

Agenda

June 18th, 2026 @ 6:00 p.m.

Regular Council Meeting

Oran White Civic Center

701 N Tool Drive

Tool, TX 75143



1. Call to Order
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes
(a) Establish Quorum
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest
5. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so **(3 Minute Maximum)** *The Council will not comment on items not on the agenda; however, the Council may refer the item to City Staff for research, resolution or referral of the matter to the Council as a future agenda item.*
6. **Staff Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; Staff gives regards dealing with specific factual information or existing policy dealing within the City, that may have an impact on citizens, staff or the City Council of Tool. No formal action will be discussed or taken.*

Consent Agenda - *Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Council present at this meeting.*

7. Approve Minutes: May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting
8. Approve Monthly Activity Reports for May as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control.

Statutory Agenda - *The purpose of this section is to have full discussion upon request by the Tool City Council. Ideas, thoughts and decisions are formulated by City Council and staff plans, operations, policies, and/or future projects, including the following:*

9. Discuss and take action on a request by Burt and Margaret Bryan of 404 Winding Shore Drive, to replat lots 11, 12, 13 and part of lots 14 and 27 to create two 0.513 acre total lots, Lots 11R and 13R
10. Approve the City Administrator to enter into a contract with Humane Society for the period of July 1st, 2026 – June 30th, 2028 for the purpose of humane services for animals within the City of Tool
11. Consider, Discuss and Take Action to approve an Economic Development Incentive Agreement between the City of Tool, Texas and The Playground Bar & Grill, LLC, a Texas corporation, providing economic development incentives to the Company; and authorizing the City Administrator to execute all necessary documents

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Ordinance Readings

12. Discuss and Take Action to adopt Ordinance 2023-08D, International Codes, relating to the adopted codes for building regulations
13. Consider, Discuss and Take Action to adopt Ordinance 2026-06, Permit Fee Schedule
14. Consider, Discuss and Take Action on repealing Ordinance 2023-08C, International Codes
15. Consider, Discuss and Take Action to adopt Ordinance 2026-05, Short Term Rental Regulations, as presented by Councilmember Greg Figueroa
16. Consider, Discuss and Take Action on repealing Ordinance 2022-07, Short Term Rental Regulations
17. Consider, Discuss and Take Action to Adopt Ordinance 2026-07, Abandoning Right-Of-Way, Isle of View – Lover’s Lane
18. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*
19. **Future Agenda Items** - *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*
20. **Closing**
 - A. Next Meeting: July 16th, 2026
 - B. Adjourn

A meeting that is “open to the public”, pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections and purposes of the Act: 551.071 Private consultation with the city’s attorney; 551.072 Deliberations about Real Property; or, 551.074 Discussing personnel or to hear complaints against personnel. Should any final action, final decision or final vote be required in the opinion of the City Council regarding any matter considered in such executive session, then the final action, final decision or final vote shall be in the open meeting covered by this Notice upon the reconvening of the public meeting.

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I certify that the above notice of meeting, a true and correct copy, was posted on the bulletin board in front of Tool City Hall prior to the required 72 hours and that the city's official newspaper was notified.

Attest:

SEAL

Vera Bennett, Mayor

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Kimberley Price, City Secretary

Department: Administration

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Minutes from May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting

Agenda
Item No.
7

Summary of Agenda Item to be considered:

Staff is presenting the minutes from the May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting.

Agenda Item, as listed on the agenda:

Approve Minutes: May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting

Recommended Motion to Consider:

“I move that we approve the minutes from the May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting.”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

Minutes

May 21st, 2026 @ 6:00 p.m.
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1. Call to Order @ 6:00 p.m.
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. All Present. Quorum was established with Mayor Bennett Presiding
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest. No Known Conflicts. Council Member Figueroa stated that he would be recusing himself from some items.
5. **Appointments, Presentations, Proclamations and Recognitions**
 - (a) Receive Proclamation designating May 3 – 9, 2026 Municipal Clerks Week. Mayor Bennett presented the proclamation and thanked City Secretary Kimberley Price, City Clerk Alicia Keith and Court Clerk Stacy Hamaker for their service to the City of Tool.
 - (b) Receive financials from the Eight at Tool 501(C)3 for the months of January through March 2026. La Mon Chaney presented the Eight at Tool financials. Councilmember Dumont inquired regarding fundraising that has been done by the Eight at Tool 501(C)3.
6. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so (**3 Minute Maximum**) *The Council will not comment on items not on the agenda; however, the Council may refer the item to City Staff for research, resolution or referral of the matter to the Council as a future agenda item.*
 - A. La Mon Chaney spoke during Citizens Comments, and on Item 24 at the time Item 24 was discussed
 - B. Michael Fladmark spoke on Items 5A, 16, 17, 19, 20, 21, and 25 during Citizens Comments
 - C. Jacqui Moses spoke on Item 12 during Citizens Comments and on Item 19 during the time Item 19 was discussed
 - D. Diann Carroll spoke on Item 19 during Citizens Comments, and on Item 25A during the time Item 25A was discussed, and 25B during the time of Item 25B was discussed
 - E. Greg Figueroa spoke on Item 19 during the time Item 19 was discussed and spoke on Item 25A at the time Item 25A was discussed.
 - F. Marsha Goforth spoke on Item 19 during the time Item 19 was discussed
7. **Staff Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; Staff gives regards dealing with specific factual information or existing policy dealing within the City, that may have an impact on citizens, staff or the City Council of Tool. No formal action will be discussed or taken.*
 - A. None

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Public Hearings – *The Tool City Council shall open relevant public hearings to receive citizen testimony regarding the following items. The public comment period begins on the first date notice is published and extends to the close of the public hearing. Public comments may be submitted either in writing to the City of Tool City Council, Office of the City Secretary, 701 N. Tool Dr., Tool, TX 75143, or electronically via email at contact@tooltexas.org. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the city's public record.*

8. **Open, announce the time and conduct a public hearing to receive testimony on the following: The Public Hearing was open @ 6:23 p.m.**
9. Discuss an unsafe building located at 116 Kingsway, reputedly owned by Rodney Hamilton. Code Enforcement Officer Kenny Boyle stated that this structure was deemed dangerous and concluded by stating that the property did not have heirs.
10. Discuss an unsafe building located at 123 Kingsway, reputedly owned by Rodney Hamilton. Code Enforcement Officer Kenny Boyle stated that this structure was deemed dangerous and concluded by stating that the property did not have heirs.
11. Discuss a variance request by Scott and Patti Felton of 118 Hillcrest Drive, to encroach the front setbacks for the construction of a residential home, in an R-1, Residential District. Scott Felton presented this item highlighting the need for the variance due to having a circular lot. Councilmember Sykes stated that he was unsure regarding this variance since it would be close to the road. Scott Felton stated that he received support of this proposed variance from nine neighbors.
12. Discuss a variance request by Greg Figueroa of 1201 N. Tool Dr., that would allow a six (6) foot privacy fence in the required front yard. Greg Figueroa, as a Councilmember, recused himself from this item. Greg Figueroa, as a citizen, presented this item highlighting the request of needing the additional two feet of fencing for privacy and a stronger sense of security for patrons, merchandise and equipment. Greg Figueroa continued by stating that he had done everything properly and that he waited on constructing the fence until he could come before the City Council for a variance request. Councilmember Dumont stated that landscaping the property would also help with the aesthetics. Greg Figueroa stated that he was not opposed to the idea of adding landscaping to the property.
13. **Close public hearing and announce the time. The Public Hearing was closed @ 6:39 p.m.**

Consent Agenda - *Approval of Consent Agenda items authorize each to be implemented in accordance with staff recommendations provided. An item may be removed from the consent agenda and added to the Statutory Agenda for full discussion upon request by a member of the Council present at this meeting.*

14. Approve Minutes: April 16th, 2026 Regular Meeting and April 21st, 2026 Special Meeting. Motion to Approve Minutes: April 16th, 2026 Regular Meeting and April 21st, 2026 Special Meeting was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

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15. Approve Monthly Activity Reports for April 2026 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control. Councilmember Figueroa and Councilmember Dumont requested additional information regarding several items on the Financial and Expenditure report. Mayor Bennett requested that City Administrator Julius Kizzee presented his Executive Summary to which City Administrator Kizzee presented. Motion to Approve Monthly Activity Reports for April 2026 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control was made by Councilmember Sayre with second by Councilmember Figueroa. Motion Passed 5/0.

Statutory Agenda - *The purpose of this section is to have full discussion upon request by the Tool City Council. Ideas, thoughts and decisions are formulated by City Council and staff plans, operations, policies, and/or future projects, including the following:*

16. Consider, Discuss and Take Action on an unsafe building located at 116 Kingsway, reputedly owned by Rodney Hamilton. Motion to Take Action for abatement and proceed with demolition of the property 116 Kingsway in the Royal Oaks subdivision was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.
17. Consider, Discuss and Take Action on an unsafe building located at 123 Kingsway, reputedly owned by Rodney Hamilton. Motion to Approve the abatement for the property located at 123 Kingway in the Royal Oaks Subdivision in Tool was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.
18. Discuss and Take Action on a variance request by Scott and Patti Felton of 118 Hillcrest Drive, to encroach the front setbacks for the construction of a residential home, in an R-1, Residential District. Motion to Approve a variance request by Scott and Patti Felton of 118 Hillcrest Drive, to encroach the front setbacks for the construction of a residential home, in an R-1, Residential District was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 5/0.
19. Discuss and Take Action on a variance request by Greg Figueroa of 1201 N. Tool Dr., that would allow a six (6) foot privacy fence in the required front yard. Councilmember Figueroa stated that he was to recuse himself from voting on this item. Councilmember Dumont stated that Greg Figueroa would also have to comply with the fence ordinance in regard to having fencing materials constructed in a way, to not be considered an opaque fence. Mayor Bennett inquired regarding whether the fence ordinance had been explained during the permit process to which City Administrator Kizzee stated that yes, the requirements as stated in the fence ordinance had been explained several times. Greg Figueroa stated that he was more than willing to make the fence an open wrought iron fence, six feet high. Councilmember Dumont stated that he agreed that the wrought iron fence would look nice along with adding landscaping to the property as well. Councilmember Salvato stated that a wooden fence would be cohesive with the fencing at Fig's Backyard, but did agree that landscaping at 1201 N. Tool Drive would look nice. Motion to Take Action on a variance request by Greg Figueroa of 1201 N. Tool Dr., that would allow a six (6) foot open face wrought iron fence along Highway 274

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with landscaping in the front yard was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 3/1. Councilmember Stykes Opposed. Councilmember Figueroa had recused himself on this item, so he abstained from voting.

20. Consider, Discuss and Take Action on applications received for the Tool Economic Task Force. Mayor Bennett stated that the following people had applied to serve on this committee: La Mon Chaney, Greg Figueroa, Melanie Shackelford, BG Pierce and Michael Fladmark. Councilmember Salvato stated that Michael Fladmark had applied to serve on both the Tool Economic Task Force and the Eight at Tool Planning Committee. Councilmember Salvato continued by stating that he was unsure about the person serving on both of these committees. Councilmember Dumont stated that he agreed with Councilmember Salvato in regard to a person serving on both committees. Mayor Bennett and Councilmember Stykes stated that they did not see a conflict with a person wanting to serve on both committees. Motion to Approve La Mon Chaney, Greg Figueroa, Melanie Shackelford, BG Pierce and Michael Fladmark to be a part of the Tool Economic Task Force was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 5/0.
21. Consider, Discuss and Take Action on applications received for the Eight at Tool Planning Committee. Mayor Bennett stated that the following people had applied to serve on this committee: Vera Bennett, Michael Fladmark and Mike Dumont. Councilmember Dumont stated that the purpose of this committee was to determine phase two of the Eight at Tool Park. Councilmember Sayre stated that he was interested in helping plan for phase two of the park to which Mayor Bennett recommended that he complete an application for the committee and that it could be voted on during a future Council Meeting. Motion to Approve Vera Bennett, Michael Fladmark and Mike Dumont to the Eight at Tool Planning Committee was made by Councilmember Stykes with second by Councilmember Sayre. Motion Passed 5/0.
22. Consider and Take Action to approve the Fiscal Year 2023-2024 Audit (Annual Financial Report) from YWRD, P.C. City Administrator Kizzee presented this item and highlighted the need for the approval of the audit so the city could engage with YWRD, P.C for auditing services for the Fiscal Year 2024-2025. City Administrator Kizzee continued by stating that currently, the City of Tool is out of compliance in regard to SB1851. City Administrator Kizzee concluded by stating that, per SB 1851, all municipal audits must be completed within 180 days of the ending of the aforementioned fiscal year. Councilmember Figueroa stated that the Fiscal Year 2023-2024 came back as a really clean, detailed audit. Mayor Bennet and Councilmember Dumont inquired regarding the twelve deficiencies noted in the Audit. City Administrator Kizze discussed his plan in ensuring the deficiencies in the audit were rectified. Mayor Bennett inquired regarding missing check numbers as notated in the audit to which City Secretary Price provided additional information regarding the deficiency in check numbers to which she explained an error in checks being printed double sided. Motion to Accept Audit as presented by YWRD P.C for the financial period ending September 2024 was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.
23. Consider and Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2024 to September 30th, 2025. City Administrator Kizzee stated that he

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has been in contact with YWRD, P.C. about the audit deadlines that are place from SB1851. Councilmember Figueroa stated that the audit getting completed was top priority to be in compliance with state law. Mayor Bennett stated that Municipal Auditing was a niche service and that there were few auditors that assist with municipal audits. Councilmember Dumont discussed that the City of Tool has used YWRD, P.C for many years for their municipal audits. Councilmember Figueroa explained that becoming in compliance with SB 1851 was required and that a plan to make the City of Tool’s municipal audit a priority for YWRD was needed as well. Councilmember Stykes stated that he believed that this audit would be completed quickly, citing conversations that he had had with former City Controller Kimberly Kroha. Motion to Take Action to engage YWRD, P.C for auditing services for the 2024-2025 Fiscal Year was made by Stykes with second by Councilmember Figueroa. Motion Passed 5/0.

24. Consider, Discuss and Take Action on a funding request from the Eight at Tool 501(C)3 for \$5,000 in Hotel Occupancy Tax Funds and \$2,750 in General Funds. La Mon Chaney of the Eight at Tool 501(C)3 stated that the Eight at Tool were requesting funds that were allocated in the existing city budget for the 501(C)3. City Administrator Kizzee discussed the spending caps for the nine categories that Hotel Tax monies can be spent on, per the Texas Attorney General. La Mon Chaney stated that per the contract that the Eight at Tool and the City of Tool entered into, it did not specify spending limits per categories for events at the park. City Administrator Kizzee stated that La Mon Chaney was correct but that going forward with any future agreements between the City of Tool and the Eight at Tool, there would need to be spending limits per categories. City Administrator Kizzee continued by stating that it had only been discovered recently that there was a cap on spending per category which was based on set percentages by the Comptroller of Public Accounts. Councilmember Figueroa inquired regarding the spending caps per category for Hotel Tax monies to which City Administrator Kizzee explained. La Mon Chaney continued by discussing upcoming events at the park highlighting a fundraising event later this year. Councilmember Figueroa stated that he wanted to honor the contract with the Eight at Tool. He continued that if the city needed to provide more in General Fund monies, as opposed to Hotel Tax funds to honor the contract and stay in compliance with governmental laws in regard to Hotel Occupancy Tax Funds, he would like to do so. Councilmember Dumont stated that he was concerned about giving monies from the General Fund and that he would only like to give Hotel Tax monies to the Eight at Tool. City Administrator Kizzee stated that in regard to approving the funds request tonight, the City would be able to approve the funds, but approving Hotel Tax Funds in the future would need to be under a new contract. Councilmember Stykes inquired in regard to Hotel Occupancy spending caps per category. Councilmember Salvato requested that there be more transparent reporting of Hotel Tax expenditures and concluded by requesting additional information on what qualifies as an eligible Hotel Tax expense. Motion to Take Action on a funding request from the Eight at Tool 501(C)3 for \$5,000 in Hotel Occupancy Tax Funds and \$2,750 in General Funds was made by Councilmember Figueroa with second by Councilmember Stykes. Motion Passed 3/2. Councilmember Salvato and Councilmember Dumont Opposed.

Mayor Bennett called for a five minute recess @ 8:13 p.m.. The meeting was reconvened @ 8:17 p.m.

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Executive Session

25. Convene into executive session pursuant to Texas Government Code Chapter 551 (2) sections: The City Council Convened into closed executive session @ 8:17 p.m.
- a. Section 551.087 (Economic Development) to discuss economic incentives for 1201 N. Tool Dr., Tool, Texas 75143

The City Council Convened into open executive session @ 8:50 p.m. at the request of City Administrator Kizzee to discuss Item 25B.

- b. Section 551.074 to consider the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator. Councilmember Stykes expressed his concern of City Administrator Kizzee in regard to the permitting process not being followed and it not being on City Administrator Kizzee's radar even though there was a recent vacancy in the Building Department. Councilmember Stykes continued by stating that given previous history, he did not understand that if a new commercial build was taking place that why City Administrator Kizzee was not aware of the permits not being followed, even though he drove past the project every day on his way to work. City Administrator Kizzee stated that the permit was issued for a pergola on April 16th. City Administrator Kizzee continued by stating that he was approached by a resident quickly after with requisite permits and plans in regard to the pergola permit that had been issued by the prior Building Technician. City Administrator Kizzee continued by stating that since that day, he had been going out to that project very regularly, sometimes multiple times a day, ensuring that all permits are being followed and that if there are changes made to the scope of the project, plans and additional permits are being filed and completed. Councilmember Stykes inquired if a Stop Work Order had been issued for the project to which City Administrator Kizzee stated that yes, a stop work order for the pergola project had been issued by the Code Enforcement Officer Kenny Boyle. Councilmember Stykes continued by stating that he felt that if citizens had not reached out to him regarding the permit not being followed, he did not feel that City Administrator Kizzee would have acted in having a stop work order issued for this project. City Administrator Kizzee stated that while he understands how Councilmember Stykes could feel that way, he did not believe that was a fair opinion. City Administrator Kizzee continued by stating that with the prior Building Technician leaving, there was a void in city staff. City Administrator Kizzee continued by stating that staff has had to help fill the void and that he has worked very closely with Code Enforcement to ensure compliance of projects. Councilmember Stykes inquired how City Administrator Kizzee did not see that the scope of the project for a pergola had changed if he was visiting the project site frequently to which City Administrator Kizzee stated that he did not start visiting the project site until after the scope of the pergola project had changed and brought to his attention. City Administrator Kizzee continued by stating that since Code Enforcement Boyle was helping in the interim for the Building Department, he did not feel that it was right to put Code Enforcement Officer Boyle out there alone, so he made the decision to shadow Code Enforcement Officer Boyle. City Administrator Kizzee stated that Code Enforcement Officer Boyle was doing a great job in this role. Councilmember Stykes stated that he felt that City Administrator Kizzee had still dropped the ball by not keeping up with the changes of the scope of the pergola project. Councilmember Stykes continued by stating that he could understand more if the project was tucked into a neighborhood, but this

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project was right on the highway visible from the road. City Administrator Kizzee stated that he should have been more proactive about this situation and had this taken care of prior to a citizen reaching out about it. City Administrator continued by stating that a more urgent response was needed and that in the future, he would ensure that would happen. Mayor Bennett inquired regarding City Administrator Kizzee putting a variance request for Greg Figueroa on a Council meeting without a development application being submitted by Greg Figueroa to which City Administrator Kizzee stated that yes, he did submit the request for a variance without a development application. City Administrator Kizzee continued by stating that he then did go to the project site and obtain a development application from Greg Figueroa. Mayor Bennett inquired if City Administrator Kizzee went to all projects to drop off and pick up documents to which City Administrator Kizzee stated that it was something the prior Building Technician would have done. City Administrator Kizzee continued by stating that in the absence of the former Building Technician, he felt that he needed to take a more hands-on approach since the vacancy was in his department. Mayor Bennett inquired if City Administrator Kizzee felt that the City of Tool dropped the ball on the project down the street to which City Administrator Kizzee stated that, yes, that he could admit to that. Mayor Bennett stated that in regard to the accusations of preferential treatment it would be best for all Councilmembers to come through the front door to obtain permits to which City Administrator Kizzee stated that it would definitely help but that the thing he believed would help the most would for himself not to get involved so deeply in the permitting process due to the access that he has for the City Council. Mayor Bennett stated that an employee had approached her stating that a contractor had come into City Hall and met with City Administrator Kizzee to obtain a permit. Mayor Bennett continued by stating that the employee then stated that City Administrator Kizzee then brought the contractor into their office and requested that a permit be issued for a project. Mayor Bennett continued by stating that the employee stated that with City Administrator bringing a contractor in and requesting a permit be issued to them made them feel uncomfortable and that they had to issue the permit because the City Administrator had asked them to do so. City Administrator Kizzee stated that while he could understand how that would make someone feel, that was not how it had been broached to him. City Administrator Kizzee continued by explaining that originally, he received a call from the front desk stating that he had a visitor waiting for him in the lobby. City Administrator Kizzee then stated that he then brought the visitor back and it was at that time, a fence permit request was brought up to him. City Administrator Kizzee continued by stating that once it was brought up about getting a permit, he did meet with the former Building Technician to research more information regarding the issuance of a fence permit. City Administrator Kizzee continued by stating that once it was discovered that the potential fence would be in violation of the fence ordinance, he reached out to the business owner informing them that they would need to apply for a variance. Mayor Bennett inquired if City Administrator Kizzee thought it would be best to put a layer of protection between Councilmembers and both the Code Enforcement Officer and the Building Technician, so he as the City Administrator was less involved in the processes, to which City Administrator Kizzee stated that he believed that would be a double edged sword. City Administrator Kizzee continued by stating that if he is not involved, however it is done whether good or bad, it would fall back on him. City Administrator Kizzee continued by stating that he felt that it would be best to be less involved but to receive a report from all departments so he can remain updated on progress but not be so in the weeds of everything. Councilmember Dumont stated that a progress report would be helpful. City

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Administrator Kizzee continued by stating that not being in the weeds of everything does go against who he is, since he not only wants to help everyone, but he also wants to ensure that he has answers for the City Council for very niche things. City Administrator Kizzee continued by stating that he was very involved in the happenings with the Department Heads and that he works closely with them daily and knows in depth on what they do daily. Mayor Bennett inquired if a weekly progress update from the building department would be helpful to which City Administrator Kizzee stated that he would like to see a weekly progress update from all of the department heads. City Administrator Kizzee stated that Code Enforcement Officer Boyle has really stepped up to help with the permitting and has slowed rolled the process to ensure things are being done correctly. City Administrator Kizzee continued by stating that while uncomfortable at times, issuing stop work orders for projects or requesting additional information before a project can continue is part of the job. Councilmember Figueroa stated that he had told Code Enforcement Officer Boyle and City Administrator Kizzee do what they had to do in regards of issuing a stop work order or delaying permits due to needing additional information. Councilmember Figueroa continued by stating that that the City of Tool is learning and he commended City Administrator Kizzee and his staff for filling in the gap in the Building Department. Councilmember Figueroa continued by stating that while he understands that his projects will be under a microscope, he is not doing anything nefarious. Councilmember Figueroa continued by stating that the project in question is in fact an open pergola and it was always going to have a wall. Councilmember Figueroa continued by stating that his contractor made the decision to add windows to the wall part of the pergola. Councilmember Figueroa continued by stating that he had no idea as he was out of town but that once it was discovered, additional permit fees were paid to correct the situation. Councilmember Figueroa continued by stating that the City of Tool has a learning curve when it comes to new commercial business and that he did not like everyone being drug into it. Councilmember Figueroa continued by stating that current and past employees were being drug into a situation that is just a learning curve. Mayor Bennett stated that she did not agree with Councilmember Figueroa's statement citing previous employees who she worked with to get a permit for a project required all documents in detail prior to being considered for a permit. Councilmember Stykes inquired if there had been issues with other commercial projects in the past to which City Administrator Kizzee explained. Councilmember Figueroa inquired if other commercial business had received public information requests to which City Administrator Kizzee explained. City Administrator Kizzee continued by stating that his decision to have this item in the open was to not only provide transparency to the City Council but to the citizens as well, citing everyone deserved transparency. Councilmember Stykes stated that he agreed with his decision in having his executive session in open session. Councilmember Stykes concluded by stating that his goal was not to get anyone in trouble but rather get to the bottom of what happened to prevent it from happening again in the future.

