Agenda

September 17th, 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.*

   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.*

7. **Open, announce the time and conduct a public hearing to receive testimony on the following:**

8. Proposed budget for the 2026-2027 fiscal year
9. Proposed tax rate for the 2026-2027 fiscal year

10. **Close public hearing and announce the time**

    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.*

11. Approve Minutes: August 18th, 2026 Budget Workshop/Special Meeting and August 20th, 2026 Regular Meeting
12. Approve Monthly Activity Reports for August 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:*

13. Consider, Discuss and Take Action on a Managed Service Proposal for IT Services with Jantech Solutions
14. Discuss and Take Action on a request by Michael and Jessica Hatton of Wood Canyon Road to replat lots 100, 101 and 102 to create two 0.432 acre total lots, Lots 100R and 101R
15. Consider and Discuss a Planned Development consideration for Live Oak Vista, located at Property ID #23004, as identified in Henderson County Appraisal District Records
16. Consider, Discuss and Take Action on recommended engineer's opinion for Plantation Dr. traffic issues
17. Consider and nominate two candidates, in accordance with Section 6.03 of the Texas Property Tax Code, to serve on the Henderson County Appraisal Board of Directors
18. Consider, Discuss and Take Action to Approve the Notice of Election for the General Election that will take place on November 3rd, 2026
19. Consider and Take Action to approve the Fiscal Year 2024-2025 Audit (Annual Financial Report) from YWRD, P.C.
20. Consider and Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2025 to September 30th, 2026

Ordinance Readings

21. Consider, Discuss and Take Action to Adopt Ordinance 2026-08T, Tax Rate for Fiscal Year 2026-2027
22. Consider, Discuss and Take Action to Adopt Ordinance 2026-09B, Budget for Fiscal Year 2026-2027

Executive Session

23. Convene into executive session pursuant to Texas Government Code Chapter 551 (2) sections:
    a. Section 551.087 (Economic Development) to discuss economic incentives for Project "Live Oak Vista," located at Property ID #230004, in Henderson County Appraisal District Records
24. Reconvene in open session and take any action necessary resulting from executive session

25. **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.*

26. **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.*

27. **Closing**
    A. Next Meeting: October 15^{th}, 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

Agenda

September 17th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

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: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

Agenda Item No. **8**

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Notice of Budget Cover Page for Fiscal Year 2026-2027

Summary of Agenda Item to be considered:

Staff is meeting the requirements, set forth in Local Government Code Chapter 102.006 and Chapter 102.0065, holding a public hearing to hear input and citizen comment for the 2025-2026 Fiscal Year Budget.

Agenda Item, as listed on the agenda:

(Public Hearing) Proposed 2026-2027 Fiscal Year Budget

Recommended Motion to Consider:

N/A

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

NOTICE OF PUBLIC HEARING ON THE 2026-2027 CITY OF TOOL BUDGET

Notice is hereby given that the Tool City Council will conduct a public hearing on the proposed Fiscal Year 2026-2027 City of Tool Annual Budget. The public hearing will be held at a meeting on:

Thursday, September 17^{th} at 6 p.m.
At the Oran White Civic Center: 701 N. Tool Dr. Tool, TX 75143

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $59,338 OR 3.61%, AND OF THAT AMOUNT, $72,503 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Anyone wishing to speak either FOR or AGAINST the proposed Fiscal Year 2026-2027 Annual Budget is invited to attend the public hearing and voice their opinion.

A copy of the City’s proposed budget may be inspected or obtained at City Hall or online at https://www.tooltexas.org/city-finance.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ● General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Form 50-856; Tax Rate Cover Page; Public Notice on Tax Rate

Agenda Item No.
9

Summary of Agenda Item to be considered:

Staff has prepared the budget for the 2026-2027 budget year and the proposed tax rate.

The recommended tax rate is 0.369184. This tax rate is the no-new revenue rate, acknowledging we are staying in compliance with SB 1851, which says a city that is not currently in compliance with audit regulations means it cannot adopt a rate higher than a no-new revenue rate for the upcoming fiscal year.

Agenda Item, as listed on the agenda:

(Public Hearing) Proposed 2026-2027 Tax Rate

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

CITY OF
TOOL
EST. 1969

Discussion on Budget/Tax Rate Cover Page

Council and Mayor,

This is information for this Council Meeting on September 17th, 2026. The information provided is for the budgetary figures to be voted on at this Council meeting, in regard to a final tax rate and budget adoption.

The total tax rate that is being proposed is a rate of **$.369184**/$100 valuation.

This tax rate is a material change from years prior, due to the institution of an Over 65+ Tax Limitation Freeze on residential Homesteads for Property Owners aged 65 years of age or older (Ordinance 2024-11) and a $20,000 residential homestead exemption on homesteaded properties of people ages 65 years of age or older, up from $10,000 in years prior. (Ordinance 2024-12).

The overall net taxable property values for the City of Tool are $565,619,214, an increase in certified values from the 2025-2026 fiscal year of $528,232,860, a 7.07% increase in total taxable values from the year prior.

As has been said in practice, if values go up, the rates come down. But, if the values go down, the rate has to rise to return back to the same levy for the city's M&O tax rate. (Maintenance and Operations)

The Tax Rate of **.369184**, would levy approximately **$1,987,036.72** in total Ad Valorem revenue for the City of Tool. With this tax rate, our debt is covered, as well as other objectives outlined for debt, as well as maintenance and operations.

Here are the tax rates that are for consideration. Please note:

- The No-New Revenue Rate raises the same tax levy (dollars) as the prior year, with no capturing of new growth within the City of Tool. (2025-26)
- The Voter-Approval Rate covers the M&O Rate of .268191 and Debt Rate of .100993.
- The De Minimis Rate is the Voter-Approval Rate plus $500,000 in more property tax revenue.

Tax Rate Classifications	Rate Threshold
No-New Revenue Rate	**.369184**
Voter-Approval Tax Rate	**.484896**
De Minimis Rate	**.512872**

With the tax rate of .369184/$100 valuation, no election is required and a petition cannot be submitted. Our total proposed budget number is $3,282,811.02, which covers all of the city's expenses.

Respectfully,

Julius Kizzee
City Administrator

Key to Adopting Tax Rates

BELOW Voter-Approval Rate	No Election Required
ABOVE Voter-Approval Rate, but **BELOW** De Minimis Rate	Voters may petition for an election
ABOVE Voter-Approval Rate and **ABOVE** De Minimis Rate	Election Required

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Tool	903-432-3522
Taxing Unit Name	Phone *(area code and number)*
701 N. Tool Dr., Tool, TX 75143	tooltexas.org
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 528,232,860
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 90,561,741
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 437,671,119
4.	**Prior year total adopted tax rate.**	$ 0.375061 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** A. **Original prior year ARB values:** $ 984,000 B. **Prior year values resulting from final court decisions:** - $ 937,000 C. **Prior year value loss.** Subtract B from A.[4]	$ 47,000

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** .... $ 0 **B. Prior year disputed value:** .... - $ 0 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 47,000
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 437,718,119
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory**.** [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 2,500 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 3,506,695 **C. Value loss.** Add A and B. [7]	$ 3,509,195
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 0 **B. Current year productivity or special appraised value:** .... - $ 0 **C. Value loss.** Subtract B from A. [8]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 3,509,195
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 434,208,924
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 1,628,548
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 1,250
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 1,629,798

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12]		
	A. **Certified values:**	$ 557,005,099	
	B. **Counties:** Include railroad rolling stock values certified by the Comptroller's office:	+ $ 0	
	C. **Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	- $ 0	
	D. **Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110	- $ 0	
	E. **Total current year value.** Add A and B, then subtract C and D.		$ 557,005,099
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15]		
	A. **Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16]	$ 8,614,115	
	B. **Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17]	+ $ 0	
	C. **Total value under protest or not certified.** Add A and B.		$ 8,614,115
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]		$ 104,521,746
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.		$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]		$ 461,097,468
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]		$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]		$ 19,638,786

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 19,638,786
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 441,458,682
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.369184 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ______ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.287582 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 437,718,119
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 1,258,798
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. + $ 941	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 941	
	E. Add Line 31 to 32D.	$ 1,259,739
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 441,458,682
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.285358 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose.	$ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.000000/$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.000000/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A. Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0 **B. Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100 . . . . $ 0.000000/$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.285358/$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 0 **B.** Divide Line 41A by Line 33 and multiply by $100 . . . . $ 0.000000/$100 **C.** Add Line 41B to Line 40.	$ 0.285358/$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.295345/$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] . . . . $ 0.000000/$100 **- or -** **B.** The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B). a. Enter the **disaster relief cost.** . . . . $ 0 b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100 . . . . $ 0.000000/$100 c. Add Line D42(B)(b) to Line 42. . . . . $ 0.000000/$100 d. Enter the **current year unused increment rate** from Line 68 . . . . $ 0.000000/$100 e Add Line D42(c) to Line D42(d). . . . . $ 0.000000/$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. **C.** Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000/$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount .... $ 543,577 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... –$ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... –$ 0 **D.** Subtract **amount paid** from other resources .... –$ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 543,577
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 0
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 543,577
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] .... 99.00 % **B.** Enter the prior year actual collection rate. .... 100.13 % **C.** Enter the 2024 actual collection rate. .... 100.33 % **D.** Enter the 2023 actual collection rate. .... 99.00 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	99.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 549,067
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.119078 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.414423 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ 0.000000 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.369184 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.369184 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.414423 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.414423 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [45] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.414423 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.448848 /$100
	B. Unused increment rate (Line 68)	$ 0.000179 /$100
	C. Subtract B from A	$ 0.448669 /$100
	D. Adopted Tax Rate	$ 0.375061 /$100
	E. Subtract D from C	$ 0.073608 /$100
	F. 2025 Total Taxable Value (Line 61)	$ 440,389,504
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 324,161
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.375061 /$100
	B. Unused increment rate (Line 67)	$ 0.000157 /$100
	C. Subtract B from A	$ 0.374903 /$100
	D. Adopted Tax Rate	$ 0.375061 /$100
	E. Subtract D from C	$ -0.000157 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 501,958,826
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.410821 /$100
	B. Unused increment rate (Line 66)	$ 0.020647 /$100
	C. Subtract B from A	$ 0.390174 /$100
	D. Adopted Tax Rate	$ 0.389999 /$100
	E. Subtract D from C	$ 0.000175 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 452,893,053
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 792
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 324,953
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.070473 /$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.484896 /$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.285358 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.108436 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.119078 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.512872 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.375061 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 434,208,924
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 441,458,682
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.000000 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.484896 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.369184 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate. .... $ 0.484896 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. .... $ 0.512872 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here Julius Kizzee
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

08 /11 /2026
Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of $0.369184 per $100 valuation has been proposed by the governing body of City of Tool.

