby broadening the legislation's applicability to all gas distribution systems. This bill went to the governor on May 26 and became law without his signature.

- HB 4384, Rep. Drew Darby, "relating to the recovery of a gas utility's gross plant placed in service not yet being recovered in rates." This bill allows a gas utility to include additional items in interim rate filings that are not subject to substantial contemporaneous review by the RRC. This legislation made it through the process and was signed by Gov. Greg Abbott on June 20. It became effective immediately.
- HB 5475, Ryan Guillan, "relating to a study and report on the Underground Facility Damage

Prevention and Safety Act." This bill establishes a framework for enhancing the Underground Facility Damage Prevention and Safety Act in Texas through a comprehensive study and subsequent report. It empowers the RRC to collaborate with the Texas Underground Facility Notification Corporation to assess the state's current systems related to underground facility safety. This bill died in the House Energy Resources Committee.

- SB 2635, Nathan Johnson, "relating to the name and governance of the Railroad Commission of Texas." This bill would have renamed the Railroad Commission the "Texas Oil, Gas and Minerals Commission." This bill died in the Senate Natural Resources Committee.

Legislature in 2025 Delivers Additional Dollars to RRC

The Texas Railroad Commission, the state agency responsible for overseeing the oil and gas industry — including gas utilities — has received a \$593 million appropriation from the Texas Legislature.

The appropriation will finance agency operations for the 2026-2027 biennium. It represents a 23 percent increase from the \$481 million of the previous biennium, according to figures included in an earlier agency release.

The new two-year appropriation includes \$100 million for oil and gas well plugging, an amount described by the agency as the largest ever appropriation from the Texas Legislature for that purpose. The RRC's "State Managed Plugging Program" has been responsible for the plugging of 46,000 wells since its inception in 1984, according to the agency.

The new legislative appropriation also includes \$16.7 million for data reporting systems to track produced water, authorized pits registrations, oversight, and safety regulatory filing and permitting. More than \$2 million also was allocated for upgrades to the agency's cloud-based geographic information systems.

The RRC will receive \$1.3 million to establish an Underground Injection Well Investigation Team to help ensure injected fluids remain confined to the disposal formations and safeguard ground and surface fresh water. This team will supplement the RRC's ongoing measures to mitigate seismicity and protect residents in areas including West Texas, according to the Railroad Commission.

The new appropriation was included in the state's biennial budget, which was adopted as Senate Bill 1 during the 89th Texas Legislature that adjourned in June.

ACSC in 2025 Calls for HB 4384 Rules to Protect Ratepayers

The Texas Railroad Commission should take action to mitigate ratepayer fallout from a potentially expensive new gas utility law, including through the consideration of savings from infrastructure retirements to offset the costs of new utility infrastructure. That was among the messages delivered by the Steering Committee of Cities Served by Atmos, a municipal coalition, in comments it filed Nov. 17, 2025, at the agency.

At issue are provisions of the newly adopted House Bill

4384 that allow gas utilities to classify certain capital and tax expenditures as "regulatory assets" in rate proceedings. Under the law, utilities can then quickly begin charging their customers for these assets.

In October, the commission launched a rulemaking proceeding to implement HB 4384, and various interested parties, including ACSC, have now filed their recommendations. In its comments, ACSC reiterated its previously stated concerns about the law: that it encourages

the expensive use of piecemeal ratemaking, for example, and that it continues to allow gas utilities to charge ratepayers for capital expenditures prior to any substantive review of those expenditures.

But HB 4384 also would have the effect of further reducing the lag time between when a utility spends money on capital projects and when the utility profits from such expenditures by recovering them in rates, according to ACSC. This is a problem because some amount of “regulatory lag” creates incentives for utilities to spend money in a more efficient manner.

“While ACSC acknowledges and values the importance of safe and reliable infrastructure, it has concerns about the impairment of regulatory lag, which plays a longstanding and important role in the regulated system,” wrote ACSC general counsel Thomas Brocato in the organization’s Nov. 17, 2025 comments.

Recommendations

ACSC enumerated several recommendations to guide the agency’s ongoing rulemaking efforts. Chief among them was a recommendation relating to the treatment of “regulatory assets” under HB 4384. By definition, a regulatory asset can refer to various costs incurred by a utility that are not immediately expensed but rather deferred for later recovery through future rate increases. HB 4384 allows utilities to classify certain capital expenditures and taxes as regulatory assets and then quickly recover those expenditures through annual interim rate proceedings

without substantive prior review.

ACSC recommended that offsetting capital retirements (along with capital expenditures) also should be included in any calculation of regulatory assets. Otherwise, “utilities could have the advantage of fully recovering new plant in the regulatory asset and also earning a return on the retired plant,” ACSC noted in its comments. Furthermore, the inclusion of capital retirements in regulatory asset calculations “aligns with the Federal Energy Regulatory Commission Uniform System of Accounts, which supports the concept that gas plants should be reduced to reflect retirements,” ACSC noted.

ACSC also made the following recommendations:

- The rule implementing HB 4384 should include more clarity on how regulatory assets are handled in existing interim rate filings.
- When creating regulatory assets, gas utilities should use only approved values for return, depreciation, and taxes as determined in their most recent substantive rate case. That is, HB 4384 rules should bar utilities from using estimates for these values.
- The rule should require that utilities provide documentation supporting the in-service date for capital projects it includes in new regulatory assets.

The Railroad Commission is expected to issue a final rule in the coming months.

Atmos Financial Report Shows More Spending, Profits in 2025

Atmos Energy made \$3.6 billion in capital expenditures during the 2025 fiscal year — an increase from the \$2.9 billion in capital expenditures it made during the prior fiscal year. The company also expects to make another \$4.2 billion in capital expenditures during the 2026 fiscal year. The average customer bill was \$80 for the 2025 fiscal year, up from around \$50 during the 2020 fiscal year. It projects average bills will continue increasing over the decade, reaching as much as \$121 by 2030. Those top-line capital expenditure numbers were among the highlights of a conference call conducted by Atmos executives on Nov. 6. Other details include:

Fiscal Year Data (Fiscal Year Ending on Sept. 30)

- Atmos reports that about \$1.3 billion in 2025 capital spending — or 44 percent of this year’s \$3.6 billion total — was used to repair and replace transmission and distribution pipelines.

- Atmos reported \$963.4 million in distribution income and \$596.6 million in pipeline income during the 2025 fiscal year. That compares to \$854.5 million in distribution income and \$500.9 million in pipeline income during the prior fiscal year.
- Some of the key income drivers in 2025 were a \$184.1 million net increase from rate adjustments, \$26.7 million from residential and industrial growth — primarily in the Mid-Tex divine — and other factors.

Regulatory Actions

- Atmos said that with the adoption of House Bill 4384 from the most recent Texas Legislature, that the company now expects to begin receiving recovery of 95 percent of its capital expenditures within six months of making them. HB 4384, which adjusts the regulatory process at the Texas Railroad

Commission, also means the company will receive recovery of 99 percent of its capital expenditures within one year of making them, according to Atmos.

- The company reported that its pipeline division implemented, on Nov. 1, a System Safety & Integrity Rider that allows for the recovery of certain safety and integrity costs. The authorized recovery from the 2025 rider is \$23 million, according to Atmos.

2025 Analysis by ACSC Shows Long-Term Increases in Atmos Spending, Revenues, and Bills

During a 2025 earnings call with investment analysts, officials at Dallas-based Atmos Energy boasted of delivering years of consistent dividend increases for their shareholders. In fiscal 2025, for instance, the year-over-year increase was 8.1 percent. This represented “the 41st consecutive year of rising dividends” for shareholders, according to the company.

But dividends aren’t the only thing on the rise at Atmos. An ACSC review of multiple financial filings also shows that it is spending ratepayer money at an unprecedented clip and that average gas bills have increased steadily. Moreover, average monthly gas bills could rise by as much as 50 percent over the next five years.

About Atmos

Atmos Energy, the country’s largest natural gas-only distributor, serves more than 3.3 million distribution customers in over 1,400 communities across eight states. Atmos also manages proprietary pipeline and storage assets. Its most substantial holdings are in Texas, where the Texas Railroad Commission oversees its rates and operations.

As a publicly traded company, Atmos also hosts quarterly financial update calls in which it regularly touts almost clockwork-like increases in both its revenues and capital expenditures. These increases always come as good news to shareholders: revenue increases because they contribute to earnings-per-share growth, and capital expenditure increases because utilities receive a regulated rate of return on such expenditures. This means that, as a general matter, the more a utility spends on capital projects, the more revenue it is authorized to collect from customers.

Atmos notes, however, that customers benefit from its capital spending programs because they finance system safety and integrity efforts and because they help the company keep up with customer growth. The company also notes that while its average residential bills are on the rise, they nonetheless remain lower than bills charged by electric utilities.

Rate and Spending Analysis

As noted, Atmos’s spending and revenues — and its monthly consumer bills — all have gone up in recent years. In some cases, the increases are substantial, according to a recent analysis of the company’s financial statements over the last 10 years. Here are some of the findings from that analysis.

Income

- Atmos reported net income in 2025 of nearly \$2 billion. That is more than five and a half times of its reported net income of \$345 million in 2016.
- The company’s annual net income increased by 91 percent between 2024 and 2025.
- The company reported increases in net income of 10 percent every year since 2017.

Spending

- The company estimated capital spending in 2025 of \$3.6 billion. That is more than triple the \$1.1 billion it reported in 2017.
- The company’s capital spending went up 21 percent between 2024 and 2025.
- The company’s capital spending has increased every year since 2017.

Rates

- Average bills across the company’s multi-state system went from \$72 last year to \$80 this year.
- Average bills are expected to increase to \$121 by 2030, an increase of more than 50 percent in five years.
- The company reports that average bills increased every year except for one since 2019.

Atmos “SSI” Riders Explained: \$23 Million in 2025 Interim Charges Finance Pipeline Leak Testing

The pipeline division of Atmos Energy, the North Texas gas utility, has collected more than \$40 million in extra charges since 2024 to finance system safety testing, according to a review of regulatory filings.

Assessed through “System Safety and Integrity” riders, these charges accrue on top of other interim assessments made by Atmos outside its general rate cases.

Through System Safety and Integrity riders, or SSI, Atmos recovers from customers certain system safety costs that it incurs each year to maintain its pipeline system. As noted in Atmos filings, SSI is calculated as a monetary amount above a benchmark set during a preceding rate case — in this case, a pipeline proceeding from 2023 (Case No. OS-23-00013758).

In 2024, the SSI rider (under Case No. 00017667) added \$18.7 million to annual system costs. In 2025, it amounted to \$23 million (Case No. OS-25-0002811). These costs flow indirectly into home bills based on usage.

Why SSI?

Federal law requires gas utilities to conduct intensive leak testing on their pipeline systems on a regular basis. This testing requires utilities to shut down individual lines on a rotating basis — typically every three to five years.

These integrity tests can cost millions of dollars on a systemwide basis, but they also vary widely from year to year. Gas utilities argue that these costs are too variable and unpredictable to include in relatively infrequent base rate cases and seek recovery through interim riders.

Under the SSI, Atmos receives authorization to collect system integrity costs on an annual basis, but these costs are subject to later refunds or surcharges to the extent they vary from actual costs as demonstrated through a subsequent true-up process. Atmos customers pay the SSI indirectly based on a calculation of both usage and the maximum daily quantity of gas flowing over the overall system.

Atmos does not receive a financial return on SSI expenditures. The Steering Committee of Cities Served by Atmos has not raised objections to Atmos’s use of safety-related SSI assessments.

Other Charges

Atmos assesses the SSI in addition to other interim charges, including those associated with its annual capital spending. Overall, capital spending by Atmos has more than tripled since 2017, according to company financial reports. (See separate article on page 2).

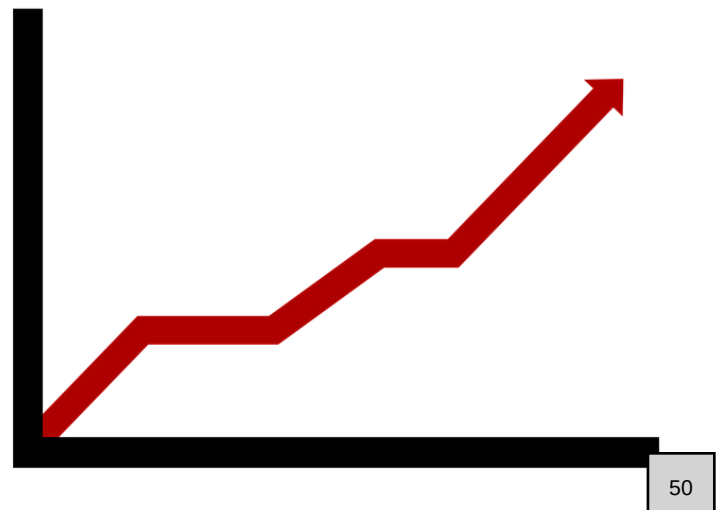
2025 Rate Case Roundup

Atmos RRM Rate Increase Reduced After City Intervention

In April, Atmos requested a \$245.2 million increase in revenues for its Mid-Tex Division, calculated on a system-wide basis. The request, made through the Rate Review Mechanism process, was subsequently reduced to \$225.6 million due to RRM tariff limitations.

Consultants with the Steering Committee of Cities Served by Atmos then prepared a report identifying additional potential reductions to the company’s rate request. After the intervention, Atmos agreed to settle the case for \$205.6 million — a reduction of almost \$40 million from the company’s initial request (and a \$20 million reduction from the company’s amended request). The settlement also includes payment of ACSC’s expenses.

The Rate Review Mechanism is a set of rules negotiated by ACSC cities that permit some regulatory oversight of utility rate



requests by cities. This contrasts with the parallel Gas Reliability Infrastructure Program (or “GRIP”) that exists under statute, but that does not allow meaningful advanced review of utility rate requests.

Dallas Negotiates Smaller Atmos Rate Increase for Area Residents

The Dallas City Council has approved a negotiated 8 percent rate increase for residential Atmos Gas customers in the city, amounting to \$7.83 per month on average.

Atmos initially requested a total annual increase of \$31.4 million, but that amount was reduced to \$27.9 million after negotiations with the city. Atmos also will reimburse the city for its rate case expenses.

Atmos filed that initial request under the Dallas Area Rate Review process on Jan. 15, the Dallas City Council unanimously approved the settlement on May 28, and the rates went into effect on June 1.

Atmos Energy historically has been able to request a rate adjustment every year under the DARR process. However, unlike the separate Gas Reliability Infrastructure Process, DARR allows for substantive contemporaneous review of the rate filing by the city and negotiations.

Atmos Receives “GRIP” Increase for Pipeline Division

On June 17, the Texas Railroad Commission approved an annual revenue increase of \$77,205,694 for Atmos Pipeline Texas under the rules of the state’s Gas Reliability Infrastructure Program, or “GRIP”.