26. Reconvene in open session and take any action necessary resulting from executive session. The City Council Reconvened to open session @ 9:17 p.m.

Motion in regard to Section 551.087 (Economic Development) to discuss economic incentives for 1201 N. Tool Dr., Tool, Texas 75143 to execute a letter of intent with Greg Fiugeroa the developer to take future sales tax dollars of 1% to the City of Tool and 1% for Greg Figueroa which is going to be donated to Tool Elementary pursuant to approval by the City Attorney and with a cap of \$100,000.00

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was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0.
Councilmember Greg Figueroa Abstained.

27. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*

- A. Councilmember Dumont discussed the future placement of a Peace Pole at the Eight at Tool Park and concluded by thanking everyone for coming to the meeting
- B. Councilmember Sayre stated that he was glad to be back to the meetings in person and concluded by thanking everyone for coming to the meeting
- C. Mayor Bennett discussed upcoming events at the Eight at Tool Park and thanked everyone for coming to the meeting
- D. Councilmember Salvato thanked everyone for coming to the meeting
- E. Councilmember Figueroa stated that he was sorry for what the City Staff has had to go through since he is opening businesses and continued by stating that he had never asked for special treatment. Councilmember Figueroa concluded by thanking everyone for coming to the meeting.
- F. Councilmember Stykes stated that while he did not like the role he played tonight, he felt that it was necessary. Councilmember Stykes continued by stating that he appreciated all of the staff for the hard work and concluded by thanking everyone for coming to the meeting.

28. **Future Agenda Items** - *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*

- A. Mayor Bennett requested that the creation of an Economic Development Corporation be placed on the next agenda
- B. Councilmember Figueroa requested that the permit fees for Short Term Rentals be reviewed

29. **Closing**

- A. Next Meeting: June 18th, 2026
- B. Adjourn. Motion to Adjourn was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0. Meeting Adjourned @ 9:30 p.m.

A meeting that is “open to the public”, pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections and purposes of the Act: 551.071 Private consultation with the city’s attorney; 551.072 Deliberations about Real Property; or,

Minutes

May 21st, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143



551.074 Discussing personnel or to hear complaints against personnel. Should any final action, final decision or final vote be required in the opinion of the City Council regarding any matter considered in such executive session, then the final action, final decision or final vote shall be in the open meeting covered by this Notice upon the reconvening of the public meeting.

I certify that the above notice of meeting, a true and correct copy, was posted on the bulletin board in front of Tool City Hall prior to the required 72 hours and that the city's official newspaper was notified.

Attest:

SEAL

Vera Bennett, Mayor

Kimberley Price, City Secretary

Minutes

June 4th, 2026 @ 9:00 a.m.

Special Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143



1. Call to Order
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. Quorum was established with Mayor Bennett presiding.
(a) Establish Quorum
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest

A. Councilmember Figueroa declared a Conflict of Interest in regard to Item 7.

5. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so (**3 Minute Maximum**) *The Council will not comment on items not on the agenda; however, the Council may refer the item to City Staff for research, resolution or referral of the matter to the Council as a future agenda item.*

A. Michael Fladmark spoke on Item 5 and stated recusal procedures, asked regarding the timing of the meeting and the City of Tool Code of Ordinances.

6. **Staff Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; Staff gives regards dealing with specific factual information or existing policy dealing within the City, that may have an impact on citizens, staff or the City Council of Tool. No formal action will be discussed or taken.*

A. City Clerk Alicia Keith spoke in regard to an upcoming Blood Drive on June 11th, 2026.

Statutory Agenda - *The purpose of this section is to have full discussion upon request by the Tool City Council. Ideas, thoughts and decisions are formulated by City Council and staff plans, operations, policies, and/or future projects, including the following:*

7. Consider, Discuss and Take Action to amend a motion made by Councilmember Dumont in regard to Agenda Item #19 on May 21st, 2026, for a "six-foot fence with wrought iron fencing, including landscaping", as requested by Greg Figueroa, Mike Dumont and Tommy Salvato. Greg Figueroa spoke at the time of this item, mentioning that this was a material change made from the motion made on May 21st, 2026, from wrought iron fencing to a wood fence, mentioning price and expedience of finishing the job. Mayor Bennett asked if the fence would be opaque and see-through. Councilmember Salvato mentioned that the wood fence would be a better option due to the aesthetic of the surrounding areas. Councilmember Sayre that the proposed fence would match what is located at Fig's Backyard, a nearby business. Councilmember Dumont made a motion to amend a motion made by Councilmember Mike Dumont for a six-foot wrought iron fence including landscaping, amending it to complete a six-foot, open, see-through wooden fence. Second by Daniel Sayre. Motion passed 4-0, with Councilmember Figueroa recusing himself.
8. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*

Minutes

June 4th, 2026 @ 9:00 a.m.

Special Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143



- A. Councilmember Sayre thanked everyone for coming to the meeting
- B. Councilmember Figueroa thanked everyone for coming to the meeting.
- C. Councilmember Stykes mentioned that he voted on agenda item #7 the way that he did because he wanted the city of Tool to be perceived as a “business-friendly” city.
- D. Mayor Bennett mentioned the progress of the Maintenance Barn.

9. **Future Agenda Items** - *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*

- A. Mayor Bennett requested general discussion regarding data centers on the June 2026 workshop agenda.
- B. Councilmember Dumont requested the grant application from TPWD to be placed on the June 2026 workshop agenda.
- C. Councilmember Sayre requested future general discussion about the purchase of an additional warning siren.

10. **Closing**

- A. Next Meeting: June 18th, 2026.
- B. Adjourn. Motion to Adjourn the June 4th, 2026 Special Council Meeting was made by Councilmember Dumont with second by Councilmember Sayre. Meeting Adjourned @ 9:13 a.m.

A meeting that is “open to the public”, pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections and purposes of the Act: 551.071 Private consultation with the city’s attorney; 551.072 Deliberations about Real Property; or, 551.074 Discussing personnel or to hear complaints against personnel. Should any final action, final decision or final vote be required in the opinion of the City Council regarding any matter considered in such executive session, then the final action, final decision or final vote shall be in the open meeting covered by this Notice upon the reconvening of the public meeting.

I certify that the above notice of meeting, a true and correct copy, was posted on the bulletin board in front of Tool City Hall prior to the required 72 hours and that the city’s official newspaper was notified.

Attest:

SEAL

Vera Bennett, Mayor

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Staff

Department: Multidepartmental

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Monthly Reports for the Executive Summary, Financial & Expenditure, Municipal Court, Police, Maintenance, Building, Code Enforcement and Animal Control

Agenda
Item No.
8

Summary of Agenda Item to be considered:

Staff would like to present the monthly reports for the month of May 2026.

Agenda Item, as listed on the agenda:

Approve Monthly Activity Reports for May 2026 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control

Recommended Motion to Consider:

“I move that we accept the monthly activity reports for May 2026, as presented.”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Executive Summary

From the City Administrator – June 2026

Dear Council and Mayor,

Here is a Monthly Executive Summary of the past 30 days for the City, for the Council meeting in June 2026.

- ◇ The Maintenance Barn project is ongoing with substantial progress. We held a meeting with the metal building contractor and general contractor on June 4th on a progress meeting. The project is still coming together smoothly with progress.
- ◇ The City of Tool is currently hiring for a City Controller and a Building Technician. Both positions are currently posted on our city website and Indeed.com.
- ◇ Applications for the Eight at Tool Planning Committee, Planning and Zoning Commission and Tool Economic Task Force are still posted on our city website and have been placed on our social media platforms. The Planning and Zoning Commission is the only group that has not been formalized by the City Council. At this time, there is only one application.
- ◇ Staff is currently working with Telehealth to push more social media narratives and more citizen input. We have requested measurables to give back to the Council.
- ◇ Staff is continuing to work with GrantWorks for the GLO Resilient Communities Program in regards to a grant for a comprehensive plan, including drainage-related issues in the City of Tool. The grant application was submitted on December 9th, 2025 and we are awaiting the status of that application.
- ◇ Staff has completed interviews for the Parks Administrator position. The committee that was consulted has given a recommendation. We have reached out to the candidate and are working on the terms of their employment at this time.
- ◇ A preliminary plan for the Paradise Bay Subdivision Drainage Phase II has been submitted to staff and reviewed. Next steps will be for a final plan to be presented to the City Council, hopefully at the July Council Meeting. A meeting with the engineer has been scheduled.
- ◇ The Maintain-the-Block program is completed after the first round. Staff is going to evaluate the program and bring it back around later into the summer.
- ◇ The information the city will submit in the Texas Parks and Wildlife grant for shades, exercise equipment, etc., will come up for Council consideration and approval at the workshop in June.
- ◇ Staff has been in constant contact with Prosperity Bank to switch over our funds to Prosperity from Simmons Bank in the next few weeks. Signature cards have been provided. After the financials are provided for the June meeting, this is a priority but we are currently involved with Prosperity bank on this project.
- ◇ Staff has received tree bids from three different companies (Hopkins Nursery, Malakoff Nursery and Tex-Scapes Nursery and Landscape in Ennis). We are hoping to replace two immediate needs for trees at the park, out of the Park Construction fund.
- ◇ Currently, the City has begun its audit process for the 2024-2025 fiscal year with YWRD, PC. An update will be provided each month.
- ◇ The peace pole, donated by the Rotary Club of Cedar Creek Lake, is slated to be presented later this month on Saturday, June 20th, 2026.

Tool Municipal Court

MAY 2026 Monthly Report

Money Collected:	<ul style="list-style-type: none"> ● Cash: \$3,808.66 ● Check: \$257.00 ● Money Order: \$889.83 ● Online Payments: \$18,565.23 <p>Total: \$ 23,520.72</p>																																								
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Money Collected</td> <td style="width: 10%; text-align: right;">\$</td> <td style="width: 15%; text-align: right;">23,520.72</td> <td style="width: 25%;"></td> </tr> <tr> <td>Remitted to State</td> <td></td> <td style="text-align: right;">\$6,802.35</td> <td></td> </tr> <tr> <td>OMNI</td> <td></td> <td style="text-align: right;">\$158.10</td> <td>● TLFT2</td> </tr> <tr> <td>Security Fund</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">364.29</td> <td>● LBSF ● MCBS</td> </tr> <tr> <td>Technology Fund</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">297.38</td> <td>● CTF ● LCTF</td> </tr> <tr> <td>Collection Fees</td> <td></td> <td style="text-align: right;">\$2,481.93</td> <td>● PC30</td> </tr> <tr> <td>Jury Fund</td> <td></td> <td style="text-align: right;">\$7.45</td> <td>● LMJF</td> </tr> <tr> <td>Truancy Fund</td> <td></td> <td style="text-align: right;">\$12.00</td> <td>● LTPF</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"></td> <td style="text-align: right;">\$</td> <td style="text-align: right;">10,123.50</td> </tr> <tr> <td>Money Kept by City</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">13,397.22</td> <td></td> </tr> </table>	Money Collected	\$	23,520.72		Remitted to State		\$6,802.35		OMNI		\$158.10	● TLFT2	Security Fund	\$	364.29	● LBSF ● MCBS	Technology Fund	\$	297.38	● CTF ● LCTF	Collection Fees		\$2,481.93	● PC30	Jury Fund		\$7.45	● LMJF	Truancy Fund		\$12.00	● LTPF			\$	10,123.50	Money Kept by City	\$	13,397.22	
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Money Kept by City	\$	13,397.22																																							
Number of Citations:	<p>32</p>																																								
Warrants:	<ul style="list-style-type: none"> ● Entered: 41 ● Cleared: 34 																																								
Dismissals:	<ul style="list-style-type: none"> ● CLOSED : 167 ● Community Service: 0 ● Time Served: 19 																																								



Tool Police Department

701 N. Tool Drive | Tool, TX 75143
Office 903-432-2550 | Fax 903-432-3867

Tool Police Department Monthly Activity Report – May

During the month of May 2026, the Tool Police Department remained committed to providing proactive law enforcement services, maintaining public safety, and addressing criminal activity throughout the community. Officers continued their focus on visibility, traffic enforcement, criminal investigations, and rapid response to calls for service.

The department responded to **263 calls for service** during the reporting period. These calls included criminal investigations, citizen assistance, traffic-related incidents, disturbances, and various public safety concerns requiring police intervention.

Traffic Enforcement

Traffic enforcement remains one of the department's most effective tools for reducing accidents, deterring criminal activity, and increasing officer visibility throughout the city.

During May, officers conducted:

- **84 Traffic Violations**
- **34 Citations Issued**
- **50 Written Warnings**

Officers continue to utilize traffic enforcement as a proactive policing strategy to promote safer roadways and improve overall quality of life for residents and visitors.

Criminal Activity and Investigations

The department investigated the following criminal offenses during the month:

- **1 Theft**
- **1 Deadly Conduct**
- **1 Fraud**
- **1 Resisting Arrest**
- **1 Harassment**
- **1 Terroristic Threat**

Each incident was thoroughly investigated, and appropriate enforcement actions were taken based on the facts and evidence available.

Chief of Police

Robert Walker, PID# 313572
903.880-8872
rwalker@tooltexas.org

Traffic Crashes

Officers investigated:

- **1 Motor Vehicle Crash**

Prompt response and investigation of traffic collisions remain essential to ensuring public safety and assisting citizens through the reporting and insurance process.

Department Commitment

The Tool Police Department continues to focus on professionalism, accountability, and proactive law enforcement. While maintaining a visible presence throughout the city, officers remain committed to building positive relationships with citizens while aggressively addressing criminal behavior when it occurs.

The department will continue working to reduce crime, improve traffic safety, and provide efficient and effective police services to the residents of Tool. Through proactive patrol, community engagement, and consistent enforcement efforts, the department remains dedicated to protecting the community and maintaining public trust.

Sincerely,

Robert Walker
Chief of Police



May 2026 - Maintenance Report

Week Of	Road Repairs	Culverts & Ditches	Trees	City Property Maint.	Citizen Work Orders	Misc.	Park	Material Expense
May 1st.		1				1	1	
May 4th		2	4	3	1	6	5	
May 11th				2		8	5	
May 18th	10	1		1	1	5	5	\$ 1,125.00
May 25th	2	2	1	1		4	5	\$ 100.00
TOTALS	12	6	5	7	2	24	21	\$1,225



701 N. Tool Dr. Office: 903.432.3522 www.tooltexas.org
 Tool, TX 75143 Fax: 903.432.3867 fmartin@tooltexas.org

City Of Tool Maint Report for the week of: 05/01/2026

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday									
Tuesday									
Wednesday									
Thursday									
Friday	Maint Office	Reports/Emails/Sched.	Phone Calls			1	1	1	Raining
	Park	Park Maint				7			
	All City Culverts & Streets	Check&Clear	Trk. Hand Tools				4	4	
	Maint Barn	Service Equip.					3	3	

Total	\$ -	8	8	8
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 Tool, TX 75143 Fax: 903.432.3867 fmartin@tooltexas.org

City Of Tool Maint Report for the week of: 05/04/2026 - 05/08/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched.	Phone Calls/Time sheets			1	1	0.5	Troy off 7:30
	Park	Park Maint.				7			
	OWCC	Set up for Court					0.5		
	Dollar General	Water	Trk.				0.5		
	Maint Barn	Repair J.D. Zero Turn	Welder				6		Frame Broken
	Oakwood	Tree Hanging in Road	Loader					2	Call out for Tree - Pushed into ROW
Tuesday	Maint Office	Reports/Emails/Sched.	Phone Calls			1	1	1	
	Park	Park Maint				7			
	Maint Barn/ Valero	Ck.Equip./Fuel	Dmp.Trk./Chipper				1	1	
	Oakwood	Cut&Chip Tree	Dmp.Trk./Chipper				2	2	
	Tapauna/Kalaura Way	Down Tree	Backhoe				2	2	
	Luzon	Unstop Culvert	Backhoe				2	2	
Wednesday	Maint Office	Reports/Emails/Sched.	Phone Calls			1	1	1	
	Park	Park Maint				7			
	Maint. Barn / Valero	Ck.Equip. / Fuel	J.D. Boomcutter				1.5	1.5	
	Paradise Bay	Mow ROW	J.D. Boomcutter				5.5	5.5	
	Paradise Bay	Mow ROW / Training	J.D. Boomcutter						
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls				1	1	Brad in Late
	Park	Park Maint							
	Maint Barn	Ck Equip.	J.D.Boomcutter				1	1	
	Paradise Bay	Mow/Boomcut ROW	J.D.Boomcutter				6	6	
Friday	Maint Office	Reports/Emails/Sched.	Phone Calls			1	1	1	
	Park	Park Maint				7			
	Maint Barn	Check Equip.	Dmp.Trk./Backhoe				1	1	
	Lowe's	Supplies	Trk.				1	1	
	Groom & Sons	Supplies	Trk.				0.5	0.5	
	704 Tahiti Ln.	Clean Ditch	Dmp.Trk./Backhoe				4.5	4.5	W/O

Total	\$ -	32	40	34.5
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City Of Tool Maint Report for the week of: 05/11/26 - 05/15/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched.	Phone Calls				1	1	Brad off 8hrs.
	Park	Park Maint.					3	3	
	Maint Barn	Ck. Equip.	Mahrinda/Kubota				1	1	
	Paradise Bay	Mow ROW	Mahrinda				3		
	Arnold Hills Rd.	Mow ROW	Kubota					2.5	
	K&S Tire	Repair Flat	Trk./Kubota					0.5	
Tuesday	Maint Office	Reports/Emails/Sched.	Phone Calls				1	1	Brad off 8hrs.
	Park	Park Maint					2	2	
	Maint Barn / Valero	Ck. Equip. / Fuel	Mahrinda/Kubota				1	1	
	Paradise Bay	Mow ROW	Mahrinda				4		
	Arnold Hills Rd. & Subdivision	Mow ROW	Kubota					4	
Wednesday	Maint Office	Reports/Email/Sched.	Phone Calls				1	1	Brad off 8hrs.
	Park	Park Maint					6	5	
	Maint Barn/Valero	Ck.Equip./ Fuel	Mower/Mahrinda/Kubota				1	1	
	Royal Oaks	Mow ROW						1	
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls				1	1	
	Tool Elem. School	Help with Field Day	Trk.				2	2	Per Julius
	Park	Park Maint				6	3		
	City Hall & Lots	Mow	Scag					5	
	Paradise Bay	Mow ROW	Mahrinda				2		
Friday	Maint Office	Reports/Emails/Sched	Phone Calls			1	1	1	
	Park	Park Maint				7			
	Maint Barn / O'Reilly	Ck.ServiceEquip./Mow	Mahrinda/Kubota/Scag				1	3	
	Avant/Mason/SunDown	Mow ROW	Mahrinda				3.5		
	Oakwood	Mow ROW	Mahrinda				2.5		
	Royal Oaks	Mow ROW	Kubota					3	
	City Lots	Mow	Scag					1	
Total					\$ -	14	40	40	



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City Of Tool Maint Report for the week of: 05/18/26 - 05/22/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Re3ports/Emails/Sched.	Time Sheets/Phone Calls			1.5	1.5	1.5	Troy in @ 9:00
	Park	Park Maint				6.5			
	Maint Barn / Valero	Ck. Equip./ Fuel	Mahrinda/Kubota				1	1	
	Church Rd./Paradise Bay	Mow ROW	Mahrinda						
	Cedar Crest Shores / PBM	Mow ROW	Kubota				4.5	3.5	
Groom & Sons	Supplies	Trk.				1			
Tuesday	Maint Office	Reports/Email/Sched	Phone Calls			1	1	1	Light Morning Rain
	Park	Park Maint				7	1		Replace GFI Plug
	Grooms&Sons/Lowes	Blower/Supplies	Trk.				1		
	Somoa/Maloma/BoraBora	Patch	Trk./Hand Tools	Cold Mix	\$ 125.00		4	4	
	Maint Barn	Grind Material	Grinder				1	1	
	201 N.Tool Dr.	Dog @ Large	A/C Trk.					0.5	A/C Call - UTL
913 Leaning Oak	Dog @ Large	A/C Trk.					1.5	A/C Call - Extra Patrols - 1 H.S.	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			1	1		Troy Off 8 hrs.
	Park	Park Maint				7			
	Maint Barn	Ck.Equip./Grind Material	Grinder				1		
	Tangle/Bounty View	Patch	Trk./Hand Tools	Cold Mix	\$ 250.00		2.5		
	Tahiti/Grande Lodge	Patch	Trk./Hand Tools	Cold Mix	\$ 125.00		2.5		
	Royal Way/High View Cir	Patch	Trk./Hand Tools	Cold Mix	\$ 125.00		1		
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls			1	1	1	
	Park	Park Maint				7			
	Maint Barn / Valero	Ck.Equip./Fuel/Grind Mat.	Dmp.Trk./Grinder/Backhoe				2	2	
	Avant Rd.	Overlay	Dmp.Trk./Backhoe	Cold Mix	\$ 500.00		5	5	W/O
Friday	Maint Office	Reports/Emails/Sched	Phone Calls			1		1	Jeff Vac. 8hrs.
	Park	Park Maint				7			Brad in @ 8:00
	Maint Barn / Valero	Ck./Service/Fuel	Mowers					2	
	All City Culverts	Ck. & Clear	Trk.					1	Rained
	City Hall & Lots	Mow	Scag / J.D.					4	
Total					\$ 1,125.00	40	32	30	