PROPOSED TAX RATE	$0.369184 per $100
NO-NEW-REVENUE TAX RATE	$0.369184 per $100
VOTER-APPROVAL TAX RATE	$0.484896 per $100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for City of Tool from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that City of Tool may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that City of Tool is not proposing to increase property taxes for the 2026 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 17, 2026 AT 06:00 PM AT the Oran White Civic Center.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, City of Tool is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City of Tool of City of Tool at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal: Mike Dumont, Tommy Salvato, Robert Stykes, Greg Figueroa, Daniel Sayre

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Tool last year to the taxes proposed to be imposed on the average residence homestead by City of Tool this year.

	2025	2026	Change
Total tax rate (per	$0.375061	$0.369184	decrease of -0.005877 per

$100 of value)			$100, or -1.57%
Average homestead taxable value	$227,251	$244,116	increase of 7.42%
Tax on average homestead	$852.33	$901.24	increase of $48.91, or 5.74%
Total tax levy on all properties	$1,642,960	$1,702,298	increase of $59,338, or 3.61%

For assistance with tax calculations, please contact the tax assessor for City of Tool at 903-432-3522 or contact@tooltexas.org, or visit tooltexas.org for more information.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Kimberley Price, City Secretary

Department: Administration

Is this a Budgeted Item? ☐ Yes ■ No

Agenda Item No. **11**

○ Contract/Agreement ○ General Discussion ○ Ordinance ● Report ○ Resolution

Attachments: Minutes from August 18th, 2026 Special Meeting and August 20th, 2026 Regular Meeting

Summary of Agenda Item to be considered:

Staff is presenting the minutes from the August 18th, 2026 Special Meeting and August 20th, 2026 Regular Meeting.

Agenda Item, as listed on the agenda:

Approve Minutes: August 18th, 2026 Special Meeting and August 20th, 2026 Regular Meeting

Recommended Motion to Consider:

"I move that we approve the minutes from the August 18th, 2026 Special Meeting and August 20th, 2026 Regular 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.

Signature of Sponsoring Officer

Kimberley Price

Printed name of Sponsoring Officer

Minutes

August 18th, 2026 @ 9:00 a.m.
Budget Workshop/Special City Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

1. Call to Order @ 9:04 a.m.
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. All Present. Councilmember Sayre attended the meeting via Zoom. 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 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.***

   A. None

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 Secretary Kimberley Price listed the candidates for the November 3rd, 2026 General Election which is an election that was to elect three Councilmembers for each for a term of two years
   B. City Administrator Julius Kizzee introduced Mimi Packett who is now the part-time Parks Administrator

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. Receive, Consider and Discuss the proposed tax rate for Fiscal Year 2026-2027 for the City of Tool, as presented by the City Administrator. City Administrator Kizzee presented the following rates:

   No New Revenue Rate – $0.369184;
   Voter-Approval Rate – $0.484896;
   and De Minimis Rate - $0.512872.

   City Administrator Kizzee stated that he would like to propose a Tax Rate of $0.375061, which is a rate between the No New Revenue Rate and the Voter-Approval Rate. City Administrator Kizzee continued by discussing how each rate is calculated and concluded by discussing the effects of the Senior Tax Freeze to this year's tax rate. Councilmember Salvato inquired if the proposed tax rate of $0.375061 was too tight of a tax rate to which City Administrator Kizzee stated that while yes this tax rate would be tight, he could make it work with the proposed budget. After further discussion, the City Council asked City Administrator Kizzee to provide the City Council with a spreadsheet showing a Tax Rate of $0.380000 and $0.385000.

8. Receive, Consider and Discuss the proposed budget for Fiscal Year 2026-2027 for the City of

Tool, as presented by the City Administrator. City Administrator Kizzee presented his proposed budget and received the recommended changes from the City Council. City Administrator Kizzee stated that he would review the budget and attempt to add the City Council's wish list items with the new proposed tax rates which were presented in Item Seven.

9. **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 an upcoming grant opportunity and expressed interest in working with GrantWorks
   B. Councilmember Figueroa stated that it was important for the City to be pro-business and that without new businesses providing sales tax, the tax rate would go up next year.

10. **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. None

11. **Closing**

    A. Next Meeting: August 20th, 2026
    B. Adjourn. Motion to Adjourn @ 10:14 a.m. was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 4/0. Meeting Adjourned @ 10:14 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

Minutes

August 20th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

1. Call to Order @ 6:00 p.m.
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. Salvato Absent. 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 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.***

   A. Marsha Goforth spoke on Items 12, 13 and 17 during the time of the agenda item
   B. Diann Carroll spoke on Items 12, 13 and 17 during the time of the agenda item
   C. Michael Fladmark spoke on Item Eight and Item 13 during the time of the 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.*

   A. City Secretary Kimberley Price discussed the upcoming Drawing for a Place on the Ballot for the November 3rd, 2026 General Election
   B. Director of Maintenance and Operations Frank Martin recognized his team for their hard work regarding a road construction project on Arnold Hills Road
   C. Code Enforcement Officer Kenny Boyle presented his Monthly Report for July
   D. Court Clerk Stacy Hamaker presented her Monthly Report for July
   E. Chief of Police Robert Walker presented his Monthly Report for July
   F. City Administrator Kizzee presented his Executive Summary and highlighted the outstanding Audit, the hiring of Mimi Packett, Parks Administrator along with Jonathan Wilson, City Controller. City Administrator Kizzee continued by discussing the progress of the Maintenance Barn project and concluded by discussing the need for planning a grand opening celebration for the Maintenance Barn this fall.

- Motion to Move Item 13 ahead of Item Seven was made by Councilmember Stykes with second by Councilmember Dumont. Motion Passed 4/0.

- Motion to Move Item 21 ahead of Item 17 and Item 18 was made by Councilmember Stykes with second by Councilmember Dumont. Motion Passed 4/0.

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.*

7. **Open, announce the time and conduct a public hearing to receive testimony on the following**:

   - Public Hearing was opened @ 6:19 p.m.

8. Discuss Ordinance 2026-08, Data Centers

9. **Close public hearing and announce the time**

   - Public Hearing was closed @ 6:21 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.*

10. Approve Minutes: July 16th, 2026 Regular Meeting. Motion to Approve Minutes: July 16th, 2026 Regular Meeting was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0.
11. Approve Monthly Activity Reports for July 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. Motion to Approve Monthly Activity Reports for July 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 Dumont. Motion Passed 4/0.

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:*

12. Consider, Discuss and Take Action to approve $5,000 in reimbursement funds from the Capital Improvement Fund to the General Fund, for the purposes of stop signs along Planation Dr. in the Lakeway Estates subdivision. City Administrator Kizzee discussed the conversations over the past thirty days in regard to Lakeway Estates subdivision highlighting speaking with the Texas Department of Transportation and speaking to two residents in Lakeway Estates who live along Plantation Drive. City Administrator Kizzee continued by stating that he was requesting reimbursement for the signs that he purchased for Lakeway Estates.

    - Councilmember Salvato joined the meeting in person @ 6:29 p.m.

Councilmember Figueroa stated that the issue in Lakeway Estates was a public safety issue, not a speed issue. Councilmember Figueroa continued by stating the propane tank that was discussed last month had been moved by Nelson Propane Gas, Inc. free of charge.

Councilmember Figueroa continued by stating that stop signs would not reduce speed and that the blind spot should be cleared along with removing trees and brush along the curve of the road. Councilmember Figueroa concluded by discussing the need for the city to keep the stop signs and use them in other areas of the city as needed, if not used on Plantation Drive. Councilmember Stykes thanked Councilmember Figueroa for getting the propane tank moved and concluded by stating that he agreed that the blind spot along the curve should be cleared to help with seeing the curve of the road. Councilmember Sayre stated that coming into the neighborhood was harder to see the road than exiting the neighborhood. Councilmember Stykes stated that he, along with Councilmember Salvato, lived in Lakeway Estates and concluded by stating that he felt that painting white reflecting strips on the road to highlight the curve could possibly help this situation. Mayor Bennett stated that this curve was a very sharp curve and concluded by stating that a Petition was presented from Lakeway Estates with 84% of the residents stating that they were not in favor of a stop sign to help with the curve on Plantation Drive and 16% of residents in favor of a stop sign to help with the curve on Plantation Drive. Councilmember Dumont stated that he would like to see a solar powered curve signs to help better see the curve. Mayor Bennett stated that, per the traffic code, stop signs could not be used to assist with slowing the speed in any given direction. Councilmember Salvato stated that the property in question has encountered multiple vehicular accidents over the past few years, resulting in property damages. Councilmember Salvato continued by discussing the damage sustained to the owner's property and concluded by applauding City Administrator Kizzee for his quick action in purchasing stop signs to help mitigate the problem and thanking Councilmember Figueroa for assisting with helping the property owner get the propane tank move to a safer location on their property. Councilmember Sayre inquired what the city could do to make the property owner comfortable to help mitigate a future issue.

Motion to Table the approval of $5,000 in reimbursement funds from the Capital Improvement Fund to the General Fund, for the purposes of stop signs along Planation Dr. in the Lakeway Estates subdivision was made by Councilmember Figueroa with second by Councilmember Stykes. Motion Passed 5/0.

13. Consider, Discuss and Take Action on a donation of exercise equipment for the Eight at Tool Park from the Eight at Tool 501(c)3 nonprofit organization. City Administrator Kizzee discussed how he was approached by the Eight at Tool 501(c)3 nonprofit organization stating that they would like to donate exercise equipment to the Eight at Tool Park. Becky Young of the Eight at Tool 501(c)3 nonprofit organization discussed that they received a grant from Trinity Valley Electric Cooperative (TVEC) and have allocated those funds for the purchase of exercise equipment for the Eight at Tool Park. Becky Young continued by discussing the different types of exercise equipment, the prices of each piece of equipment and concluded by discussing installation of the equipment. Councilmember Dumont stated that he was concerned regarding the quality of the equipment since it was made in China and concluded by stating that he was unsure how long the equipment would last for. Mayor Bennet requested additional information regarding the installation cost for the exercise equipment. Motion to Approve the donation of exercise equipment for the Eight at Tool Park from the Eight at Tool 501(c)3 nonprofit organization was made by Councilmember Stykes with second by Councilmember

Figueroa. Motion Passed 4/0.