In its initial Feb. 26 GRIP filing, the utility sought to recover costs for projects put in service during 2024. The GRIP tariffs will apply only to that portion of the system under the Railroad Commission’s original jurisdiction and will remain in effect until Atmos Pipeline-Texas’ next base rate case.

Under the Gas Reliability Infrastructure Program, the state’s monopoly gas utilities can hike rates without any substantive contemporaneous review. Cities have opposed GRIP because it allows gas utilities to increase rates even if the company’s overall spending is declining, or even if its revenues are increasing. Railroad Commissioners grant these hikes as a ministerial act.

More information can be found on the Railroad Commission website, under Case No. 00020448.

2026 ACSC Meetings

March 5
June 11 — Virtual
September 10
December 10— Virtual

2025 Officers

Chair—Meg Jakubik (Flower Mound)
Secretary—Chuong Phung (Grand Prairie)
Treasurer—David Johnson (Arlington)

For more questions or concerns regarding any ACSC matter or communication, please contact the following representative, who will be happy to provide assistance:



Thomas L. Brocato
(512) 322-5857
tbrocato@lglawfirm.com

Jamie Mauldin
(512) 322-5890
jmauldin@lglawfirm.com



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Consent Agenda Item 6F

SUBJECT:

Consider approval of a resolution authorizing continued participation with the Steering Committee of Cities Served by Oncor.

BACKGROUND:

Purpose of the Resolution

The City of Keene is a member of a 174-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of an eleven cent (\$0.10) per capita fee to fund the activities of the Steering Committee.

Why this Resolution is Necessary

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Explanation of "Be It Resolved" Paragraphs

- I. The City is currently a member of the Steering Committee; this paragraph authorizes the continuation of the City's membership.
- II. This paragraph authorizes payment of the City's assessment to the Steering Committee in the amount of eleven cents (\$0.10) per capita, based on the population figure for the City as shown in the latest TML Directory of City Officials. This is a decrease of \$0.01 from the previous year,
- III. This paragraph requires payment of the 2026 assessment be made and a copy of the resolution be sent to the Steering Committee.

ATTACHMENTS:

- Draft – Resolution Oncor Steering Committee of Cities Served (OCSC) membership
- OCSC 2026 invoice
- OCSC Master City List
- OCSC 2025 Year in Review

**THE CITY OF KEENE, TEXAS
RESOLUTION NO. 2026-494**

**A RESOLUTION AUTHORIZING CONTINUED
PARTICIPATION WITH THE STEERING COMMITTEE
OF CITIES SERVED BY ONCOR; AND AUTHORIZING
THE PAYMENT OF TEN CENTS PER CAPITA TO THE
STEERING COMMITTEE TO FUND REGULATORY AND
LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO
ONCOR ELECTRIC DELIVERY COMPANY, LLC.**

- WHEREAS, the City of Keene, Texas, is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and
- WHEREAS, the Steering Committee of Cities Served By Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and
- WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings, and legislative activity, affecting transmission and distribution utility rates; and
- WHEREAS, the City is a member of the Steering Committee; and
- WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and
- WHEREAS, the Steering Committee at its December 2025 meeting set a budget for 2026 that compels an assessment of ten cents (\$0.10) per capita; and
- WHEREAS, in order for the Steering Committee to continue its participation in these activities which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

I.

That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Keene and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

II.

The City is further authorized to pay its assessment to the Steering Committee of ten cents (\$0.10) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

III.

A copy of this Resolution and the assessment payment check made payable to “*Steering Committee of Cities Served by Oncor*” shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney’s Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

PRESENTED AND PASSED on this the _____ day of _____, 2026, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of _____, Texas.

Signature
Mayor

ATTEST:

Signature
City Secretary

APPROVED AS TO FORM:

Signature
City Attorney

City of Arlington

C/O Oncor Cities Steering Committe
Attn: Brandi Stigler
PO Box 90231
Arlington, TX 76004

Section 6, Item F.

Invoice

Date	Invoice #
1/12/2026	26-82

Bill To
City of Keene

Item	Population	Per Capita	Amount
2026 Membership Assessment	6,860	0.10	686.00
Make check payable to: City of Arlington, C/O Oncor Cities Steering Committee, Attn: Brandi Stigler, PO Box 90231, Arlington, Texas 76004			Total \$686.00

OCSC Master List of Members (174 Total)

1. Addison	57. Flower Mound	112. Midlothian	167. Westover Hills
2. Allen	58. Forest Hill	113. Murchison	168. Westworth Village
3. Alvarado	59. Forney	114. Murphy	169. White Settlement
4. Andrews	60. Fort Worth	115. New Chapel Hill	170. Wichita Falls
5. Anna	61. Frisco	116. North Richland Hills	171. Willow Park
6. Archer	62. Frost	117. Northlake	172. Wilmer
7. Argyle	63. Gainesville	118. Oak Leaf	173. Woodway
8. Arlington	64. Garland	119. Oak Point	174. Wylie
9. Azle	65. Garrett	120. Odessa	
10. Bedford	66. Glenn Heights	121. O'Donnell	
11. Bellmead	67. Grand Prairie	122. Ovilla	
12. Belton	68. Granger	123. Palestine	
13. Benbrook	69. Grapevine	124. Pantego	
14. Beverly Hills	70. Gunter	125. Paris	
15. Big Spring	71. Haltom	126. Parker	
16. Breckenridge	72. Harker Heights	127. Plano	
17. Bridgeport	73. Haslet	128. Poetry	
18. Brownwood	74. Henrietta	129. Pottsboro	
19. Buffalo	75. Hewitt	130. Prosper	
20. Burkburnett	76. Highland Park	131. Ranger	
21. Burleson	77. Honey Grove	132. Red Oak	
22. Caddo Mills	78. Howe	133. Rhome	
23. Cameron	79. Hudson Oaks	134. Richardson	
24. Canton	80. Hurst	135. Richland Hills	
25. Carrollton	81. Hutchins	136. River Oaks	
26. Cedar Hill	82. Hutto	137. Roanoke	
27. Celina	83. Iowa Park	138. Robinson	
28. Centerville	84. Irving	139. Rockwall	
29. Cleburne	85. Jolly	140. Rosser	
30. Coahoma	86. Josephine	141. Rowlett	
31. Colleyville	87. Justin	142. Royse	
32. Collinsville	88. Kaufman	143. Sachse	
33. Colorado	89. Keene	144. Saginaw	
34. Comanche	90. Keller	145. Sansom Park	
35. Commerce	91. Kemp	146. Seagoville	
36. Coppell	92. Kennedale	147. Seymour	
37. Copperas Cove	93. Kerens	148. Sherman	
38. Corinth	94. Killeen	149. Snyder	
39. Cross Roads	95. Kleberg County	150. Southlake	
40. Crowley	96. Krum	151. Springtown	
41. Dallas	97. Lake Worth	152. Stephenville	
42. Dalworthington Gardens	98. Lakeside	153. Sulphur Springs	
43. De Leon	99. Lamesa	154. Sunnyvale	
44. Decatur	100. Lancaster	155. Sweetwater	
45. Denison	101. Lavon	156. Temple	
46. DeSoto	102. Lewisville	157. Terrell	
47. Duncanville	103. Lindale	158. The Colony	
48. Early	104. Lindsay	159. Thorndale	
49. Eastland	105. Little River Academy	160. Trophy Club	
50. Edgecliff Village	106. Malakoff	161. Tyler	
51. Ennis	107. Mansfield	162. University Park	
52. Euless	108. McGregor	163. Venus	
53. Everman	109. McKinney	164. Waco	
54. Fairview	110. Mesquite	165. Watauga	
55. Farmers Branch	111. Midland	166. Waxahachie	
56. Fate			

2025 OCSC Newsletter

2025 YEAR IN REVIEW ISSUE

This past year was an active one for the Steering Committee of Cities Served by Oncor. This Year in Review edition of the OCSC newsletter highlights significant 2025 events and looks ahead to 2026.



ONCOR 2025 YEAR IN REVIEW

Oncor Files 2025 Rate Case Ahead of Schedule; Reaches Settlement with OCSC, Other Parties

The OCSC and other interested parties have reached a settlement with Oncor Electric in a rate case under which the Dallas utility seeks to collect an additional \$834 million annually, or approximately 13 over the company's present revenues of \$6.4 billion.

Although the details have yet to be revealed, a letter was filed with the Public Utility Commission on Nov. 13, 2025, stating a settlement with parties has been reached in principle.

If approved without changes, the utility's initial rate request will add approximately \$7 to monthly bills of 1,000 kilowatt hours of use. According to Oncor, that would represent a 4.7 percent bill increase.

Oncor filed for the base rate change on June 26, which was more than a year ahead of schedule. The company indicated it filed early because of "hyper-growth" in its service territory and because it wants to profit from its investments more quickly.

Oncor's rate filing is based on system-wide financial results for the 12-month test year ending on Dec. 31, 2024. If approved without changes, the added \$834 million would represent a 13 percent increase over current annualized revenues of \$6.4 billion, according to the company.

In mid-November, parties to the pending rate case, including municipal and industry intervenors, notified the Administrative Law Judge of the settlement in principle. However, the formal settlement agreement has not yet been filed with the PUC.

Find more information under Docket No. 58306.



Decatur, McGregor, and Thorndale Join OCSC in 2025

The Steering Committee of Cities Served by Oncor has added three new members in 2025: the cities of Decatur, McGregor and Thorndale. With these new additions, OCSC now has 174 members.

Decatur

With a population of about 6,500, this charming town, about 40 miles northwest of Fort Worth, is named for the naval hero Stephen Decatur. In 1857, a post office was opened, and the first school was established in 1857. Decatur's crown jewel, the Wise County Courthouse, was built in 1896. Decatur also is home to one of the largest auto-swap meets in the nation, held every February at the Wise County Fairgrounds on the southern edge of the city. Area attractions also include the 13,000-acre Lake Bridgeport, offering a host of boating activities and prime fishing as well as an 18-hole golf course in Runaway Bay.

McGregor

Located in McLennan and Coryell counties, near Waco, McGregor has a population of about 5,800. The town is the site of the former Bluebonnet Ordnance Plant that made munitions during World War II. After the war, the site was used by several rocket-making companies. SpaceX now has a rocket engine development and test facility in McGregor.

Thorndale

With a population of about 1,400, Thorndale is an incorporated community located in Milam and Williamson counties about 40 miles northeast of Austin. Established in 1878, shortly after the construction of an International-Great Northern Railroad line through the area, Thorndale was named by a railroad employee after the area's abundant thorny vegetation—mesquite thorn, prickly pear, and sagebrush.

PUC, RRC Implement in 2025 New Utility Laws from the 89th Texas Legislature

During the Texas Legislature's 89th regular session, lawmakers filed more than 250 bills relating to electric and gas utility matters. Of the smaller subset of these bills that made it past the finish line, several must now be expanded upon in rulemaking proceedings at state agencies. Meanwhile, other new laws from the 88th session are still undergoing agency implementation. Below, we highlight ongoing and recently completed rulemakings at the PUC.

HB 145 by Rep. Ken King relates to wildfire mitigation plans for electric utilities. On November 14, 2025, the PUC adopted new **16 Tex. Admin. Code § 25.60** and amended existing **16 Tex. Admin. Code § 25.231** to implement this new legislation. The new rules will require each electric utility, municipally owned utility, and electric cooperative that owns a transmission or distribution facility in a wildfire risk area to seek PUC approval of a wildfire mitigation plan and subsequently implement the plan. The PUC additionally modified criteria and conditions related to electric utilities' use of self-insurance reserve funds for damages from a wildfire event. The new rule took effect on December 4, 2025. More information is available on the PUC Interchange under Project No. 56789.

Senate Bill ("SB") 6 by Sen. Phil King and Sen. Charles Schwertner was a significant multi-faceted piece of utility legislation from the 89th session. The PUC divided the

necessary rulemakings into different projects based on sections of the bill. Under Section 4 of SB 6, large loads (75 megawatts ("MW") or greater) co-locating behind the meter with new generation resources are required to file a net-metering plan with ERCOT. The PUC approved a Proposal for Publication relating to net metering arrangements on September 18, 2025, and stakeholders filed comments throughout October. Proposed **16 Tex. Admin. Code § 25.205** will apply to net metering arrangements involving a large load and an existing generation resource. The rule will also establish criteria for ERCOT's study of a proposed net metering arrangement and prescribe certain procedural steps. More information is available on the PUC Interchange under Project No. 58479.

Section 2 of SB 6 calls for the establishment of criteria for ERCOT to forecast peak demand for large loads. The ERCOT forecast would then be used for transmission planning and evaluation of resource adequacy. The PUC approved a Proposal for Publication relating to large load forecasting criteria on September 18, 2025, and stakeholders filed comments throughout October. Proposed **16 Tex. Admin. Code § 25.370** will identify the criteria a large load customer must satisfy to be included in the load data submitted to ERCOT for developing the load forecasts contemplated under the new law. More information is available on the PUC Interchange under Project No. 58480

A third SB 6 rulemaking focuses on reevaluation of the Four Coincident Peak (“4CP”) methodology of transmission cost allocation. The 4CP methodology was intended to equitably allocate transmission costs to those who impact system-wide peak demand the most. Any changes to the 4CP methodology could shift transmission cost responsibility among classes of market participants. Since August 2025, PUC Staff has issued multiple sets of questions for stakeholder input under Project No. 58484. While many respondents recognize a need to modify the 4CP methodology, there appears to be little consensus on the most appropriate method for the PUC to adopt.

Another SB 6 rulemaking focuses on establishing standards for interconnecting large load customers in the ERCOT power region in a manner designed to support business development in this state while minimizing the potential for stranded infrastructure costs and maintaining system reliability. The rule will also ensure that a large load customer who is subject to the standards adopted under PURA § 37.0561 contributes to the recovery of the interconnecting electric utility’s costs to interconnect the large load to the utility’s system. This rule is anticipated to be in place by July 2026. More information is available on the PUC Interchange under Project No. 58481.

A final SB 6 rulemaking relates to the PUC requiring ERCOT to develop a reliability service to competitively procure demand reductions from large load customers with a demand of at least 75 MWs to be deployed in the event of an anticipated emergency condition. No filings have been made yet related to this rulemaking, but more information will be available on the PUC Interchange under Project No. 58482.

SB 231 by Sen. Phil King reforms a pre-existing statute related to Temporary Emergency Electric Energy Facilities, known as “TEEEF” or colloquially referred to as “mobile generation.” Throughout September 2025, PUC Staff elicited initial and reply comments on proposed amendments to **16 Tex. Admin. Code § 25.56** under Project No. 58392. The draft rule focused on incorporating new guardrails from the amended law, including the process for PUC approval and parameters around mobility, boot-up time, and maximum generating capacity. As of the end of 2025, no final Proposal for Adoption had been published, but we can expect PUC consideration of a final draft rule in the coming months.