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City Of Tool Maint Report for the week of: 05/25/26 - 05/29/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Holiday -- Closed								
	Memorial Day								
Tuesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Austin Isle	Tree & Vines in Roadway	Trk. / Saws				3	3	
	Maint Barn	Service Equip.					3	2.5	
	All City Culverts & Streets	PreCheck/Ck.&Clear	Trk. / Hand Tools				1.5	1.5	
	1020 Hidden Valley	5 Dogs @ Large	A/C Trk.						0.5
Wednesday	Maint Office	Reports/Emails/Sched.	Phone Calls			0.5	0.5	0.5	Raining
	Park	Park Maint				7.5			
	All City Streets&Culverts	Ck. & Clear	Trk. / Hand Tools				4	4	(2) Times
	Maint Barn	Service Equip.					3.5	3.5	
Thursday	Maint Office	Reports/Emails/Sched.	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			2
	Maint Barn	Ck.Equip./Grind Materials	Backhoe/Grinder					2	2
	Hills Ln / Hardy Ln.	Patch	Trk. / Hand Tools	Cold Mix	\$ 100.00			3	3
	City Lots	Mow	Scag					2	
	Guam	Check Culvert	Trk.					0.5	0.5
Friday									

Total	\$ 100.00	24	24	24
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May 2026 Building Report

Template name	Permit Number	Project Address	Permit Issued Date	Project Fees Paid	Project Fees Charged	Estimated Cost of Project (Valuation \$)
Alarm Permit (Residential)	26-000074	1508 Villa Cove Dr	05/27/2026	\$0.00	\$0.00	
Alarm Permit (Residential)	26-000094	109 Ridgeoak Way	05/18/2026	\$50.00	\$50.00	
Concrete Flatwork Permit (Residential)	26-000086	417 Shore Line Dr	05/12/2026	\$75.00	\$75.00	
Construction Permit Extension, (Residential)	26-000090	905 Old Indian Trl	05/11/2026	\$100.00	\$100.00	
Construction Permit Extension, (Residential)	26-000095	2566 Groves Drive	05/12/2026	\$100.00	\$100.00	
Construction Permit Extension, (Residential)	26-000080	219 Oak Trail Dr	05/19/2026	\$100.00	\$100.00	
Electrical Permit (Commercial)	26-000079	1004 Lovers Ln	05/07/2026	\$200.00	\$200.00	\$800.00
Fence Permit (Residential)	26-000097	1956 Bounty View Dr	05/19/2026	\$75.00	\$75.00	
Fence Permit (Residential)	26-000084	225 Hillcrest Dr	05/19/2026	\$75.00	\$75.00	
Garage Sale Permit (Residential)	26-000105		05/27/2026	\$5.00	\$5.00	
Garage Sale Permit (Residential)	26-000101		05/21/2026	\$5.00	\$5.00	
Garage Sale Permit (Residential)	26-000098	611 N Old Indian Trl	05/20/2026	\$5.00	\$5.00	
Garage Sale Permit (Residential)	26-000088	120 Wood Crest Dr	05/07/2026	\$5.00	\$5.00	
Garage Sale Permit (Residential)	26-000078	1402 Villa Cove Dr	05/12/2026	\$5.00	\$5.00	
Garage Sale Permit (Residential)	26-000082		05/06/2026	\$5.00	\$5.00	
Garage Sale Permit (Residential)	26-000076	101 Royal Cir	05/07/2026	\$5.00	\$5.00	
New Building Addition (Commercial)	26-000091	1201 N Tool dr	05/06/2026	\$275.00	\$275.00	\$10,000.00
New Building Permit (Residential)	26-000057	608 Tahiti Ln	05/13/2026	\$0.00	\$1,756.55	\$160,000.00
New Building Permit (Residential)	26-000066	2578 Groves	05/26/2026	\$1,300.60	\$1,300.60	\$200,000.00
New Building Permit (Residential)	26-000056	610 Tahiti Ln	05/13/2026	\$0.00	\$1,773.05	\$160,000.00
Residential Demolition Permit	26-000089	1208 Kingsway	05/07/2026	\$0.00	\$0.00	
Residential Demolition Permit	26-000087	1128 Kingsway	05/11/2026	\$0.00	\$0.00	
Swimming Pool, Hot Tub, Spa Permit (Residential)	26-000093	606 E Will White Rd	05/19/2026	\$50.00	\$50.00	\$91,200.00
Swimming Pool, Hot Tub, Spa Permit (Residential)	26-000070	2577 Groves Dr	05/08/2026	\$50.00	\$50.00	\$465,000.00
Vendor Permit	26-000099		05/19/2026	\$25.00	\$25.00	
Vendor Permit	26-000100		05/20/2026	\$25.00	\$25.00	



City of Tool Code Enforcement

701 N. Tool Drive | Tool, TX 75143
Office 903-432-2550 | Fax 903-432-3867

Tool Code Enforcement Department
Monthly Activity Report
Reporting Period: May 2026
Prepared by: Officer Kenny Boyle

Code Enforcement

Officer Kenny Boyle
903.910.7523
kboyle@tooltexas.org

Overview

During the month of May 2026, Code Enforcement actively addressed city ordinance compliance through inspections, notices, enforcement actions and community contact. The focus remained on maintaining property standards, public safety, and neighborhood quality.

This month, I have completed training towards becoming a certified permit technician with the City of Tool, through a recent training in Irving from May 26-29. This training helps enforce and progress the Building Department with the City of Tool.

Activity Summary

Complaints: 5

Inspections Conducted: 20

Notices Issued:

- Junk Vehicles
- Dumping on Property
- Dangerous Building / Structure
- Filth

Citations Issued: 0

- Junk Vehicles
- Dumping on Property
- Dangerous Building / Structure
- Filth

Abatements: 2

Major Cases Summary

We have conducted 2 abatements from 2 major cases.

Community Interaction

Responded to resident inquiries, provided ordinance education, and coordinated corrective actions with property owners and staff.

Goals for June 2026

Increase proactive field monitoring to reduce complaint-driven enforcement and encourage voluntary compliance. Training and webinars on abatements.

Prepared For:

Mayor and City Council
City of Tool, Texas

Submitted By:

Officer Kenny Boyle
Tool Code Enforcement / Permit Technician



701 N. Tool Dr.
Tool, TX 75143

Office: 903.432.3522
Fax: 903.432.3867

www.tooltexas.org
fmartin@tooltexas.org

May 2026 Animal Control Report

CALLS FOR SERVICE	4
UNABLE TO LOCATE OWNER	2
RECOVERED	
HUMANE SOCIETY	1
TRAPS SET	
ANIMALS TRAPPED	
Welfare Check	
Extra Patrols	1



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Development Application; Replat Survey; Proposed building plans

Agenda
Item No.
9

Summary of Agenda Item to be considered:

Staff has received a request for a replat for the property located at 404 Winding Shore Drive, from Burt and Margaret Bryan. The intention of the replat is to build across lot lines across all of the property that they own, for a 20x28 workshop.

Agenda Item, as listed on the agenda:

Discuss and take action on a request by Burt and Margaret Bryan of 404 Winding Shore Drive, to replat lots 11, 12, 13 and part of lots 14 and 27 to create two 0.513 acre total lots, Lots 11R and 13R

Recommended Motion to Consider:

“I move that we approve the replat from Burt and Margaret Bryan of 404 Winding Shore Drive, to replat lots 11, 12, 13 and part of lots 14 and 27 to create two 0.513 acre total lots, Lots 11R and 13R.

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Phone: 903-432-3522
 Fax: 903-432-3867
 Email: contact@tooltexas.org

City of Tool
 701 N. Tool Drive
 Tool, TX 75143

DEVELOPMENT APPLICATION

GENERAL INFORMATION			
Request is for a:	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> New Site Plan	<input type="checkbox"/> ROW Abandonment
	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Site Plan Revision	<input type="checkbox"/> Easement Abandonment
	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Zoning Change	
	<input type="checkbox"/> Amending Plat	<input type="checkbox"/> Zoning Variance	
	<input checked="" type="checkbox"/> Replat	<input type="checkbox"/> Zoning Appeal	
Property Address: <u>404 Winding Shore, Tool, TX</u>			
Legal Description: _____			
Present Zoning: _____		Requested Zoning: _____	
Proposed Use: <u>workshop</u>			
# of Lots Involved: _____		Total Acreage: _____	
Please provide any additional detail relating to your request: <u>We are building a free standing workshop behind our current house</u>			

OWNER CONTACT INFORMATION	
Property Owner(s): <u>Burt + Margaret Byrge</u>	Phone: <u>214-668-4247</u>
Mailing Address: <u>844 Blue Jay Ln</u>	Alt. Phone: _____
City, State, Zip: <u>Coppell, TX 75019</u>	
Email: _____	

OWNER'S REPRESENTATIVE CONTACT INFORMATION (if applicable)	
Representative: _____	Phone: _____
Mailing Address: _____	Alt. Phone: _____
City, State, Zip: _____	
Email: _____	

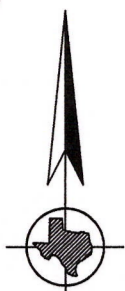
I understand that it is necessary for me, or my representative, to be present at the Planning and Zoning Commission or Zoning Board of Adjustment meeting when this request(s) is heard. I also understand that failure to appear at the meeting will result in the case being denied. I also understand that fees paid are not refundable. I acknowledge that all of the information provided in the application is true and correct to the best of my knowledge. Furthermore, I am the legal owner or lawful tenant of the property described in the application or, alternatively, that I am authorized to represent the owner(s)/tenant(s) of the property for which the certificate of occupancy is requested.

I have read and understand the supplemental information on the reverse side of this application.

Signature: Margaret Old Byrge Date: 4/6/2026

FOR OFFICE USE ONLY

App Complete?	Yes	No	Recvd by:	Date Recvd:	Permit #:	
App Fee:			Payment Date:	Recvd By:	Receipt #:	



**N.G. RUSSELL
SURVEY A-660**

WINDING SHORE DRIVE

LEGEND

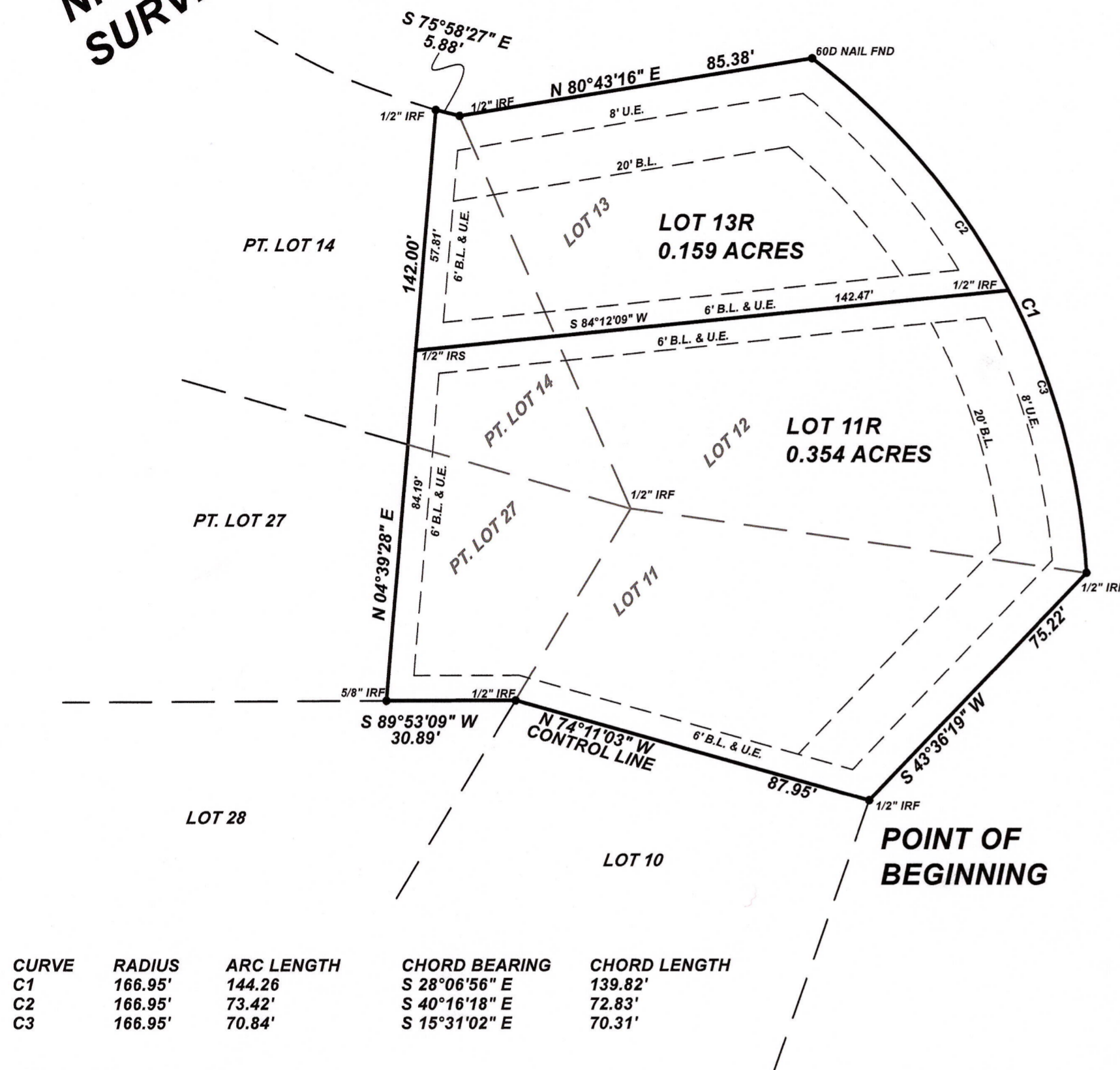
FENCE
OVERHEAD POWER

CONC. = CONCRETE
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
IRS = IRON ROD SET W/CAP # 4207
IPF = IRON PIPE FOUND
FC = FENCE CORNER FOUND
BCS = BURIED CABLE SIGN
PLM = PIPELINE MARKER

TB = TELEPHONE BOX
LP = LIGHT POLE
GM = GAS METER
EB = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
FH = FIRE HYDRANT
BL = BUILD LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

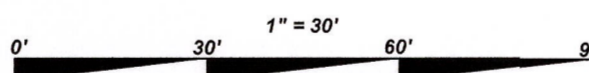
**BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83**

WINDING SHORE DRIVE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	166.95'	144.26'	S 28°06'56" E	139.82'
C2	166.95'	73.42'	S 40°16'18" E	72.83'
C3	166.95'	70.84'	S 15°31'02" E	70.31'

FLOOD STATEMENT
THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48213C0070 E. THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.



OWNER'S CERTIFICATION STATE OF TEXAS :

CITY OF TOOL
COUNTY OF HENDERSON :
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE N.G. RUSSELL SURVEY, A-659, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS LOTS 11, 12, 13 AND PART OF LOTS 14, 27, BLOCK B, OF HEATHER WOODS, SECTION I, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 68, CABINET C, SLIDE 213 OF THE PLAT RECORDS, HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST LINE OF WINDING SHORE DRIVE AT THE NORTHEAST CORNER OF LOT 10, BEING THE SOUTHEAST CORNER OF LOT 11;
THENCE, N 74° 11' 03" W (CONTROL LINE), 87.95 FEET ALONG THE COMMON LINE OF LOT 10 AND LOT 11 TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 28, BEING THE SOUTHEAST CORNER OF LOT 27;
THENCE, S 89° 53' 09" W, 30.89 FEET ALONG THE COMMON LINE OF LOT 27 AND LOT 28 TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT;
THENCE, N 04°39'28" E, 142.00 FEET THROUGH LOT 27 PASSING THE SOUTH LINE OF LOT 14 TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF WINDING SHORE DRIVE, BEING THE NORTH LINE OF LOT 14, AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH LINE OF WINDING SHORE DRIVE AS FOLLOWS: S 75° 43' 27" E, 5.88 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 13; N 80° 43' 16" E, 85.38 FEET TO A 60D NAIL FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 166.95 FEET, AN ARC DISTANCE OF 144.26 FEET AND A CHORD THAT BEARS S 28° 06' 56" E, 139.82 FEET, PASSING THE NORTHEAST CORNER OF LOT 12 TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11; S 43° 36' 19" W, 75.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.513 ACRES OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, GARY L. HARDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4207, DO HEREBY CERTIFY THAT THE PLAT HEREON REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED.



GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

© 2026 ALL RIGHTS RESERVED

**OWNERS/DEVELOPER
BURT CHAPMAN RYAN &
MARGARET OTTO BRYAN
404 WINDING SHORE DRIVE,
TOOL, TEXAS 75143
(214) 668-4247**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
WE, BURT CHAPMAN BRYAN & MARGARET OTTO BRYAN, CO-TRUSTEES OF THE BRYAN REVOCABLE TRUST, DO HEREBY ADOPT THIS RE-PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 11R AND LOT 13R A RE-PLAT OF LOTS 11, 12, 13, AND PART OF LOTS 14 AND 27 OF HEATHER WOODS SECTION 1 AND HEREBY IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF HEATHER WOODS AS AMENDED, A SUBDIVISION LOCATED IN HENDERSON COUNTY, TEXAS, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS.

Burt Chapman Bryan
BURT CHAPMAN BRYAN

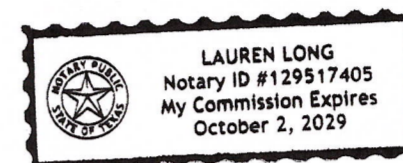
Margaret Otto Bryan
MARGARET OTTO BRYAN

STATE OF TEXAS
COUNTY OF Kaufman

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED BURT CHAPMAN BRYAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND

AND SEAL OF OFFICE THIS THE 6 DAY OF April 20 26

Lauren Long
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

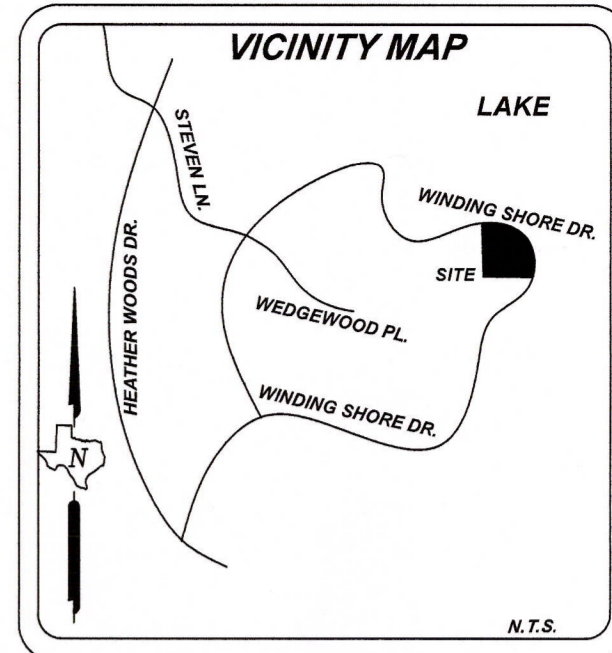
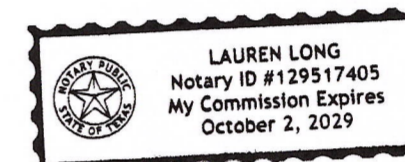


STATE OF TEXAS
COUNTY OF Kaufman

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED MARGARET OTTO BRYAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND

AND SEAL OF OFFICE THIS THE 6 DAY OF April 20 26

Lauren Long
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**FINAL RE-PLAT
HEATHER WOODS
SECTION ONE
BLOCK B
2 LOTS**

**RE-PLAT OF LOTS 11, 12, 13,
AND PART OF LOTS 14 AND 27
CREATING LOTS 11R AND 13R
0.513 ACRES
CITY OF TOOL
N.G. RUSSELL SURVEY, A-659
HENDERSON COUNTY, TEXAS**