14. Consider, Discuss and Take Action for the authorization on a request of $20,364.04 from the 2026 Limited Tax Note account for a concrete driveway and furniture materials for the Maintenance Barn construction project. Mayor Bennett presented this item highlighting that this was not to ask for additional funding but to ask to use existing funding in the account for additional items that were not originally budgeted for which included a concrete driveway, ADA compliance concerns and office furniture. Motion to Approve the authorization on a request of $20,364.04 from the 2026 Limited Tax Note account for a concrete driveway and furniture materials for the Maintenance Barn construction project was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 5/0.

15. Consider, Discuss and Approve authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant application and implementation services for Texas Community Development Grant Program for FY2027 and/or FY2028 Community Development Fund as administered by the Texas Department of Agriculture. John McElfish of GrantWorks presented this item highlighting a grant opportunity for the City of Tool for a $750,000.00 at a 5% match infrastructure needs. John McElfish continued by stating that while this was a competitive grant, the city had a great chance in being funded. McElfish continued by explaining the grant process and stated that GrantWorks had assisted the City of Tool in the past in regard to grant opportunities. Mayor Bennett inquired when fees to GrantWorks would be due to which John McElfish stated that fees were not paid upfront for services. Motion to Approve authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant application and implementation services for Texas Community Development Grant Program for FY2027 and/or FY2028 Community Development Fund as administered by the Texas Department of Agriculture was made by Councilmember Stykes with second by Councilmember Sayre. Motion Passed 5/0.

16. Consider, Discuss and Take Action to issue a Request for Proposals for Guam Street Drainage Improvements. City Administrator Kizzee presented this iteming highlighting the need to continue with making improvements in regard to drainage on Guam Street. City Administrator Kizzee continued by discussing the timeline from issuance of the Request of Proposal to bringing the requests before the City Council to vote on. City Administrator Kizzee continued by discussing conversations he had with Haye's Engineering who is the City of Tool third-part engineer. Councilmember Figueroa inquired regarding estimated cost of the project to which City Administrator Kizzee stated that the estimated cost of the project would be around $65,000.00 to $75,000.00. Councilmember Sayre inquired what part of the city would the city move to next for drainage relief to which City Administrator Kizzee stated that he would like to create a drainage plan for the entire city. Motion to Approve the issuance of a Request for Proposals for Guam Street Drainage Improvements was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed.

17. Consider, Discuss and Take Action on an agreement for a citywide Telehealth Program

Partnership with MD Health Pathways and the City of Tool. Matt Spallas of MD Health Pathways presented this item highlighting what the Telehealth program offered and concluded by providing statistics of usage during the six-month free trial period. Councilmember Dumont inquired if the terms of the agreement were negotiable to allow for a month-to-month agreement as opposed to a two-year agreement. Councilmember Figueroa stated that he was shocked in how low of usage the program had over the trial period. Councilmember Stykes stated that he was very excited for the program, however, since the finances have now changed, the program was no longer feasible. Mayor Bennett stated that she would be interested in looking into alternatives in regard to health services for residents of Tool. Motion to not enter into an agreement for a citywide Telehealth Program Partnership with MD Health Pathways and the City of Tool was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

18. Consider, Act, and Take Record Vote on the proposed tax rate for Fiscal Year 2026-2027, as presented by the City Administrator. City Administrator Kizzee presented this item highlighting that after further research, the City of Tool could only approve the No New Revenue tax rate due to the City of Tool being behind on city audits. City Administrator Kizzee continued by discussing a recent house bill that affected more than 100 smaller cities that prohibits approving a tax rate higher than the No New Revenue rate if you were behind on your city audit. Mayor Bennett commended City Administrator Kizzee for working hard with the auditors to get the audit caught up. Councilmember Figueroa discussed the City of Tool's relationship with their current auditing firm and concluded by discussing the cost of municipal auditing along with the time that it took to complete a municipal audit. Councilmember Dumont discussed how retaining auditing firms for municipal auditing was difficult due to the fact that municipal auditing was a a niche field. Mayor Bennett stated that she expected to see possible changes to the house bill in the next legislative session that would allow for a remedy for smaller cities in regard to audit completion deadlines. Councilmember Figueroa stated that the city is very close to being completed with the outstanding audit and are expected to have the current fiscal year audit be completed before the March 2027 deadline.

City Administrator Kizzee called for each Councilmember one at a time to provide a record vote for the proposed tax rate for Fiscal Year 2026-2027

- I, Mike Dumont, move that the property tax rate be set at a rate of 0.369184 which is a 0.00% increase in the tax rate
- I, Daniel Sayre, move that the property tax rate be set at a rate of 0.369184 which is a 0.00% increase in the tax rate
- I, Tommy Salvato, move that the property tax rate be set at a rate of 0.369184 which is a 0.00% increase in the tax rate
- I, Greg Figueroa, move that the property tax rate be set at a rate of 0.369184 which is a

0.00% increase in the tax rate

I, Robert Stykes, move that the property tax rate be set at a rate of 0.369184 which is a 0.00% increase in the tax rate

19. Consider, Act, and Take Record Vote on the proposed budget for the Fiscal Year 2026-2027, as presented by the City Administrator. City Administrator Kizzee presented the budget for Fiscal Year 2026-2027 highlighting a budget of $3,282,811.02 which included his recommended changes to the budget due the tax rate being set at the No New Revenue rate and not the proposed rate of 0.380000 or 0.385000, as requested by the City Council during the budget workshop in August. City Administrator Kizzee called for each Councilmember one at a time to provide a record vote for the proposed budget for Fiscal Year 2026-2027.

- I, Robert Stykes, make a motion to approve the budgetary amount for the Fiscal Year 2026-2027
- I, Greg Figueroa, vote to approve the proposed budget for the Fiscal Year 2026-2027 as presented by the City Administrator
- I, Tommy Salvato, vote to Consider, Act and Take Record Vote on the proposed budget for the Fiscal Year 2026-2027 as presented by the City Administrator
- I, Daniel Sayre, vote Yes on the proposed budget for the Fiscal Year 2026-2027
- I, Mike Dumont vote to approve the proposed budget for the Fiscal Year 2026-2027 as presented by the City Administrator

Ordinance Readings

20. Consider, Discuss and Take Action on Ordinance 2026-08, Data Centers. Councilmember Figueroa stated that this Ordinance sends a message to data center developers and investors that data centers would not be allowed in Tool. Councilmember Figueroa concluded by stating that Tool would be one of the first cities in Texas to pass a ordinance to prohibit data centers. Mayor Bennett stated that this ordinance would allow for the prohibition of data centers while not allowing the City of Tool to be open to litigation. Councilmember Dumont inquired regarding battery storage being prohibited in the city as well. Councilmember Figueroa stated that right now the data center was the topic and that if a future council wants to also ban battery storage they have the ability to create or amend an ordinance to do so. Motion to Take Action on Ordinance 2026-08, Data Centers which would allow data centers was made by Councilmember Dumont with second by Councilmember Figueroa. Motion Passed 5/0.

Resolution Adoption

21. Consider, Discuss and Take Action to Adopt Resolution 2026-05R, Tax Rate Calculations. Mayor Bennett stated that this item was an administrative task. Motion to Take Action to Adopt Resolution 2026-05R, Tax Rate Calculations was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 5/0.

22. **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 progress of the Maintenance Barn Project
    B. Councilmember Sayre discussed an upcoming fundraiser on September 12th for In His Hands Foster Home
    C. Mayor Bennett discussed the progress of the Maintenance Barn Project
    D. Councilmember Salvato thanked City Administrator Kizzee and his staff for their hard work on the Budget and Tax Rate
    E. Councilmember Figueroa thanked City Administrator Kizzee and his staff for their hard work and concluded by discussing his time serving on City Council.
    F. Councilmember Stykes thanked staff for their hard work and concluded by highlighting the great work that the Maintenance Department had been doing

23. **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. Councilmember Sayre requested additional tornado sirens be installed in the city
    B. Councilmember Figueroa requested that the Finance Manuel be brought before the City Council

24. **Closing**

    A. Next Meeting: September 17th, 2026
    B. Adjourn. Motion to Adjourn @ 7:55 p.m. was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

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.

<u>Minutes</u>

August 20th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

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: September 17th, 2026

Requested By: Staff

Department: Multidepartmental

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ● Report ○ Resolution

Agenda Item No. **12**

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

Summary of Agenda Item to be considered:

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

Agenda Item, as listed on the agenda:

Approve Monthly Activity Reports for August 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 August 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 – September 2026

Dear Council and Mayor,

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

- The Building Technician position hiring process will have to restart after the last candidate has pulled their acceptance offer.
- Staff has opened several bank accounts at Prosperity Bank as of this month and are starting to transition other bank accounts over from Simmons in the next few weeks. We are hoping to be fully switched over by October 2026.
- The Telehealth agreement is set to expire later this month. Staff is engaging with MD Health Pathways of new avenues of partnership.
- The Council Workshop that was slated for this month has been rescheduled to November due to scheduling conflicts.
- Staff is currently completing an audit for short-term rentals in the city, with anticipated efforts through Code Enforcement.
- 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.
- The Maintenance Barn project is nearing completion, with a move-in timeframe of late September – early October of 2026.
- The Live Oak Vista Development project is slated to come before the council in September and October of this year.

Tool Municipal Court

AUG. 2026 Monthly Report

Money Collected:	Cash:		$5,308.46	
	Check:		$1,617.50	
	Money Order:		$779.00	
	Online Payments:		$11,960.60	
	Total:	**$**	**19,665.56**	
	Money Collected	$	19,665.56	
	Remitted to State		$6,468.16	
	OMNI		$93.26	•TLFT2
	Security Fund	$	373.88	•LBSF •MCBS
	Technology Fund	$	305.20	•CTF •LCTF
	Collection Fees		$1,303.05	•PC30
	Jury Fund		$7.64	•LMJF
	Truancy Fund		$381.47	•LTPF
		$	8,932.66	
	Money Kept by City	**$**	**10,732.90**	
Number of Citations:			98	
Warrants:	Entered:		26	
	Cleared:		14	
Dismissals:	CLOSED :		106	
	Community Service:		0	
	Time Served:		16	

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

Tool Police Department

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

Monthly report – August 2026

Reporting Period: August 1, 2026 – August 31, 2026

To: Mayor and City Council
From: Chief Robert Walker
Date: August 2026

Calls for Service

During the month of August 2026, the Tool Police Department responded to **415 calls for service**.