In addition to the above rulemakings arising out of the 89th session, the PUC used the latter half of 2025 to continue implementing new and modified laws from the 88th session. Of note is the implementation of **HB 1500 filed by several authors and known as the 2023 Sunset bill**. One

key feature of HB 1500 was the requirement for renewable resources interconnected after January 1, 2027, to be available during certain high risk and emergency intervals. On December 18, 2025, the PUC adopted Firming Program Requirements for Electric Generation Facilities in the ERCOT Region under new **16 Tex. Admin. Code § 25.65**. In addition to establishing electric generation performance requirements, the rule establishes a framework for ERCOT to impose financial penalties and incentives depending on a generation facility’s failure to comply or success in exceeding requirements. There continues to be discussion on how these requirements may interact with other legislative directions on electric market changes. The rule took effect on January 8, 2026. More information is available on the PUC Interchange under Project No. 58198.

HB 1500 additionally teed up a rulemaking on PUC verbal directives requiring ERCOT to take official action. Proposed **new 16 Tex. Admin. Code § 25.368** is meant to codify a statute that prohibits the PUC from verbally directing ERCOT to take an official action – except under limited circumstances. By law, the PUC may direct ERCOT to take an official action only through (1) a contested case; (2) a rulemaking; or (3) a memorandum or written order adopted by a majority vote. The PUC approved a Proposal for Publication relating to Commission directives to ERCOT on November 14, 2025, and stakeholders filed comments in December. More information can be found on the PUC Interchange under Project No. 57883.

The PUC also continues implementing provisions from SB 3, a broad-based law adopted in 2021 in response to that year’s winter emergency that led to statewide power outages. A proposed rule from that 2021 law that remains under consideration relates to the implementation of ERCOT’s Firm Fuel Supply Service, an ERCOT reliability service intended to address reliability during extreme heat and cold weather conditions. The FFSS provides market rewards to generators with on-site fuel. Resources eligible for the service under the authorizing statute, PURA § 39.159, include “on-site fuel storage, dual fuel capability, or fuel supply arrangements to ensure winter performance for several days.” PUC Staff have reviewed rulemaking recommendations filed in the spring by OCSC and other stakeholders, and then on October 23, 2025, proposed **new 16 Tex. Admin. Code §25.520**. Under the proposed rule, FFSS eligibility would be expanded to include generators with off-site natural gas storage arrangements. More information can be found on the PUC Interchange under Docket No. 58434.

Oncor to Develop Scores of Planned Transmission Projects

With the emergence of new energy-hungry cryptocurrency mining operations, AI data centers, and hydrogen-related manufacturing plants, ERCOT finds itself experiencing a surge in energy demand like never before. In 2030, for instance, ERCOT foresees peak demand reaching 150 gigawatts. That's about 80 percent more than this year's peak.

This surge will bring new transmission challenges for ERCOT, and to plan for them, the grid operator employs both its traditional Regional Transmission Planning process and a separate Permian Basin Reliability Plan. The PUC has also called for the deployment of massive new 765-kV transmission lines for the first time ever. These ultra-high-capacity systems will complement the smaller 138 kV and 345 kV lines traditionally used to serve the state's transmission network.

ERCOT, in 2025, released a summary of authorized transmission projects from the latest iteration of its Permian Basin Reliability Plan. This summary, which can be found on the PUC website under Project No. 55718, shows that the Oncor electric utility will be the developer for scores of these facilities. Separately, ERCOT has also released maps showing the general locations of anticipated lines both within the Permian Basin and statewide. We have reproduced clarified versions of those maps that you can find on the [OCSC website, here](#). The original maps can be found in a January 2025 ERCOT document found on the PUC website, also under Project No. 55718.

For the most part the exact routes for all these new lines have not been finalized. That process will be handled by the PUC over the next several years through complex "Certificate of Convenience and Necessity" proceedings that pit the state's power needs against the needs of property owners. Transmission providers and stakeholders — such as municipalities and private citizens — can participate in this process.

Texas Supreme Court in 2025 Dismisses Bulk of Winter Storm Uri Claims

Oncor, CenterPoint and AEP — the state's three largest electric utilities — have prevailed in a Texas Supreme Court case under which the companies were alleged to have acted negligently during widespread blackouts four years ago.

In a June 27, 2025 order, the Texas high court ruled unanimously that the plaintiffs had not provided enough evidence to show purposeful negligence by the utilities when they cut power during Winter Storm Uri. At the time — the storm occurred in February 2021 — the utilities were acting under ERCOT orders.

"The alleged 'nuisance' here is prolonged freezing temperatures during Winter Storm Uri," Justice Debra Lehrmann wrote. "The allegations do not suggest that the utilities created or exacerbated the cold temperatures or affirmatively maintained them. Rather, the plaintiffs complain that the utilities failed to adequately respond to and mitigate the harm caused by those temperatures. That is not a basis for an intentional-nuisance claim."

Similarly, the court ruled against gross negligence claims by the plaintiffs, although the door was left open for plaintiffs to replead those claims at the Harris County multi-district litigation (MDL) court.

The utilities faced hundreds of lawsuits filed by thousands of customers after mass outages during the Uri. Those lawsuits were consolidated into an MDL proceeding. The February 2021 storm outage killed hundreds of Texans, resulted in billions of dollars in damages, and bankrupted several electric companies.

Oncor spokesperson Roxana Rubio expressed satisfaction that the ruling barred plaintiffs from pursuing six of the seven original causes of action they initially alleged, according to media reports. Ms. Rubio also expressed confidence that the case will "be fully dismissed should the plaintiffs attempt to pursue an allegation of gross negligence" under imitations of set by the high court. However, "we recognize this does not lessen the anguish experienced by our customers and by Texans across the state during that time," she said, according to media reports.

CenterPoint said the company "acted quickly to save the electric grid when demand exceeded supply" as it implemented ERCOT's load-shed orders. "If plaintiffs replead, CenterPoint will continue to vigorously defend against plaintiffs' remaining claim in the trial and appellate courts," the company said, according to media reports.

2025 Rate-Case Roundup

Oncor Receives Another DCRF Rate Increase, Fifth Since 2023

Oncor received another interim rate increase under the Distribution Cost Recovery Factor program — its fifth request since June 2023. With this latest filing, under the PUC Doc. No. 57707, the total of approved or proposed DCRF increases for Oncor since the summer of 2023 comes to about \$484 million.

Under this latest request, filed with the PUC on Feb. 15, the company initially proposed to increase revenues by \$107,637,154. Under the final order, approved on April 24, 2025, the increase instead will be \$106,335,049 — or \$1,302,105 less than initially sought by Oncor. Even still, however, the increase remains the second-largest DCRF adjustment since the company received \$152,508,937 under its June 2023 request in PUC Doc. No. 55190.

In the latest filing, the per-customer DCRF charge will increase from \$.004443 per kilowatt hour approved in its most recent DCRF to \$.005772.

The repeated rate hikes are a result of state laws adopted in 2011 and 2023 that created and then modified the DCRF ratemaking process. Under it, transmission and distribution utilities can file for rate increases at the Public Utility Commission to recover capital expenditures on their distribution systems in an expedited fashion.

Under DCRF rules, the PUC reviews the rate requests in an accelerated fashion, and interested parties, such as the Steering Committee of Cities Served by Oncor, can intervene in those reviews. Details of Oncor's four recent rate filings include:

Docket No. 55190

- Application filed on June 29, 2023.
- Distribution revenue requirement increase requested by utility: \$152,777,465.
- Distribution revenue requirement increase granted: \$152,508,937 (\$268,528 decrease from request).

Docket No. 55525

- Application filed on September 15, 2023.
- Distribution revenue requirement increase requested by utility: \$56,536,428.
- Distribution revenue requirement increase granted: \$53,536,428 (\$3 million decrease from request).

Docket No. 56306

- Application filed on March 1, 2024.
- Distribution revenue requirement increase requested by utility: \$81,323,915.
- Distribution revenue requirement increase granted: \$81,323,915.

Docket No. 56963

- Application filed on August 16, 2024.
- Distribution revenue requirement increase requested by utility: \$90,288,143.
- Distribution revenue requirement increase granted: \$90,288,143.

Docket No. 57707

- Application filed on Feb. 15, 2025.
- Distribution revenue requirement increase requested by utility: \$107,637,154.
- Distribution revenue requirement increase granted: \$106,335,049 (\$1,302,105 less than requested).

2025 Transmission-Only Rate Cases

OCSC defended consumer interests during 2025 in several rate cases filed by major transmission-only electric utilities. Under ERCOT rules, transmission charges are borne by residential, commercial, and industrial customers.

- **Cross Texas Transmission (“CTT”):** CTT filed a statement of intent to change rates and tariffs on Jan. 14, 2025, where it sought a revenue requirement of \$76,506,194, representing an approximately 7.05% increase over its currently approved revenue requirement. Cross Texas also asked for a return on equity (“ROE”) of 10.6 percent. OCSC and other stakeholders conducted discovery and filed testimony. After discussions with Cross Texas and the other parties, all parties reached a settlement agreement resulting in a revenue requirement of \$72,631,149 and ROE of 9.60 percent. The PUC approved the rates, terms, and conditions set forth in the settlement agreement on September 11, 2025. More information can be found under PUC Docket No. 57467.
- **Wind Energy Transmission Texas (“WETT”):** WETT filed a statement of intent to change rates and tariffs on Dec. 3, 2024, seeking a revenue requirement for the provision of electric transmission service in Texas of \$136,602,978, an increase of \$15,949,204 over the utility’s adjusted test year revenues. WETT also requested a return on equity of 10.5 percent. OCSC and other stakeholders conducted discovery and filed direct testimony. After discussions with WETT and the other parties, all parties reached a settlement agreement resulting in a revenue requirement of \$130,631,220 and ROE of 9.6 percent. The PUC approved the rates, terms, and conditions set forth in the settlement agreement on June 20, 2025. More information can be found under PUC Docket No. 57299.
- **Electric Transmission Texas:** On Jan. 31, 2025 Electric Transmission Texas filed an application to change its rates and tariffs. ETT is a transmission-only utility that owns over 2,000 miles of transmission throughout the ERCOT region, including the Lower Rio Grande Valley and the Texas Panhandle. In its application, ETT sought a revenue requirement of approximately \$426.3 million — an increase of \$56.6 million over its test year revenue. In addition, ETT requested a 10.6 percent return on equity. Parties, including the OCSC, entered settlement negotiations over this proposed rate increase and agreed instead on a \$36.3 million decrease. Parties also agreed to a return on equity of 9.6 percent. The PUC adopted the order on Oct. 2. More information can be found under PUC Docket No. 57518.

2026 OCSC Meetings
March 5
June 11 — Virtual
September 10
December 10 — Virtual

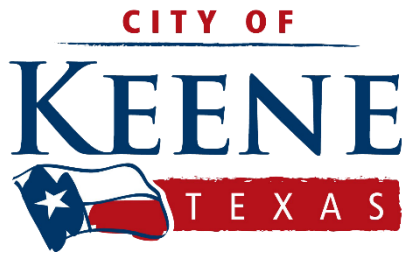
OCSC Officers
Chair—Molly Shortall
Secretary—Chuong Phung
Treasurer—David Johnson

For more questions or concerns regarding any ACSC matter or communication, please contact the following representative, who will be happy to provide assistance:



Thomas L. Brocato
(512) 322-5857
tbrocato@lglawfirm.com

Jamie Mauldin
(512) 322-5890
jmauldin@lglawfirm.com



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

Kristen Boswell
Public Management

Discussion Report Item 7A

SUBJECT:

Review, discuss, and take action on a resolution authorizing the submission of an application to the Texas Department of Agriculture for the 2026 TxCDBG Downtown Revitalization Program and authorizing the designation of a downtown district area.

BACKGROUND:

Please see memo attached.

ATTACHMENTS:

- Downtown Grant Memo from Public Management grant administrator
- Proposed Downtown area
- DRAFT – Resolution for applying for the DRP grant, and designating a downtown area

Memo Downtown Revitalization Grant

The Texas Department of Agriculture (TDA) will likely open the Phase 1 Community Application for the 2026 DRP grant in January 2026, with submissions due by April. If approved, the City may be invited to begin the next phase in May, and the project scope would be due by August. Further program details follow below:

- Maximum grant request is \$1,000,000
- Match - 5% or \$50,000
- **Eligible activities**
 - Must be in the downtown district (identified in Phase 1)
 - Includes pedestrian lighting, pedestrian walkway improvements, street drainage, demolition of non-historic or residential buildings, and street reconstruction.
- **Eligible Activities (*For Communities with an LMI (low-to-moderate income rate of 51% or greater)*) – Keene – 68.7% LMI**
 - Includes Water/Sewer Improvements, Public Parking (limited to \$250,000), Outdoor Public Event Space (i.e. plazas and farmers' market grounds), Public Park Improvements, Public Restroom Improvements, and Public Wi-Fi Improvements)
 - *All items must be permanently installed.
 - *Acquisition is eligible when combined with an eligible activity- If the City doesn't own the land, but a similar entity does (i.e. EDC), an agreement to allow use must be executed for at minimum 5 years
 - *Ineligible – Building improvements or rehab, new construction or façade improvements.
- Next Steps (If you are invited for Phase 2)- Hold a public hearing, Develop the project scope and OPC, Designate a Downtown District, Adopt a Slum and Blight Resolution



Keene Downtown District



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

A RESOLUTION OF THE CITY COUNCIL OF KEENE, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, the City Council of the City of Keene desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Keene to apply for funding under the Texas Community Development Block Grant Program;

WHEREAS, the City Council of the City of Keene has reviewed and evaluated the city for identification of pedestrian-centered economic activity and is formally designating the area identified by the following boundaries and outline on the map attached, as its official downtown district.

Boundaries of the Downtown District

North: 2353 FM 2280

South: 4th Street

East: East Side Along FM 2280

West: West Side Along FM 2280

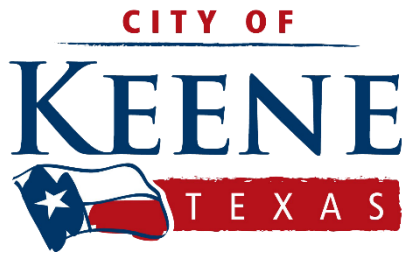
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF KEENE, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.
2. That the City of Keene commits to selecting an eligible project in the designated downtown area that meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Keene is committing to provide \$50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this ____ day of ____, 2026.