SANITARY SEWER IS AVAILABLE AND NO O.S.S.F. WILL BE ALLOWED

ACCEPTED BY: _____ DATE _____

TARRANT REGIONAL WATER DISTRICT

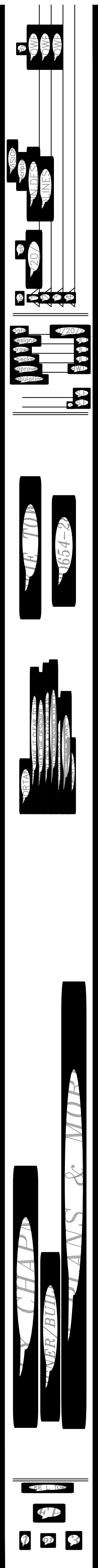
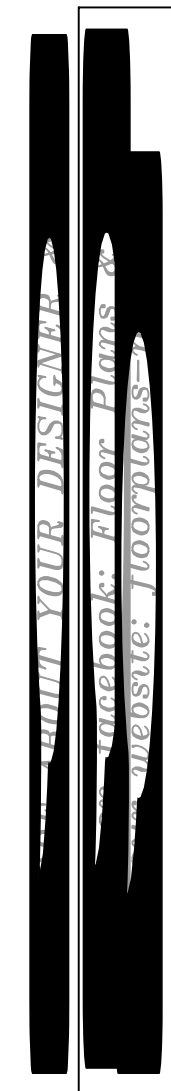
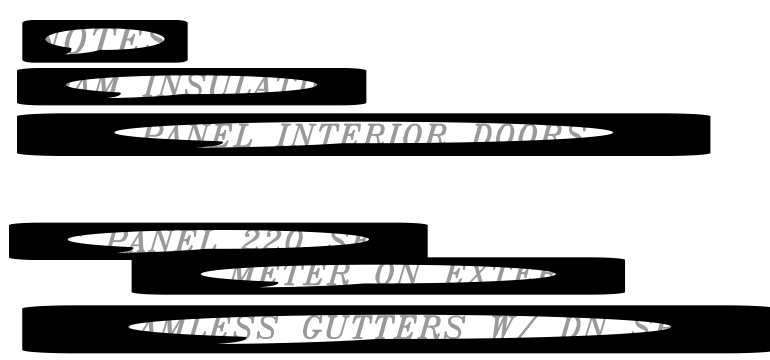
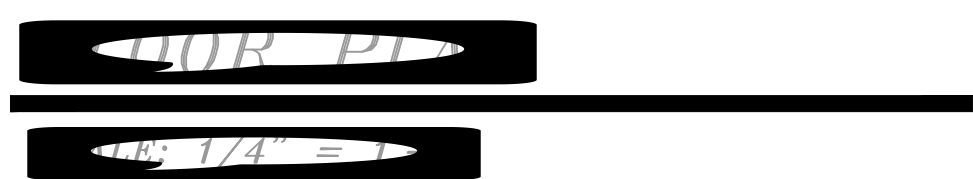
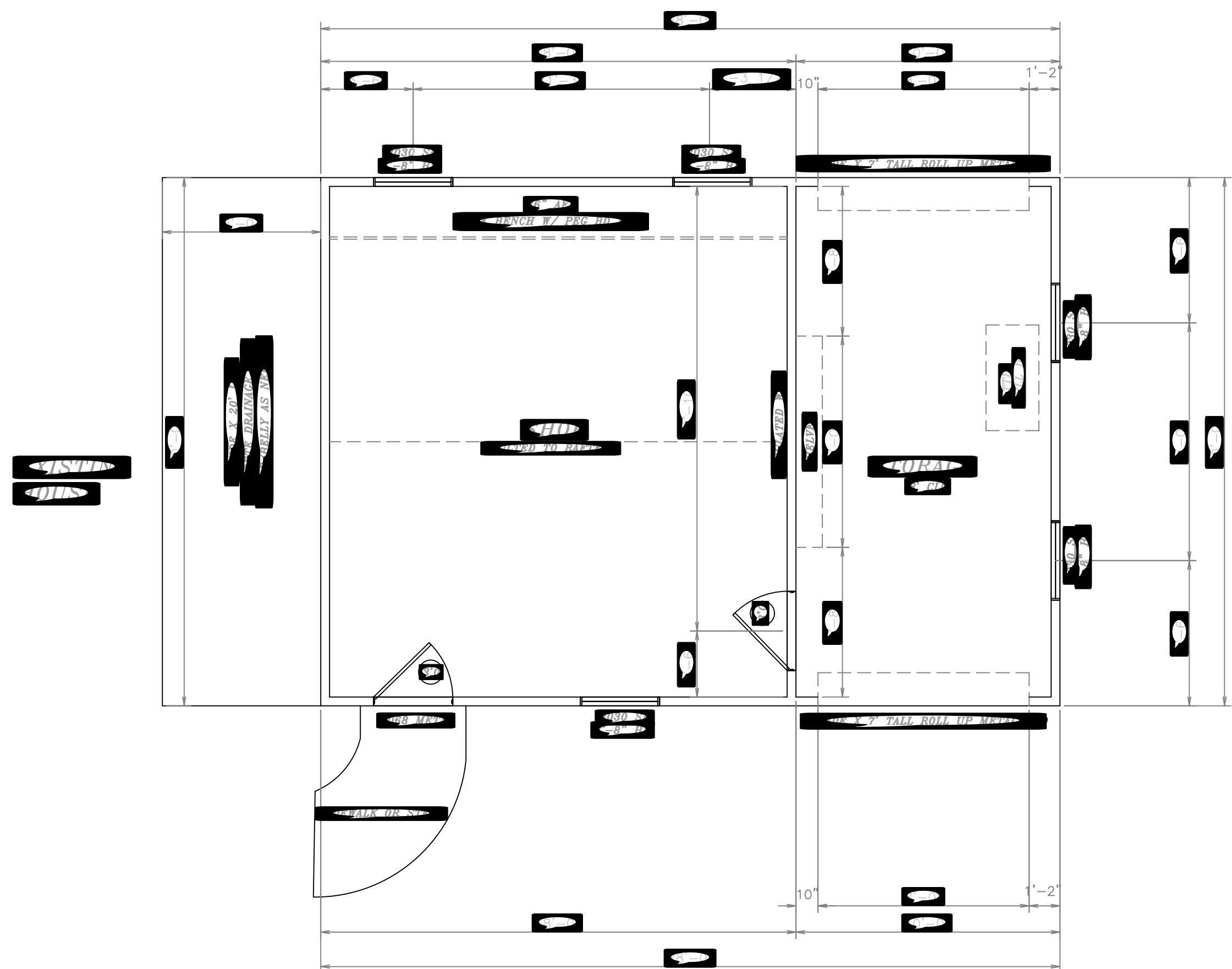
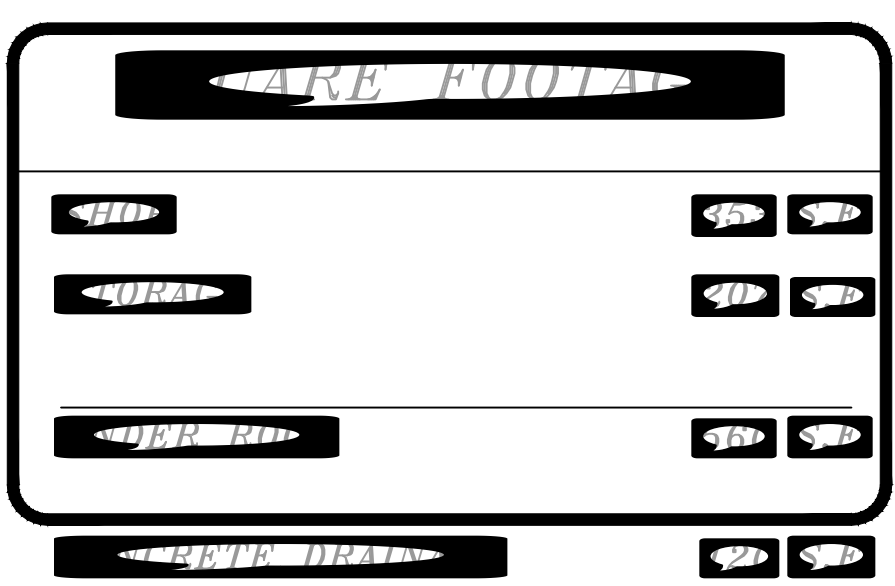
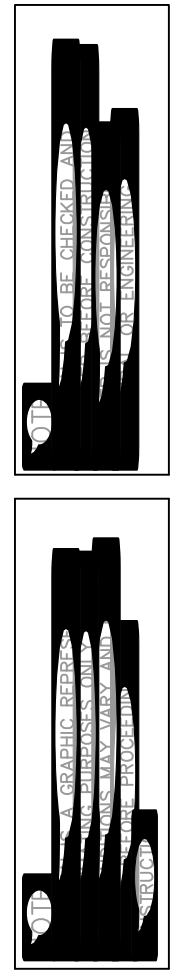
APPROVED THIS _____ DAY OF _____ 20____ BY THE CITY COUNCIL
OF THE CITY OF TOOL, TEXAS.

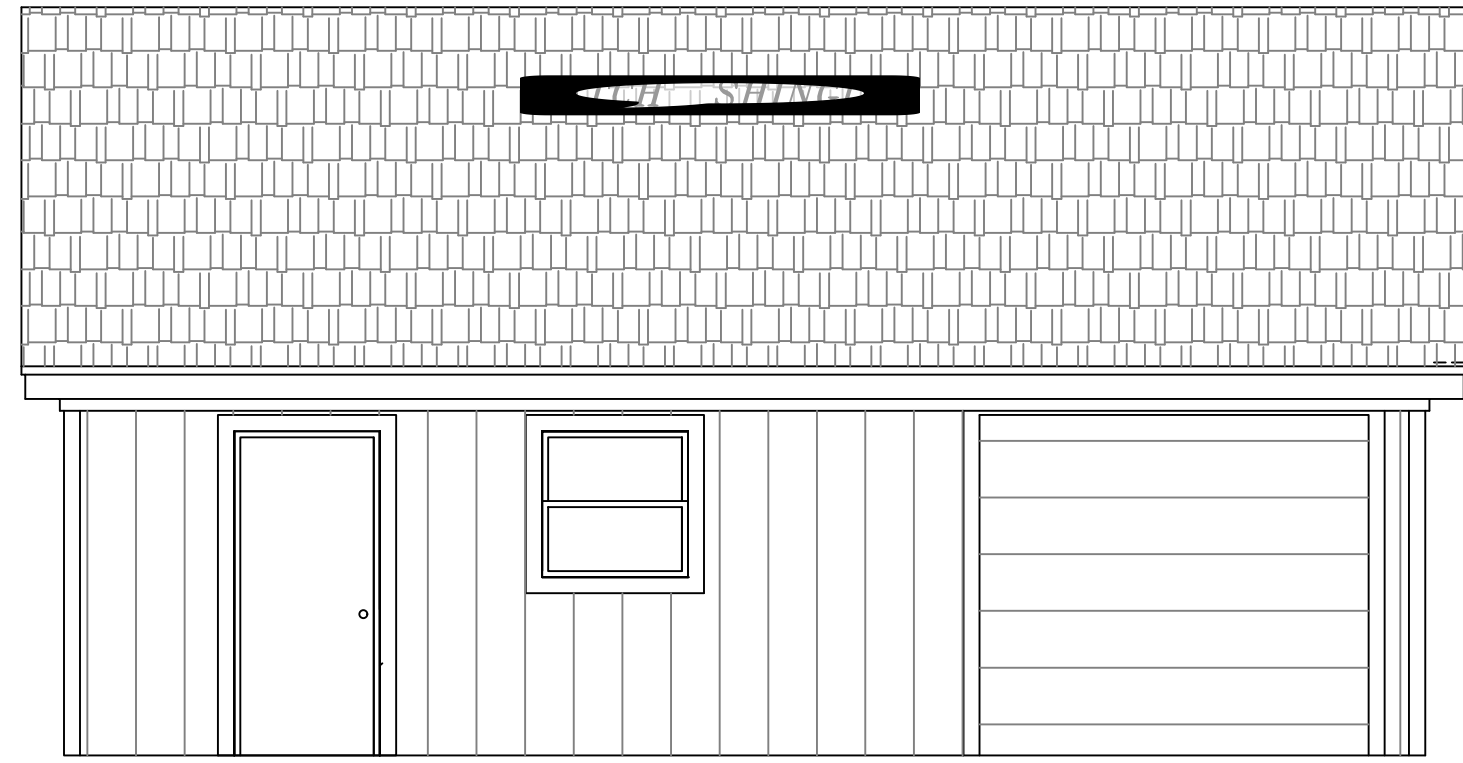
MAYOR

ATTES: CITY SECRETARY

**HARDIN
SURVEYING**
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5674 FIRM# 10114700

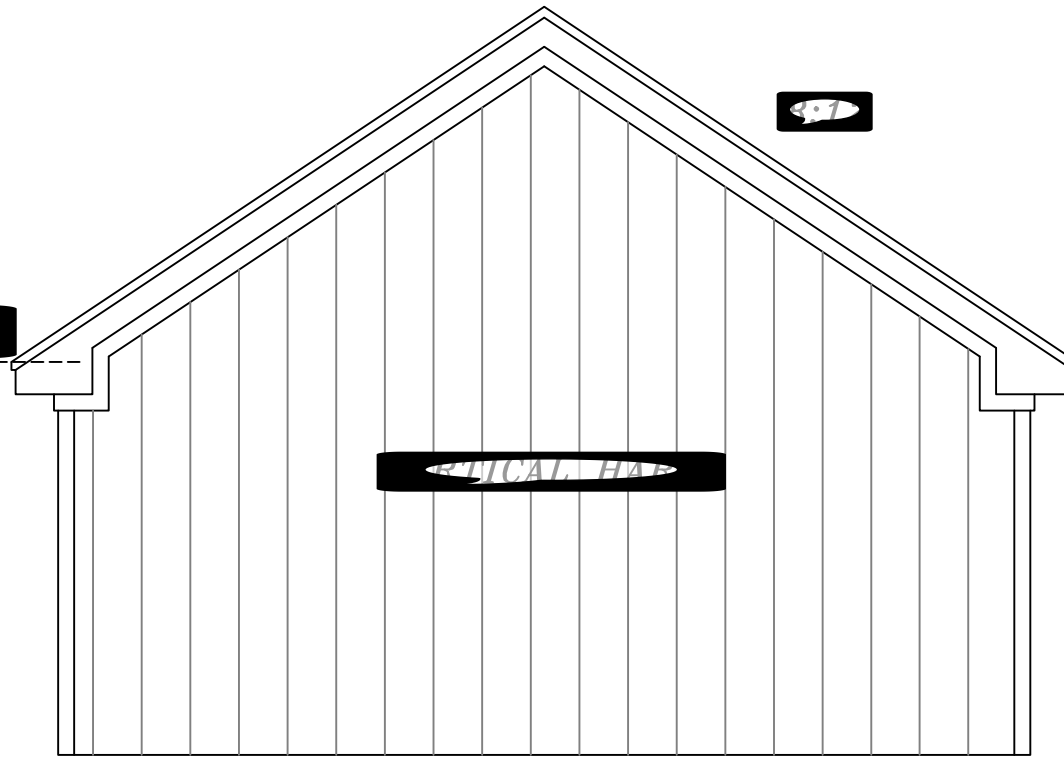
DATE PERFORMED: MARCH 13, 2026 WORK ORDER # 2602091
SCALE: 1" = 30 FEET FIELD BY: GF DRAWN BY: CP





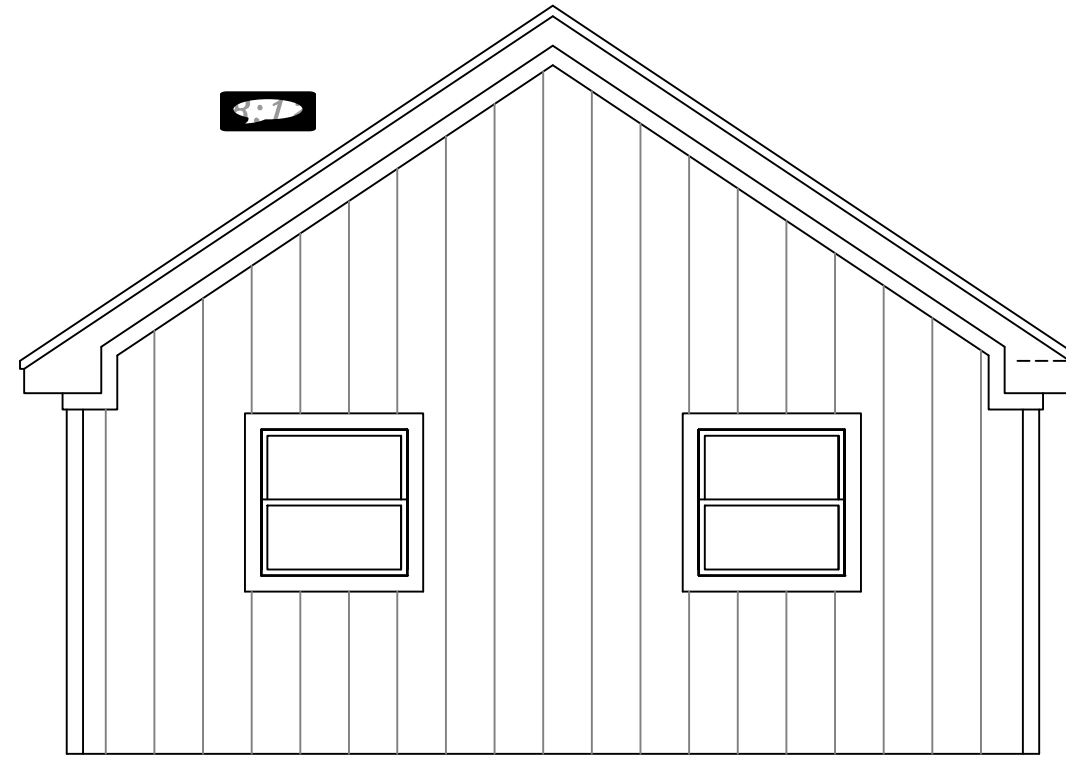
1/4" PLANT

1/4" PLANT



1/4" PLANT

1/4" PLANT

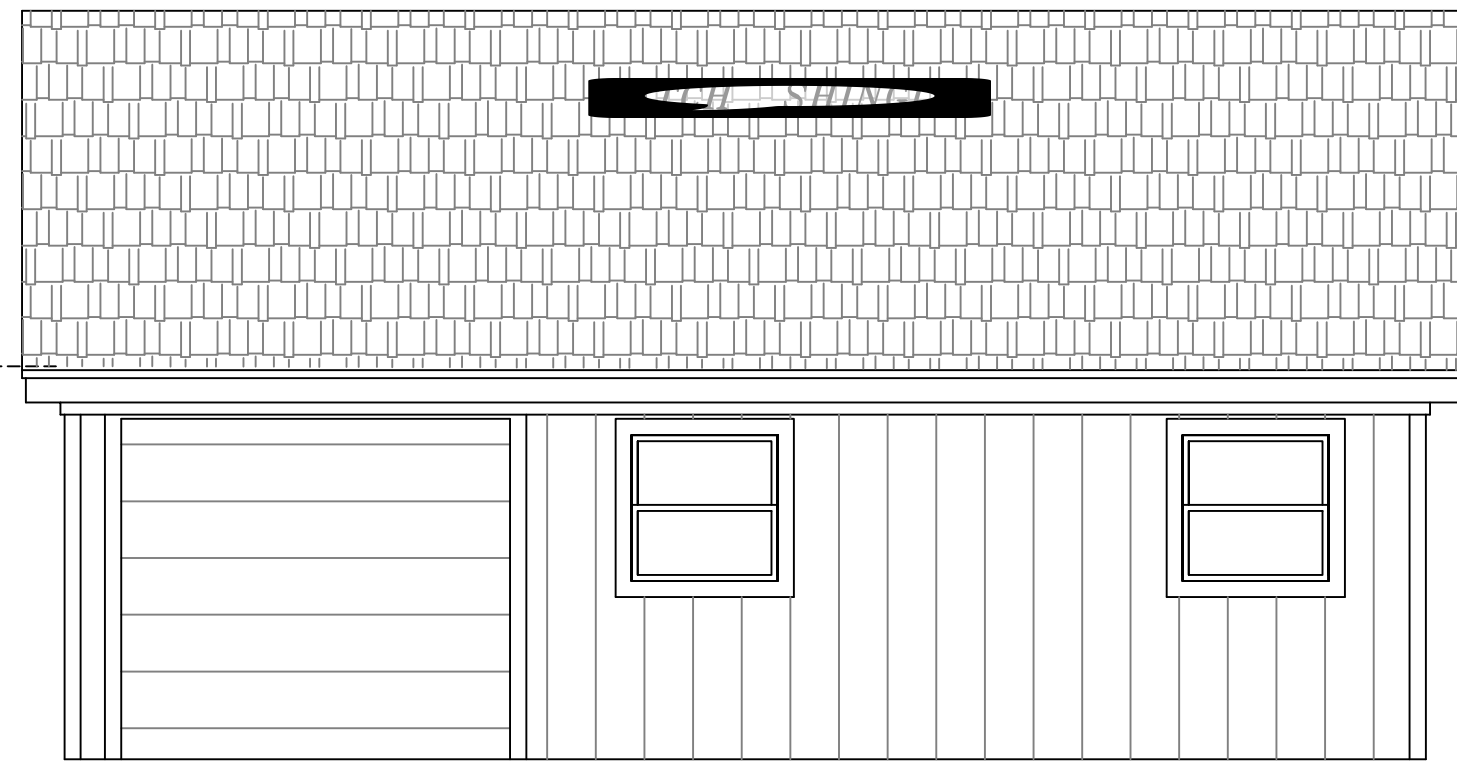


1/4" PLANT

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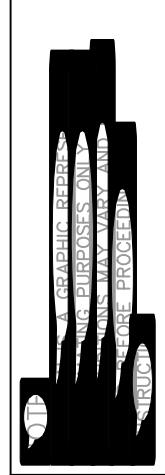
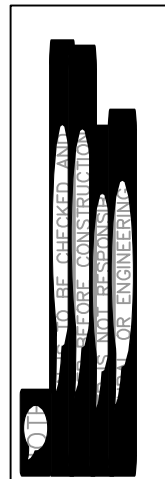
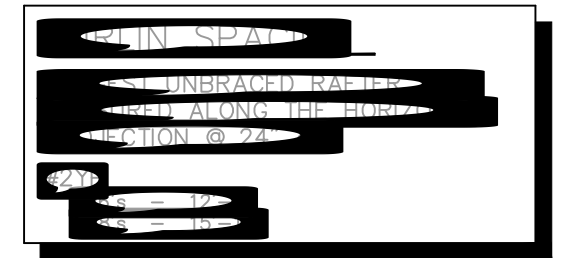
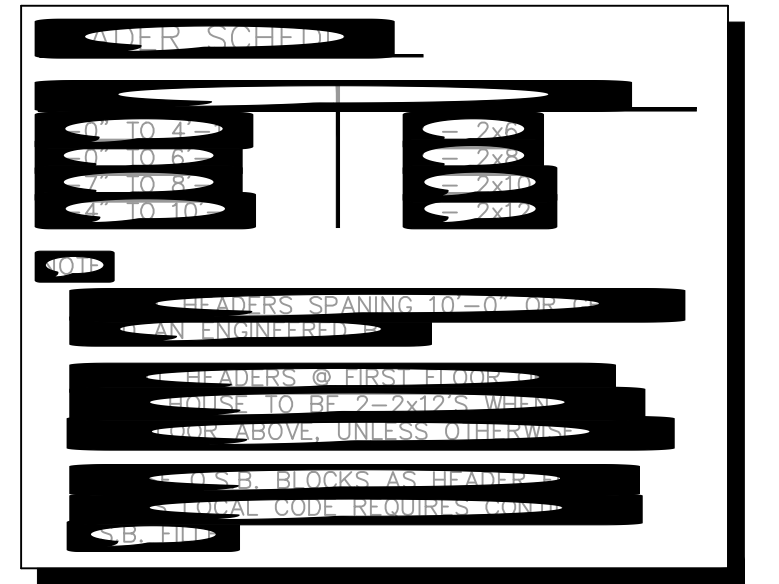
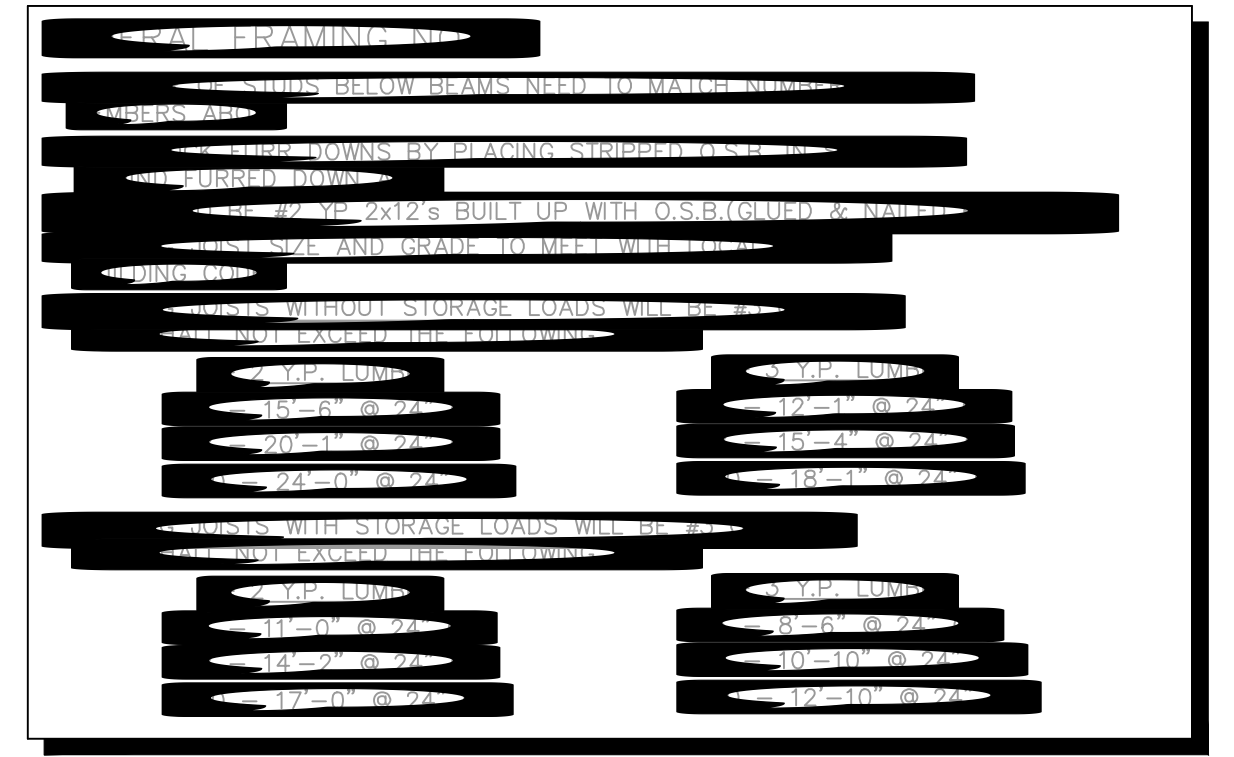


1/4" PLANT

1/4" PLANT

1/4" PLANT

1/4" PLANT



YOUR DESIGNER
Architectural Plans - Plans &
Interior Floor Plans

CHAPMAN
MEMBER/BUILDERS & MORE



**Heather Woods Owners Association
405 Winding Shore Drive
Tool, TX 75143**

**Burt and Margaret Bryan
844 Blue Jay Lane
Coppell, TX 75019**

January 27, 2026

RE: Detached building Construction plan approval for 404 Winding Shore, Tool, Texas 75143

Dear Margaret,

It is my pleasure to convey that the Heather Woods Owners Association Architectural Control Committee and Board of Directors approve your detached building construction plans for 404 Winding Shore, Tool, TX 75143.

