



City Council Special Meeting Minutes

September 17, 2026 at 6:00 PM

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

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

Members present: Samantha Gillin, Mayor Pro Tem; and Council Members Bob Chapman, Rob Foster, Jonny Shaw, and Troy Smith.

Members Absent: Council Member Chuck Easley

City Staff present: Jonathan Seitz, City Manager; Holly Russell, City Secretary; Don Martin, Director of Development & Neighborhood Services; Mira Lam, Director of Finance; Chief James Kidd, Keene Police Department; Chief Dan Warner; Keene Fire & Rescue; Cari Warwick, Management Assistant; Maggie Alegria, Development Services Coordinator; and Keith Barrow, Digital Marketing Coordinator.

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

Mayor Pro Tem Gillin called the meeting to order at 6:05 p.m. and Council Member Shaw gave the invocation.

2. Mayor Announcements

Mayor Pro Tem Gillin shared that Nation Night Out will be October 6, and all are invited to join city staff and first responders for a fun evening at City Hall.

3. Public Comments

There were no public comments given.

4. Reports

There were no reports given.

5. Consent Agenda

There were no items on the Consent Agenda requiring action.

6. Public Hearing Items

Public hearing and take possible action regarding the following items.

- A. **Hold a public hearing to receive citizen comments and hold a discussion on the Proposed Budget for Fiscal Year 2026-2027. This budget will raise more total property taxes than last year's budget by \$151,520.00 or 4.73%, and of that amount, \$154,787.00 is tax revenue to be raised from new property added to the tax roll this year.**

The Proposed Budget was available to view online at
<https://www.keenetx.com/DocumentCenter/View/2781/FY26-27-PROPOSED-Budget>

Mayor Pro Tem Gillin opened the public hearing at 6:07 p.m. No comments were made. no one coming forward to speak, the public hearing was closed at 6:07 p.m.

7. General

General business items for discussion:

- A. Review, discuss, and possible action on Ordinance No. 2026-697 Approving a budget for the city of Keene for the fiscal year beginning October 1, 2026 and ending September 30, 2027 and appropriating money for the various funds and purposes of such budget including appropriations of money to pay interest and sinking fund requirements on all indebtedness.**

Ms. Russell read the caption of Ordinance 2026-697, and Mayor Pro Tem Gillin asked for a motion if there was no further discussion or questions. A motion to approve Ordinance No. 2026-697 approving and adopting a budget for the City of Keene for the fiscal year beginning October 1, 2026, and ending September 30, 2027, was made and seconded. Ms. Russell conducted the record vote on the motion. The motion carried.

Motion made by Foster, Seconded by Shaw.

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

Voting Against: None

Abstaining: None

Absent: Easley

ORDINANCE NO. 2026-697

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, APPROVING AND ADOPTING A BUDGET FOR OPERATING THE MUNICIPAL GOVERNMENT OF THE CITY OF KEENE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; APPROPRIATING MONEY FOR THE VARIOUS FUNDS AND PURPOSES OF SUCH BUDGET INCLUDING APPROPRIATIONS FOR MONEY TO PAY INTEREST AND PRINCIPAL SINKING FUND REQUIREMENTS ON ALL INDEBTEDNESS; PROVIDING FOR THE FILING OF THE BUDGET AS REQUIRED BY LAW; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- B. Review, discuss, and possible action on Resolution No. 2026-506 Ratifying the Property Tax Increase reflected in the FY2026-2027 Annual Budget. This tax rate will raise more total property taxes than last year's budget by \$151,520.00 or 4.73%, and of that amount, \$154,787.00 is tax revenue to be raised from new property added to the tax roll this year.**

Mayor Pro Tem Gillin explained that Council is required to adopt a resolution ratifying the property tax increase reflected in the annual budget. A motion was made to approve Resolution No. 2026-506 Ratifying the Property Tax Increase reflected in the FY2026-2027 Annual Budget, and seconded. The motion carried.

Motion made by Foster, Seconded by Smith.

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

Absent: Easley

RESOLUTION NO. 2026-506

A RESOLUTION OF THE OF THE CITY OF KEENE, TEXAS RATIFYING THE PROPERTY TAX INCREASE REFLECTED IN THE FISCAL YEAR 2026-2027 ANNUAL BUDGET AND ACKNOWLEDGING THAT THE BUDGET WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

- C. Review, discuss, and possible action on an ordinance approving the 2026 certified appraisal rolls and levying taxes and adopting the City's 2026 tax rate for all taxable property for the 2026 Tax Year, at the No-New-Revenue rate of \$0.810641 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Keene, as determined by the Johnson County Appraisal District.