Samantha Gillin, Mayor Pro Tem
City of Keene, Texas

Holly Russell, City Secretary
City of Keene, Texas



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Cari Warwick, Management Assistant
cwarwick@keenetx.com

Discussion Report Item 7B

SUBJECT:

Review, discuss, and consider action on a resolution and agreement for allowing the use of city-owned property for use by a local non-profit as a community garden space.

BACKGROUND:

- Joveta Kanion who is the founder of Nature's Open Door Outreach Services approached the EDC Type B Board to sponsor a community garden on a lot at 301 Texas Avenue that is owned by the city and has been mowed and trimmed by the city for approximately 10 years. During the discussion it was decided that since the nonprofit organization would be operating on volunteers and donations, the B Board was not needed for subsidizing.
- The city did agree that we would like to allow them to use the lot and water for the garden but otherwise would not have any involvement or would not fund any other part of the garden and that Nature's Open Door Outreach Services would be responsible for maintenance, mowing and weeding, etc.
- The city attorney has drafted the lease agreement in the packet for Council consideration; and will need approval by resolution to move forward with allowing them to use the space for their garden.

ATTACHMENTS:

- DRAFT – Resolution approving lease of city property for a community garden
- DRAFT – Lease Agreement between the City of Keene and Nature's Open Door outreach Services

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF KEENE, TEXAS ALLOWING THE CITY TO LEASE CITY PROPERTY TO NATURE’S OPEN DOOR OUTREACH SERVICES, INC. FOR THE PURPOSE OF CREATING A VOLUNTEER COMMUNITY GARDEN AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City of Keene, Texas desires to lease city owned property that has been long abandoned, located at 301 Texas Avenue, Keene Texas to a Texas nonprofit corporation for the purpose of creating a volunteer community garden in the city limits of Keene, Texas and provide water service to the property; and

WHEREAS, the lease of the property will serve the community by promoting volunteer service and community pride and beautification and to display practices that encourage gardeners in the city to grow produce as a food source.

WHEREAS, the City Council deems it appropriate to make use of the unused property in this manner and that a community volunteer garden created, maintained, and operated by Nature’s Open Door Outreach Services, Inc.

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

SECTION 1. Recitals. The City Council finds all the above recitals to be true and correct and incorporates the same in this Resolution as findings of fact.

SECTION 2. The City of Keene Texas approves the lease agreement between Keene, Texas and Nature’s Open Door Outreach Services, Inc. for the purpose of creating a volunteer community garden to be created, maintained and operated by Nature’s Open Door Outreach Services, Inc. located at 301 Texas Avenue, Keene Texas, and to provide water for the property which shall be maintained, created, and cared for by volunteers.

SECTION 3. The City of Keene City Council supports the project overview and proposed site plan for the volunteer community garden.

SECTION 4. This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 5th day of March 2026.

CITY OF KEENE, TEXAS

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary

DRAFT

**LEASE AGREEMENT BY AND BETWEEN THE
CITY OF KEENE, TEXAS AND NATURE’S OPEN DOOR
OUTREACH SERVICES INC.**

THIS LEASE AGREEMENT, (“Agreement”) is made effective as of the ____ day of March 2026 by and between **Nature’s Open Door Outreach Services, Inc.**, a Texas nonprofit incorporation, (the “Lessor”) and the **City of Keene, Texas**, a home rule municipal corporation formed and operating under the laws of the State of Texas and its Home Rule Charter (the "Lessee").

**I.
LEASE PROPERTY**

Lessor hereby leases to Lessee a certain tract of land located at 301 Texas Avenue, in the City of Keene, Johnson County, Texas, as described in Exhibit "A" attached hereto and incorporated herein (the “Property”) for the provision of creating a volunteer community garden, together with all rights, privileges, easements and appurtenances belonging to or in any way pertaining to such Property (the "Garden"). The Garden is depicted in the site plan described in Exhibit “B” attached hereto and incorporated herein.

**II.
TERM / TERMINATION**

The term of this Agreement shall be for twelve months (12) and commence on March ____, 2026 and shall terminate on March ____, 2027, and may be renewed upon written agreement of the Parties hereto.

Lessor or Lessee may terminate this Lease during the Lease Term or any extension thereof upon thirty (30) days prior written notice thereof. Lessor or Lessee terminate this Lease with or without cause, with thirty (30) days prior written notice.

**III.
CONSIDERATION**

In consideration of the mutual covenants and agreements of this Lease, and other good and valuable consideration Lessor and Lessee agree no monthly rental payment amount for the Property is required but that the consideration to support this Agreement consists of fulfilling the obligations set forth herein and Lessee’s acceptance of the obligations requiring adequate insurance coverage, and compliance with city ordinances and all other responsibilities set out in this Agreement

- (a) Lessee agrees to perform the following actions as consideration:
- (1) Lessee shall provide a liability insurance certificate in the amount of one million and 00/100 dollars (\$1,000,000.00) upon the approval by City Council and execution of this agreement;

- (2) Lessee agrees to assume all responsibility for the care and maintenance of the property solely for the purpose of the creation of a community garden to be maintained by Lessee and volunteers from the City of Keene community;
- (3) Lessee agrees that in designing, creating, and maintaining a volunteer garden that all safety measures will be taken to create no hazardous condition on the leased property;
- (4) Lessee is solely responsible at Lessee's expense to construct any structure, shed, or other necessary component necessary for the volunteer community garden and that any such structure shall be properly permitted by Lessor;
- (5) Lessee shall within three (3) business days of a request from Lessor provide copies of executed waivers limiting liability, authorizations or other documentation regarding the volunteers and volunteer groups that will be involved in gardening activity on the Property.

IV.

RIGHTS AND DUTIES OF LESSEE

4.01 Use. Lessee shall have the right to use the Property solely for a volunteer community garden.

4.02 Maintenance / No Third-Party Beneficiaries. Lessee shall be responsible for maintenance of the Property during the entire term of the Agreement. Lessee shall maintain and keep the property free from hazards to persons or property. For purposes of this Agreement, Lessee and Lessor, specifically agree and covenant that: (1) this Agreement only affects matters, liabilities, and disputes between the parties to this Agreement, and is in no way intended by the parties hereto to benefit, apply to, or otherwise affect any third party, notwithstanding the fact that such third party may be in a contractual relationship with Lessee; (2) the terms of this Agreement are not intended to release, either by contract or operation of law, any third party from obligations owing by them to either Lessee or Lessor; and (3) the terms of this Agreement are not intended to impose additional obligations upon Lessor or Lessee in relation to, on behalf of, or with regard to any such third parties.

4.03 Repair. Lessee shall be solely responsible for repairing and/or replacing, any item on or attached to the Property which is abused, damaged, or destroyed as a result of Lessee's use of the Property during the term of this Agreement. Should the Lessee, due to inclement weather or other causes outside of Lessee's control, be unable to complete any needed repairs or replacements before the termination of this Agreement, Lessee shall notify Lessor and the parties may extend the term of this Agreement, in writing, for an agreed upon amount of time for the sole purpose of completing necessary repairs or replacements under this Section. Lessor and Lessee agree that the use of the property as a volunteer community garden shall not require any improvement or permanent fixtures to the property that the Lessor has any legal obligation to maintain or repair.

4.04 General Care of Property. Lessee shall take good care of the Property and shall maintain the Property during the term of this Agreement and keep the Property free from waste or nuisance throughout the Lease Term and any extensions of it. At the termination of this Agreement, Lessee shall deliver up the Property in the same order and condition as it was before the term of this Agreement, natural deterioration and damage by fire, tornado or other casualty and the elements only excepted.

4.05 Utility Service. Lessor shall provide water utility service to the Property, Lessee shall be solely responsible for providing any and all utility services to the Property it desires during the term of this Agreement, including electricity or internet services.

4.06 Compliance with Laws. Lessor may not use, or permit using, the Property in any manner that results in waste of Property or constitutes a nuisance or for any illegal purpose. Lessee, at its own expense, will comply, and will cause its officers, employees, agents and invitees to comply, with all applicable laws, ordinances, and governmental rules and regulations concerning the use of the Property, including Hazardous Materials Laws.

"Hazardous Materials" means any substance, material, or waste that is or becomes regulated by any local governmental agency, the State of Texas, or the Federal Government, including, but not limited to, any material or substance that is (1) *designated as a "hazardous substance" pursuant to § 311 of the Clean Water Act, 33 U.S.C. § 1251 et. seq., or listed pursuant to § 307 of the Clean Water Act, 33 U.S.C. § 1317,* (2) *defined as a "hazardous substance" pursuant to § 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 et. seq.,* (3) *defined as a "hazardous waste" pursuant to § 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et. seq.;* (4) *petroleum,* (5) *asbestos,* and (6) *polychlorinated biphenyls.*

4.07 Consent of Lessor: Lessee may not make any alterations, additions, or improvements to the Property without Lessor's prior written consent, which shall not be unreasonably denied or delayed.

4.08 Property of Lessor: All alterations, additions, or improvements made by Lessee will become Lessor's property when this Lease terminates.

4.09 Lessee will not permit any mechanic's lien to be placed on the Property or on improvements made to the Property. If a mechanic's lien is filed on the Property or on improvements on them, Lessee will promptly pay it, if Lessee caused such mechanic's lien to be filed. If default in payment of the lien continues for thirty (30) days after Lessor's written notice to Lessee, Lessor may, at its option, pay the lien or any portion of it without inquiring into its validity. Any amounts Lessor pays to remove a mechanic's lien caused by Lessee to be filed against the Property or against improvements on the Property, including expenses and interest, are due from Lessee to Lessor and must be repaid to Lessor immediately on rendition of notice, together with annual interest at the highest rate then allowed by law until paid.

V.

HOLD HARMLESS & INDEMNITY

Lessor shall not be liable for, and Lessee shall hold harmless Lessor and its officers and employees from and against any and all demands, losses, damages or claims for injury (including death) or damage to persons or property resulting from any cause whatsoever associated with Lessee's use of the Property. Lessee shall maintain liability insurance, and such insurance coverage shall be primary.

To the extent allowed by law, LESSEE will indemnify and hold LESSOR harmless against any claims, demands, damages, costs, and expenses, including reasonable attorney's fees, for defending claims and demands arising from the negligent conduct, not including

gross negligence, of LESSEE or from any breach on LESSEE'S's part of any condition of this Lease or for any acts or negligence of LESSEE, its officers, agents, contractors, sub-Lessees or invitees in or about the PROPERTY. In case of any action or proceeding brought against LESSOR by reason of any such claim, LESSEE, on notice from LESSOR, will defend the action or proceeding by counsel acceptable to LESSOR.

VI.

DEFAULT

6.01 Lessee's Default: The following events are considered events of default by Lessee under this Lease:

(a) Lessee fails to comply with any term or covenant of this Lease, other than the payment of rent or any other sum of money owing by Lessee to Lessor, and does not cure the failure within sixty (60) days after written notice of the failure to Lessee; provided that if such failure cannot be cured within sixty (60) days Lessee shall not be in default if Lessee is proceeding to cure the failure and Lessee continues in good faith to cure such failure.

(b) Lessee makes an assignment for the benefit of creditors.

6.02 Lessor's Remedies: In the event of any default specified in Section VI, and Lessee's failure to cure after written notice, Lessor may pursue one or more of the following remedies:

(a) Lessor may terminate this Lease, in which event Lessee must immediately surrender the Property to Lessor. If Lessee fails to do so, Lessor may, without prejudice to any other remedy that it may have for possession or possible arrearages in rent, enter on and take possession and expel or remove Lessee and any other person occupying the Property or any part of them, by any lawful means, without being liable for prosecution or any claim of damages for the entrance and expulsion or removal.

(b) Lessor may enter on and take possession of the Property and expel or remove Lessee and any other person occupying the Property or any part of them, by any lawful means, without being liable for prosecution or any claim for damages for the entrance and expulsion or removal.

(c) Lessor may enter the Property, by any lawful means (and Lessor is expressly reserving and retaining the right to so re-enter the Property), without being liable for prosecution or any claim for damages for the entry, and do whatever Lessee is obligated to do under the terms of this Lease to correct the default. Lessee will, on demand, reimburse Lessor for any expenses that Lessor incurs in effecting compliance with Lessee's obligations under this Lease in this manner, and Lessee further releases Lessor from liability for any damages resulting to Lessee from such an action.

6.03 Cumulative Remedies: The pursuit by Lessor or Lessee of any remedy provided in this Lease will not preclude pursuing any other remedy provided in this Lease. Either party's pursuing any remedy provided in this lease or by law will not constitute a forfeiture or waiver of any damages accruing to either party by reason of violating any term or covenant of this Lease. Nor will Lessor's pursuing any remedies provided in this Lease constitute a waiver or forfeiture of any rent due under this Lease.

6.04 Waiver of Default: Either party's waiving any default or violation or breach of any term

or covenant of this Lease does not waive any other violation or breach of any term or covenant of this Lease. Nor does either party's forbearing to enforce one or more of the remedies provided in this Lease or by law on a default waive the default. Lessor's accepting rent following default under this Lease does not waive the default.

6.05 Surrender of Property: No act, done by Lessor or its agents during the Lease Term, may be considered an acceptance of a surrender of Property unless in writing and subscribed by Lessor.

**VII.
RIGHTS AND DUTIES OF LESSOR**

Upon providing notification to the Lessee, Lessor shall have the right to come upon the Property, or any part thereof, for the purpose of inspecting the Property or any portion of it. Lessor shall further have the right-of-way over the Property for the purpose of making such inspections after notifying the Lessee.

**VIII.
SUCCESSORS & ASSIGNS**

The terms, conditions and covenants contained in this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and/or heirs.

**IX.
NOTICE**

All notices or communications required under this Agreement or desired to be given by the parties hereto shall be sent in writing and shall be deemed sufficiently given when same is sent via facsimile with confirmation of delivery, hand-delivered or deposited in the United States mail, sufficient postage prepaid, registered or certified mail, return receipt requested, addressed to the recipient at the address set forth below:

FOR LESSOR:	City of Keene, Texas 1000 N. Old Betsy Road Cleburne, Texas 76031 City Manager: Jonathan Seitz citymanager@keenetx.com
FOR LESSEE:	Nature’s Open Door Outreach Services, Inc. Joveta Kanion, Director 712 Alaska Street Keene, TX 76059 _____email address

or at such other address as Lessor or Lessee shall specify in a written notice.

**X.
ASSIGNMENT**

The Lessee shall not assign or otherwise transfer any of its right, title or interest to any portion of the Property during the term of this Agreement without the prior written consent of Lessor.

**XI.
AMENDMENT**

No amendment, modification, or alteration of the terms of this agreement is binding unless in writing, dated subsequent to the date of this agreement, and duly executed by the parties.

**XII.
ATTORNEYS FEES AND COSTS**

If, as a result of either party's breaching this agreement, the non-defaulting party employs an attorney to enforce its rights under this Lease, the non-prevailing party will pay the prevailing party its reasonable attorney's fees and costs incurred.