Please submit to the ACC of the HOA any building permits required by the City of Tool or Henderson County.

**Heather Woods Owners Association
Architectural Control Committee
405 Winding Shore Drive
Tool, TX 75143**

Sincerely,


**Lynn Shackelford
President, Heather Woods Owners Association**



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: HSCCL Contract 25'-26'; HSCCL Contract 26-27'

Agenda
Item No.
10

Summary of Agenda Item to be considered:

Staff is presenting the Humane Society Contract for the next calendar year. The current Humane Society contract is set to expire on June 30th, 2025. The financial terms of the current and proposed animal control contract are the same

Currently, the Humane Society in Tool is the only place that can take animals that are at-large in the city. The fee is set to stay steady at \$325 an animal for an average monthly cost of \$1,625 over the next calendar year. Yearly costs should be at least \$19,500.

	FY 2024-25' Actual	FY 2025-26' Estimated	FY 2025-26 Budget	FY 2026-2027 Estimated Budget
5030-9 Animal Care	\$21,036.00	\$22,000.00	\$23,140.00	\$23,140.00

However, the fees escalate to \$1,875, beginning on July 1st, 2027 through June 30th, 2028. It's staff's opinion that it's in the city's best interest to execute this agreement and keep the costs foreseeable and not continue to escalate with unpredictable market conditions.

Agenda Item, as listed on the agenda:

Approve the City Administrator to enter into a contract with Humane Society for the period of July 1st, 2026 – June 30th, 2028 for the purpose of humane services for animals within the City of Tool

Recommended Motion to Consider:

“I move that we approve the City Administrator to enter into an Animal Shelter Services Contract with the Humane Society for the period of July 2026 to June 2028.”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

CONTRACT FOR ANIMAL SHELTER SERVICES

City of Tool, of Henderson County, Texas, hereinafter referred to as "City," and the Humane Society of Cedar Creek Lake, being a Texas Non-Profit Corporation, hereinafter referred to as "HSCCL," have entered into the following contract (the Contract), to-wit:

I.

The purpose of the Contract is to provide humane services for animals from within City.

II.

The Contract shall be for the term of July 1, 2026 through June 30, 2028. Either party can terminate the Contract with 30 days written notice to the other party delivered either by US mail or email to the City or Lanette Ainsworth (lanette2002@yahoo.com).

The Contract entitles City to deliver an average of 5 animals per month to HSCCL. The average of 5 animals will be determined either per quarter or a three-month period from the beginning of the Contract if the Contract does not begin on January 1.

III.

The duties and responsibilities of City pursuant to the Contract are as follows:

- (1) City will be responsible for the enforcement of the City of Tool Animal Control Ordinances, as well as the Health and Safety Code and the Penal Code of the State of Texas, as each pertains to the seizure and/or protection of animals.
- (2) City agrees that certain animals apprehended and seized within the incorporated confines of City by its duly appointed agents shall be delivered to HSCCL prior to 3:00 p.m. during business hours. Animals delivered after 3:00 p.m. will be assessed a late fee of \$25.00 per occurrence. Animals delivered to HSCCL by City, or its agent shall be impounded under the exclusive control and custody of HSCCL for a redemption period of seventy-two (72) hours. HSCCL will not provide quarantine services. City will be required to make other arrangements for quarantine. City nor any agent of City shall have any claim or right to any animal not claimed and redeemed as provided herein. HSCCL shall have the undisputed right to humanely determine the future of any animal given into its custody in accordance with the following principles:
 - (a) Return any animal to its former owner, where possible.

- (b) Place any animal in the home of a new owner.
- (c) Place any animal in a foster home approved by HSCCL.
- (d) Transport any animal to a different shelter or rescue agency.
- (e) Humanely euthanize such animals that are not claimed by owners for reasons determined necessary by HSCCL management, including but not necessarily limited to the following: animals that are found to be physically suffering, injured, have a communicable disease or have been identified as a vicious/dangerous animal by a certified animal control officer. Euthanasia shall be done as prescribed by the laws of the State of Texas.

(3) City agrees that City will not bring any owner surrender animals to HSCCL and understands that HSCCL will not accept owner surrender animals brought to it by the City ACO. One exception to this issue is if the City ACO deems that the owner surrender animal has been abused. In this instance, City ACO will need to obtain pre- approval from HSCCL before bringing the animal to the shelter. Otherwise, owners requesting to surrender animals will need to contact HSCCL directly.

(4) The City shall deliver lost, stray, unwanted, sick, and injured domestic animals to HSCCL for the listed fee:

(a) **Fee:** A fee of \$1,625 per month effective July 1, 2026 through June 30, 2027. A fee of \$1,875 per month effective July 1, 2027 through June 30, 2028. If City needs to exceed the average of 5 animals per month in a given month, City must obtain approval from HSCCL management. If authorized, City agrees to pay: (1) \$350.00 per animal in excess of the average of 5 during the July 1, 2026 through June 30, 2027 contract period; and (2) \$375.00 per excess animal for the July 1, 2027 through June 30, 2028 contract period.

(b) **Animals Held For Court.** A fee shall be charged for the holding of any animals for any City court proceedings. The holding charge shall be \$20.00 per day per animal. If the court finds in favor of City, the owner of any such animal shall be financially responsible for all holding charges, any medical services provided by a licensed veterinarian and any medical care necessary for the well-being of the animal(s). If the court finds in favor of the owner of the animal(s), City shall be financially responsible for all holding charges, any medical services provided by a licensed veterinarian and any medical care necessary for the well-being of the animal(s). If the animal is to be reclaimed by any party, reclaim must occur within twenty-four hours (24) of the court's findings. If not reclaimed within this twenty-four (24) hour period, the animal(s) becomes the property of HSCCL. City will use its best efforts to timely inform HSCCL of any pertinent court rulings.

(5) Monthly payment shall be made within ten (10) days of City's receipt of the

billing statement. Late payments may be subject to late fees and/or penalties. Accounts thirty (30) days past due may result in termination of the Contract.

IV.

The duties and responsibilities of HSCCL pursuant to the Contract are as follows:

(1) HSCCL is hereby authorized to impound and eventually dispose of animals seized under City's authority and delivered to HSCCL's facility as set out herein.

(2) HSCCL agrees to accept each animal delivered to HSCCL's building located at 10200 CR 2403, Tool, Texas, by the agents of City, subject to the terms herein, and to provide each animal with shelter, food, water, and all other humane treatment.

(3) HSCCL agrees to keep the shelter open to the public for a reasonable amount of time each week, typically at least five (5) hours per day and at least five (5) days per week, unless circumstances necessitate otherwise. HSCCL shall determine the hours of operation and post such in a prominent place. An emergency contact telephone number will be given to City's agent.

(4) HSCCL is authorized and shall have the right to humanely euthanize any animal impounded for reasons determined necessary by HSCCL management, including but not necessarily limited to the following: animals that are found to be physically suffering, injured, have a communicable disease or have been identified as a vicious/dangerous animal by a certified animal control officer. If the animal's behavior is deemed vicious/dangerous, or physically suffering prior to the required redemption period (72 hours), HSCCL shall have the right to humanely euthanize the animal(s) with the approval from HSCCL management.

(5) HSCCL is authorized to determine the responsibility of persons offering to become the owners of unclaimed animals and the suitability of homes offered, and thus HSCCL shall be responsible for accepting or rejecting any such applicants for unclaimed animals.

(6) HSCCL agrees to properly dispose of animal carcasses in accordance with the laws and/or regulations of the State of Texas and Henderson County addressing the proper disposal of animal carcasses. HSCCL will not accept deceased animals.

(7) HSCCL shall charge a reclaim fee to any owner reclaiming his/her animal(s) within the seventy-two hour (72) holding period. The owner must have proof of ownership, such as photographs, veterinarian receipts for treatment of the animal, recognition of the owner by the animal(s), signed statements by other parties that the animal(s) belongs to the person claiming the animal(s) and/or a report of the animal(s) missing on the "lost" list of HSCCL. Based upon the proof of ownership, HSCCL, at its sole discretion, can release an animal to the owner. The reclaim fee shall be determined at the sole discretion of HSCCL. Animals held longer than 72 hours will be

handled per HSCCL normal procedures.

Any animal(s) reclaimed must have a current rabies vaccination. If the animal(s) is not in compliance with rabies vaccination requirements, an appointment shall be made prior to the release of the animal(s) with a licensed veterinarian for a rabies vaccination. The appointment must be scheduled within a twenty-four-hour time period after reclamation of the animal(s). HSCCL shall have the right to require a security deposit ranging from \$30 to \$100 per animal. Deposit shall be returned upon proof of rabies vaccination or forfeited to HSCCL. All animals not reclaimed within the seventy-two (72) hour holding period shall become the property of HSCCL. The former owner may adopt the animal(s) under HSCCL's guidelines for adoption.

(8) All shelter operations shall be managed and operated by HSCCL staff and the HSCCL Board of Directors. HSCCL agrees to maintain and operate its shelter with adequate and sufficient personnel, appliances, facilities, and services connected with the same.

(9) HSCCL shall provide for management of said shelter and shall be solely responsible for its operation. The animal control officers, or agents of City will deliver animals to the shelter and once delivered, HSCCL will be solely responsible for care and disposition of said animals.

(10) HSCCL will take reasonable and necessary steps to locate the owners of the animals in their care.

(11) HSCCL agrees that it will fully comply with all laws, ordinances, rules and regulations of Henderson County, the State of Texas, and the United States, applicable to and/or relating to HSCCL's operation.

V.

It is mutually agreed to by the parties of the Contract that boarding fees, reclamation fees, donations, contributions, and any other thing of value given to HSCCL and/or its agents because of any service performed in carrying out the provisions of the Contract shall be the exclusive property of HSCCL, and that City shall have no claim or interest therein.

VI.

No person associated with HSCCL shall have the right to extend, terminate, modify, or change the terms hereof except upon authority from the HSCCL Board of Directors.

VII.

Except for conduct, action or inaction by City animal control officers or City agents, City shall not in any way be liable for, and HSCCL shall hold harmless City from, any damages or injuries to HSCCL, HSCCL's agents, employees, guests, invitees, licensees, or to any property of HSCCL caused by animals brought to HSCCL by City.

VIII.

Any notices involving the Contract shall be delivered to either party at the respective addresses below:

City of Tool
701 N. Tool Drive
Tool, TX 75143

Humane Society of Cedar Creek Lake, Inc.
P.O. Box 43531
Seven Points, TX 75143

IX.

Both City and HSCCL hereby acknowledge that the foregoing terms and conditions accurately reflect their complete agreement, and have, through their respective authorized agents below, agreed to and accepted all the terms and conditions of the Contract.

AGREED TO AND ACCEPTED ON ____ DAY OF JUNE , 2026.

ATTEST:

Julius Kizzee, City Administrator
Tool, Henderson County, TX

AGREED TO AND ACCEPTED ON ____ DAY OF JUNE , 2026.

HUMANE SOCIETY OF CEDAR CREEK LAKE

Lanette Ainsworth, President
Humane Society of Cedar Creek Lake Board of Directors

CONTRACT FOR ANIMAL SHELTER SERVICES

City of Tool, of Henderson County, Texas, hereinafter referred to as "City," and the Humane Society of Cedar Creek Lake, being a Texas Non-Profit Corporation, hereinafter referred to as "HSCCL," have entered into the following contract (the Contract), to-wit:

I.

The purpose of the Contract is to provide humane services for animals from within City.

II.

The Contract shall be for the term of July 1, 2025 through June 30, 2026. . Either party can terminate the Contract with 30 days written notice to the other party delivered either by US mail or email to the City or Lanette Ainsworth (lanette2002@yahoo.com).

The Contract entitles City to deliver an average of 5 animals per month to HSCCL. The average of 5 animals will be determined either per quarter or a three-month period from the beginning of the Contract if the Contract does not begin on January 1. If the average is over 5 during that three-month period, then an additional fee of \$350.00 per excess animal will be charged.

III.

The duties and responsibilities of City pursuant to the Contract are as follows:

- (1) City will be responsible for the enforcement of the City of Tool Animal Control Ordinances, as well as the Health and Safety Code and the Penal Code of the State of Texas, as each pertains to the seizure and/or protection of animals.
- (2) City agrees that certain animals apprehended and seized within the incorporated confines of City by its duly appointed agents shall be delivered to HSCCL prior to 3:00 p.m. during business hours. Animals delivered after 3:00 p.m. will be accessed a late fee of \$25.00 per occurrence. Animals delivered to HSCCL by City, or its agent shall be impounded under the exclusive control and custody of HSCCL for a redemption period of seventy-two (72) hours. HSCCL will not provide quarantine services. City will be required to make other arrangements for quarantine. City nor any agent of City shall have any claim or right to any animal not claimed and redeemed as provided herein. HSCCL shall have the undisputed right to humanely determine the future of any animal given into its custody in accordance with the following principles:
 - (a) Return any animal to its former owner, where possible.

- (b) Place any animal in the home of a new owner.
- (c) Place any animal in a foster home approved by HSCCL.
- (d) Transport any animal to a different shelter or rescue agency.
- (e) Humanely euthanize such animals that are not claimed by owners for reasons determined necessary by HSCCL management, including but not necessarily limited to the following: animals that are found to be physically suffering, injured, have a communicable disease or have been identified as a vicious/dangerous animal by a certified animal control officer. Euthanasia shall be done as prescribed by the laws of the State of Texas.

(3) City agrees that City will not bring any owner surrender animals to HSCCL and understands that HSCCL will not accept owner surrender animals brought to it by the City ACO. One exception to this issue is if the City ACO deems that the owner surrender animal has been abused. In this instance, City ACO will need to obtain pre-approval from HSCCL before bringing the animal to the shelter. Otherwise, owners requesting to surrender animals will need to contact HSCCL directly.

(4) The City shall deliver lost, stray, unwanted, sick, and injured domestic animals to HSCCL for the listed fee:

(a) **Fee:** A fee of \$1,625 per month effective July 1, 2025. If City needs to exceed the average of 5 animals per month in a given month, City must obtain approval from HSCCL management. If authorized, City agrees to pay \$350 per animal in excess of the average of 5.

(b) **Animals Held For Court.** A fee shall be charged for the holding of any animals for any City court proceedings. The holding charge shall be \$20.00 per day per animal. If the court finds in favor of City, the owner of any such animal shall be financially responsible for all holding charges, any medical services provided by a licensed veterinarian and any medical care necessary for the well-being of the animal(s). If the court finds in favor of the owner of the animal(s), City shall be financially responsible for all holding charges, any medical services provided by a licensed veterinarian and any medical care necessary for the well-being of the animal(s). If the animal is to be reclaimed by any party, reclaim must occur within twenty-four hours (24) of the court's findings. If not reclaimed within this twenty-four (24) hour period, the animal(s) becomes the property of HSCCL. City will use its best efforts to timely inform HSCCL of any pertinent court rulings.

(5) City will pay the sum of \$1,625 per month. Payment shall be made within ten (10) days of City's receipt of the billing statement. Late payments may be subject to late

fees and/or penalties. Accounts thirty (30) days past due may result in termination of the Contract.

IV.

The duties and responsibilities of HSCCL pursuant to the Contract are as follows:

- (1) HSCCL is hereby authorized to impound and eventually dispose of animals seized under City's authority and delivered to HSCCL's facility as set out herein.
- (2) HSCCL agrees to accept each animal delivered to HSCCL's building located at 10200 CR 2403, Tool, Texas, by the agents of City, subject to the terms herein, and to provide each animal with shelter, food, water, and all other humane treatment.
- (3) HSCCL agrees to keep the shelter open to the public for a reasonable amount of time each week, typically at least five (5) hours per day and at least five (5) days per week, unless circumstances necessitate otherwise. HSCCL shall determine the hours of operation and post such in a prominent place. An emergency contact telephone number will be given to City's agent.
- (4) HSCCL is authorized and shall have the right to humanely euthanize any animal impounded for reasons determined necessary by HSCCL management, including but not necessarily limited to the following: animals that are found to be physically suffering, injured, have a communicable disease or have been identified as a vicious/dangerous animal by a certified animal control officer. If the animal's behavior is deemed vicious/dangerous, or physically suffering prior to the required redemption period (72 hours), HSCCL shall have the right to humanely euthanize the animal(s) with the approval from HSCCL management.
- (5) HSCCL is authorized to determine the responsibility of persons offering to become the owners of unclaimed animals and the suitability of homes offered, and thus HSCCL shall be responsible for accepting or rejecting any such applicants for unclaimed animals.
- (6) HSCCL agrees to properly dispose of animal carcasses in accordance with the laws and/or regulations of the State of Texas and Henderson County addressing the proper disposal of animal carcasses. HSCCL will not accept deceased animals.
- (7) HSCCL shall charge a reclaim fee to any owner reclaiming his/her animal(s) within the seventy-two hour (72) holding period. The owner must have proof of ownership, such as photographs, veterinarian receipts for treatment of the animal, recognition of the owner by the animal(s), signed statements by other parties that the animal(s) belongs to the person claiming the animal(s) and/or a report of the animal(s) missing on the "lost" list of HSCCL. Based upon the proof of ownership, HSCCL, at its sole discretion, can release an animal to the owner. The reclaim fee shall be determined at the sole discretion of HSCCL. Animals held longer than 72 hours will be

handled per HSCCL normal procedures.

Any animal(s) reclaimed must have a current rabies vaccination. If the animal(s) is not in compliance with rabies vaccination requirements, an appointment shall be made prior to the release of the animal(s) with a licensed veterinarian for a rabies vaccination. The appointment must be scheduled within a twenty-four-hour time period after reclamation of the animal(s). HSCCL shall have the right to require a security deposit ranging from \$30 to \$100 per animal. Deposit shall be returned upon proof of rabies vaccination or forfeited to HSCCL. All animals not reclaimed within the seventy-two (72) hour holding period shall become the property of HSCCL. The former owner may adopt the animal(s) under HSCCL's guidelines for adoption.

(8) All shelter operations shall be managed and operated by HSCCL staff and the HSCCL Board of Directors. HSCCL agrees to maintain and operate its shelter with adequate and sufficient personnel, appliances, facilities, and services connected with the same.

(9) HSCCL shall provide for management of said shelter and shall be solely responsible for its operation. The animal control officers, or agents of City will deliver animals to the shelter and once delivered, HSCCL will be solely responsible for care and disposition of said animals.

(10) HSCCL will take reasonable and necessary steps to locate the owners of the animals in their care.

(11) HSCCL agrees that it will fully comply with all laws, ordinances, rules and regulations of Henderson County, the State of Texas, and the United States, applicable to and/or relating to HSCCL's operation.

V.

It is mutually agreed to by the parties of the Contract that boarding fees, reclamation fees, donations, contributions, and any other thing of value given to HSCCL and/or its agents because of any service performed in carrying out the provisions of the Contract shall be the exclusive property of HSCCL, and that City shall have no claim or interest therein.

VI.

No person associated with HSCCL shall have the right to extend, terminate, modify, or change the terms hereof except upon authority from the HSCCL Board of Directors.

VII.

Except for conduct, action or inaction by City animal control officers or City agents, City shall not in any way be liable for, and HSCCL shall hold harmless City from, any damages or injuries to HSCCL, HSCCL's agents, employees, guests, invitees, licensees, or to any property of HSCCL caused by animals brought to HSCCL by City.

VIII.

Any notices involving the Contract shall be delivered to either party at the respective addresses below:

City of Tool
701 N. Tool Drive
Tool, TX 75143


Humane Society of Cedar Creek Lake, Inc.
P.O. Box 43531
Seven Points, TX 75143

IX.

Both City and HSCCL hereby acknowledge that the foregoing terms and conditions accurately reflect their complete agreement, and have, through their respective authorized agents below, agreed to and accepted all the terms and conditions of the Contract.

AGREED TO AND ACCEPTED ON 30th DAY OF JUNE, 2025.

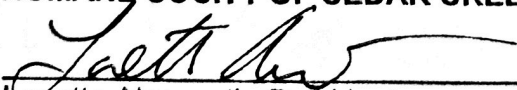
ATTEST:



Julius Kizzee, City Administrator
Tool, Henderson County, TX

AGREED TO AND ACCEPTED ON 26 DAY OF JUNE, 2025.

HUMANE SOCIETY OF CEDAR CREEK LAKE



Lanette Ainsworth, President
Humane Society of Cedar Creek Lake Board of Directors



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Chapter 380 Economic Development Agreement with The Playground Bar & Grill, LLC

Agenda
Item No.
11

Summary of Agenda Item to be considered:

Staff is presenting a Chapter 380 agreement, after the City Council acted upon on May 21st, 2026, in Executive Session. The development, The Playground Bar & Grill, LLC, is the recipient of the economic incentive agreement.

The city has proposed the following:

“City agrees to provide incentive payments to Playground, in an amount equal to one percent (1 %) of the sales and use tax remitted to the City as a result of Playground's operations, which the Developer shall donate for the benefit of Tool Elementary. Said payment shall be made by City to Playground on a monthly basis, until such time as one-hundred thousand dollars (\$100,000.00) has been remitted to Playground. Once the city agrees to the document, we have to report the agreement to the Texas Comptroller of Public Accounts, to remain in compliance with our city attorney’s opinion.”

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to approve an Economic Development Incentive Agreement between the City of Tool, Texas and The Playground Bar & Grill, LLC, a Texas corporation, providing economic development incentives to the Company; and authorizing the City Administrator to execute all necessary documents

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.