Traffic Enforcement

Officers conducted traffic enforcement throughout the month with the following activity:

- **188 Traffic Violations**
- **93 Citations Issued**
- **95 Warnings Issued**

Citations accounted for approximately **49.5%** of traffic enforcement contacts, while warnings accounted for approximately **50.5%**.

Criminal Activity

The department investigated the following criminal offenses during August:

- **2 Thefts**
- **1 Criminal Mischief**
- **1 Possession of a Controlled Substance**

Monthly Summary

August was a busy month for the Tool Police Department, with **415 calls for service**, representing a significant level of activity for the department. Officers continued to balance responding to calls for service with proactive traffic enforcement and criminal investigations.

Traffic enforcement resulted in **188 violations**, with enforcement nearly evenly divided between citations and warnings. Officers also investigated theft, criminal mischief, and a controlled substance offense during the reporting period.

The department will continue to maintain a visible patrol presence, respond to the needs of the community, enforce traffic laws, and address criminal activity throughout the City of Tool.

Respectfully submitted,

Robert Walker
Chief of Police
Tool Police Department

State of Texas
Henderson Co.

City of Tool
City Council

August 2026 - Maintenance Report

Week Of	Road Repairs	Culverts & Ditches	Trees	City Property Maint.	Citizen Work Orders	Misc.	Park	Material Expense
Aug.3rd	9	2		1	1	3	5	$ 375.00
Aug.10th	16		1			2	5	$ 900.00
Aug.17th	5	1					5	$ 2,275.00
Aug.24th	4	2					5	$ 200.00
Aug.31st	1	1		1	1		1	$ 25.00
TOTALS	35	6	1	2	2	5	21	$3,775

CITY OF TOOL EST. 1969

701 N. Tool Dr. Tool, TX 75143

Office: 903.432.3522 Fax: 903.432.3867

www.tooltexas.org fmartin@tooltexas.org

City Of Tool Maint Report for the week of: 08/03/2026 - 08/07/2026

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Owhyne	Sink Hole/SawCut/Patch	Trk./Saw/Hand Tools	Cold Mix			6	6	
	Lowe's	Supplies	Trk.				1	1	
	Lovers Ln.	Dip in Street @ Culvert	Trk.				0.5	0.5	
Tuesday	Maint Office	Reports/Emails/Sched.	Phone Calls				0.5	0.5	Brad off 8 hrs.
	Park	Park Maint					1	1	Troy off @ Noon
	Maint Barn	Ck.Equip.	Backhoe/Dmp.Trk.				1	1	
	Avant Rd.	Ditch/Repair ROW	Backhoe/Dmp.Trk.				5.5	3.5	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn / Valero	Ck.Equip. / Fuel	Dmp.Trk./Backhoe				1	1	
	Avant Rd.	Ditch / Repair Drainage	Dmp.Trk./Backhoe				4.5	4.5	W/O
	Avant Rd. /Groves	Haul Dirt	Dmp.Trk./Backhoe				2	2	
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn	Ck. Equip. /Grind Material	Grinder/Backhoe				1	1	
	1115 Aloha Rd.	Drive Way Tie In	Trk.Hand Tools	Cold Mix	$ 50.00		2	2	W/O - New Construction
	Leyte /Owhyne	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		2.5	2.5	
	Cherokee Trace	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		2	2	
Friday	Maint Office	Reports/Emails/Sched.	Phone Calls				0.5	0.5	Brad in @ 9:30
	Park	Park Maint				5.5	0.5	0.5	
	Maint Barn	Ck.Equip./Grind Material	Grinder/Backhoe				1	1	
	Hills Ln.	Patch	Trk./Hand Tools	Cold Mix			2	2	
	Lovers Ln.	Patch	Trk./Hand Tools	Cold Mix			1.5	1.5	
	E.Will White Rd.	Patch	Trk./Hand Tools	Cold Mix			1.5	1.5	
	Tepoto	Patch	Trk./Hand Tools	Cold Mix			1	1	
				Total	$ 150.00	29.5	40	38	

CITY OF TOOL EST. 1969

701 N. Tool Dr.
Tool, TX 75143

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Fax: 903.432.3867

www.tooltexas.org
fmartin@tooltexas.org

City Of Tool Maint Report for the week of: 08/10/2026 - 08/14/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched.	Time Sheets/Phone Calls			1	1	1	
	Park	Park Maint.				7			
	Maint Barn	Ck.Equip./Grind Materials	Backhoe / Grinder				1	1	
	Woodland Trl.	Large Drop off Edge /Street	Backhoe / Trk. /Hand Tools	Base Rock	$ 125.00		1.5	1.5	
	Hills Ln.	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1.5	1.5	
	Birdsong	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1.5	1.5	
	Kontiki Dr.	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1.5	1.5	
Tuesday	Maint Office	Reports/Emails/Sched.	Phone Calls			0.5	0.5	0.5	Frank off @ Noon Doctor Appt.
	Park	Park Maint				7.5			
	Maint Barn	Ck. Equip./Grind Material	Backhoe/Grinder				1	1	
	Early Dr.	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		2	2	
	Kontiki/N.Kanakoa/Maloma	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		2.5	2.5	
	Kalaura Way/Tupuna	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		2	2	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn / Valero	Ck.RepairEquip./Grind/Fuel	Mahrinda/Kubota/Grinder				3	3	
	201 W. Will White Rd.	Mow Lot	Mahrinda/Kubota				2	2	Per Julius / For Code
	Rim of the World	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		1.5	1.5	
	Lide Ln.	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		1	1	
Thursday	Maint Office	Reports/Emails/Sched.	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip./Grind Material	Backhoe/Grinder				1.5	1.5	
	Lake Dr./Shady Trl.	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		2	2	
	Kontiki/Kalaura Way	Patch	Trk./Hand Tools	Cold Mix	$ 75.00		2	2	
	Owhyne	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1	1	
	Bounty View	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1	1	
Friday	Maint Ofiice	Reports/Emails/Sched.	Phone Calls				0.5	0.5	Brad in @ 9:00
	Park	Park Maint				6			
	Maint Barn /Valero	Ck.&Service Equip./Fuel					3	3	Prepair for Monday Arnold Hills Rd. Culvert &Street Repair
	Maint Barn	Load Signs/Barracades/Tools					2	2	
	Maloma	Tree Down in Street	Trk./Saw				1	1	
	Arnold Hills Rd. @ Culvert	Weedeat Work Area	Trk./Weedeaters				1.5	1.5	

	Cost	Brad	Jeff	Troy
Total	$ 900.00	38	40	40

CITY OF TOOL EST. 1969
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City Of Tool Maint Report for the week of: 08/17/26 - 08/21/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched	Phone Calls				0.5	0.5	Brad Late in @ 9:30
	Park	Park Maint				5.5			
	Arnold Hills Rd.	Saw cut cement Head Wall	Excavator/Trks./Saw				7.5	7.5	
Tuesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Arnold Hills Rd.	Remove Old Culvert/ Dirt	Excavator/Backhoe/Trks.				7.5	7.5	
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Arnold Hills Rd.	Grade/Install Culverts	Excavator/Backhoe/Trks.	24x30 Culvert	$ 1,300.00		4	4	
	Arnold Hills Rd.	Saw Cut / Cover Culvert	Excavator/Backhoe/Trks.	Base Rock	$ 300.00		3.5	3.5	
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls				0.5	0.5	Brad off 8hrs.
	Park	Park Maint					1	1	
	Maint Barn	Unload/Clean Equip.					1.5	1.5	
	Maint Barn	Ck.Equip./Grind Material	Backhoe/Grinder				1	1	
	Arnold Hills Rd.	Asphalt over Base Rock	Trk./Backhoe/Hand Tools	Cold Mix	$ 400.00		4	4	
Friday	Maint Office	Reports/Emails/Sched	Phone Calls				0.5	0.5	Brad off 8 hrs.
	Park	Park Maint							
	Maint Barn	Ck.Equip./Grind Material	Backhoe / Grinder				1.5	1.5	
	Arnold Hills Rd	Touch up Asphalt	Trk./Hand Tools	Cold Mix	$ 125.00		2	2	(2) Times
	Luau Ct.	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		2	2	
	Westwind Dr.	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1	1	
	Shoreline Dr	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1	1	
				Total	$ 2,275.00	21.5	40	40	

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City Of Tool Maint Report for the week of: 08/24/26 - 08/28/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched	Time Sheets/Phone Calls			1	1	1	
	Park	Park Maint				7			
	Maint Barn	Ck.Equip./Grind Material	Grinder/Backhoe				1	1	
	Arnold Hills Rd.	Touch up Asphalt	Trk./Hand Tools	Cold Mix	$ 50.00		1	1	
	Utopia	Fill Large Cracks	Trk./Hand Tools	Cold Mix	$ 50.00		2	2	
	Oakshore	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1.5	1.5	
	Lazy St.	Patch	Trk./Hand Tools	Cold Mix	$ 50.00		1.5	1.5	
Tuesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip.	Dmp.Trk./Backhoe				1	1	
	Kapuna	Ditching	Dmp.Trk./Backhoe				6.5	6	
	1128 Royal Way	Dog @ Large	A/C Trk					0.5	A/C Call - RTO
Wednesday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn / Valero	Ck.Equip. / Fuel	Dmp.Trk./Backhoe				1	1	
	Kapuna	Ditching	Dmp.Trk./Backhoe				6.5	6	
	Mockingbird	2 Dogs @ Large	A/C Trk					0.5	A/C Call - UTL
Thursday	Maint Office	Reports/Emails/Sched	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	City Hall	Bld. Maint					2.5	2.5	
	Maint Barn	Ck. Equip.	Dmp.Trk. / Backhoe				1	1	
	Maloma	Ditching	Dmp.Trk. / Backhoe				4	4	
Friday	Maint Office	Reports/Emails/Sched.	Phone Calls			0.5	0.5	0.5	
	Park	Park Maint				7.5			
	Maint Barn	Ck.Equip.	Dmp.Trk./Backhoe				1	1	
	Maloma	Ditching	Dmp.Trk./Backhoe				6.5	6	
	412 Shady Trl.	Dog @ Large	A/C Trk.					0.5	A/C Call - UTL
				Total	$ 200.00	40	40	40	

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City Of Tool Maint Report for the week of: 08/31/26

Day	Location	Action	Equipment	Material	Cost	Brad	Jeff	Troy	Notes
Monday	Maint Office	Reports/Emails/Sched.	Phone Calls				0.5	0.5	Brad in late 11:00
	Park	Park Maint				4			Troy off @ Noon
	Maint Barn	Ck.Equip.	Dmp.Trk./Backhoe				1	1	
	Maloma	Ditching	Dmp.Trk./Backhoe				5.5	4.5	
	Hill Top	Driveway @ Street Edge	Backhoe/ Hand Tools	Base Rock	$ 25.00		1		W/O
Tuesday									
Wednesday									
Thursday									
Friday									
				Total	$ 25.00	4	8	6	

CITY OF TOOL POLICE DEPARTMENT

CODE ENFORCEMENT DIVISION

AUGUST 2026 MONTHLY CODE ENFORCEMENT REPORT

Prepared By: Code Enforcement Officer Kenny Boyle
Reporting Period: AUGUST 2026

Executive Summary

During the month of **AUGUST 2026**, the City of Tool Code Enforcement Division continued its proactive efforts to improve the appearance, safety, and quality of life throughout the community. Emphasis remained on voluntary compliance while taking appropriate enforcement action when necessary. Routine inspections, complaint investigations, nuisance abatements, and enforcement activities were conducted to address violations affecting public health, safety, and neighborhood standards.