**XIII.
Force Majeure**

Neither Lessor nor Lessee is required to perform any term or covenant of this Lease so long as performance is delayed or prevented by *force majeure*, which includes acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, pandemic and any other cause not reasonably within Lessor's or Lessee's control and that Lessor or Lessee, by exercising due diligence and paying money, cannot prevent or overcome in whole or part.

**XIV.
VENUE**

The parties to this Agreement agree and covenant that this contract will be enforceable in Johnson Texas; and that if legal action is necessary to enforce this contract, exclusive venue shall lie in Johnson County, Texas.

**XV.
SEVERABILITY**

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

EXECUTED this the ____ day of _____, 2026.

LESSOR:

CITY OF KEENE, TEXAS

BY: _____
Mayor Pro Tem Samantha Gillin

LESSEE:

**NATURE’S OPEN DOOR OUTREACH
SERVICES, INC.**

BY: _____
Joveta Kanion, Director

ATTEST:

Holly Russell, City Secretary

EXHIBIT A

Property Description

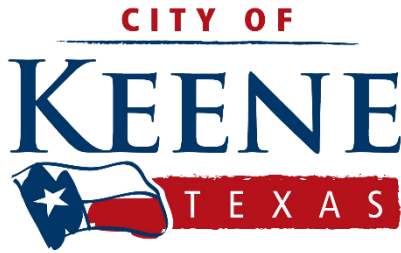
Lot 9, Block 7 of the Wallen Subdivision, Section 2, a part of the C. H. Barker Survey, Abstract 33, of the city of Keene, Johnson County, Texas; according to the plat of record in Volume 3, page 83, Plat Records, Johnson County, Texas.

DRAFT

EXHIBIT B

Site Plan





City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7C

SUBJECT:

Review, discuss, and consider action to approve Rob Foster, Council Member – Ward I, to be the presiding member of Council Meetings should Mayor Pro Tem Gillin be absent, and approve a resolution adding him as the second Council Member signatory to all City of Keene bank accounts at Pinnacle Bank.

BACKGROUND:

Due to the resignation of Mayor Parrish, the Mayor Pro Tem is now acting mayor. To make sure that meetings and city business are not interrupted should the Mayor Pro Tem be unavailable, it is advised that Council take action to designate a member of Council to preside over meetings in their absence and to also serve as the back-up/second Council Member signatory on all city bank accounts held at Pinnacle Bank. These duties would be in place until a new Mayor is elected at the Keene General Election to be held on November 3, 2026. According to the Council's Rules of Order and Procedure, the senior-most serving member of Council would be the first consideration for this position.

ATTACHMENTS:

- DRAFT – Resolution to add a signatory to city bank accounts

**A RESOLUTION OF THE CITY OF KEENE, TEXAS
RESOLUTION NO. 2026-TBD**

**A RESOLUTION ADDING PERSONS AS THE AUTHORIZED SIGNATORIES FOR ALL
ACCOUNTS WITH PINNACLE BANK FOR THE CITY OF KEENE, TEXAS**

WHEREAS, the City, by resolution, has previously designated the Mayor and Mayor Pro Tem each as "Authorized Signatory" for all of its accounts with Pinnacle Bank; and

WHEREAS, with the resignation of the Mayor, the City of Keene now wishes to add a Council - selected Council Member as an Authorized Signatory so that there are two Council Members listed as Authorized Signatory in the absence of an elected Mayor and a new Mayor is elected by General Election in November 2026.

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

Add: The following officers, officials, or employees of the City of Keene are hereby added as designated "Authorized Signatories."

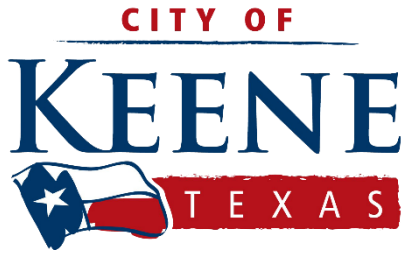
Printed Name: TBD
Title: Council Member

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KEENE ON THIS
05TH DAY OF MARCH, 2026.**

Samantha Gillin, Mayor Pro Tem

Attest:

Holly Russell, City Secretary



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7D

SUBJECT:

Review, discuss, and consider action to adopt a revised *Boards and Commissions Membership Appointment Policy*, striking the section prohibiting Council from being appointed to a board or commission.

BACKGROUND:

At the January 15, 2026, Council meeting, the *Boards and Commissions Membership Appointment Policy* was discussed to address concerns the current policy poses. After much discussion and consideration, a motion was made "to table enforcement of the policy for 30-days so that possible revisions can be drafted", and carried with five Council members in favor and one against.

The presented revision completely strikes the following text:

Current City Council. Any current city council member whether elected or appointed is not eligible to serve on a board or commission.

ATTACHMENTS:

- DRAFT – Revised *Boards and Commissions Membership Appointment Policy*

BOARDS & COMMISSIONS

Membership Appointment Policy

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

Structural Overview

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

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

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

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

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

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

Member Expectations

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

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

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

Eligibility

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

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

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

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

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

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

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

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

Appointment Process

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

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

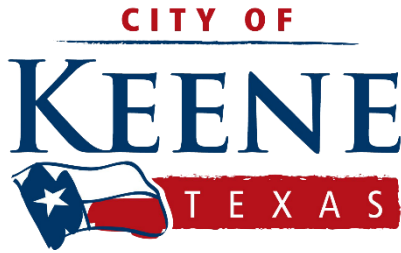
Meeting Management

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

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

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

The City of Keene thanks you for your interest in serving Keene and encourages you to continue to be involved with the community whether appointed at this time or not. Boards and commissions examine many of the vital issues that face our City, so you are encouraged to engage and become a part of the solution.



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Jonathan Seitz, City Manager
citymanager@keenetx.com

Don Martin, Dev. Dir.
dmartin@keenetx.com

Discussion Report Item 7E

SUBJECT:

Review, discuss, and approve the first reading of a resolution approving the following EDC Type B projects approved by the Keene Community Development Corporation: the purchase and installation of a skate park, the purchase and installation of specific sidewalks in the city, the naming of the pocket park to "Luz Arauzo Park and the purchase and installation of improvements to the park, the purchase and installation of additional secondary outdoor warning sirens, and the purchase and installation of additional lighting at Elisa Carver Park.

BACKGROUND:

The Type B Board conducted a public hearing on November 18, 2025, for the projects of creating a skate park, adding specific sidewalks to the city, and improvements to the Fourth Street Pocket Park. They voted to approve these projects and recommend their approval by Council at the December 16, 2025, meeting. A second public hearing was held at the EDC Type Board meeting on February 17, 2026, to consider the projects of additional outdoor warning sirens and additional lighting to Elisa Carver Park. The Board approved the projects and recommend Council's approval of the projects. A resolution with all five projects is brought to the Council for Consideration and approval. As required, it must be read and approved twice by Council.

ATTACHMENTS:

- DRAFT – Resolution approving of the Type B Board projects
- Public Notice of the public hearing held November 18, 2025
- Minutes of the EDC Type B Board meeting held November 18, 2025
- Minutes of the EDC Type B Board meeting held December 16, 2025
- Public Notice of the public hearing held February 17, 2026
- DRAFT – Minutes of the EDC-B Board meeting held February 17, 2026

CITY OF KEENE, TEXAS
RESOLUTION NO. 2026-TBA

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

WHEREAS, the Board of Directors of the KCDC, a Type B economic development corporation, has initially approved the following projects, subject to final approval after conducting a public hearing as required by law: to provide funds for the purchase and installation of a skate park and related amenities in the amount not to exceed \$300,00, to provide funds for the purchase and installation of additional sidewalks in the City in an amount not to exceed \$200,000, to provide funds for the improvement of the greenspace to be known as “Luz Arauzo Park” to be used as community space, in an amount not to exceed \$50,000, to provide funds for the purchase and installation of secondary outdoor warning sirens in an amount not to exceed \$100,000, and to provide funds for the purchase and installation of a additional lighting to the Elisa Carver Park complex and parking in an amount not to exceed \$194,000 (hereinafter the “Projects”); and

WHEREAS, the Board of Directors of the KCDC found and determined that the Projects are permissible projects pursuant to the Development Corporation Act, Chapter 505; and

WHEREAS, the City Council of the City of Keene also finds and determines that the Projects are permissible projects pursuant to the Development Corporation Act, Chapter 505.

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

Section 1. That the findings and premises contained in the preamble above are hereby deemed to be true and correct.

Section 2. That public hearings on the undertaking of the Projects were held by the KCDC during a meeting of the Board of Directors and that notice of the public hearings was published as required by law.

Section 3. That this resolution will come back to the City Council for final approval on second reading after the Board of Directors has approved the Projects after conducting the public hearings on the Projects.

Section 4. That the City Council finds and determines that the Projects are permissible projects pursuant to the Development Corporation Act, Chapter 505 and the City Council hereby approves and authorizes the Projects as described in this Resolution.

PASSED AND ADOPTED, on first reading this the ____ day of March, 2026.

PASSED AND ADOPTED, on second reading this the ____ day of April, 2026.

Samantha Gillin, Mayor Pro Tem

ATTEST:

Holly Russell, City Secretary

CLASSIFIEDS

cleburnetimesreview.com

Email: bhughes@weatherforddemocrat.com

Phone: 817-594-7447 ext 217

Public Notices

Public Notices

Public Notices

Public Notices

CONSTABLE’S SALE

THE STATE OF TEXAS

COUNTY OF JOHNSON

By virtue of Orders of Sale issued out of the Honorable 249th, 18th & 413th District Courts of Johnson County, Texas in Precinct 1, in the cause numbers listed below, by the Clerk thereof, and to me as Constable, directed and delivered, I will proceed to sell between the hours of 10:00 A.M. and 4:00 p.m. on November 4, 2025 at the West Door of the Johnson County Courthouse, in Cleburne, Texas, the following described properties (referenced by Volume and Page in Johnson County Deed records), to wit:

DEFENDANTS	PROPERTY DESCRIPTION	CAUSE #
ESTATE OF BILLIE JO ALESHIRE MARK TRUETT JOHNSON	N 1/2 OF LOT 9 & 10, BLOCK H, FAIRFIELD ADDN AKA LOTS 9 & 10, BLOCK 781, ORIG TOWN CLEBURNE 1304 N. WOOD ST VOL 766, PAGE 85 126-2800-41210	DC-T202400059
EST OF GARY LEE SPENCE FELICIA ANGELICA ROSS PAMELA SPENCE BRENAYA, LLC CAPITAL ONE BANK, NA FRANKLIN W CRAM	1 ACRE, ABST 129, TR 1A23, E. CROCKETT SURV AKA BLACKBERRY SPRINGS ADDN, LOT 23, INCLUDING IMPROVEMENTS 3833 CR 911 INSTR #2012-23906 126-0129-10110	DC-T202200273

All properties above levied upon the 8th day of October, 2025, as the property of those person's listed above and other unknown owners, heirs, and successors in the title to satisfy taxes, penalties, and interest and all cost.

GIVEN UNDER MY HAND THIS 7th DAY OF OCTOBER, 2025.

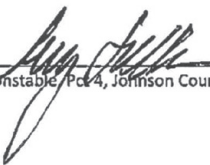
By: 
Constable, Pct 1, Johnson County, Texas

By virtue of Orders of Sale issued out of the Honorable 249th, 18th & 413th District Courts of Johnson County, Texas in Precinct 4, in the cause numbers listed below, by the Clerk thereof, and to me as Constable, directed and delivered, I will proceed to sell between the hours of 10:00 A.M. and 4:00 p.m. on November 4, 2025 at the West Door of the Johnson County Courthouse, in Cleburne, Texas, the following described properties (referenced by Volume and Page in Johnson County Deed records), to wit:

DEFENDANTS	PROPERTY DESCRIPTION	CAUSE #
ESTATE OF JUDY LANETTE GANDY WEATHERFORD ESTATE OF JAMES LEE WEATHERFORD AKA JIMMY LEE WEATHERFORD KYLE TRAVIS PETERSEN	0.721 ACRES, ABST 803, WILLIAM C. SPYERT SURV 12120 FM 2258 VOL 1396, PAGE 850 126-0803-00035	DC-T202100227
ESTATE OF ROBERT E. LEE EST OF JOAN E. LEE EST OF CLAIRE ELIZABETH KNUDSEN DANIEL LEE PHILLIP JOHN KNUDSEN PETER WILLIAM KNUDSEN ANA CABRERA LAURA NORVILL LINDA BOSSIE	LOT 13, BOCK 3, BROADVIEW ADDN, SECT 5, CITY OF KEENE 628 LEWIS LN VOL 2037, PAGE 602 126-3608-00530	DC-T202200144
JOHN HERMAN POSEY AKA JOHNNY POSEY SYLVIA ANN POSEY JUDITH MAY JAMISON TERANCE ALLEN VERLO CHANCE SKY MURROW KELSY DON MURROW EST OF HOWARD PALMER VERLO EST OF ELEANOR C. VERLO EST OF BRYAN PATTERSON EST OF TRACY RENEE MURROW CINDY TERRY JASON PATTERSON	LOTS 13 & 14, BLOCK 7, WALLEN SUBDIV SECT 2, INCLUDING IMPROVEMENTS 103 TEXAS AVE VOL 3496, PAGE 686 126-3679-02040	DC-T202300123
ZAE E DENNIS DIAZ SALAZAR	LOT 77, BLOCK S, HOMESTEADS ADDN, PHASE X 8608 MELINDA DR VOL 4233, PAGE 61 126-2372-20770	DC-T202400067

All properties above levied upon the 7th day of October, 2025, as the property of those person's listed above and other unknown owners, heirs, and successors in the title to satisfy taxes, penalties, and interest and all cost.

GIVEN UNDER MY HAND THIS 7th DAY OF OCTOBER, 2025.

By: 
Constable, Pct 4, Johnson County, Texas

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF DELLA HALFMANN, AKA DELLA MAE MILLICAN-HALFMANN, DECEASED

Notice is hereby given that original Letters Testamentary for the Estate of DELLA HALFMANN, aka DELLA MAE MILLICAN-HALFMANN, were issued to DOUGLAS ALLEN MILLICAN on October 1st, 2025, in Cause No. CC-P202526304 pending in County Court at Law No. 2 of Johnson County, Texas.

Claims may be presented in care of the attorney for the Estate addressed as follows:

DOUGLAS ALLEN MILLICAN
c/o Brittany M. Taylor
Brackett & Ellis
100 Main Street
Fort Worth, Texas 76102-3090

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

DATED the 15th day of October, 2025.