**CITY OF TOOL, TEXAS
AND
THE PLAYGROUND BAR & GRILL, L.L.C.**

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

This **CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT** (hereinafter referred to as the "Agreement") is made and entered into by and between the **CITY OF TOOL, TEXAS**, a Type-A General Law municipality ("hereinafter referred to as the "City"), and **The Playground Bar & Grill, L.L.C.** (hereinafter referred to as "Playground"), for the purposes and considerations stated below:

WHEREAS, Playground is a multipurpose entertainment venue, with an operating location of 1201 N. Tool Drive, Tool, Texas; and

WHEREAS, Playground desires to enter into this Agreement pursuant to Chapter 380 of the Texas Local Government Code (hereinafter referred to as "Chapter 380"); and

WHEREAS, the City desires to provide, pursuant to Chapter 380, financial incentive payments to Playground for the purposes of promoting local economic development and stimulating business and commercial activity within the City; and

WHEREAS, the City finds and determines incentive payments to Playground will serve the public purpose of promoting local economic development and enhancing business and commercial activity within the City; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development within the City, and meets the requisites under Chapter 380 of the Texas Local Government Code and Article III, Section 52-a of the Texas Constitution and further, is in the best interests of the City and Playground; and

NOW, THEREFORE, for and in consideration of the mutual benefits and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Playground agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of its approval by the Tool City Council. The Agreement shall be valid until the incentives referenced in Section 5(a) of this Agreement are made, or until such time as this Agreement is terminated as herein referenced.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

- (a) **Agreement.** The word "Agreement" means this Chapter 380 Economic Development Agreement, authorized pursuant to Chapter 380 of the Texas Local Government Code, together with all exhibits and schedules attached to this Agreement from time to time, if any.
- (b) **City.** The word "City" means the City of Tool, Texas, a Type-A General Law municipality, whose address for the purposes of this Agreement is 701 N Tool Dr, Tool, TX 75143.
- (c) **County.** The word "County" means Henderson County, a Texas political subdivision.
- (d) **Effective Date.** The words "Effective Date" mean the date of approval of this Agreement by the Tool City Council.
- (e) **Event of Default.** The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."
- (f) **Sales Tax Rebate.** The words "Sales Tax Rebate" shall mean a remittance by the City of sales tax to Playground generated by Playground during the term of this Agreement.

SECTION 4. OBLIGATIONS OF PLAYGROUND.

Playground covenants and agrees with the City as follows:

- (a) Playground agrees to operate its business pursuant to all applicable State, Federal laws, rules, regulations and City Ordinances.
- (b) The sales of any other location shall not be combined with sales from 1201 N. Tool Dr., Tool, TX 75143.

SECTIONS. OBLIGATION OF CITY.

City covenants and agrees with Playground as follows:

- (a) City agrees to provide incentive payments to Playground, in an amount equal to one percent (1%) of the sales and use tax remitted to the City as a result of Playground's operations, which the Developer shall donate for the benefit of Tool Elementary. Said payment shall be made by City to Playground on a monthly basis, until such time as one-hundred thousand dollars (\$100,000.00) has been remitted to Playground.

SECTION 6. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

- (a) **General Event of Default.** Failure of Playground or the City to comply with or to perform any term, obligation, covenant or condition contained in this Agreement.
- (b) **False Statements.** Any warranty, representation, or statement made or furnished to the City by or on behalf of Playground under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished or that induced City to enter into this Agreement is an Event of Default.

SECTION 7. EFFECT OF AN EVENT OF DEFAULT.

Failure of either party to comply with or perform any term, obligation or condition of this Agreement shall constitute an Event of Default. The non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to begin to cure said default. Should said default remain uncured, the non-defaulting party shall have the right to terminate this Agreement, enforce specific performance as appropriate, or maintain a cause of action for damages caused by the event(s) of default. In the event Playground defaults by providing false or misleading information, representations or statements to City, the aggregate total of all sales tax rebates provided by the City to Playground as outlined in Section 5(a) shall become immediately due and payable to City.

SECTION 8. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Henderson County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Henderson County, Texas.
- (c) **Assignment.** This Agreement may not be assigned without the approval of the Tool City Council.
- (d) **Binding Obligation.** This Agreement shall become a binding obligation on the Parties. Each Party warrants and represents that it has full authority to execute this Agreement.
- (e) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

STATE OF TEXAS

§

COUNTY OF HENDERSON

§

§

This instrument was acknowledged before me on the ____ day of _____
2026 by _____, as authorized representative of Playground Bar & Grill,
L.L.C.

Notary Public, State of Texas



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Ordinance 2023-08D, International Codes

Agenda
Item No.
12

Summary of Agenda Item to be considered:

Staff is presenting the ordinance used to reference the international codes for building in the City of Tool. There have been no changes to the integrity of the document, except for the removal of the “fee schedule,” that was part of the ordinance. A fee schedule is also on this council agenda as well.

Agenda Item, as listed on the agenda:

Discuss and Take Action to adopt Ordinance 2023-08D, International Codes, relating to the adopted codes for building regulations

Recommended Motion to Consider:

“I move that we adopt, on first reading, Ordinance 2023-08D, International Codes”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Ordinance # 2023-08D

INTERNATIONAL CODES

AN ORDINANCE OF THE CITY OF TOOL REPEALING ORDINANCE 2023-08C, INTERNATIONAL CODES, AMENDING THE CITY'S CODE OF ORDINANCES; AND REAFFIRMING THE INTERNATIONAL CODES, 2021 EDITION AS PUBLISHED AND AMENDED BY THE INTERNATIONAL CODE OF COUNCIL AS FOLLOWS: BUILDING CODE, RESIDENTIAL CODE, FIRE CODE, PLUMBING CODE, MECHANICAL CODE, ENERGY CONSERVATION CODE, FUEL AND GAS CODE, EXISTING BUILDING CODE, PRIVATE SEWAGE DISPOSAL CODE, PROPERTY MAINTENANCE CODE, ZONING CODE, SWIMMING POOL AND SPA CODE, GREEN CONSTRUCTION CODE AND THE INTERNATIONAL CODE COUNCIL PERFORMANCE CODE FOR BUILDING AND FACILITIES, AND THE 2020 NATIONAL ELECTRIC CODE; PROVIDING FOR THE ISSUANCE OF PERMITS, ESTABLISHMENT OF ADDITIONAL PERMIT REQUIREMENTS, COLLECTION AND SCHEDULE OF FEES, PENALTIES FOR VIOLATIONS, SAVINGS, A REPEALING CLAUSE AND SEVERABILITY.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOOL:

Section 1. The City of Tool, Texas, hereby reaffirms, by reference as though they were copied herein fully, the 2021 International Codes as published and amended by the International Code Council, Inc. as follows:

- | | |
|---|--|
| (A) 2021 International Building Code | (I) 2021 International Private Sewage Disposal Code |
| (B) 2021 International Residential Code | (J) 2021 International Property Maintenance Code |
| (C) 2021 International Fire Code | (K) 2021 International Zoning Code |
| (D) 2021 International Plumbing | (L) 2021 International Swimming Pool & Spa Code |
| (E) 2021 International Mechanical Code | (M) 2021 International Green Construction Code |
| (F) 2021 International Energy Conservation Code | (N) 2021 International Code Council Performance Code
for Buildings and Facilities |
| (G) 2021 International Fuel and Gas Code | |
| (H) 2021 International Existing Building Code | |

Section 2. It is further ordained that the 2021 International Codes, including amendments by the International Code Council, Inc., and the 2020 National Electric Code be reaffirmed by reference herein shall include any and all amendments or supplements that may be prepared in the future, thereby, being revised periodically, are to be kept on file in the office of the Building Department.

Section 3. That Ordinance #2023-08C of The City of Tool and all other ordinances, Code of Ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Tool City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this legislation or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 6. Providing for penalties: these Codes shall be controlling in the areas governed and do include certain penalty provisions, which shall be expressly adopted along with any general provisions contained therein. Any person, firm or corporation violating any provision of this ordinance or failing to observe any provision thereof is guilty of a separate offense for each day during which the violation is committed, continued, or permitted, and is punishable by a fine not to exceed two thousand dollars (\$2,000.00) per offense.



Ordinance # 2023-08D

INTERNATIONAL CODES

Section 7. That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage, adoption and publication as required by law.

PASSED AND APPROVED this 18th day of June, 2026.

APPROVED:

ATTEST:

Seal

Vera Bennett, Mayor

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Ordinance 2026-06, Permit Fee Schedule

Agenda
Item No.
13

Summary of Agenda Item to be considered:

Staff is presenting changes to the Permit Fee Schedule for the City of Tool, which is directly dealing with the Building Department. The changes include:

Concrete (Flatwork) Permit – Increase from \$75 to \$100

Food Trucks - \$100 fee (outside of the Eight at Tool Park)

Large Sales Events Permit – Permit required for events in the City of Tool, where there is expected attendance of more than 100 people during the duration of the event.

No Inspection Fee – Fee associated if inspections are not conducted in order, or foregone.

Reinspection Fee - \$75 fee associated with building/code inspections after a second inspection request from contractor/homeowner.

Specific Use Permit - \$200, aligns with fee structure of a variance application.

Other fees on the schedule are in line of what the city has budgeted for and had in place for years.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to adopt Ordinance 2026-06, Permit Fee Schedule

Recommended Motion to Consider:

“I make a motion to adopt Ordinance 2026-06, Permit Fee Schedule”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Ordinance # 2026-06 Permit Fee Schedule

AN ORDINANCE OF THE CITY OF TOOL PROVIDING FOR THE ISSUANCE OF PERMITS, ESTABLISHMENT OF ADDITIONAL PERMIT REQUIREMENTS, COLLECTION AND SCHEDULE OF FEES, PENALTIES FOR VIOLATIONS, SAVINGS, A REPEALING CLAUSE AND SEVERABILITY.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOOL:

Section 1. The City of Tool, Texas, hereby reaffirms, by reference as though they were copied herein fully, the following fee schedule shall apply to all fees as related to permitting, plan review and inspection-related services for the City of Tool:

ATTACHMENT A
Valuation Chart - Permit Fee Schedule

Commercial, Multi-Family and Accessory Permit Fees	
Total Valuation	Fees
\$1.00 → \$500	\$50.00 Minimum fee
\$501.00 → \$2,000	\$50.00 + \$3.05 for each additional \$100 (Or fraction of) Up to and including \$2,000
\$2001.00 → \$25,000	\$95.00 + \$14.00 for each additional \$1,000 (Or fraction of) Up to and including \$25,000
\$25,001.00 → \$50,000	\$417.00 + \$10.10 for each additional \$1,000 (Or fraction of) Up to and including \$50,000
\$50,001.00 → \$100,000	\$669.50 + \$7.00 for each additional \$1,000 (Or fraction of) Up to and including \$100,000
\$100,001.00 → \$500,000	\$1,019.50 + \$5.60 for each additional \$1,000 (Or fraction of) Up to and including \$500,000
\$500,001.00 → \$1,000,000	\$3,259.50 + \$4.75 for each additional \$1,000 (Or fraction of) Up to and including \$1,000,000
\$1,000,001 and Up	\$5,634.50 + \$3.65 for each additional \$1,000 (Or fraction of)



Ordinance # 2026-06 Permit Fee Schedule

ATTACHMENT “B” Permit Fee Schedule

Building Permit Fee Schedule		
Type	Base Fee	Additional Fee / Notes
Accessory Structures (Storage Buildings, Carports, Shed, other structures ≥120 feet besides principal structure)	Based on Valuation Chart	Structures over 120 square feet and applicable to a principal structure
Alarms	\$100 Commercial \$50 Residential	Must Re-register Annually
Certificate of Occupancy	\$100	
Concrete	\$100	Flatwork (Sidewalks and Driveways)
Contractor Registration	\$75- Initial & Expired Registrations	Liability Insurance Required
Demolition	Free	Contractor Registration Required
Electrical	\$200	Contractor Registration Required
Extension Request	\$100 each request	Three-month extension
Fence	\$75	Site Plan or Survey Required
Food Trucks	\$100	Outside of the City Park
Garage Sale	\$5.00	Per Sale, Per Occurrence of Sales
General Construction (Deck, Patio, Etc.)	\$200	As determined by Building Department
HVAC	\$200	Contractor Registration Required
Large Sales Events	Based on Applicable Fees	Vendor’s Markets, Large Gatherings incl. sales, Food Markets
Manufactured Homes	\$175 (Must be HUDD Code)	Electrical + Plumbing + HVAC
No Inspection Fee	\$250	If inspections are not conducted in order, penalties are provided
Plumbing	\$200	Contractor Registration Required
Pools – In Ground	Based on Valuation Chart	
Pools (Above Ground), Hot Tub & Spa	\$75	Site Plan Required
Planned Development Application	Fees as determined by 3 rd party engineering	Needs Public Hearing/Application



Ordinance # 2026-06

Permit Fee Schedule

Pre-Development Meeting	\$100	
Reinspection Fee(s)	\$75 after 2 nd inspection request	Fees associated with building/code inspections, if work is not completed as of inspection date
Remodels	\$200 / Per Trade	Electrical + Plumbing Permit + HVAC
Roofing	\$200	
Specific Use Permit	\$200 + \$5 per hearing notification	Needs Public Hearing/Application
Variance Application	\$200 + \$5 per hearing notification	Needs Public Hearing/Application
Vendor Sales (Itinerant Permit)	\$25 a day/ \$50 for 6 months/ \$100 for one year	Includes Food Trucks, Market Vendors, Door-to-Door Sales, Temporary Roadside Sales

Section 3. The City of Tool will have a standard upcharge of thirty percent (30%) for fees associated for relative engineering services, provided for the City of Tool. This may include fees not explicitly listed in this ordinance, as deemed appropriate by the city.

Section 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Tool City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. Providing for penalties: this Fee Schedule shall be controlling in the areas governed and do include certain penalty provisions, which shall be expressly adopted along with any general provisions contained therein. Any person, firm or corporation violating any provision of this ordinance or failing to observe any provision thereof is guilty of a separate offense for each day during which the violation is committed, continued, or permitted, and is punishable by a fine not to exceed two thousand dollars (\$2,000.00) per offense.

Section 6. That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage, adoption and publication as required by law.

PASSED AND APPROVED this 18th day of June 2026.

APPROVED:

ATTEST:

Seal

Vera Bennett, Mayor

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Ordinance 2023-08C, International Codes

Agenda
Item No.
14

Summary of Agenda Item to be considered:

Staff is presenting an adoption of Ordinance 2023-08D, International Codes, which would be in conflict with Ordinance 2023-08C, International Codes, which removes the fee schedule which shall be placed in another ordinance.

For consistency purposes, repealing Ordinance 2023-08C, International Codes, would be the correct option if the council were to adopt Ordinance 2023-08D, Internal Codes.

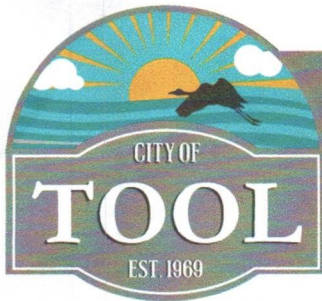
Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on repealing Ordinance 2023-08C, International Codes

Recommended Motion to Consider:

“I make a motion to repeal Ordinance 2023-08C, International Codes.”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Ordinance # 2023-08C

INTERNATIONAL CODES

AN ORDINANCE OF THE CITY OF TOOL REPEALING ORDINANCE 2023-08B, INTERNATIONAL CODES, AMENDING THE CITY'S CODE OF ORDINANCES; AND REAFFIRMING THE INTERNATIONAL CODES, 2021 EDITION AS PUBLISHED AND AMENDED BY THE INTERNATIONAL CODE OF COUNCIL AS FOLLOWS: BUILDING CODE, RESIDENTIAL CODE, FIRE CODE, PLUMBING CODE, MECHANICAL CODE, ENERGY CONSERVATION CODE, FUEL AND GAS CODE, EXISTING BUILDING CODE, PRIVATE SEWAGE DISPOSAL CODE, PROPERTY MAINTENANCE CODE, ZONING CODE, SWIMMING POOL AND SPA CODE, GREEN CONSTRUCTION CODE AND THE INTERNATIONAL CODE COUNCIL PERFORMANCE CODE FOR BUILDING AND FACILITIES, AND THE 2020 NATIONAL ELECTRIC CODE; PROVIDING FOR THE ISSUANCE OF PERMITS, ESTABLISHMENT OF ADDITIONAL PERMIT REQUIREMENTS, COLLECTION AND SCHEDULE OF FEES, PENALTIES FOR VIOLATIONS, SAVINGS, A REPEALING CLAUSE AND SEVERABILITY.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOOL:

Section 1. The City of Tool, Texas, hereby reaffirms, by reference as though they were copied herein fully, the 2021 International Codes as published and amended by the International Code Council, Inc. as follows:

- | | |
|---|--|
| (A) 2021 International Building Code | (I) 2021 International Private Sewage Disposal Code |
| (B) 2021 International Residential Code | (J) 2021 International Property Maintenance Code |
| (C) 2021 International Fire Code | (K) 2021 International Zoning Code |
| (D) 2021 International Plumbing | (L) 2021 International Swimming Pool & Spa Code |
| (E) 2021 International Mechanical Code | (M) 2021 International Green Construction Code |
| (F) 2021 International Energy Conservation Code | (N) 2021 International Code Council Performance Code
for Buildings and Facilities |
| (G) 2021 International Fuel and Gas Code | |
| (H) 2021 International Existing Building Code | |

Section 2. It is further ordained that the 2021 International Codes, including amendments by the International Code Council, Inc., and the 2020 National Electric Code be reaffirmed by reference herein shall include any and all amendments or supplements that may be prepared in the future, thereby, being revised periodically, are to be kept on file in the office of the Building Official;

Section 3. That Ordinance #2023-08B of The City of Tool and all other ordinances, Code of Ordinances or parts of laws in conflict herewith are hereby repealed.

Section 4. The City of Tool will have a standard upcharge of thirty percent (30%) for fees associated for relative engineering services, provided for the City of Tool.

Section 5. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Tool City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. That nothing in this legislation or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 4 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Section 7. Providing for penalties: these Codes shall be controlling in the areas governed and do include certain penalty provisions, which shall be expressly adopted along with any general provisions contained therein. Any person, firm or corporation violating any provision of this ordinance or failing to observe any provision thereof is guilty of a separate offense for each day during which the violation is committed, continued, or permitted, and is punishable by a fine not to exceed two thousand dollars (\$2,000.00) per offense.



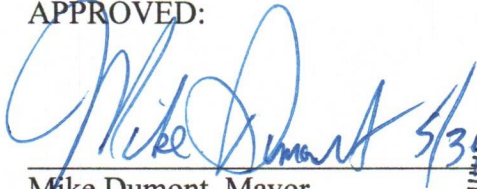
Ordinance # 2023-08C

INTERNATIONAL CODES


Section 8. That this law and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage, adoption and publication as required by law.

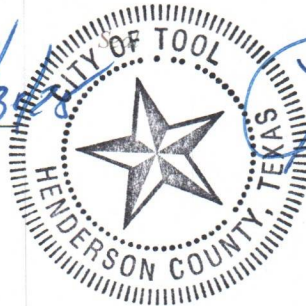
PASSED AND APPROVED this 15th day of May 2025.

APPROVED:


Mike Dumont, Mayor

ATTEST:


Kimberley Price, City Secretary





Ordinance # 2023-08C
INTERNATIONAL CODES

ATTACHMENT A
Valuation Chart - Permit Fee Schedule:

Commercial, Multi-Family and Accessory Permit Fees	
Total Valuation	Fees
\$1.00 → \$500	\$50.00 Minimum fee
\$501.00 → \$2,000	\$50.00 + \$3.05 for each additional \$100 (Or fraction of) Up to and including \$2,000
\$2001.00 → \$25,000	\$95.00 + \$14.00 for each additional \$1,000 (Or fraction of) Up to and including \$25,000
\$25,001.00 → \$50,000	\$417.00 + \$10.10 for each additional \$1,000 (Or fraction of) Up to and including \$50,000
\$50,001.00 → \$100,000	\$669.50 + \$7.00 for each additional \$1,000 (Or fraction of) Up to and including \$100,000
\$100,001.00 → \$500,000	\$1,019.50 + \$5.60 for each additional \$1,000 (Or fraction of) Up to and including \$500,000
\$500,001.00 → \$1,000,000	\$3,259.50 + \$4.75 for each additional \$1,000 (Or fraction of) Up to and including \$1,000,000
\$1,000,001 and Up	\$5,634.50 + \$3.65 for each additional \$1,000 (Or fraction of)



Ordinance # 2023-08C
INTERNATIONAL CODES

ATTACHMENT "B"
Permit Fee Schedule

Building Permit Fee Schedule		
Type	Base Fee	Additional Fee / Notes
Accessory Structures (Storage Buildings, Carports, Shed, other structures ≥120 feet besides principal structure)	Based on Valuation Chart	Structures over 120 square feet and applicable to a principal structure
Alarms	\$100 Commercial \$50 Residential	Must Re-register Annually
Certificate of Occupancy	\$100 / Annually	(New permit required every 12 months)
Concrete	\$75	Flatwork (Sidewalks and Driveways)
Contractor Registration	\$75- Initial & Expired Registrations \$25 - Early Renewal	Liability Insurance Required
Demolition	Free	Contractor Registration Required
Electrical	\$200	Contractor Registration Required
Extension Request	\$100 each request	Three-month extension
Fence	\$75	Site Plan Required
Garage Sale	\$5.00	Per Sale
General Construction (Deck, Patio, Etc.)	\$200	As determined by Building Official
HVAC	\$200	Contractor Registration Required
Manufactured Homes	\$175 (Must be HUDD Code)	Electrical + Plumbing + HVAC
New Construction - Commercial	Based on Valuation Chart	
Plumbing	\$200	Contractor Registration Required
Pools – In Ground	Based on Valuation Chart	
Pools (Above Ground), Hot Tub & Spa	\$75	Site Plan Required
Planned Development Application	Fees as determined by 3 rd party engineering	Needs Public Hearing/Application
Pre-Development Meeting	\$100	



Ordinance # 2023-08C

INTERNATIONAL CODES

Remodels	\$200 / Per Trade	Electrical + Plumbing Permit + HVAC
Roofing	\$200	
Specific Use Permit	\$100	
Variance Application	\$200 + \$5 per hearing notification	Needs Public Hearing/Application
Vendor Sales (Itinerant Permit)	\$25 a day/ \$50 for 6 months/ \$100 for one year	Includes Food Trucks, Market Vendors, Door-to-Door Sales, Temporary Roadside Sales



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Greg Figueroa, Councilmember

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Ordinance 2026-05, Short Term Rental Regulations

Agenda
Item No.
15

Summary of Agenda Item to be considered:

Staff has received a request from Councilmember Figueroa in regard to the Short-Term Rental Regulations ordinance.