Monthly Activity

Activity	Total
Inspections Conducted	49
Citizen Complaints Investigated	6
Citations Issued	19
Incident (Theft City Property)	1
Short-Term Rental Inspections	5

Enforcement Focus

Primary violations addressed during **AUGUST 2026** included:

- Dangerous Buildings

- Junked and Inoperable Vehicles
- High Grass and Weeds
- Illegal Dumping
- Filth Prohibited
- Unsecured Structures
- Property Maintenance Violations
- Short-Term Rental Compliance

The Code Enforcement Division remains committed to working with property owners to achieve voluntary compliance whenever possible while utilizing enforcement measures when necessary to protect the health, safety, and welfare of the citizens of Tool.

Community Impact

Proactive inspections and timely enforcement during **AUGUST** helped to:

- Improve neighborhood appearance.
- Reduce safety hazards.
- Increase property maintenance compliance.
- Improve overall community pride.
- Encourage responsible property ownership.
- Reduce repeat violations through education and enforcement.

Goals for the Future

The City of Tool Code Enforcement Division will continue to focus on the following objectives:

- Increase proactive neighborhood inspections to identify violations before they generate citizen complaints.
- Reduce the number of dangerous structures throughout the city through timely enforcement and abatement.
- Improve compliance with junk vehicle, dumping, and filth prohibited ordinances.
- Expand inspections of short-term rental properties to ensure compliance with City ordinances.
- Strengthen communication and education with residents regarding City codes and property maintenance requirements.
- Work closely with City Administration, the Police Department, Fire Department, and Public Works to address nuisance properties efficiently.
- Improve documentation and tracking of violations to ensure timely follow-up and consistent enforcement.

- Continue promoting voluntary compliance while taking appropriate legal action when necessary.
- Enhance the overall appearance, safety, and property values throughout the City of Tool.
- Build a cleaner, safer, and more attractive community through fair, consistent, and professional code enforcement.

Closing Statement

The Code Enforcement Division remains dedicated to protecting the health, safety, and welfare of the citizens of Tool through professional, fair, and consistent enforcement of City ordinances. Continued proactive enforcement, community engagement, and interdepartmental cooperation will help ensure the City of Tool remains a safe, clean, and desirable place to live, work, and visit.

Respectfully Submitted,

Kenny Boyle
Code Enforcement Officer
City of Tool Police Department

August 2026 Building Report

Template name	Permit Number	Project Address	Permit Issued Date	Project Fees Paid	Project Fees Charged	Estimated Cost of Project (Valuation $)
Accessory Building/Storage Building, (Residential)	26-000191	1112 Doe Run Rd	08/26/2026	$ 50.00	$ 50.00	$ -
Accessory Building/Storage Building, (Residential)	26-000186	829 Maloma Rd	08/19/2026	$ 114.59	$ 114.59	$ 3,400.00
Accessory Building/Storage Building, (Residential)	26-000176	1005 Woodland Trl	08/17/2026	$ 50.00	$ 50.00	$ 500.00
Concrete Flatwork Permit (Residential)	26-000196	117 Tangle Dr	08/28/2026	$ 100.00	$ 100.00	
Concrete Flatwork Permit (Residential)	26-000183	1112 Leyte Dr	08/17/2026	$ 100.00	$ 100.00	
Construction Permit Extension (Residential)	26-000182	905 Old Indian Trl	08/14/2026	$ 100.00	$ 100.00	
Construction Permit Extension (Residential)	26-000177	617 Inner Cir	08/19/2026	$ 100.00	$ 100.00	
Construction Permit Extension (Residential)	26-000178	1801 Scenic Dr	08/13/2026	$ 100.00	$ 100.00	
Fence Permit (Residential)	26-000141	1085 Pearl Harbor St	08/03/2026	$ 75.00	$ 75.00	
Garage Sale Permit (Residential)	26-000192		08/27/2026	$ 5.00	$ 5.00	
Garage Sale Permit (Residential)	26-000179	200 E Willwhite Rd	08/20/2026	$ 5.00	$ 5.00	
General Construction, (Decks, Patios, Patios Covers, Etc..) (Residential)	26-000107	109 E Oakwood dr	08/24/2026	$ 150.00	$ 150.00	
Mailbox Assembly Permit	26-000190	905 Old Indian Trl	08/26/2026	$ -	$ -	
Remodel / Additions (Residential)	26-000162	1900 Cherokee Trace	08/12/2026	$ 390.00	$ 390.00	$ 51,944.00
Residential Demolition Permit	26-000181	1216 Kingsway	08/12/2026	$ -	$ -	
Residential Demolition Permit	26-000173	717 Midway Rd	08/06/2026	$ -	$ -	
Sign Permit (Commercial)	26-000160	821 S Tool Dr	08/12/2026	$ 164.99	$ 164.99	$ 2,500.00
Swimming Pool, Hot Tub, Spa Permit (Residential)	26-000174	2562 Groves Dr.	08/27/2026	$ 1,768.70	$ 1,768.70	$ 250,000.00
Total				$ 3,273.28	$ 3,273.28	

CITY OF TOOL EST. 1969
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August 2026 Animal Control Report

CALLS FOR SERVICE	3
UNABLE TO LOCATE	2
OWNER RECOVERED	1
HUMANE SOCIETY	
TRAPS SET	
ANIMALS TRAPPED	
Welfare Check	
Warning	

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Agenda Item No. **13**

Is this a Budgeted Item? ■ Yes ☐ No

● Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: IT Agreement – Jantech Solutions; Managed Services Agreement - CorePlus

Summary of Agenda Item to be considered:

Staff is bringing forward a new agreement for information-technology related services, after the expiration of the current agreement is set for September 30th, 2026.

Currently, the city pays approximately $38,000 in IT related expenses in the '25-26 fiscal year. CorePlus, and previously Agent-IT, has increased costs and services over the last three years. With this new IT agreement, the city would pay approximately $4,800 a year in expenses for Information-Technology related services.

Bruce January, from Jantech Solutions, is a guest for this meeting.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on an Managed Service Proposal for IT Services with Jantech Solutions

Recommended Motion to Consider:

"I make a motion to approve a Manage Service Proposal with Jantech Solutions"

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

Jantech Solutions

Presents

A Comprehensive

Managed Service Proposal

For

- **Company Profile**

Jantech Solutions is a specialized IT and networking firm dedicated to supporting Texas law enforcement agencies, municipalities, and fire departments. We understand the unique technological and regulatory challenges faced by public safety organizations and provide tailored solutions to meet those demands.

Our services include assistance with connectivity to the Texas Law Enforcement Telecommunications System (TLETS), compliance with Criminal Justice Information Services (CJIS) security standards, and secure mobile computing solutions. In addition, we offer comprehensive network support to ensure reliable and secure operations across all systems.

- **Company Background**

Founded in 2016 by Bruce January, Jantech Solutions was established to meet a growing need for specialized IT support in the public sector. While serving as an IT engineer for the Kaufman County Sheriff's Office, Bruce was approached by the City of Kemp for assistance with their network infrastructure. This initial engagement led to ongoing partnerships with multiple agencies seeking reliable and knowledgeable IT services.

- **Client Base**

Jantech Solutions currently serves 12 public sector clients, providing services similar to those requested by the City of Tool.

- **Staff and Expertise**

Jantech Solutions operates with a focused and experienced team:

- **Bruce January (Founder & Managing Partner)**
  With over 30 years of IT experience, Bruce holds certifications including Network+, A+, Cisco CCNA, Cisco Security, WatchGuard Firebox Cloud Security, and Cellebrite CCO/CPO forensic certifications.
- **Tyler Willis (Contract Technician)**
  Tyler brings expertise in Microsoft 365, networking, and desktop support. He is based in Tool, Texas, allowing for rapid on-site response when needed.
- **Luann January (Administration)**
  Oversees administrative operations and client coordination.

- **Office Location**

1009 Holiday Dr.
Tool, TX 75143

- **Ownership Structure**

Jantech Solutions is a Texas-based LLC operating as an S Corporation. Bruce January serves as Managing Partner, alongside Luann January.

- **Service Proposal**
- **Service Approach**

Jantech Solutions is committed to responsive, efficient, and reliable IT support. Our service model includes:

- A web-based ticketing system accessible via desktop shortcuts and email submission
- Prompt acknowledgment of all service requests
- Multi-channel communication (email, phone, or text)
- Remote troubleshooting as the first line of support
- On-site service when necessary

Our experience in law enforcement environments has prepared us to deliver **24/7/365 support**, ensuring mission-critical systems remain operational at all times.

We utilize secure remote access tools (Splashtop) with **two-factor authentication**, fully compliant with CJIS requirements and NIST 140-2 encryption standards.

- **Relevant Experience**

Jantech Solutions has successfully provided services to organizations such as:

- **Crandall Police Department**
- **City of Kaufman, Texas**

(References available upon request)

- **Support Availability**
- **Hours:** 24/7/365
- **Primary Contact:** Bruce January – 469.595.3115

- **Proposal Summary**

Jantech Solutions offers:

- Unlimited remote support
- Unlimited on-site support (as needed)
- Fast response times due to local proximity
- Proven experience supporting similar organizations

All services are provided at a fixed rate of **$400.00 per month**.