Ms. Russell read the caption of Ordinance 2026-698, and Mayor Pro Tem Gillin asked for a motion if there was no further discussion. A motion to adopt a tax rate, \$0.810641, which is the no new revenue rate, as set forth in Ordinance No. 2026-698, was made and seconded. Ms. Russell conducted the record vote on the motion. The motion carried.

Motion made by Smith, Seconded by Foster.

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

Voting Against: None

Abstaining: None

Absent: Easley

ORDINANCE NO. 2026-698

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEENE, TEXAS, APPROVING THE 2026 CERTIFIED PROPERTY TAX ROLLS AND ADOPTING AN AD VALOREM TAX RATE OF \$ 0.810641 AND LEVYING A TAX UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CITY OF KEENE, TEXAS, FOR THE 2026TAX YEAR FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF KEENE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING ON SEPTEMBER 30, 2027; APPORTIONING SAID LEVY AMONG THE VARIOUS FUNDS AND ITEMS FOR WHICH REVENUE MUST BE RAISED INCLUDING PROVIDING A SINKING FUND FOR THE RETIREMENT OF THE BONDED DEBT OF THE CITY; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING APPLICATION OF TAXES COLLECTIBLE; PROVIDING FOR SEVERABILITY AND REPEALER; AND ESTABLISHING AN EFFECTIVE DATE.

**** In accordance with Section 551.043 of the Texas Government Code, the City of Keene provides the following Taxpayer Impact Statement for the upcoming fiscal year budget:** For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year ("FY"), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2025 Rate vs 2026 Proposed Rate vs 2026 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due

2025 Adopted Tax Rate	\$ 0.828978	\$ 260,293	\$ 2,157.77
2026 Proposed Tax Rate	\$ 0.810641	\$ 248,834	\$ 2,017.15
2026 No New Revenue Rate	\$ 0.810641	\$ 248,834	\$ 2,017.15

D. Review and discuss the deteriorating retaining wall that is located between the private residential lots of Shelly Drive and Jenny Drive in Spring Creek Estates, and drainage issues.

This matter was brought before city council previously at the May 7, 2026 City Council meeting when the city manager reported on the city engineer's findings, provided photos and the engineering report with cost estimate. Residents Owen Larson and Eddie Arellano were in attendance. The City Attorney explained that the issue is a private property issue and the City is prohibited from using public funds for private issues. Council agreed that they should not spend public funds on a private property issue.

E. Review, discuss, and take action on approval of the final plat for Sections A, B, and C of Phase III of the Ashton Home Place development, located in Tract 3, Abstract 589 of the J Mackey Survey, Johnson County, Texas; submitted by HRV Consultants on behalf of MKP Development, LLC. The property is generally located at 2101 County Road 805, in the City of Keene, Johnson County, Texas.

Maggie Alegria, Development Services Coordinator, introduced this item and reported that the Planning & Zoning Commission met on September 14 and voted to recommend approval. A motion was made to approve the final plat for Sections A, B, and C of Phase III of the Ashton Home Place development, and seconded. The motion carried.

Motion made by Foster, Seconded by Chapman.

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

F. Review, discuss, and take action on approval of a revised final plat for Phase 2 of The Canyons development submitted by Kimley-Horn on behalf of DR Horton. The property is generally located at 303 Wayland Street in the City of Keene, Johnson County, Texas.

Maggie Alegria, Development Services Coordinator, introduced this item and reported that the Planning & Zoning Commission met on September 14 and voted to recommend approval. Tyler Spain, Kimley-Horn, answered a question concerning lots in the flood plan. A motion was made to approve the revised final plat for Phase 2 of The Canyons development, and seconded. The motion carried.

Motion made by Chapman, Seconded by Smith.

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

8. Executive Session

There was no recess for an Executive Session.

9. Reconvene into Open Session

There were no items requiring action.

10. Requests for Future Agenda Items

No requests were made.

11. Adjourn

There being no further business to discuss, Mayor Pro Tem Gillin adjourned the meeting at 6:46 p.m.

Approved on this the 1st day of October 2026.

APPROVED:



Samantha Gillin, Mayor Pro Tem

ATTEST:



Holly Russell, City Secretary