BRACKETT & ELLIS
A Professional Corporation
By: /s/ Brittany M. Taylor
State Bar No. 24073513
Madison K. Craig
State Bar No. 24126310
Michael W. Sweet
State Bar No. 24029855
100 Main Street
Fort Worth, Texas 76102-3090
(817) 338-1700
Facsimile: (817) 870-2265
btaylor@belaw.com
mcraig@belaw.com
msweet@belaw.com
Attorneys for Applicant

PUBLIC NOTICE

Burleson ISD will be accepting proposals as listed below. You can apply for the bid electronically at <https://burlesonisd.ionwave.net/>
Description
RFP 2324-03-B Educational Consultants
Due Date/Time
November 19th, 2025 12pm cst

Description
RFP 2526-01 Student Transportation Services
Due Date/Time
November 17th, 2025 10am cst

Classifieds are where it's at!

Readers want to know your business! Call 817-594-7447 to place your ad.

NOTICE OF PROJECTS & PUBLIC HEARING
Keene Community Development Corporation,
a Type “B” Economic Development
Sales Tax Corporation

The Keene Community Development Corporation, a Type “B” Economic Development Corporation, hereby gives notice, pursuant to Texas Local Government Code 505.158 and 505.159 that the Corporation proposes the use of sales tax proceeds to fund the following projects during a meeting to be held on: **November 18, 2025, at 3:30 P.M.** in the Keene City Hall, Robert G. Cooper Council Chambers, 1000 N. Old Betsy Rd, Cleburne, Texas 76031

1. To provide funds for the purchase and installation of a skate park and related amenities in an amount not to exceed \$300,000; and
2. To provide funds for the purchase and installation of a memorial bench in memory of Matthew Davis in amount not to exceed \$5,000; and
3. To provide funds for the purchase and installation of additional sidewalks in the City, in an amount not to exceed \$200,000; and
4. To provide funds for the improvement of the greenspace known as the “Pocket Park” to be used as community space, in an amount not to exceed \$50,000; and
5. To possibly consider donating a parcel of land to the City of Keene, owned by the Type B board at 526 Wallen Ridge Road for an additional park, approximately 2.197 acres zoned SF-2 (Single Family Two), leaving the remaining approximately 2.700 acres for Commercial development zoned C-2.

The Keene Community Development Corporation will conduct a public hearing during a meeting to solicit citizen input regarding the proposed projects and general proposed projects described above. Interested citizens are encouraged to attend and offer their comments.

For further information or to offer comments in writing please contact: Don Martin, Director of Neighborhood & Development Services, at dmartin@keenetx.com.

PUBLIC NOTICE

Burleson ISD will be accepting proposals as listed below. You can apply for the bid electronically at <https://burlesonisd.ionwave.net/>
Description
RFP 2324-08-B Athletics: Uniforms, Training Supplies & Equipment-B
Due Date/Time
November 19th, 2025 2pm cst

Classifieds are where it's at!

In print and online, search our classifieds.

CITATION BY PUBLICATION
THE STATE OF TEXAS
County of Johnson

NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 am on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you."

To: UNKNOWN HEIRS AT LAW OF CHRIS ANDERSON, DECEASED

YOU ARE HEREBY COMMANDED to appear before the 249th Judicial District Court of Johnson County, Texas in the Courthouse in the City of Cleburne, Texas at or before 10:00 o'clock A.M. Monday, the 10th day of November, 2025, being the Monday next after the expiration of forty-two days after this citation is issued, and you are hereby required then and there to appear and file written answer to the Petition, filed in said Court on August 4, 2025, in suit numbered DC-C202500612 on the docket of said court, wherein Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series SPMD2004-B, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2004-B, Plaintiff, v. Chris Anderson and Lori Anderson and The Heirs at Law of Chris Anderson, Deceased, Defendants.

The Petition seeks an order to foreclose the lien on the property and assert a claim to the property located at 2929 County Road 615, Alvarado, TX 76009 and legally described as: Being A 5.0 Acre Tract Of Land Out Of The J. Balch Survey, Abstract No. 51, In Johnson County, Texas, And Being A Portion Of A 21.791 Acre Tract Of Land Out Of Said Survey Conveyed By Solly B. Hill Et Ux, Vella Hill To James K. Bishop Et Ux, Retha Fay Bishop By Deed Recorded In Volume 520, Page 705, Deed Records, Johnson County, Texas, And Being More Particularly Described By Metes And Bounds As Follows: Beginning At A Point In The Southerly Line Of Said Bishop Tract And In County Road No. 615, Said Point Being North 61 Degrees 22 Minutes East, 102.38 Feet From The Southwest Corner Of Said Bishop Tract;

Thence North 30 Degrees 00 Minutes West, At 26.0 Feet A 1/2 Inch Iron Pin In The Northerly The Of Said County Road, In All 1483.14 Feet To A 1/2 Inch Iron Pin For Corner In The Northerly Line Of Said Bishop Tract; Thence North 62 Degrees 16 Minutes East Along The Northerly Line Of Said Bishop Tract, 147.08 Feet To A 1/2 Inch Iron Pin For Corner At The Northwest Corner Of A 5.0 Acre Tract Of Land Ont Of Said Balch Survey Conveyed By C. W. Holder And Wife, Sharon Holder To Raymond M. Meeks By Deed Of Trust Recorded In Volume 1119, Page 234, Deed Records, Johnson County, Texas; Thence South 30 Degrees 00 Minutes East Along The Westerly Line Of Said Meeks Tract, At 1454.83 Feet A 1/2 Inch Iron Pin In The North Line Of Said County Road, In All 1480.83 Feet To A Point For Corner In Said County Road At The Southwest Corner Of Said Meeks Tract And In The Southerly Line Of Said Bishop Tract; Thence South 61 Degrees 22 Minutes West Along The South Line Of Said Bishop Tract And Along Said County Road, 147.0 Feet To The Point Of Beginning And Containing 5.0 Acres Of Land Of Which 0.09 Acre Is In Use As A Public Road Leaving 4.91 Acres Net, More Or Less. GIVEN UNDER MY HAND AND SEAL OF SAID COURT at Cleburne, Texas this 29th day of September, 2025. Issued at the request of: Kathryn Dahlin Address: 13105 Northwest Freeway, Suite 960, Houston, TX 77040

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of Twin Creeks Addition, Lot 25R, Block 2, recorded in Instrument No 2025-113, of the Official Plat Records of Johnson County, Texas:

Lot 25R, Block 2
to be Revised to Create
Lot 25R-1, Block 2

At: 9:00 o'clock a.m. on: October 27, 2025 in the Commissioners' Courtroom on the second floor Of the Johnson County Courthouse 2 North Main Street, Cleburne, Texas 76033

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Testamentary for the Estate of Thelma Jean Voss-Peterson, Deceased, were issued on July 28, 2025, in Cause No. CC-P202526191, now pending in the County Court at Law No. 2 of Johnson County, Texas, to: Barbara J. Renken.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: Barbara J. Renken
704 Waterford Way
Joshua, Texas 76058

DATED the 14th day of October 2025.

/s/ Anthony Coggin
Anthony Coggin
State Bar No. 24044278
Coggin & Coggin, PLLC
Attorney for Barbara J. Renken
250 NW Tarrant Avenue, Suite E
Burleson, Texas 76028
Tel. (817) 295-7161
Fax. (817) 295-8052
Email: acoggin@dcoggin.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Testamentary for the Estate of Priscilla Anne Burrows, Deceased, were issued on October 14, 2025, in Cause No. CC-P202526344, now pending in the County Court at Law No. 2 of Johnson County, Texas, to: Charles Louis Burrows.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: Charles Louis Burrows
3010 Eggleston Road
Crowley, Texas 76036

DATED the 15th day of October 2025.

/s/ Anthony Coggin
Anthony Coggin
State Bar No. 24044278
Coggin & Coggin, PLLC
Attorney for Charles Louis Burrows
250 NW Tarrant Avenue, Suite E
Burleson, Texas 76028
Tel. (817) 295-7161
Fax. (817) 295-8052
Email: acoggin@dcoggin.com

Application is being made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retail Dealer's Off-Premise Permit by Dolgencorp of Texas, Inc. d/b/a Dollar General Store #3664 located at 580 SW Wilshire Blvd, Burleson, Johnson County, TX, 76028. Officers of said Corporation are Steven R. Deckard, CEO, Kelly M. Dilts, CFO, Neal E. Miller, VP Tax, and Emily C. Taylor, EVP/Secretary.

What's missing here?
You are!
Call 817-594-7447 to place your ad.

Classified Advertising works!!
Place an ad today to sell your item.



Keene Economic Development Corporation (Type B) Board Meeting Minutes

November 18, 2025 at 3:30 PM

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

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

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

Members Absent: Jimmy Alcala

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

1. Call to Order, Invocation, Pledge of Allegiance

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

2. President's Remarks

Dr. Stephens thanked staff for a successful Starfest. KISD loved having the event held there and hope that it can be there again in the future.

3. City Administration Remarks

Don Martin gave an update on the progress of the developments and possible developments interested in coming to Keene. Jonathan Seitz gave an update on the electronic marquee that it is up and running and still needs to be connected to the internet and training staff on how to upload new content.

4. Public Comments

Paul Gnadt shared that the Candidate Forum for the runoff election will be Thursday at 6:00 p.m. The Christmas Light Parade will stage at Pegasus Landing at Chisolm Trail.

Joveta Kanion, 712 Alaska, spoke in favor of a community garden and greenhouse and asked the Board to consider a program. Board Members asked about possible other locations and partnerships for a garden. Staff encouraged her to come by and speak to staff about possible city locations.

5. Public Hearing

A. Hold a public hearing to hear citizen comments and hold a discussion on the following proposed projects:

- 1. To provide funds for the purchase and installation of a skate park and related amenities in an amount not to exceed \$300,000; and*
- 2. To provide funds for the purchase and installation of a memorial bench in memory of Matthew Davis in amount not to exceed \$5,000; and*
- 3. To provide funds for the purchase and installation of additional sidewalks in the City, in an amount not to exceed \$200,000; and*
- 4. To provide funds for the improvement of the greenspace known as the "Pocket Park" to be used as community space, in an amount not to exceed \$50,000; and*
- 5. To possibly consider donating a parcel of land to the City of Keene, owned by the Type B board at 526 Wallen Ridge Road for an additional park, approximately 2.197 acres zoned*

SF-2 (Single Family Two), leaving the remaining approximately 2.700 acres for Commercial development zoned C-2.

After the hearing and discussion on the projects has ended, the Keene EDC (Type B) Board may take action on the projects discussed.

The public hearing was opened at 3:37 p.m.

Deandra Alvin, a student and resident in Keene, is in support of a skate park since she has only had fond experiences in being able to roller skate and roller blade at a location.

Caleb Gathings, student and resident of Keene, is an avid skater and shared experiences of finding it difficult to find a location to skate board. He sees the activity as positive and a great way to keep youth active and out of trouble.

Troy Smith, Council Member and resident 310 Woodlawn Drive, spoke about why others cities add skate parks so that it gives skaters a place to go and skate rather than on private properties. He would prefer the location not be the old sand volleyball pits since access is limited. He likes the idea of a skate park, but does not believe the infrastructure is ready for one.

Cari Warwick, city staff member, mentioned that she observed many skaters used the Pinnacle Bank parking lot and curbs which damaged the curbs.

Board Members Nellie Youngberg and Daniel Gathings spoke in favor to the proposed location.

Dr. Stephens asked Caleb Gathings how he usually would plan to get to a skate park. He replied that since there are no sidewalks from where he lives, he would walk to a location to skateboard.

Phillip Jackson shared that TxDOT announced money for enhancing bicycle safety, and encouraged the Board or City to see if such a grant would allow for safer pedestrian access to the park area.

Ms. McElroy, spoke in support of the skate park. She was accompanied by several high school students that would happily use a skate park: Julian, Summer McElroy, Audrey Neighbors. Each voiced their support of the skate park.

Don Martin asked the students of their vision of use for the park. The students were all open to the park being used by bikes, inline skates, skate boards, and such.

The public hearing was closed at 3:59. No action was taken.

6. General

- A. *Review, discuss, and consider the minutes of the regular Keene EDC (Type B) Board meeting held on October 21, 2025.*

A motion was made to accept the minutes as presented. The motion carried unanimously.

Motion made by Heinrich, Seconded by Beeson.

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

- B. *Receive, discuss, and consider the Keene EDC (Type B) Board Fiscal Year-End Financial Report ending September 30, 2025.*

Mira Lam, Director of Finance, gave the year end financial report, pre-audit. Total revenue is above budget by \$44,000, which is \$22,836 more than the previous year. Expenses are \$2,715 under budget. Compared to the previous year, spending was down by \$26,405 for Fiscal Year 2025. Most of the expenses were used on various park improvements. Sales tax

exceeded the projected target for the fiscal year. The money market account has done well, but the city has been notified that the rate will be dropped.

A motion was made to accept the report as presented. The motion carried unanimously.

Motion made by Beeson, Seconded by Heinrich.

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

- C. *Review, discuss, and consider action on the requests of the Keene Chamber of Commerce to increase the EDC-B Board sponsorship amount for the Keene Chamber of Commerce banquet by \$250, and a \$300 sponsorship for a Keene oral history video project.*

Mr. Gnadt, Director of Chamber of Commerce, introduced this item. He has shared that other sponsors have already increased their amount for the banquet, and is asking the board to do so as well.

A motion was made to approve both requests. The motion carried unanimously.

Motion made by Heinrich, Seconded by Youngberg.

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

- D. *Receive a report from staff regarding the cost of batteries for the proposed Elisa Carver Park lighting, and give further direction to staff on the lighting project.*

Don Martin reported that a battery for the proposed lights have an eight-to-ten year life, and cost about \$800 to replace. There is one battery per light pole. Mr. Beeson spoke in favor of lighting the park with ground connected lighting rather than battery-operated lights. Mr. Heinrich agreed with Mr. Beeson. Don Martin spoke about the issue of running power to the lights and adding meters. He also spoke about the requirement by the State that cities show how they are reducing energy usage by five percent each year.

Staff will look into the cost of a meter, and asking the engineers to evaluate adding conduit or cable to put lights on the walking trail.

- E. *Consider the applications of Alma Davila, Charles Easley, Bud Findley, and Phillip Jackson for appointment to the EDC (Type B) Board, to fill the vacancy of the three-year term ending March 2027.*

Mr. Heinrich asked to know more about Alma Davila. A motion was made to table this item. The motion carried four in favor, one against.

Motion made by Heinrich, Seconded by Youngberg.

Voting Yea: President Stephens, Gathings, Heinrich, Youngberg

Voting Nay: Beeson

7. Executive Session

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

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

Dr. Stephens recessed the meeting into Executive Session at 4:30 p.m.

8. Reconvene into Open Session

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

Dr. Stephens called the meeting back to order at 4:36 p.m.