- **Data Security & System Integrity**

Protecting sensitive data and ensuring system reliability are top priorities. Our approach includes:

- Evaluation and recommendations for backup and antivirus solutions
- Regular system updates and patch management (validated prior to deployment)
- Routine testing of backup systems, including full recovery simulations
- **Security Measures Include:**
- Mandatory FAST fingerprint background checks for all personnel
- Continuous monitoring of trusted security resources, including:
    - Texas DIR Security Alerts
    - Microsoft Security Advisories
    - CERT and Cisco Security Centers
    - WatchGuard Security Updates

- **Conclusion**

Jantech Solutions is uniquely qualified to support the City of Tool with dependable, secure, and responsive IT services. We take pride in the long-standing relationships we have built with public sector clients and remain committed to delivering high-quality managed services.

We welcome the opportunity to serve the City of Tool and provide the reliable IT support your operations demand.

Agent IT Solutions
Managed Service Agreement

Prepared for:

Julius Kizzee
City Of Tool
701 N. Tool Dr.
Tool, TX 75143

AGENT IT SOLUTIONS

Corporate Headquarters
4251 FM 2181, Ste 230/194, Corinth, TX 76210
214-206-1454 P
www.agent-it-solutions.com

Exhibit A: Pricing Schedule/Solution Summary Amendment

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
22	AIT - Absolute Care (Per Device)	$65.00	$1,430.00
1	Firewall NexGen Security	$79.00	$79.00
1	Backup onsite and offsite unlimited cloud retention Up to 1	$430.80	$430.80
32	Microsoft Exchange Online Govt (Plan 2)	$7.00	$224.00
1	Microsoft Office 365 E3	$20.00	$20.00
13	Microsoft Office 365 ProPlus Government	$12.00	$156.00
12	Adobe Acrobat Pro DC	$14.99	$179.88
22	Network Cyber protection Lite	$12.00	$264.00
32	Email Spam Protection	$7.00	$224.00
	Onsite New Computer Configuration $300.00		

SUBTOTAL	$3,007.68
SALES TAX	$0.00
TOTAL (MONTHLY)	$3,007.68

AIT Absolute Care Includes:

- ✓ Remote and onsite desktop & server support: (Includes reactive (help desk) support Mon-Fri 8-5 with emergency after hour support, proactive management (patch management, 24/7 monitoring & reporting) (Whether an on-site visit by Agent IT. is necessary to address Customer's issue will be determined in the sole discretion of the AGENT IT)
- ✓ AIT Security Essentials: (Includes antivirus, anti-malware, monitoring/remediation)
- ✓ Network support (ISP support, network switch management, firewall management)

Excludes projects and new hardware installation (quoted on scope work).

Specifically excluded from this subscription unless otherwise provided as part of the agreement:

- Additional project work of any kind (initial project deployment, Installation on new equipment).
- The cost of any parts, equipment or shipping charges of any kind
- The cost of any additional software, licensing, or software renewal/upgrade fees of any kind
- The cost of any 3rd party vendor/manufacturer support or incident fees of any kind
- Failure due to acts of God, building modifications, accidents, fire, power failures, Client misuse or other adverse environmental conditions or factors
- Local workstation support unless chosen as an option within the agreement
- Backup of local client data outside of what is stored or provided by the MSP cloud services
- Network cable installation and testing of network cables
- Any pre-existing condition, as may be noted by MSP or the Client

DS Customer Initials: Jk

DS Agent I.T. Solutions MSP Initials: DER

Agent IT Solutions
4251 FM 2181 Ste 230/194
Corinth TX 76210

Support Services Agreement

This Agreement is entered into on 10/1/2023, ("Effective Date"), by and between Agent I.T. Solutions, ("Agent IT Solutions", "we", "us", or "MSP") and City Of Tool, ("you" or "Customer") located at 701 N. Tool Dr.

Tool, TX 75143 ("Location"), and sets forth the terms and conditions under which Agent IT Solutions, LLC shall provide computer related services to Customer.

1.00 Managed Services Agreement

1.01 Term - The term of this Maintenance Agreement will be for a 3-year periods beginning on 10/1/2023. All managed services will be billed monthly according to Exhibit A: Pricing Schedule / Solution Summary. The monthly price is ultimately based on the customer's total number of active pc's, and servers. The customer shall pay for these services in 36 monthly payments of $2,723.68 + Tax (If Applicable) for managed services outlined in Exhibit A: Pricing Schedule / Solution Summary. The first of these monthly payments will be due on 10/1/2023 and then the 1st of each month following until the final payment due on 9/30/2026. In the event the customer adds pc's or server's to the network, Agent IT Solutions shall be entitled to increase the customer's monthly payment to account for these additional units. Agent IT Solutions will honor the per unit prices set forth in Exhibit A: Pricing Schedule / Solution Summary, for the term of this agreement. The end of the 3-year periods signifies the end of this agreement. This Managed Services Agreement will be automatically renewed, using the same terms, at the end of this contract for successive 3-year periods into perpetuity unless a Termination Notice is sent in writing to the address referenced in Exhibit A: Problem Classifications and Response Times 60 days prior to the end of this contract and/or each subsequent contract. Agent IT Solutions will honor the per unit prices set forth in Exhibit A: Pricing Schedule / Solution Summary, for the term of this agreement, or for a maximum of one year beginning 10/1/2023.

1.02 *In the event Customer fails to make payment of amounts due to Agent IT Solutions under this agreement, Agent IT Solutions shall have the right to immediately terminate this Agreement, notwithstanding the status of any on-going projects or any detrimental effect this may have on Customer's business or customers.*

In addition, Agent IT Solutions may terminate this Agreement in the event the equipment is modified or damaged, altered or serviced by personnel other than those employed by Agent IT Solutions, or if parts, accessories or components not authorized by Agent IT Solutions are fitted to the equipment.

1.03 Support & Maintenance: Agent IT Solutions shall provide the managed services provided in Exhibit A: Pricing Schedule / Solution Summary herein to; including but not limited to, escalation management, preventive maintenance, software assistance, remote support, and operational reviews required to correct any deficiencies. Existing conditions are defined as issues found before or during program implementation and can include but are not limited to viruses, failing hardware, cabling issues, improper installation of hardware and/or software by third parties other than Agent IT Solutions, etc. Problems shall be addressed by Agent IT Solutions as expeditiously as possible. Agent IT Solutions' responsibilities under this agreement. Fixes will be provided to the Customer in an optimal format to ensure minimal impact upon the Customer's operations. Agent IT Solutions shall not be responsible under any circumstance for the loss of customer data or damages resulting from data loss. Agent IT Solutions shall not be responsible for the registration of software and/or hardware with its manufacturer. Agent IT Solutions does not warrant any other companies' products. Agent IT Solutions will work with the manufacturer in the event of hardware and/or software failure not warranted by Agent IT Solutions. The customer shall be responsible for any and all software and/or hardware expenses including new versions, upgrades, etc. At customer's request, Agent IT Solutions will provide these upgrades and will invoice the customer for such costs on an as-incurred basis at Agent IT Solutions' standard rates. From time to time Agent IT Solutions will make recommendations to improve and/or correct issues in which a cost to the customer may be incurred. Should the customer choose to not follow these recommendations in a timely manner, Agent IT Solutions shall reserve the right to treat all future issues regarding this matter as billable at the hourly rates provided in Exhibit A.

1.04 Scheduled Maintenance Windows: Agent IT Solutions will regularly install patches and critical updates to your server to help ensure that you are guarded against the latest vulnerability threats. For many of these updates to be installed properly your server must be restarted. Agent IT Solutions will restart your servers, as necessary, between our regular maintenance window of 9PM and 4AM Sunday through Saturday. If the expected downtime is greater than 15 minutes, then Agent IT Solutions' Managed Services staff will contact you to inform you of the outage. You reserve the right to request that Agent IT Solutions reschedule the outage to align with your business needs.

1.05 Projects: Projects are defined as any work being provided outside the flat rate support & maintenance described in paragraph 1.03, 1.04 and Exhibit A: Pricing Schedule / Solution Summary. Examples of such projects can include but are not limited to the initial on boarding of customer's equipment into the managed service program, the installation of new equipment and/or software, data cabling, R&D services, etc.

1.06 The Customer agrees to provide reasonable access to appropriate personnel to assist Agent IT Solutions in the performance of its responsibilities under this Agreement. The Customer further agrees to provide Agent IT Solutions reasonable access to Customers computer equipment and appropriate system/application software.

Customer Initials: DS JK   Agent I.T. Solutions MSP Initials: DS DER

2. **Hours of Service** – Support will be performed either remotely or at the Customer's Location between the hours of 8:00am-5:00pm Monday through Friday except for legal Holidays ("Normal Working Hours") unless your Managed Service Package states otherwise. Calls after hours will be subject to an additional fee of $50.00 per hour in addition to the total Managed Services Agreement. Calls during legal Holidays will be subject to an additional fee of $130.00 per hour in addition to the total Managed Services Agreement.

3. **Billable Rates** – Customers participation in any one of Agent IT Solutions' "Managed IT" programs entitles the customer to a significantly reduced hourly rate of $150 per hour with a one - hour minimum for services not covered under this agreement. Agent IT Solutions' standard billing rate is $185/hour with a two-hour minimum for customers not covered under this agreement. All onsite services regardless of this agreement will include a $0 flat trip fee charge per visit.

4. **Assignment** – This Agreement is not assignable by Customer without the prior written consent of Agent IT Solutions. Any attempt by customer to assign any rights, duties or obligations, which arise under this Agreement without Agent IT Solutions' consent shall be void. Agent IT Solutions expressly reserves the right to sub-contract, at Agent IT Solutions' expense, for the performance of any and all of the services to be provided hereunder. In such event, however, the rights and obligations of Agent IT Solutions and Customer shall not be diminished.

5. **Force Majeure** – Either party shall be excused for delay in the performance of any obligations hereunder when such delay is the result of or attributable to the elements, act of God, governmental authority, unavailability of parts from manufacturer, delays in transportation or any other cause beyond their reasonable control.

6. **Agreement not to Solicit Employees** – Customer will not, while at any time during the term of this Agreement and for a period of 24 months following the termination of such Agreement, whether as an individual, or in any capacity, directly or indirectly, solicit, employ, contract or retain any employee, contractor, or former employee of Agent IT Solutions without its prior written consent. In the event the Customer violates this provision, Agent IT Solutions, as liquidated damages, shall be entitled to seek its lost revenue for this 24 month period based on the individual's time expended at the Customer's locale charged at the Standard Rate of $155 per hour, with all applicable taxes, etc., and shall be and is granted by Customer the right to a full and complete accounting in order to determine such variables.