In the ordinance, the fee to renew a short-term rental license is \$200, in which Figueroa has requested to increase that fee to \$500.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to adopt Ordinance 2026-05, Short Term Rental Regulations, as presented by Councilmember Greg Figueroa

Recommended Motion to Consider:

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Ordinance #2026-05

Short-Term Rental Regulations

SHORT-TERM RENTAL REGULATIONS ORDINANCE NO. 2026-05

AN ORDINANCE TO PROTECT THE HEALTH, SAFETY, WELFARE, COMFORT AND CONVENIENCE OF THE CITIZENS OF TOOL, TEXAS, BY PROVIDING STANDARDS FOR RENTAL PROPERTIES THAT ARE DEEMED SHORT-TERM RENTALS FOR THOSE HOMES OR USE WITHIN THE CITY LIMITS, PROVIDING A PENALTY AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TOOL, TEXAS:

SECTION I. SHORT-TERM RENTALS

The purpose of this Article is to establish regulations for the use of privately owned dwellings as Short-term Rentals, to promote fire prevention and life safety, to minimize negative ancillary impact on surrounding properties, and to ensure the collection and payment of Hotel Occupancy Tax.

SECTION II Definitions

Definitions

CITY. The City of Tool, Texas.

GUEST(S). The overnight occupants renting a short-term rental unit for a specified period and the daytime visitors of the overnight occupants.

LOCAL CONTACT PERSON. The owner, operator or person designated by the owner or the operator who shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the owner's short-term rental.

OPERATOR. The owner or the owner's authorized representative who is responsible for compliance with this chapter while advertising and/or operating a short-term rental.

OWNER. The person or entity that holds legal or equitable title to the short-term rental property.

SHORT-TERM RENTAL.

- a) A privately-owned dwelling, including but not limited to, a single-family dwelling, multiple family attached dwelling, apartment house, condominium, duplex, mobile home or any portion of such dwellings, rented by the public for consideration, and used for dwelling, lodging or sleeping purposes for a period less than 30 consecutive days.
- b) The following are exempt from the regulations under this chapter: hotel, motel, dormitory, recreational vehicle park, hospital and medical clinic, nursing home or convalescent home, assisted living facility, foster home, halfway house, transitional housing facility, any housing operated or used exclusively for religious, charitable or educational purposes, and any housing owned by a governmental agency and used to house its employees or for governmental purposes.

SHORT-TERM RENTAL PERMIT. A permit issued by the City of Tool authorizing the use of a privately owned dwelling as a short-term rental.

SHORT-TERM RENTAL UNIT. One or more habitable rooms forming a single habitable division within a short-term rental or dwelling, which is advertised to be occupied, is occupied, or intended to be occupied by a single party of guests under a single reservation and/single rental payment.



Ordinance #2026-05

Short-Term Rental Regulations

SECTION III Permit Requirements

SHORT-TERM RENTAL PERMIT REQUIRED.

It shall be unlawful for any person or entity to rent, offer to rent, any short-term rental without a valid short-term rental permit issued. **Such behavior constitutes as a code violation.**

SHORT-TERM RENTAL PERMIT REGISTRATION, INSPECTION FEE AND APPLICATION.

(A) The application form shall require, at a minimum, the following information from applicants:

- (1) The name, address, email and telephone number of the owner of the short-term rental.
- (2) The name, address, email and telephone number of the operator of the short-term rental.
- (3) The name, address, email and telephone number of the local contact person.
- (4) The address of the short-term rental.

(5) A site plan/survey drawn to scale showing the proposed layout of the property use including pool and/or hot tub and any on-site parking available for the short-term rental.

(6) Proof of fire and liability insurance.

(B) An applicant for a short-term rental permit shall pay to the city an application/inspection fee of **\$500.00** for each individual short-term rental unit. Each individual short-term rental unit shall be assigned a unique permit number upon permit issuance by the city.

(C) Prior to the issuance of a short-term rental permit, the operator shall allow an on-site inspection of the short-term rental unit.

(D) A short-term rental permit issued under this section shall be valid for a period of one calendar year from the date of issuance. The short-term rental permit shall expire immediately upon any change in owner of the short-term rental unit.

(E) The owner has a duty to notify the city within 20 calendar days, in writing, of any changes to information submitted as part of a short-term rental permit application.

(F) An application for short-term rental permit may be denied if the owner has had a short-term rental permit suspended or revoked during the previous 365 calendar days.

(G) The Owner, Operator, Contact Person(s) of the aforementioned short-term rental shall adhere, understand and compromise with all local, state and federal taxing agencies.

SHORT-TERM RENTAL OPERATIONAL REQUIREMENTS.

(A) The operator shall post the following information in a prominent location within the short-term rental unit, using a form promulgated by the city:

- (1) The unique short-term rental permit number assigned to the short-term rental unit;
- (2) Operator name and number;
- (3) Local contact person name and number;
- (4) The location of any on-site and off-site parking spaces available for guests;
- (5) Instructions to guests concerning disposal of garbage and handling of garbage containers;
- (6) Notification that the guests are responsible for compliance with all applicable laws, ordinances, rules and regulations pertaining to the use and occupancy of the short-term rental, and that guests or the owner may be fined by the city for violations of this chapter;
- (7) Notification that fireworks are prohibited in the city and by TRWD;



Ordinance #2026-05

Short-Term Rental Regulations

- (8) **Texas Parks and Wildlife** (TP&W) Boating Safety regulations;
- (9) Location(s) of fire extinguishers; and
- (B) The operator shall operate a short-term rental in compliance with Building Regulations, Mobile Home Housing Standards, Subdivision Regulations, and Zoning Code:
 - (1) Zoning regulations prescribed for the zoning district in which such short-term rental is located, set forth in the Code of Ordinances.
 - (2) The city sign ordinance, as applicable, set forth in the Code of Ordinances.
 - (3) Minimum egress requirements prescribed by the County Fire Marshal, pursuant to the International Fire Code as adopted by the Code of Ordinances.
 - (4) The city hotel occupancy tax ordinance, set forth in the Code of Ordinances.
 - (5) The city noise and sound level regulation ordinance, set forth in the Code of Ordinances.
 - (6) The city garbage collection ordinance, set forth in the Code of Ordinances.
 - (7) During any period when a short-term rental is occupied or intended to be occupied by guests, the local contact person shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the condition, operation, or conduct of the guests of the short-term rental. The local contact person shall respond within 60 minutes of being notified of concerns or requests for assistance regarding the condition, operation, or conduct of guests of the short-term rental, and shall take immediate remedial action as needed to resolve such concerns or requests for assistance.
 - (8) The city building codes.
 - (9) The city residential codes.
 - (10) The city swimming pool and spa code.
 - (11) The international electric code.
 - (12) The city lighting ordinance.
 - (13) Onsite parking, one space per bedroom rental.
- (C) Any advertisement that promotes the availability of a short-term rental, listed in any medium, including but not limited to newspaper, magazine, brochure, website, or mobile application, shall include the current short-term rental permit number assigned by the city.

NOTIFICATION OF COMPLAINTS.

Complaints related to the operation of a short-term rental, including but not limited to complaints concerning noise, garbage, parking, and disorderly conduct by guests, shall be reported to the Tool Police Dispatch, to the Code Enforcement Officer, at 903-432-3522, Option 2.

COMPLIANCE WITH OTHER LAW.

(A) The owner, operator, local contact person, and guests shall comply with all applicable laws, rules and regulations pertaining to the operation, use and occupancy of a short-term rental. The owner shall not be relieved from any civil or criminal liability for a violation of this ordinance, regardless of whether such violation is committed by the owner, operator, local contact person, or guest of the owner's short-term rental.

(B) Nothing in this ordinance shall be construed to relieve any person or owner of any other applicable requirements of federal, state, or local law, rules, or regulations. Nothing in this chapter shall be construed to provide any property owner with the right or privilege to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the use of such owner's property as a short-term rental as defined in this chapter.



Ordinance #2026-05

Short-Term Rental Regulations

COMPLIANCE AND PENALTY PROVISION.

(A) It shall be unlawful for any person or entity to violate any provision of this chapter. Proof that a violation of this chapter occurred at a short-term rental shall create a rebuttable presumption that the owner of said short-term rental committed the violation.

(B) Any violation of this chapter is a Class C misdemeanor offense, and upon conviction, shall be punished by a fine.

(C) Prosecution under this chapter shall not require the pleading or proving of any culpable mental state.

(D) Penalties provided for in this chapter are in addition to any other criminal or civil remedies that the city may pursue under federal, state, or local law.

PERMIT SUSPENSION OR REVOCATION; APPEAL.

(A) Upon conviction for a violation of this chapter, the City Administrator, **or their designee**, may suspend or revoke any short-term rental permit issued for the same short-term rental where the violation occurred. The City Administrator, **or their designee**, shall notify an owner of a suspension or revocation under this section in writing, delivered by certified mail, return receipt requested, and mailed to the address of the owner as set forth on the most recent short-term rental permit application submitted to the city.

(B) An owner may appeal a notice of suspension or revocation under this section by filing a written appeal to the City Administrator within ten business days following the date said notice was deposited in the U.S. Mail. Following a timely filing of an appeal hereunder, the owner may present evidence to the City Administrator related to the suspension or revocation under this section. Following City Administrator's final decision on appeal, the owner may appeal an adverse decision of the City Administrator by filing a written appeal with the City Council within five business days following the date of the City Administrator's final decision.

SECTION IV Fee Schedule

SHORT-TERM RENTAL FEES

An applicant for a short-term rental permit shall pay to the City an application/inspection fee of **\$500.00** for each individual short-term rental unit. Each individual short-term rental unit shall be assigned a unique permit number upon permit issuance by the City.

SECTION V Penalties

PENALTY

That any person, firm, or corporation violating any of the provisions of this ordinance shall be fined not more than \$2,000.00 for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse and shall be fined \$500.00 for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.



Ordinance #2026-05

Short-Term Rental Regulations

SECTION VI Effective Date

EFFECTIVE DATE

This ordinance shall take effect June 18th, 2026 after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED THIS THE 18TH DAY OF JUNE 2026.

ATTEST:

Vera Bennett, Mayor

Kimberley Price, City Secretary



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: Ordinance 2022-07, Short Term Rental Regulations

Agenda
Item No.
16

Summary of Agenda Item to be considered:

Staff is proposing to repeal Ordinance 2022-07, Short Term Rental Regulations, in accordance with the passage of Ordinance 2026-05, Short Term Rental Regulations.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on repealing Ordinance 2022-07, Short Term Rental Regulations

Recommended Motion to Consider:

“I make a motion to repeal Ordinance 2022-07, Short Term Rental Regulations”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Ordinance # 2022-07

Short-Term Rental Regulations

SHORT-TERM RENTAL REGULATIONS ORDINANCE NO. 2022-07

AN ORDINANCE TO PROTECT THE HEALTH, SAFETY, WELFARE, COMFORT AND CONVENIENCE OF THE CITIZENS OF TOOL, TEXAS, BY PROVIDING STANDARDS FOR RENTAL PROPERTIES THAT ARE DEEMED SHORT-TERM RENTALS FOR THOSE HOMES OR USE WITHIN THE CITY LIMITS, PROVIDING A PENALTY AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TOOL, TEXAS:

SECTION I.

SHORT-TERM RENTALS

The purpose of this Article is to establish regulations for the use of privately owned dwellings as Short-term Rentals, to promote fire prevention and life safety, to minimize negative ancillary impact on surrounding properties, and to ensure the collection and payment of the Hotel Occupancy Tax towards the City of Tool, Texas.

SECTION II

Definitions

CITY. The City of Tool, Texas.

GUEST(S). The overnight occupants renting a short-term rental unit for a specified period and the daytime visitors of the overnight occupants.

LOCAL CONTACT PERSON. The owner, operator or person designated by the owner or the operator who shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the owner's short-term rental.

OPERATOR. The owner or the owner's authorized representative who is responsible for compliance with this chapter while advertising and/or operating a short-term rental.

OWNER. The person or entity that holds legal or equitable title to the short-term rental property.

SHORT-TERM RENTAL.

- a) A privately-owned dwelling, including but not limited to, a single-family dwelling, multiple family attached dwelling, apartment house, condominium, duplex, mobile home or any portion of such dwellings, rented by the public for consideration, and used for dwelling, lodging or sleeping purposes for a period less than 30 consecutive days.
- b) The following are exempt from the regulations under this chapter: hotel, motel, dormitory, recreational vehicle park, hospital and medical clinic, nursing home or convalescent home, assisted living facility, foster home, halfway house, transitional housing facility, any housing operated or used exclusively for religious, charitable or educational purposes, and any housing owned by a governmental agency and used to house its employees or for governmental purposes.

SHORT-TERM RENTAL PERMIT. A permit issued by the City of Tool authorizing the use of a privately owned dwelling as a short-term rental.

SHORT-TERM RENTAL UNIT. One or more habitable rooms forming a single habitable division within a short-term rental or dwelling, which is advertised to be occupied, is occupied, or intended to be



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occupied by a single party of guests under a single reservation and/single rental payment.

SECTION III

SHORT-TERM RENTAL PERMIT REQUIRED.

It shall be unlawful for any person or entity to rent, offer to rent, any short-term rental without a valid short-term rental permit issued.

SHORT-TERM RENTAL PERMIT REGISTRATION, INSPECTION FEE AND APPLICATION.

(A) The application form shall require, at a minimum, the following information from applicants:

- (1) The name, address, email and telephone number of the owner of the short-term rental.
- (2) The name, address, email and telephone number of the operator of the short-term rental.
- (3) The name, address, email and telephone number of the local contact person.
- (4) The address of the short-term rental.
- (5) A site plan/survey drawn to scale showing the proposed layout of the property use including pool and/or hot tub and any on-site parking available for the short-term rental.
- (6) Proof of fire and liability insurance.

(B) An applicant for a short-term rental permit shall pay to the city an application/inspection fee of \$200.00 for each individual short-term rental unit. Each individual short-term rental unit shall be assigned a unique permit number upon permit issuance by the city.

(C) Prior to the issuance of a short-term rental permit, the operator shall allow an on-site inspection of the short-term rental unit.

(D) A short-term rental permit issued under this section shall be valid for a period of one calendar year from the date of issuance. The short-term rental permit shall expire immediately upon any change in owner of the short-term rental unit.

(E) The owner has a duty to notify the city within 20 calendar days, in writing, of any changes to information submitted as part of a short-term rental permit application.

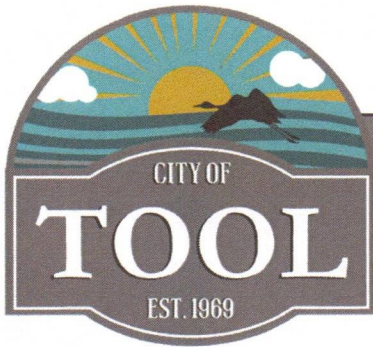
(F) An application for short-term rental permit may be denied if the owner has had a short-term rental permit suspended or revoked during the previous 365 calendar days.

(G) The Owner, Operator, Contact Person(s) of the aforementioned short-term rental shall adhere, understand and compromise with all local, state and federal taxing agencies.

SHORT-TERM RENTAL OPERATIONAL REQUIREMENTS.

(A) The operator shall post the following information in a prominent location within the short-term rental unit, using a form promulgated by the city:

- (1) The unique short-term rental permit number assigned to the short-term rental unit;
- (2) Operator name and number;
- (3) Local contact person name and number;
- (4) The location of any on-site and off-site parking spaces available for guests;
- (5) Instructions to guests concerning disposal of garbage and handling of garbage containers;
- (6) Notification that the guests are responsible for compliance with all applicable laws, ordinances, rules and regulations pertaining to the use and occupancy of the short-term rental, and that guests or the owner may be fined by the city for violations of this chapter;
- (7) Notification that fireworks are prohibited in the city and by TRWD;



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- (8) TP&W Boating Safety regulations;
 - (9) Location(s) of fire extinguishers; and
- (B) The operator shall operate a short-term rental in compliance with Building Regulations, Mobile Home Housing Standards, Subdivision Regulations, and Zoning Code:
- (1) Zoning regulations prescribed for the zoning district in which such short-term rental is located, set forth in the Code of Ordinances.
 - (2) The city sign ordinance, as applicable, set forth in the Code of Ordinances.
 - (3) Minimum egress requirements prescribed by the County Fire Marshal, pursuant to the International Fire Code as adopted by the Code of Ordinances.
 - (4) The city hotel occupancy tax ordinance, set forth in the Ordinance 2020-04.
 - (5) The city noise and sound level regulation ordinance, set forth in the Code of Ordinances.
 - (6) The city garbage collection ordinance, set forth in the Code of Ordinances.
 - (7) During any period when a short-term rental is occupied or intended to be occupied by guests, the local contact person shall be available 24 hours per day for the purpose of responding to concerns or requests for assistance related to the condition, operation, or conduct of the guests of the short-term rental. The local contact person shall respond within 60 minutes of being notified of concerns or requests for assistance regarding the condition, operation, or conduct of guests of the short-term rental, and shall take immediate remedial action as needed to resolve such concerns or requests for assistance.
 - (8) The city building codes.
 - (9) The city residential codes.
 - (10) The city swimming pool and spa code.
 - (11) The international electric code.
 - (12) The city lighting ordinance.
 - (13) Onsite parking, one space per bedroom rental.
- (C) Any advertisement that promotes the availability of a short-term rental, listed in any medium, including but not limited to newspaper, magazine, brochure, website, or mobile application, shall include the current short-term rental permit number assigned by the city.

NOTIFICATION OF COMPLAINTS.

Complaints related to the operation of a short-term rental, including but not limited to complaints concerning noise, garbage, parking, and disorderly conduct by guests, shall be reported to the Tool Police Dispatch at 903-432-3522, Option 2

COMPLIANCE WITH OTHER LAW.

(A) The owner, operator, local contact person, and guests shall comply with all applicable laws, rules and regulations pertaining to the operation, use and occupancy of a short-term rental. The owner shall not be relieved from any civil or criminal liability for a violation of this ordinance, regardless of whether such violation is committed by the owner, operator, local contact person, or guest of the owner's short-term rental.

(B) Nothing in this ordinance shall be construed to relieve any person or owner of any other applicable requirements of federal, state, or local law, rules, or regulations. Nothing in this chapter shall be construed to provide any property owner with the right or privilege to violate any private conditions, covenants, and restrictions applicable to the owner's property that may prohibit the use of such owner's property as a short-term rental as defined in this chapter.



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COMPLIANCE AND PENALTY PROVISION.

(A) It shall be unlawful for any person or entity to violate any provision of this chapter. Proof that a violation of this chapter occurred at a short-term rental shall create a rebuttable presumption that the owner of said short-term rental committed the violation.

(B) Any violation of this chapter is a Class C misdemeanor offense, and upon conviction, shall be punished by a fine.

(C) Prosecution under this chapter shall not require the pleading or proving of any culpable mental state.

(D) Penalties provided for in this chapter are in addition to any other criminal or civil remedies that the city may pursue under federal, state, or local law.

PERMIT SUSPENSION OR REVOCATION; APPEAL.

(A) Upon conviction for a violation of this chapter, the City Administrator may suspend or revoke any short-term rental permit issued for the same short-term rental where the violation occurred. The City Administrator shall notify an owner of a suspension or revocation under this section in writing, delivered by certified mail, return receipt requested, and mailed to the address of the owner as set forth on the most recent short-term rental permit application submitted to the city.

(B) An owner may appeal a notice of suspension or revocation under this section by filing a written appeal to the City Administrator within ten business days following the date said notice was deposited in the U.S. Mail. Following a timely filing of an appeal hereunder, the owner may present evidence to the City Administrator related to the suspension or revocation under this section. Following City Administrator's final decision on appeal, the owner may appeal an adverse decision of the City Administrator by filing a written appeal with the City Council within five business days following the date of the City Administrator's final decision.

SECTION IV

SHORT-TERM RENTAL FEES

An applicant for a short-term rental permit shall pay to the City an application/inspection fee of \$200.00 for each individual short-term rental unit. Each individual short-term rental unit shall be assigned a unique permit number upon permit issuance by the City.

SECTION V

PENALTY

That any person, firm, or corporation violating any of the provisions of this ordinance shall be fined not more than \$2,000.00 for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse and shall be fined \$500.00 for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.



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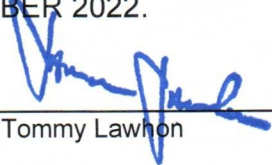
SECTION VI

EFFECTIVE DATE

This ordinance shall take effect December 15, 2022 after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED THIS THE 15TH DAY OF DECEMBER 2022.

ATTEST:


MAYOR Tommy Lawhon


CITY SECRETARY Cheryl Odom



City of Tool City Council

City Council Agenda Request

Meeting Date Requested: June 18th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Is this a Budgeted Item? Yes No

Contract/Agreement General Discussion Ordinance Report Resolution

Attachments: ROW Abandonment Sketch; 1108 Lovers Lane Survey; ROW Field Notes; Pictures of Property; Ordinance 2026-7, Abandoning of ROW – Isle of View – Lover’s Lane; Development Application

Agenda
Item No.
17

Summary of Agenda Item to be considered:

Staff has received a ROW abandonment request from Jeremy Sain, of 1108 Lovers Lane.

The request is due to a future home build, in which the homeowner acknowledges the 20-foot setback and also acknowledges the 30’ setback, as requested by the POA associated. The homeowner is hoping to tear down the existing home and build anew with a bigger footprint.

Mr. Jeremy Sain, of 1108 Lovers Lane, is a visitor for this item.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to Adopt Ordinance 2026-07, Abandoning Right-Of-Way, Isle of View – Lover’s Lane

Recommended Motion to Consider:

“I make a motion to Adopt Ordinance 2026-07, Abandoning Right-Of-Way, Isle of View – Lover’s Lane”

The deadline for agenda requests is by the end of the day on the first day of the month, prior to the scheduled Council Meeting. If you have any additional information you would like for Council to view, please attach it to this form. Please send this form to Kimberley Price, City Secretary when finished.



Phone: 903-432-3522
 Fax: 903-432-3867
 Email: contact@tooltexas.org

City of Tool
 701 N. Tool Drive
 Tool, TX 75143

DEVELOPMENT APPLICATION


GENERAL INFORMATION	
Request is for a:	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> New Site Plan <input checked="" type="checkbox"/> ROW Abandonment <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Easement Abandonment <input type="checkbox"/> Minor Plat <input type="checkbox"/> Zoning Change <input type="checkbox"/> Amending Plat <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Replat <input type="checkbox"/> Zoning Appeal
Property Address: <u>1108 LOVERS LANE</u>	
Legal Description: <u>LOT 24 + 25, ISLE OF VIEW SUBDIVISION</u>	
Present Zoning: _____	Requested Zoning: _____
Proposed Use: <u>SINGLE FAMILY</u>	
# of Lots Involved: <u>2</u>	Total Acreage: <u>0.39 currently</u>
Please provide any additional detail relating to your request: <u>ABANDONMENT REQUEST OF APPROXIMATELY 0.021 ACRES OF ROW IN FRONT OF LOT 24 + 25</u>	

OWNER CONTACT INFORMATION	
Property Owner(s): <u>JEREMY SAIN</u>	Phone: <u>214-709-1000</u>
Mailing Address: <u>9608 WINDY HILL RD</u>	Alt. Phone: _____
City, State, Zip: <u>DALLAS, TX 75238</u>	
Email: <u>jeremy.sain@jll.com</u>	

OWNER'S REPRESENTATIVE CONTACT INFORMATION (if applicable)	
Representative: <u>N/A</u>	Phone: _____
Mailing Address: _____	Alt. Phone: _____
City, State, Zip: _____	
Email: _____	

I understand that it is necessary for me, or my representative, to be present at the City Council meeting, when this request(s) is heard. I also understand that failure to appear at the meeting will result in the case being denied. I also understand that fees paid are not refundable. I acknowledge that all of the information provided in the application is true and correct to the best of my knowledge. Furthermore, I am the legal owner or lawful tenant of the property described in the application or, alternatively, that I am authorized to represent the owner(s)/tenant(s) of the property for which the certificate of occupancy is requested.