A motion was made to reject the offer received 526 Wallen Ridge. The motion carried unanimously.

Motion made by Heinrich, Seconded by unknown.

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

9. Requests for Future Agenda Items

Bring proposals and quotes for the skate park.

davis bench update to move forward

sidewalks update to move forward

move forward with Luz Arouzo Park improvements

Look into the TxDot granting for bike and pedestrian safety.

Baseball field parking lot installation

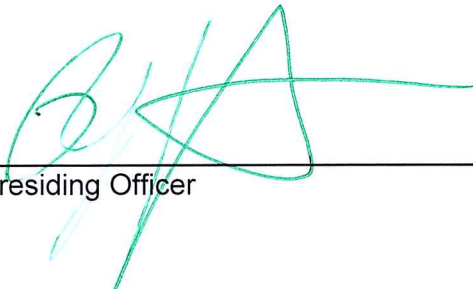
Community Garden (future)

Report on outdoor siren warning.

10. Adjourn

Dr. Stephens adjourned the meeting at 4:56? p.m.

Approved on this 16th day of December 2025.



Presiding Officer

Attest:



Holly Russell, City Secretary



Keene Economic Development Corporation (Type B) Board Meeting Minutes

December 16, 2025 at 3:30 PM

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

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

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

Members Absent: Jimmy Alcala - resigned effective December 15, 2025

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

1. Call to Order, Invocation, Pledge of Allegiance

Dr. Stephens called the meeting to order at 3:36 p.m.

2. President's Remarks

There were no remarks given.

3. City Administration Remarks

There were no remarks given.

4. Public Comments

Each person in attendance who wishes to speak on an item NOT posted on the agenda shall speak during this section. Each speaker will be allotted three (3) minutes.

Paul Gnadt, Director of the Keene Chamber of Commerce, gave an overview of the Christmas Parade that was held on December 7. The committee will review the new route that was used this year, and are open to comments and recommendations for next year's parade. He thanked the Board for their contribution to the event. There were 71 floats, which was more than previous years' parades.

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 November 18, 2025.

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

Motion made by Heinrich, Seconded by Vice President Gathings.

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

- B. *Consider the applications of Alma Davila, Charles Easley, Bud Findley, and Phillip Jackson for appointment to the EDC (Type B) Board, to fill the vacancy of the two-year term ending March 2027.*

President Stephens asked about moving this item to Executive Session. The City Manager left to consult the city attorney to see if the Board could do so. This item was held until the final discussion agenda item. Since an attorney was available to give advice on this item, the Board moved this item to Executive Session.

- C. *Review, discuss, and give direction to staff on the priority of EDC (Type B) Board projects.*

The Board reviewed the list of projects that have been discussed at prior meetings and the status of each. Don Martin gave updates to each project as questioned by Members. Mr. Martin shared that putting in a sidewalk down Fourth Street to the park would take about \$20,000 of the budgeted \$50,000. Direction was given to staff to prioritize (1) a sidewalk to the park on Fourth Street and fencing the park, (2) Matthew Davis Memorial Bench, (3) complete the Baseball field drainage improvements, (4) additional sidewalks in the city, and (5) the skate park project.

- D. *Review, discuss, and consider possible action on an update and quotes for an additional secondary outdoor warning siren.*

Chief Warner, Keene Fire and Rescue, presented an update on the cost of an additional, secondary outdoor siren. A quote from Wallace Control and Electric to get electricity to emergency sirens was \$3,856 for the first location at Wallen Park and \$2,501.00 for the second location on Old Mansfield Road. A quote from Dugger Electric was \$16,347.00 to get electricity to a siren. A quote from the company that provides a siren, the cost is over \$42,000 plus the cost for a pole for mounting. A steel pole is recommended. Using the lesser of the electric quotes, the total is approximately \$91,965 for two sirens. There was question if there were any grants, but it was noted that many of the grant requests to the State are being awarded to the areas that experienced the recent devastating floods last spring/summer. It was asked if a siren could be added to the new police station location.

A motion was made to approve this project for two outdoor warning sirens, not to exceed \$100,000, and seconded. The motion carried unanimously.

Motion made by Youngberg, Seconded by Beeson.

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

- E. *Review, discuss, and consider approval of the Matthew Davis Memorial Bench project, not to exceed \$5,000; and recommend approval to City Council.*

TxDOT approves of the project as long as the bench is 12 feet back from the curb, and the property owners agree. The bench pad cannot tie into the sidewalk as that would require TxDOT approval. A motion was made to approve this project and send it for approval of Council, and seconded. The motion carried.

Motion made by Beeson, Seconded by Youngberg.

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

- F. *Review, discuss, and consider approval of improvements projects to Luz Arauzo Park, not to exceed \$50,000, and recommend approval by Council.*

A motion was made to start with the installation of sidewalks on Fourth Street and perimeter fencing to improve this park, with funds not to exceed \$50,000, and to recommend approval by Council for the project; and was seconded. The motion carried.

Motion made by Heinrich, Seconded by Youngberg.

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

- G. *Review, discuss, and consider action on the request of Keith Jenkins for sponsorship/support for the Vairday Music Festival being planned for the first weekend in April 2026, by waiving the rental fee for the Community Center.*

This item was moved up and discussed before agenda item A to allow the guest speaker time to make another meeting.

Keith Jenkins gave information about the event, and spoke about the many hidden music talents in the city that are looking for opportunities to perform. He is trying to put together a festival that would allow local musicians a weekend to perform and showcase their talents. Cari Warwick, Management Assistant, provided information about Mr. Jenkins' request. It was asked if the event had an admission charge or participant fee, to which Mr. Jenkins said the event is free. The Board discussed concern about setting a precedent of coming before the Board to request the rental fee be waived; but is agreeable to an exchange since Mr. Jenkins provided music services to a two-day city event at no cost.

A motion was made to approve the request made by Keith Jenkins for waiving the rental fee of the Community Center for the Vairday Music Festival being planned for the first weekend in April 2026, and seconded. The motion carried.

Motion made by Heinrich, Seconded by Youngberg.

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

7. Executive Session

If, during the course of the meeting and discussion of any items covered by this notice, the EDC-B Board determines that a Closed or Executive Session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Board will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

President Stephens recessed into Executive Session at 4:25 p.m. to discuss General agenda item 6B under the provision of 551.071 for consultation with the City Attorney.

8. Reconvene into Open Session

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

President Stephens reconvened the meeting at 4:41 p.m. He called for nominations for recommendation of appointment to the EDC-B Board. There was a motion to recommend Mrs. Davila to the B Board. The motion carried.

Motion made by Heinrich, Seconded by Beeson.
Voting Yea: President Stephens, Beeson, Heinrich, Youngberg
Abstaining: Vice President Gathings

A motion was made to recommend Mr. Phillip Jackson for appointment to the B Board. The motion carried.

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

9. Requests for Future Agenda Items

Name of the EDC-B Board.

10. Adjourn

There being no further business to discuss, President Stephens adjourned the meeting at 4:44 p.m.

Approved on this 17th day of February 2026.



Presiding Officer

Attest:


Holly Russell, City Secretary

CLASSIFIEDS

Public Notices

ORDER OF SALE

THE STATE OF TEXAS
COUNTY OF JOHNSON

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a., by virtue of an Order of Sale issued on October 6, 2025, pursuant to the Judgment rendered in favor of the plaintiffs and/or intervenors on September 17, 2024 by the 18th Judicial District Court in Johnson County, Texas, in Cause No. DC-T202200197 styled BURLESON INDEPENDENT SCHOOL DISTRICT vs. JASON L. TUCKER, on DECEMBER 17th, 2025,I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:
STREET ADDRESS: 423 Hidden Ridge Dr., Burleson, Texas 76028;
TAX ACCOUNT NUMBER(S): 126.2662.01310; and
LEGAL DESCRIPTION: LOT 11, BLOCK 4, HIDDEN CREEK ESTATES, PHASE 1,AN ADDITION IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 8, PAGE 913, PLAT RECORDS OF JOHNSON COUNTY, TEXAS.
On February 3, 2026, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the outside West doors of the Courthouse, Cleburne, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment,in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling **\$53,967.73**, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service,return receipt requested, to each of the defendant named in said Judgment.
"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. "THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE CONSTABLES OFFICE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS. "IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARAN SUS OFERTAS SOBRE LOS DERECHOS, TITULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.
"LA PROPIEDAD SE VENDE ASI COMO ESTA, DONDE ESTA, Y SIN NINGUNA GARANTIA, NI EXPLICITA NI IMPLICITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL CONSTABLE ASEGURA NI DECLARA NADA EN CUANTO AL TITULO DE PROPIEDAD, LA CONDICION, HABITABILIDAD, COMERCIALIZABILIDAD O IDONEIDAD PARA UN DETERMINADO PROPOSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.
"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTE DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACION DEBERA INVESTIGAR MAS O ASESORARSE CON UN ABOGADO."
Dated at Johnson County, Texas this 17th day of December, 2025.
Johnson County Constable's Office
Precinct 4, Texas
By: /s/ Troy Fuller, Honorable Troy Fuller
Constable of Johnson County
Precinct 4, Texas.

Public Notices

NOTICE OF SALE

THE STATE OF TEXAS
COUNTY OF JOHNSON

By virtue of an Order of Sale issued out of the Honorable 413TH DISTRICT COURT of JOHNSON County on the 12th day of December, 2025 by the Clerk thereof, in the case of

CAMINO NUEVO, LLC VS LONI MARIE BLAND

In Cause# DC-C202500306 and to me, as CONSTABLE directed and delivered, I will proceed to sell, at 10:00 O'clock AM on the 3rd of February, 2025, which is the first Tuesday of said month,at the West Door of the Courthouse of said JOHNSON County, in the City of CLEBURNE, Texas, the following described property, to wit: DEFENDANT, LONI MARIE BLANDS interest believed to be an undivided ½ interest.

TRACT 1 GEO: **126-3239.00010**

BEING A TRACT DESCRIBED AS: LOT 2, BLOCK 1 OF BROKEN ACRES ESTATES II, AN ADDITION IN JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 143 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS.

Levied on the 22nd day of December, 2025 as the property of

LONI MARIE BLAND, 700 S. THIRD STREET, GRANDVIEW, TEXAS 76050

MUNSCH/HARDT, Servicer and Attorney in Fact for Camino Nuevo, LLC, Plaintiff, C/O Zachary A. Fords, 500 N. Akard Street, Suite 4000, Dallas, Texas 75201-6605

Above sale to be made by me, Constable Troy Fuller, to satisfy the judgement in Cause # DCC202500306 amounting to \$8129.30, in favor of **CAMINO NUEVO, LLC., PLAINTIFF**, together with the cost of said suit, and the proceeds applied to the satisfaction thereof.

BUYER, BY BIDDING ON THIS PROPERTY, ACKNOWLEDGES THAT THE ASSETS ARE SOLD "AS IS," "WHERE IS," WITH ALL FAULTS. WITH NO EXPRESS OF IMPLIED WARRANTIES AS TO THE DEFENDANTS INTEREST IN THE PROPERTY OR THE CONDITION OF THE PROPERTY.

BUYER, BY BIDDING ON THIS PROPERTY, ACKNOWLEDGES THAT HE OR SHE RECEIVES THE ASSETS WHICH MAY BY SUBJECT TO CERTAIN DEDICATIONS, COMMITMENTS, AND OTHER OBLIGATIONS, BURDENS, OR ENCUMBRANCES (INCLUDING WITHOUT LIMITATION THOSE CHARACTERIZED AS COVENANTS RUNNING WITH THE LAND).

Johnson County has not inspected the real property and makes no warranty regarding the condition of the real property or any other property.

The UNDIVIDED ½ INTEREST in the above described tract owned by CAMINO NUEVO, LLC IS NOT being sold through this sale.

GIVEN UNDER MY HAND ON 12/22/2025.

/s/ Troy Fuller, Constable Johnson County, Texas

Public Notices

WHAT'S MISSING HERE? YOU ARE!

Call
817-594-7447
to place your ad.

Classified ads work for you 24/7.

Classified Advertising works!!
Place an ad today to sell your item.

Public Notices

ADVERTISEMENT FOR BIDS

CITY OF JOSHUA, TEXAS
VEATCH STREET DRAINAGE IMPROVEMENTS

Separate sealed bids for the construction of **Veatch Street Drainage Improvements** will be received by the **City of Joshua, Texas**, until **2:00 PM, on February 17, 2026**, at **101 S. Main St., Joshua, TX 76058**, and then at said location publicly opened and read aloud. This project consists of removing approximately 56 square yards of asphalt pavement and replacing with concrete pavement, installing approximately 35 LF of 18-inch CMP culvert with 2 TxDOT safety end treatments, and all associated ditch grading and appurtenances. This project also consists of removing and replacing approximately 595 square yards of asphalt pavement and replacing with 2" HMAC, and associated driveway repairs.

The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal, Bid Bond, Agreement, Performance and Payment Bonds, General Conditions, Notice of Award, Notice to Proceed, Plans, and Specifications, may be examined at the following location:

Jacob & Martin, LLC
1925 Fort Worth Highway, Weatherford, Texas 76086

The Owner reserves the right to waive any informalities and to reject any or all bids. Bids may be held by the Owner for a period not to exceed 60 days from the date of bid opening for the purpose of reviewing the bids and investigating the qualifications of Bidders prior to awarding of the contract.

Contractors must obtain a set of CONTRACT DOCUMENTS online at www.jacobmartin.com by digital download or hard copy to be considered a registered plan holder eligible to bid the project. Cost for digital download of CONTRACT DOCUMENTS will be \$0.00. Hard copies of the CONTRACT DOCUMENTS will be \$100.00 All Copies of the CONTRACT DOCUMENTS must be ordered online and are available for pick up, mail out or digital download via www.jacobmartin.com. Upon verification of online payment, hard copies may be picked up at Jacob & Martin, LLC, located at 1925 Fort Worth Highway, Weatherford, Texas 76086.

Bid Bond: A certified check or bank draft, payable to the order of the City of Joshua, negotiable U.S. Government bonds (at par value) or a satisfactory Bid Bond executed by the Bidder and an acceptable surety in an amount equal to five percent (5%) of the total bid shall be submitted with each bid.

City of Joshua Mike Peacock, City Manager January 17th & 24th, 2026

Public Notices

ADVERTISEMENT FOR PROPOSALS

Notice to Proposers

The City of Cleburne, Johnson County, Texas is soliciting Sealed Proposals for the following:

RFP 26-02 HONOR MONUMENT

Bids must be received in the office of the City Secretary at 10 N. Robinson Street by **1:30 P.M. (CST), FRIDAY January 30, 2026**, at which time the bids will be opened and publicly read.