7. **LIMITATIONS OR REMEDIES** – AGENT IT SOLUTIONS' ENTIRE LIABILITY AND CUSTOMER'S EXCLUSIVE REMEDY FOR DAMAGES FROM ANY CAUSE WHATSOEVER AGAINST AGENT IT SOLUTIONS, INCLUDING, BUT NOT LIMITED TO, NONPERFORMANCE OR MISREPRESENTATION, AND REGARDLESS OF THE FORM OF ACTIONS, SHALL BE LIMITED TO THE AMOUNT WHICH HAS BEEN PAID TO AGENT IT SOLUTIONS BY CUSTOMER FOR PERFORMANCE HEREUNDER. IN NO EVENT WILL AGENT IT SOLUTIONS BE LIABLE FOR DAMAGES CAUSED BY CUSTOMER'S NEGLIGENCE, OR FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, LOST PROFITS, LOST USE OF EQUIPMENT, LOSS OF STORED MEMORY, COST OF SUBSTITUTE EQUIPMENT OR OTHER DOWNTIME COSTS, EVEN IF AGENT IT SOLUTIONS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, OR FOR ANY CLAIM AGAINST CUSTOMER BY ANY OTHER PARTY. NO ACTION RISING OUT OF THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION, MAY BE BROUGHT BY CUSTOMER MORE THAN ONE YEAR AFTER THE ACTION HAS OCCURRED. SOME STATES HAVE LAWS WHICH ARE DIFFERENT FROM THOSE STATED HEREIN AND IN SUCH STATES, THE MINIMUM REQUIRED LIABILITY TERMS SHALL APPLY.

8. **Savings Clause** – The failure of Agent IT Solutions to at any time enforce any provisions hereof shall never be construed to be a waiver of such provision or of the right of Agent IT Solutions to enforce each and every provision hereof at any time. In the event any paragraph, provision or clause, or any combination of the same hereof shall be found or held to be unenforceable at law or in equity, or under any ordinance, statute or regulation, such findings or holding shall not in any way affect the other paragraphs, provisions and clauses which shall remain in full force and effect, and which shall, to the extent possible, be interpreted and applied so as to effectuate the intent of the paragraphs, provisions or clauses held to be unenforceable.

9. **Nondisclosure** – Agent IT Solutions understands and acknowledges that, as part of its work responsibilities, Agent IT Solutions will be granted access to information and materials that the Customer considers to be proprietary in the conduct of the Customer's business. The Customer understands and acknowledges that it may be granted access to information and materials, which Agent IT Solutions considers to be proprietary. Agent IT Solutions and the Customer agree to not reveal or disclose to any outside party the proprietary information to which either party may have access except as required to perform the obligations required pursuant to this Agreement. This Provision shall survive any expiration or termination of this agreement.

10. **Termination** – Agent IT Solutions may terminate this Agreement as provided in paragraph 1.02. Agent IT Solutions may further terminate this Agreement if actions by the Customer frustrate or frustrate in part, Agent IT Solutions' performance under the Agreement. In the above event, Agent IT Solutions will provide Customer written notice of termination to the last known address by regular mail.

In the event Agent IT Solutions terminates this Agreement, it shall be entitled to its fees under this Agreement, unless otherwise agreed in writing by Agent IT Solutions. In the event of termination, by either Agent IT Solutions or Customer, Agent IT Solutions shall have no continuing obligations to Customer notwithstanding the status of any on-going projects or any detrimental effect termination may have on Customer, Customer's business or Customer's customers.

Customer may terminate this agreement only upon good cause, preceded by written notice to Agent IT Solutions and an opportunity to cure. In such an event, Customer shall provide Agent IT Solutions written notice of the problem and a sixty (60) day period for Agent IT Solutions to cure the problem once it receives the written notice. If Agent IT Solutions fails to cure the deficiency within the cure period, Customer shall inform Agent IT Solutions in writing that it has not cured the problem and that it is terminating and shall remain liable for work performed through termination, if good cause exists, and for all periods under the contract, if good cause is determined not to exist. In such an event, Agent IT Solutions and Customer agree to attempt to work toward resolution of the outstanding bill. No waiver by Customer of any deficiencies in one or more instances shall constitute a waiver of Customer's right to terminate this Agreement in a subsequent instance under this paragraph.

DS
Customer Initials: Jk

DS
Agent I.T. Solutions
MSP Initials: DER

11. General – This Agreement represents the full agreement between the parties and is binding upon the parties hereto, their successors, executors, administrators, and heirs and may not be altered or amended, unless otherwise provided herein, except *in writing signed* by all of the parties hereto. No prior representations, inducements, promises, negotiations or agreements, oral or otherwise, not contained herein shall be of any force or effect.

This Agreement is entered in Denton County, Texas and shall be governed by and construed and enforced in accordance with, and subject to, the laws of the State of Texas.

Venue shall exclusively lie in Denton County, Texas for any litigation initiated concerning the enforcement, interpretation or effect of this Agreement. The Parties, by executing this agreement, agree to submit to the jurisdiction of the Denton County Courts and agree that any other Court may dismiss such a case, upon proper motion.

In the event a dispute arises between the Parties concerning this Agreement, Agent IT Solutions shall be entitled to collect its reasonable attorneys' fees, cost, and expenses of litigation (Including expert witness fees) in the prosecution/defense of Agent IT Solutions' claims.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Customer

DocuSigned by:
Julius Kizzee
Signature 42FA75E30A5B453...

9/5/2023 | 8:34 AM CDT
Date

Julius Kizzee
City Of Tool
701 N. Tool Dr.
Tool, TX 75143

MSP

DocuSigned by:
Daniel Edward Rosser
Signature 289129138F6314F9...

9/1/2023 | 3:03 PM CDT
Date

Daniel Rosser
Agent I.T. Solutions
4251 FM 2181, Ste 230/194, Corinth, TX 76210

DS
Customer Initials: JK

DS
Agent I.T. Solutions
MSP Initials: DER

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Building

Agenda Item No. **14**

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Development Application; Replat Survey

Summary of Agenda Item to be considered:

Staff has received a request for a replat for the property located on Wood Canyon Road, from Michael J. W. Hatton and Jessica F. Hatton.

Agenda Item, as listed on the agenda:

Discuss and Take Action on a request by Michael and Jessica Hatton of Wood Canyon to replat lots 100, 101 and 102 to create two .432 acre total lots, Lots 100R and 101R

Recommended Motion to Consider:

"I move that we approve the replat from Michael and Jessica Hatton to replat lots 100, 101 and 102 to create two .432 acre total lots, lots 100R and 101R."

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

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:

- ___ Preliminary Plat
- ___ Final Plat
- ___ Minor Plat
- ___ Amending Plat
- X Replat
- ___ New Site Plan
- ___ Site Plan Revision
- ___ Zoning Change
- ___ Zoning Variance
- ___ Zoning Appeal
- ___ ROW Abandonment
- ___ Easement Abandonment

Property Address: N/A
Legal Description: Lot #'s 100, 101, 102
Present Zoning: ______ Requested Zoning: ______
Proposed Use: Home sites Going from 3 Lots to 2 Lots
# of Lots Involved: 3 Total Acreage: .85 Acers

Please provide any additional detail relating to your request:

We are Wanting To Turn our 3 Lot's into 2 Lots

OWNER CONTACT INFORMATION

Property Owner(s): Michael & Jessica Hatton Phone: 2142820579
Mailing Address: 9270 Bluebonnet Dr Alt. Phone: 214 893 9746
City, State, Zip: Scurry Tx 75158
Email: [redacted]

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 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: 8-12-24

FOR OFFICE USE ONLY

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

SUBDIVISION/PLATS

Applicants for any subdivision/plat request must provide the following with their completed application:

1. Four (4) copies of a draft plat:
   a. in accordance with the requirements of the City of Tool Subdivision Ordinance;
   b. signed and sealed by a surveyor registered within the State of Texas;
   c. a notarized owner(s) signature;
2. A copy of any existing restrictive covenants/deed restrictions for the property(ies);
3. A copy of any proposed restrictive covenants/deed restrictions for the property(ies); and
4. The application fee.

After review by City of Tool staff and local utility companies to ensure compliance with local and state regulations, the plat will be placed on a City of Tool Planning and Zoning Commission and a City Council agenda for approval.

SITE PLANS

Applicants for any new site plan or site plan revision must provide the following with their completed application (number of copies to be determined by City Staff):

1. Verification that all taxes and assessments on the subject property have been paid;
2. Copies of the site plan (on 24 inches x 36 inches sheet, and drawn to a known engineering scale that is large enough to be clearly legible);
3. If required, complete sets of engineering/construction plans (including the site plan and plat) for all site work and for all required public improvements;
4. Preliminary plat/final plat submission (as per the Subdivision Ordinance), if the property has not yet been platted, or a replat submission if additional easements or rights-of-way will need to be established for the proposed development;
5. Landscaping plans;
6. Building facade (i.e., elevation) plans (applicable in the PD and CBD districts only);
7. Application and administrative fee for a Tree Removal Permit (if applicable);
8. Any additional information/materials as deemed necessary City staff; and
9. The application fee.

After review by City of Tool staff the developer will be contacted regarding any recommended changes. In the case of site plans for PD overlay districts, the site plan will be placed on a City of Tool Planning and Zoning Commission and City Council agendas for approval.

VARIANCES

For a variance to be granted, the Zoning Board of Adjustments must find that the following conditions must be met:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the intended use of his/her land;
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
3. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
4. That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.

NOTE: A variance or special exception shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this Ordinance to other parcels of land in the particular zoning district. No variance or special exception may be granted which results in undue hardship upon another parcel of land.

In addition to the application and fee, the applicant requesting a variance must **submit with their application, responses to the following questions**.

1. What regulation are you seeking a variance from?
2. What special circumstances affect your property that are generally not seen in other areas in the same zoning district?
3. How would a strict interpretation of the regulation deprive you of reasonable use of your land?
4. Can the intended use be made of the property without the variance?
5. How would a strict interpretation of the regulation deprive you of a substantial property right?
6. Will a variance impair the health, safety or general welfare of neighboring properties?
7. Will a variance prevent neighboring property owners of the reasonable use of their land?

After review by City of Tool staff application is complete, the applicant will be notified, and the request will be placed on the next eligible Zoning Board of Adjustment agenda.

ABANDONMENTS

Applications for an abandonment of a right of way (such as a street or alley) must include the submission of an "Abandonment Plat", signed and sealed by a registered surveyor, which includes:

1. The exact acreage or area involved in the abandonment;
2. The metes & bounds description of the proposed abandonment;
3. A north directional indicator;
4. Labeled streets; and
5. The identity of property owners of those lots immediately adjacent to the portion that is to be abandoned.