I have read and understand the supplemental information on the reverse side of this application.

Signature:  Date: 5/18/20

FOR OFFICE USE ONLY

App Complete?	Yes	No	Recvd by:	Date Recvd:	Permit #:
App Fee:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Payment Date:	Recvd By:	Receipt #:



Phone: 903-432-3522
 Fax: 903-432-3867
 Email: contact@tooltexas.org

City of Tool
 701 N. Tool Drive
 Tool, TX 75143

DEVELOPMENT APPLICATION


GENERAL INFORMATION	
Request is for a:	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> New Site Plan <input type="checkbox"/> ROW Abandonment <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Easement Abandonment <input type="checkbox"/> Minor Plat <input type="checkbox"/> Zoning Change <input type="checkbox"/> Amending Plat <input type="checkbox"/> Zoning Variance <input checked="" type="checkbox"/> Replat <input type="checkbox"/> Zoning Appeal
Property Address:	<u>1108 LOVERS LANE</u>
Legal Description:	<u>LOT 24 + 25, ISLE OF VIEW SUBDIVISION</u>
Present Zoning:	Requested Zoning: _____
Proposed Use:	<u>SINGLE FAMILY</u>
# of Lots Involved:	<u>2</u> Total Acreage: <u>0.39 currently</u>
Please provide any additional detail relating to your request: <u>COMBINE LOT 24 + 25 INTO ONE LOT PLUS ADDING THE REQUESTED ROW ABANDONMENT</u>	

OWNER CONTACT INFORMATION	
Property Owner(s):	<u>JEREMY SAIN</u> Phone: <u>214-709-1000</u>
Mailing Address:	<u>7608 WINDY HILL RD</u> Alt. Phone: _____
City, State, Zip:	<u>DALLAS, TX 75238</u>
Email:	<u>jeremy.sain@jll.com</u>

OWNER'S REPRESENTATIVE CONTACT INFORMATION (if applicable)	
Representative:	<u>N/A</u> Phone: _____
Mailing Address:	Alt. Phone: _____
City, State, Zip:	_____
Email:	_____

I understand that it is necessary for me, or my representative, to be present at the City Council meeting, when this request(s) is heard. I also understand that failure to appear at the meeting will result in the case being denied. I also understand that fees paid are not refundable. I acknowledge that all of the information provided in the application is true and correct to the best of my knowledge. Furthermore, I am the legal owner or lawful tenant of the property described in the application or, alternatively, that I am authorized to represent the owner(s)/tenant(s) of the property for which the certificate of occupancy is requested.

I have read and understand the supplemental information on the reverse side of this application.

Signature:  Date: 5/18/26

FOR OFFICE USE ONLY

App Complete?	Yes	No	Recvd by:	Date Recvd:	Permit #:
App Fee:			Payment Date:	Recvd By:	Receipt #:

1108 Lovers Lane - ROW Abandonment Request

From Sain, Jeremy <Jeremy.Sain@jll.com>
Date Tue 6/9/2026 4:55 PM
To Julius Kizzee <jkizzee@tooltexas.org>
Cc Joey Patrick <joey@hardinsurveying.com>

 5 attachments (11 MB)

Isle of View II Plat 1968.pdf; 1108 Lovers Lane - proposed property line.pdf; 2604001ROW.pdf; 2604001ROW.pdf; 1108 Lovers Lane - Aerial.png;

Julius

Thank you for the time and coordination to consider this ROW abandonment. The current ROW is based on large circle with 50' radius on the original plat back in 1968. The actual cul-de-sac that was built is way inside of this circle and the current driveway and front landscaping/ yard falls within the current ROW. Given the current ROW/property line is up to 26' away from the street, plus the 30' Building Line from the HOA Restrictions, this forces the house to be up to ~56'+ away from the current cul-de-sac and creates a hardship to build a new house with a garage. We would kindly request to abandon the ROW as shown on the second attached pdf ("1108 Lovers Lane – proposed property line"). As shown, the red line would simply connect the left property pin to the right side of the lot, however the left property pin is still ~24' from the roadway, therefore the yellow line would be preferred. I have also created an aerial picture (1108 Lovers Lane – Aerial) of the current property line to match colors; the green line is the current property line, the red line connects the left pin to the existing right pin, while the yellow line is the preferred property line. We are happy with either solution, but the yellow line is preferred.

The last 2 attachments from our surveyor, copied on this email, who has the completed the survey and field notes based on the "red" line in the first few attachments simply connecting the right pin to the left pin.

Additionally, there would remain a 5' utility easement along the new property line. I would also offer a 10' utility easement if that was helpful in any way to the city.

Please let me know if we can provide anything else on our end to help move this forward. We are grateful for your help!

Jeremy Sain
Senior Managing Director
JLL Capital Markets
2401 Cedar Springs
Suite 100
Dallas, TX 75201
T +1 469 232 1904
M +1 214 709 1000
Jeremy.Sain@jll.com

us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc.
a licensed real estate brokerage company.

*&



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FIELD NOTES

0.021 ACRES

N.G. RUSSEL SURVEY

PART LOVERS LANE EASMENT ADJACENT TO LOTS 24 AND 25
ISLE OF VIEW SUBDIVISION

ABSTRACT NO. 659

HENDERSON COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE N.G. RUSSEL SURVEY, A-659, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOVERS LANE CUL-DE-SAC ADJACENT TO LOTS 24, AND 25, BLOCK 1, OF ISLE OF VIEW ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 6, CABINET C, SLIDE 19 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the beginning of a curve to the right with a radius of 50.00 feet, and a chord that bears, N 89°55'45" E, 75.68 feet, at the southwest corner of Lot 24, the southeast corner of Lot 23, being the west corner of this tract

THENCE, along the curve to the right with an arc distance of 85.44 feet to a 1/2" iron rod found at the most southern west corner of Lot 25, being the east corner of this tract:

THENCE, S 89°55'45" W, 75.68 feet through the Lovers Lane Cul-de-sac to the POINT OF BEGINNING and CONTAINING 0.021 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: MAY 18, 2026

TO: JEREMY SAIN

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2604001 (SEE R.O.W.)

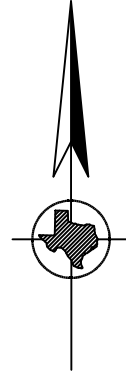




SKETCH

LOVERS LANE, KEMP, TEXAS 75143

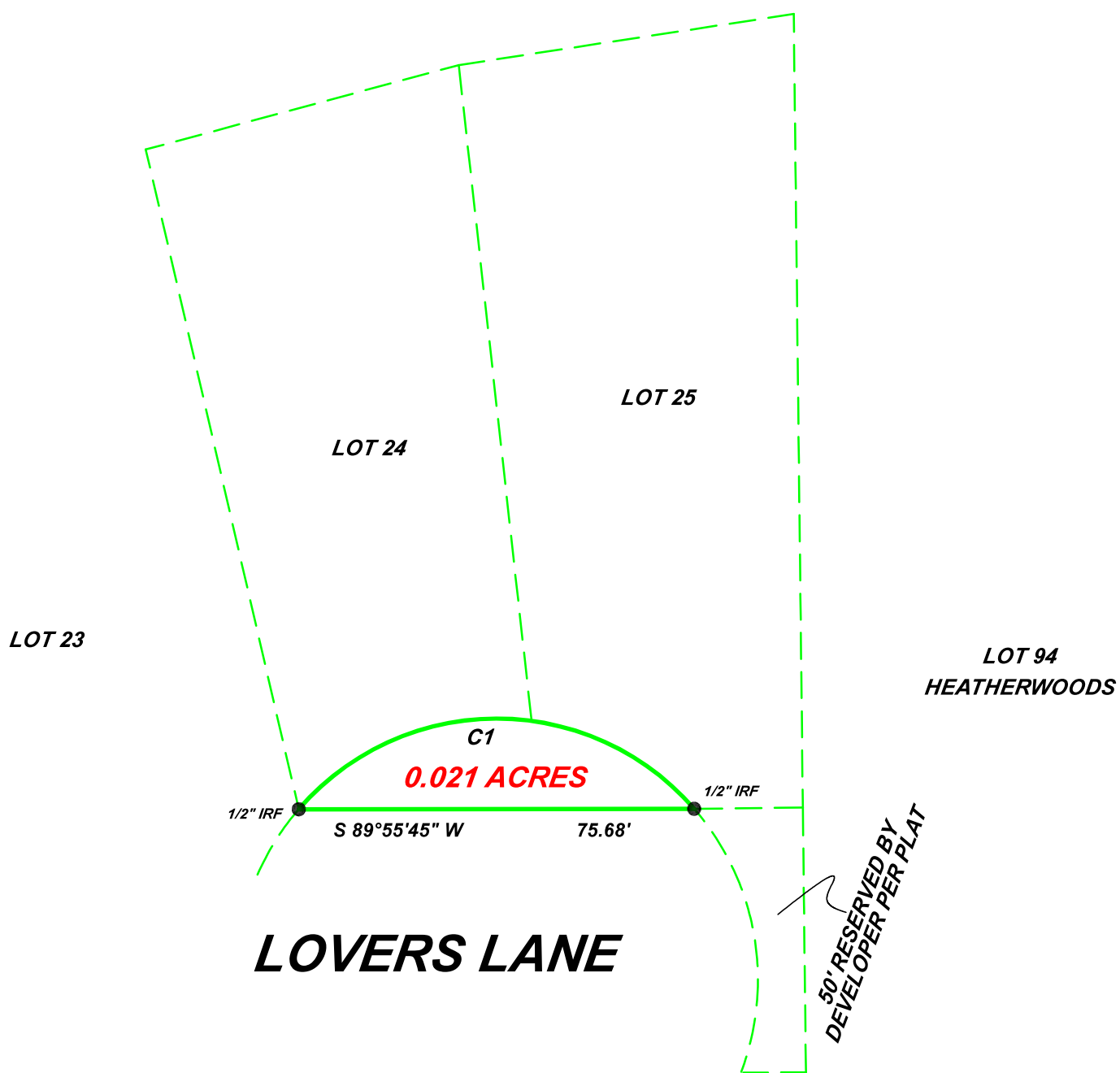
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE N.G. RUSSEL SURVEY, A-659, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOVERS LANE CUL-DE-SAC ADJACENT TO LOTS 24, AND 25, BLOCK 1, OF ISLE OF VIEW ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 6, CABINET C, SLIDE 19 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.



LEGEND

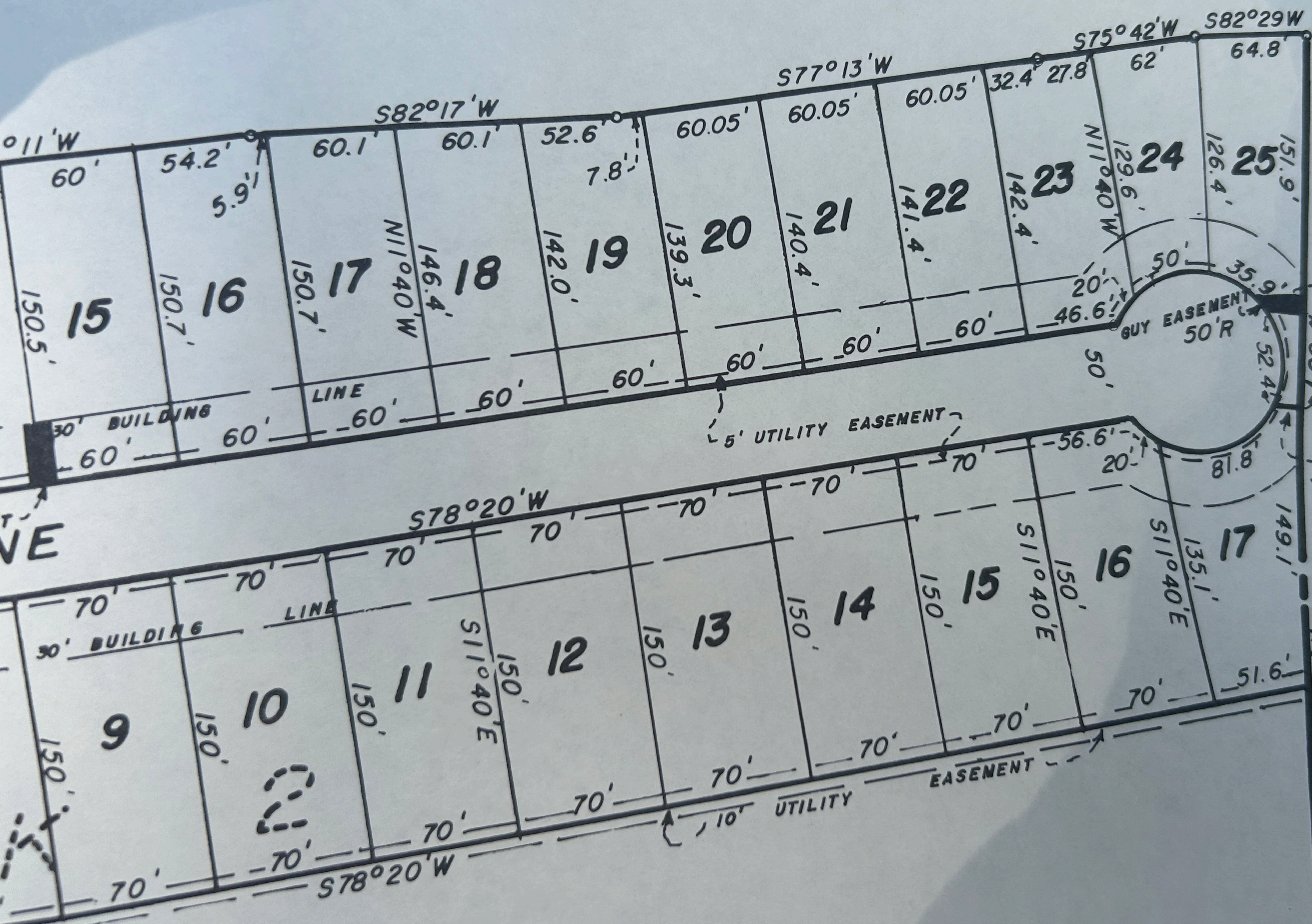
- FENCE
 OVERHEAD POWER
- | | |
|-------------------------|------------------------|
| CONC. = CONCRETE | TB = TELEPHONE BOX |
| PP = POWER POLE | LP = LIGHT POLE |
| WM = WATER METER | GM = GAS METER |
| WV = WATER VALVE | EB = ELECTRICAL BOX |
| IRF = IRON ROD FOUND | PT = PROPANE TANK |
| IRS = IRON ROD SET | SP = SERVICE POLE |
| W/CAP # 4207 | FH = FIRE HYDRANT |
| IPF = IRON PIPE FOUND | BL = BUILD LINE |
| FC = FENCE CORNER FOUND | UE = UTILITY EASEMENT |
| BCS = BURIED CABLE SIGN | DE = DRAINAGE EASEMENT |
| PLM = PIPELINE MARKER | |

**BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83**



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	85.84'	S 89°55'45" W	75.68'

LAKE



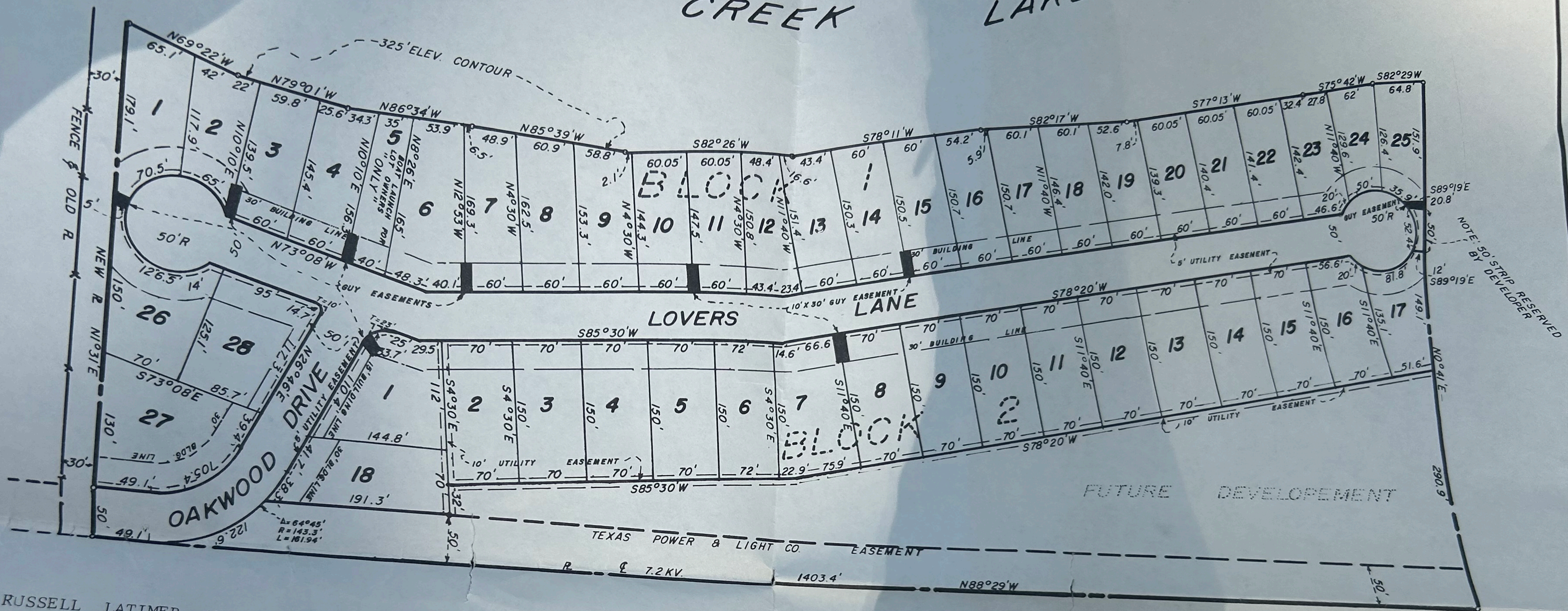
NOTE: 50' STRIP RESERVED BY DEVELOPER

VE

$N0^{\circ}41'E$

290.5

CAR
CREEK
LAKE



WE RUSSELL LATIMER AND JOE LABARBA DO
HEREBY CERTIFY THAT WE ARE THE OWNERS
OF THE TRACT SHOWN HEREON, AND DO
HEREBY ADOPT THIS PLAT DESIGNATING
THIS PROPERTY AS ISLE OF VIEW II.
AND DO HEREBY DEDICATE TO THE
PUBLIC USE FOREVER ALL STREETS
SHOWN HEREON.

Russell Latimer
Russell Latimer

Joe LaBarba
Joe LaBarba

ISLE OF VIEW II
NANCY G. RUSSELL SURVEY
A-659
HENDERSON CO., TEXAS
SURVEYED AUG. 1968 - SCALE: 1" = 100'

APPROVED BY COMMISSIONERS COURT OF
HENDERSON COUNTY, TEXAS, THIS 1
DAY OF OCTOBER, 1968.

R.H. Lee
County Judge

JACK A. HEARN
REGISTERED PUBLIC SURVEYOR
STATE OF TEXAS

I, JACK A. HEARN, A REGISTERED
PUBLIC SURVEYOR OF THE STATE OF TEXAS,
DO HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A SURVEY MADE BY
ME ON THE GROUND AND IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

SUBSCRIBED AND SWORN TO BEFORE
ME, A NOTARY PUBLIC IN AND FOR

Indret

Indret



R = 50.00'
 D = 98°40'27"
 T = 58.21'
 L = 86.11'
 CH = 75.86'
 CB = N89°17'46"W







Ordinance #2026-07

Abandoning Right-of-Way

(Isle of View - Lover's Lane)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS, ABANDONING AND VACATING THE PUBLIC'S RIGHTS FOR STREET AND SURFACE PURPOSES IN A CERTAIN PORTION OF CITY RIGHT OF WAY IN THE CITY OF TOOL, TEXAS AS HEREINAFTER DESCRIBED

WHEREAS, the City of Tool may be the title holder to certain right of way as shown and described in the attached Exhibit "A"; and

WHEREAS, the right of way surface is not needed for City,

WHEREAS, abandoning and vacating said surface right of way will relieve the City of Tool, Texas from the cost and expense of maintaining said property; and

WHEREAS, the abandonment is necessary in order for the property and/or residence to be in compliance with setback regulations set by the Planning and Zoning Ordinance; and

WHEREAS, the City of Tool is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance; and

WHEREAS, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including but not limited to the Open Meetings Act; and

WHEREAS, the purposes of this Ordinance are to promote the public health, safety, and general welfare of the citizens of the City of Tool.

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

Section 1. That all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the City of Tool's surface rights in the right of way BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE N.G. RUSSEL SURVEY, A-659, HENDERSON COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOVERS LANE CUL-DE-SAC ADJACENT TO LOTS 24, AND 25, BLOCK 1, OF ISLE OF VIEW ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 6, CABINET C, SLIDE 19 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS. SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found at the beginning of a curve to the right with a radius of 50.00 feet, and a chord that bears, N 89°55'45" E, 75.68 feet, at the southwest corner of Lot 24, the southeast corner of Lot 23, being the west corner of this tract

THENCE, along the curve to the right with an arc distance of 85.44 feet to a ½" iron rod found at the most southern west corner of Lot 25, being the east corner of this tract:

THENCE, S 89°55'45" W, 75.68 feet through the Lovers Lane Cul-de-sac to the POINT OF BEGINNING and CONTAINING 0.021 ACRES OF LAND MORE OR LESS.

Also, depicted in Exhibit "A" attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated for City use for surface purposes. The City of Tool hereby reserves to itself any utility easement within the right of way if such exists. As a condition of this abandonment, any subsequent user or occupant of the right of way in Exhibit "A" shall indemnify, release, and hold harmless the City of Tool, its elected and appointed officials, employees, contractors, and agents from and against any and all loss, claim, causes of action, including any loss or claim of loss for bodily injury or death, including attorney's fees and all costs associated with litigation, of any nature whatsoever, whether foreseen or unforeseen, arising directly or indirectly out of the existence of drainage and utility facilities within the right of way.

Ordinance #2026-07

Abandoning Right-of-Way

(Isle of View - Lover's Lane)

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

PASSED AND APPROVED this day of 18th day of June 2026.

APPROVED:

Seal

ATTEST:

Vera Bennett, Mayor

Kimberley Price, City Secretary