A **mandatory pre-bid conference** will be held at **1:30 P.M. (CST), Thursday January 15, 2026** at 10 N. Robinson Street, Cleburne, Texas. An optional site visit will be held immediately after the pre-bid conference at Winston Patrick McGregor Park located at 1628 W Henderson St. Cleburne, Tx 76033 from 3:00 P.M. to 4:00 P.M.

Bids received after the above-specified time will not be considered. Submission of a bid without attending the mandatory pre-bid conference will result in the bid being disqualified.

The CONTRACT DOCUMENTS are available electronically from the following websites: Public Purchasing website at <https://www.publicpurchase.com> and <http://www.cleburne.net/207/Bid-Opportunities>

Public Notices

Invitation to Bid

CITY OF BURLESON
ST2503 ELK DRIVE SIDEWALK IMPROVEMENTS

Notice is hereby given that the City of Burleson is seeking proposals for **ITB 2026-013 Elk Drive Sidewalk Improvements (ST2503)**. The deadline for submission is February 12, 2026 at 2:00PM CST. The bid opening will be virtual at 3:00PM. A non-mandatory pre-bid MS Teams Meeting will be held January 28, 2026 at 10:00AM CST. Links for the virtual meetings will be provided via Euna Solutions, formerly Bonfire.

The project includes: paving and grading improvements. The Project has an expected duration of 60 calendar days.

Specifications and Contract Documents for this project shall be available for viewing and download in electronic (PDF) format at the City's e-procurement system, Euna Solutions <https://burlesontx.bonfirehub.com/login> (registration is required) at no cost beginning January 17th.

Any interpretations, corrections, clarifications, or changes to this Invitation to Bid will be issued via addendum. Addenda will be posted in Bonfire. It is the responsibility of the respondent to monitor the Bonfire website for addenda. Proposers shall acknowledge receipt of each addendum by submitting a signed copy with their submission. Oral explanations will not be binding.

POSTED THIS the 16th day of January 2026, in the Burleson City Hall, 141 West Renfro, Burleson, Texas.

Public Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Self-Storage Facility Lien Statute (Chapter 59). The undersigned will sell online by competitive bidding on January 31, 2026, at 10:00am. The following units: (2)
Unit 1:
Cindy Black
Items in unit: unopened Totes, Furniture, crock pot, Household items

Unit 2:
Austin Taylor
Items in unit: Toys, Tools, Household items, Furniture, Mattresses, heater

These items will be auctioned online by Storage Treasures via website at www.storage-treasures.com
All purchased items sold as is. Items for these 6 Units is located at Trio Self Storage 1000 Highland Rd Cleburne Tx 76033.

Public Notices

NOTICE OF PROJECTS & PUBLIC HEARING

Keene Community Development Corporation,
a Type “B” Economic Development
Sales Tax Corporation

The Keene Community Development Corporation, a Type “B” Economic Development Corporation, hereby gives notice, pursuant to Texas Local Government Code 505.158 and 505.159 that the Corporation proposes the use of sales tax proceeds to fund the following projects during a meeting to be held on: **February 17, 2026, at 3:30 P.M.** in the Keene City Hall, Robert G. Cooper Council Chambers, 1000 N. Old Betsy Rd, Cleburne, Texas 76031

1. To provide funds for the purchase and installation of secondary outdoor warning sirens in an amount not to exceed \$100,000; and

2. To provide funds for the purchase and installation of a additional lighting to the Elisa Carver Park complex and parking in an amount not to exceed \$194,000.

The Keene Community Development Corporation will conduct a public hearing during a meeting to solicit citizen input regarding the proposed projects and general proposed projects described above. Interested citizens are encouraged to attend. For further information or to offer comments in writing please contact: Don Martin, Director of Neighborhood & Development Services, at dmartin@keenetx.com.

Public Notices

ADVERTISEMENT

Notice to Proposers

The City of Cleburne, Johnson County, Texas is soliciting Sealed Proposals for the following:

RFP 26-01 LAKESHORE PARK

Bids must be received in the office of the City Secretary at 10 N. Robinson Street by **1:30 P.M. (CST), WEDNESDAY FEBRUARY 25, 2026**, at which time the bids will be opened and publicly read.

A mandatory pre-bid conference will be held at **1:30 P.M. (CST), THURSDAY JANUARY 29, 2026** at 10 N. Robinson Street, Cleburne, Texas. An optional site visit will be held immediately after the pre-bid conference from 3:00 P.M. to 4:00 P.M.

Bids received after the above-specified time will not be considered. Submission of a bid without attending the mandatory pre-bid conference will result in the bid being disqualified.

Electronic submissions will not be accepted.

The CONTRACT DOCUMENTS are available electronically from the following websites: Public Purchasing website at <https://www.publicpurchase.com> and <http://www.cleburne.net/207/Bid-Opportunities> and CIVCAST <https://www.civcastusa.com/>

Public Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under the Self-Storage Facility Lien Statute (Chapter 59). The undersigned will sell online by competitive bidding on January 31, 2026, at 10:00am. The following units: (2)

Unit 1:
Alexa Perryman
Items in unit: Household items, Dolly, Clothes, Furniture, Microwave, bicycle

Unit 2:
Nic Rutkowski
Items in unit: Boxes, Furniture, Toys, clothes, sitting walker, Household items, furniture

These items will be auctioned online by Storage Treasures via website at www.storage-treasures.com
All purchased items sold as is. Items for these 2 Units is located at Rio Vista Mini Storage 938 Tx 174 Rio Vista Tx 76093

Public Notices

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF RISA JANIE ALLRED

Notice is hereby given that original Letters of Independent Administration for the Estate of RISA JANIE ALLRED, Deceased, were issued on January 9, 2026, in Cause No. CC-P202526331, pending in County Court at Law No. 1, Johnson County, Texas, to RAYMOND RAY LEE, RANDAL WAYNE LEE, and RICHARD STEPHEN LEE, Independent Co-Administrators.
All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
RAYMOND RAY LEE, RANDAL WAYNE LEE, and RICHARD STEPHEN LEE, Independent Co-Administrators
c/o: W. Burton Baker, SBN: 01598200
Lummus, Hallman, Pritchard & Baker, P.C.
502 N. Ridgeway Drive, P.O. Box 32
Cleburne, Texas 76033
Telephone: 817-641-4451
Facsimile: 817-641-0517
SAM SCHMIDT, SBN: 24132395
Email: sschmidt@lhplaw.com
W. BURTON BAKER, SBN: 01598200
Email: wbaker@lhplaw.com
DATED the 13th day of January 2026.
/s/ **W. Burton Baker**

Public Notices

NOTICE OF PUBLIC HEARING CONCERNING A MASS GATHERING

On Thursday, January 29, 2026 at 8:15 am at the Historic Courthouse, 2 N. Main, Room 201, Cleburne, Texas, there will be a public hearing for the purpose of receiving public comment and deciding the following issue:

“APPLICATION FOR A MASS GATHERING BY SAM GUTIERREZ, BIG RANCH PROMOTIONS, LLC FOR EQUESTRIAN EVENT TO BE HELD ON SUNDAY, FEBRUARY 8, 2026 AND SUNDAY, FEBRUARY 15, 2026 AT 5224 COUNTY ROAD 417, CLEBURNE, TEXAS 76031”

Public Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that the following will be sold to the highest bidder with bidding to take place at lockerfox.com on **Monday the 26th day of January, 2026 at 9:00 AM** to satisfy a landlords lien, pursuant to Chapter 59, Texas Property Code. Payment to seller via credit/debit card and pickup at the facility. Self-Storage unit contents of the following customers containing household and other goods will be sold. **10 Federal Storage, 2121 S Burleson Blvd, Burleson, TX, 76028** Nick Dudgeer. Lleyton Taylor. Sarah Thomas. Nathaniel Voss. Ernest Fuselier

Misc Merchandise

buy + sell

Buying Various Items that are used, wrecked or in need of repairs; campers, motorhomes, pontoon and other boats, jet skis, farm and oil field equipment, cars, pickups and trucks, utility, enclosed or stock trailers. Call Dan (keep this ad) 817-629-7531

Pets and Free Pets

Do you need help keeping your pet happy while you gone?

Feeding, watering, giving medications or taking them for walks? Will clean up after them (litter boxes or cleaning up the yard). Local Christian resident in Cleburne & a 20 year Veteran as well as a retired Postal Worker. References available upon request. If I am a fit with your fur baby or babies I would love to help! I am compassionate about animals and I would like to make them happy! 817-556-1149

Construction/Remodel

Evans Construction
817-645-2875

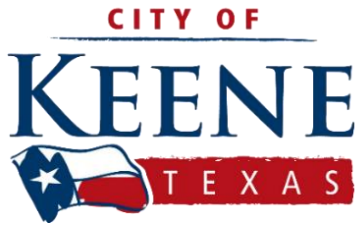
The Most Complete Line Of Residential & Commercial Remodeling Fully Insured
Working Hard for My Family & Yours
Owner Richard Evans – reevans65@yahoo.com
Mobile: 817-320-0115

WATCH YOUR BUDGET

Shop the Classifieds!

Call
817-594-7447
to place your ad today!

97



Keene Economic Development Corporation (Type B) Board Meeting Minutes

February 17, 2026 at 3:30 PM

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

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

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

Members Absent: Vice President Daniel Gathings, Alma Davila, Gary Heinrich,

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

1. Call to Order, Invocation, Pledge of Allegiance

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

2. President's Remarks

None were made.

3. City Administration Remarks

Don Martin, Director of Neighborhood and Development Services, shared that the City is working with the Joshua Youth Sports Association to get a softball program going in return for assistance with rehabing the baseball fields.

4. Public Comments

None were made.

5. Public Hearing

Public hearing and take possible action regarding the following items.

A. *Hold a public hearing to hear citizen comments and hold a discussion on the Keene Community Development Corporation, a Type "B" Economic Development Corporation, proposed use of sales tax proceeds to fund the following projects:*

1. To provide funds for the purchase and installation of secondary outdoor warning sirens in an amount not to exceed \$100,000; and

2. To provide funds for the purchase and installation of a additional lighting to the Elisa Carver Park complex and parking in an amount not to exceed \$194,000.

President Stephens opened the public hearing at 3:42 p.m.

Chief Warner gave an overview of the project, the costs, and noted that new quotes would have to be obtained.

Paul Gnadt, resident of Keene, spoke in favor of this project.

A representative from Fonroche Lighting was present to give information on on their lights and to answer any questions about the outdoor lighting. It is a "plug and play" solution since they are solar powered. It does not require digging or trenching.

President Stephens closed the public hearing at 3:48 p.m.

- B. Following the public hearing, the Keene EDC (Type B) Board may review, consider, or take possible action on the public hearing items.*

A motion was made to approve these projects and recommend to Council the approval of a resolution allowing the EDC-B Board to provide funds for the purchase and installation of two secondary outdoor warning sirens in an amount not to exceed \$100,000, and was seconded. The motion carried unanimously.

Motion: Beeson Second: Youngberg
Voting For: Stephens, Beeson, Jackson, Youngberg

A motion was made to provide funds for the purchase and installation of additional lighting to the Elisa Carver Park complex and parking lot in an amount not to exceed \$194,000; and seconded. After some discussion, the motion was amended to fund the addition of lights to Elisa Carver Park parking lot and soccer fields, and was seconded. The motion carried unanimously.

Motion, amended motion: Beeson
Second to both motions: Youngberg
Voting For: Stephens, Beeson, Jackson, Youngberg

Mr. Beeson asked for a quote to light the walking trail using the street lights rather than the bollards.

6. General

- A. Review, discuss, and consider the minutes of the regular Keene EDC (Type B) Board meeting held on December 16, 2025.*

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

Motion: Youngberg
Second: Beeson
Voting For: Stephens, Beeson, Jackson, Youngberg

- B. Receive an update on current projects: Luz Arauzo Park, Skate Park, Community Gardens, Matthew Davis Memorial Bench.*

Cari Warwick, Management Assistant, gave a report on the status of ongoing, open projects. Skate Park RFP are under review by legal and Finance. Community Garden is under review by legal, Pocket Park/Luz Arauzo Park is under research for fence and sidewalk quotes, the Matthew Davis Memorial Bench is nearing completion. No action was taken. The Board directed staff to look at lighting, swing set, fence, trash cans, picnic tables, groundcover for under \$45,000.

- C. Review, discuss, and consider recommending to Council the reappointments of Donnie Beeson, Daniel Gathings, Gary Heinrich, and Nellie Youngberg to the EDC Type B Board for a two-year term ending March 2028, or consider the recommendation of a new appointment*

from applications that have previously been received from Charles Easley, Bud Findley, and Vincent Castro.

A motion was made to recommend to Council the reappointments of Donnie Beeson, Daniel Gathings, Gary Heinrich, and Nellie Youngberg to the EDC Type B Board for a two-year term ending March 2028; and seconded. The motion carried.

Motion: Jackson

Second: Youngberg

Voting For: Stephens, Beeson, Jackson, Youngberg

7. Executive Session

There was no recess to Executive Session.

8. Reconvene into Open Session

There was no action to be taken.

9. Requests for Future Agenda Items

There were no requests made.

10. Adjourn

There being no further business, President Stephens adjourned the meeting at 4:16 p.m.



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7F

SUBJECT:

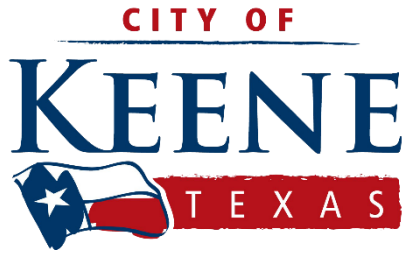
Review, discuss, and consider approval of reappointments of Donnie Beeson, Daniel Gathings, Gary Heinrich, and Nellie Youngberg to the EDC Type B Board for a two-year term ending March 2028.

BACKGROUND:

The appointments of Donnie Beeson, Daniel Gathings, Gary Heinrich, and Nellie Youngberg are all set to expire March 2026. All have expressed their interest in continuing on the Board, and the EDC-B Board voted at their February meeting to recommend to Council to approve their reappointment.

ATTACHMENTS:

- none



City Council Regular Meeting

March 05, 2026, at 6:00 PM

Submitted by:

Holly Russell, City Secretary
citysecretary@keenetx.com

Discussion Report Item 7G

SUBJECT:

Review, discuss, and consider approval of reappointments of Stephanie Flannery, Gilbert Perez, and Carter Schwarz to the Planning & Zoning Commission for a two-year term ending March 15, 2028.

BACKGROUND:

The appointments of Donnie Beeson, Daniel Gathings, Gary Heinrich, and Nellie Youngberg are all set to expire March 15, 2026. Ms. Flannery and Mr. Schwarz were just appointed to the Commission to fill vacancies a few months ago, and Mr. Perez has expressed interest in being reappointed for another term.

ATTACHMENTS:

- none