After review by City of Tool staff and local utility companies to ensure the right of way is able to be abandoned, the applicant will be notified, and the request will be placed on two consecutive City Council agendas for a first reading and approval.

Henderson County
Gwen Moffeit
County Clerk
Athens, TX 75751

Instrument Number: 2012-00009409

As

Recorded On: 07/18/201209:34 AM **Recordings - Land**

Parties: WESTWOOD BEACH POA

To: PUBLIC **Number of Pages:** 5 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 27.00

File Information:

Document Number: 2012-00009409
Receipt Number: 2012-10094
Recorded Date/Time: 07/18/201209:34 AM

Recorded By: Susan Bass

*********DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*********

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Henderson County, Texas

Gwen Moffeit

County Clerk
Henderson County, Texas

Record and Return To:

WESTWOOD BEACH OWNERS
1095 WESTWOOD DRIVE

CHANDLER, TX 75758

WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION'S
DELIQNUENT HOMEOWNERS VOTING POLICY

WHEREAS, effective January 1, 2012, Chapter 209 of the Texas Property Code mandates that each member of the Association, regardless of their status regarding assessments, fines, and charges, is entitled to vote in any election of the Association;

WHEREAS, the members of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION, through its duly elected Board of Directors, has a vested interests in ensuring that homeowners that are delinquent on their assessments not be allowed to utilize the common elements without meeting their prorated portion of the expense for same; and

WHEREAS, the duly elected Board of Directors for WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION, has determined the Association is best served by ensuring that it complies with all State mandates and requirements, while enforcing its restrictions and covenants.

NOW, THEREFORE, BE IT RESOLVED THAT the Association, by and through its Board of Directors, does hereby adopt the following Policy for the stated purpose.

DELIQUENT HOMEOWNERS VOTING POLICY

a. Any homeowner that is delinquent on the assessments, whether annual assessments or special assessments, is expressly allocated the opportunity to vote in any election for office, or as to matters affecting their lot.

b. Any homeowners that are delinquent on the assessments, whether annual assessments or special assessments, are prohibited from utilizing certain property commonly known as common elements, including the pool, cabana, boat ramp, and clubhouse until said assessments are paid in full, or a payment plan has been established with the Board of Directors.

c. Any homeowners that are delinquent on the assessments, whether annual assessments or special assessments, may request a ballot for the forthcoming election or vote, so long as the request is made to the Board of Directors in writing, sent by certified mail to Westwood Beach Owners Association, 1095 Westwood Dr., Chandler, Texas 75758.

d. Such request must be received at the specified address no later than ninety (90) days prior to the last Saturday of June for annual meetings.

e. Upon receipt of a request for a ballot by delinquent homeowners, the Board of Directors shall ensure that a ballot is mailed to the requesting party no later than fourteen (14) days after receipt by the association.

f. The ballot must be signed by the voting property owner and returned to the Westwood Beach Owners Association address by certified mail no later than two (2) days prior to the last Saturday of June. Unsigned and/or untimely ballots will not be counted upon tabulation of the votes at the June meeting.

SIGNED on the 10nth day of JULY, 2012.

I, Paul W. Graham, President of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION, do hereby declare, swear and affirm that this Delinquent Homeowners Voting Policy was approved by affirmative vote of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION.

Paul W. Graham, President
WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION

SUBSCRIBED AND SWORN TO BEFORE ME the undersigned authority by P. GRAHAM President of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION on the 10 day of JULY, 2012.

Don Emmo[illegible]

NOTARY PUBLIC, STATE OF TEXAS

DON EMMO[illegible]
Notary Public, State of Texas
My Commission [illegible]
SEPTEMBER 2[illegible]

I, Alana Owen, Secretary of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION, do hereby declare, swear and affirm that this Delinquent

Homeowner Voting Policy was approved by affirmative vote of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION.

Alana Owen
____

ALANA OWEN, Secretary
WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION

SUBSCRIBED AND SWORN TO BEFORE ME the undersigned authority by ALANA OWEN, Secretary WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION, on the 10 day of JULY, 2012.

Don Emmons
____

NOTARY PUBLIC, STATE OF TEXAS

DON EMMO
Notary Public, Sta exas
My Commissio es
SEPTEMBER 2 012

ACKNOWLEDGMENTS

STATE OF TEXAS §
§
COUNTY OF HENDERSON §

This instrument was acknowledged before me by Paul W. Graham, President of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION on the 10 day of July, 2012.

Don Emmons

NOTARY PUBLIC, STATE OF TEXAS

DON EMMONS
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 24, 2012

STATE OF TEXAS §
§
COUNTY OF HENDERSON §

This instrument was acknowledged before me by Alana Duver Secretary of WESTWOOD BEACH PROPERTY OWNERS ASSOCIATION, on the 10 day of July, 2012.

Don Emmons

NOTARY PUBLIC, STATE OF TEXAS

DON EMMONS
Notary Public, State of T
My Commission Exp
SEPTEMBER 24, 20

DON EMMONS
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 24, 2012

STATE OF TEXAS:

HENDERSON COUNTY:

WHEREAS, MICHAEL J. W. HATTON and JESSICA F. HATTON, are the owners of Lots 100, 101 and 102, of Westwood Beach Subdivision, an addition to Henderson County, Texas, according to the plat thereof recorded in Volume 2, Page 57, Plat Records, Henderson County, Texas, said lots being conveyed in deed as Tract 1 (Lot 100), Tract 2 (Lot 101), and Tract 3 (Lot 102) in deed to Michael J. W. Hatton and Jessica F. Hatton, as recorded in Instrument No. 2025-00008096, Official Records, Henderson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod found at the east corner of said Lot 102 and said Tract 3 and the south corner of Lot 103, said subdivision, said iron rod being on the northwest line of Wood Canyon Road (50 foot right-of-way);

Thence South 24° 05' 24" West, a distance of 202.00 feet along said northwest line to a 1/2-inch iron rod found at the south corner of aforesaid Lot 100 and aforesaid Tract 1 and the east corner of Lot 99, said subdivision;

Thence North 77° 13' 04" West, a distance of 224.11 feet along the southwest line of said Lot 100 to a 5/8-inch iron rod found at the west corner of said Lot 100 and said Tract 1, the northwest corner of Lot 97, said subdivision, the northeast corner of Lot 96, said subdivision, and the south corner of Lot 135, said subdivision;

Thence North 49° 37' 23" East along the common line of said Lots 100 and 135, passing a 1/2-inch iron rod found at the east corner of said Lot 135 and the south corner of Lot 134, said subdivision, at a distance of 40.00 feet and continuing along the northwest line of said Lot 100 and aforesaid Lot 101 a total distance of 215.34 feet to the north corner of said Lot 101, the west corner of aforesaid Lot 102, the east corner of Lot 132, said subdivision, and the south corner of Lot 131, said subdivision;

Thence North 05° 29' 33" East, a distance of 69.20 feet along the common line of said Lots 102 and 131 to the north corner of said Lot 102, the east corner of said Lot 131, the west corner of aforesaid Lot 103, and the south corner of Lot 130, said subdivision;

Thence South 60° 33' 37" East, passing a 1/2-inch iron rod found at a distance of 35.48 feet and continuing a total distance of 149.66 feet along the common line of said Lots 102 and 103 to the Point of Beginning and containing 36,865 square feet or 0.846 of one acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, **MICHAEL J. W. HATTON** and **JESSICA F. HATTON**, are the owners of the tract of land shown hereon and do accept this as its Plan for the subdividing into

LOTS 100R AND 101R,
WESTWOOD BEACH SUBDIVISION,

an addition to Henderson County, Texas, being a revision of Lots 100, 101 and 102, of Westwood Beach Subdivision, as recorded in Volume 2, Page 57, Plat Records, Henderson County, Texas, and do dedicate to the public forever the streets, alleys and easements as shown.

WITNESS, my hand, this the 12 day of August, 2026.

MICHAEL J. W. HATTON

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 12th day of August, 2026.

Notary Public, State of Texas

JENNIFER JEAN HARRIS
Notary Public, State of Texas
Comm. Expires 09-16-2028
Notary ID 130826025

WITNESS, my hand, this the 12 day of August, 2026.

JESSICA F. HATTON

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 12th day of August, 2026.

Notary Public, State of Texas

JENNIFER JEAN HARRIS
Notary Public, State of Texas
Comm. Expires 09-16-2028
Notary ID 130826025

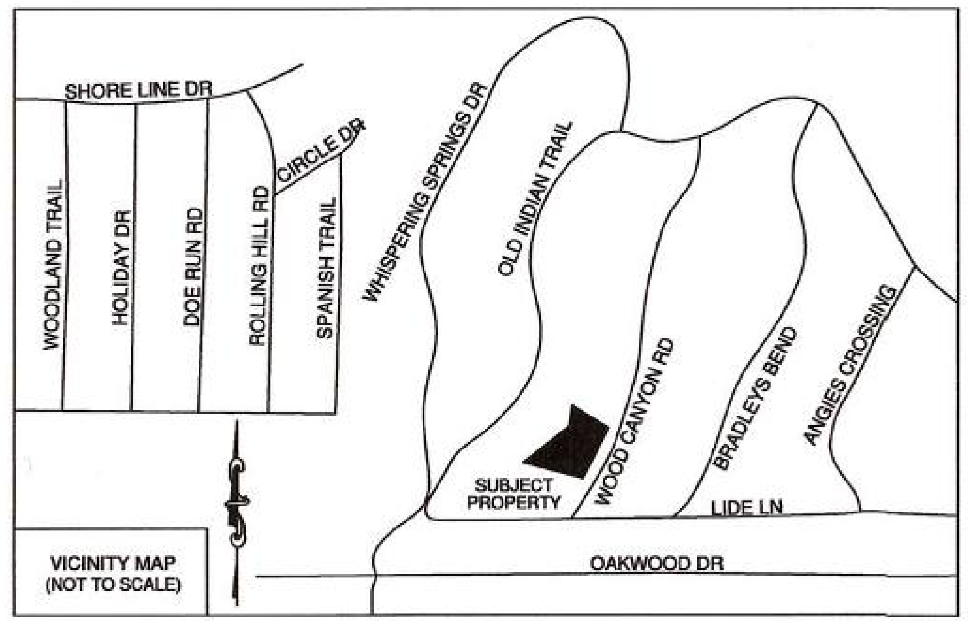
SURVEYOR'S CERTIFICATE

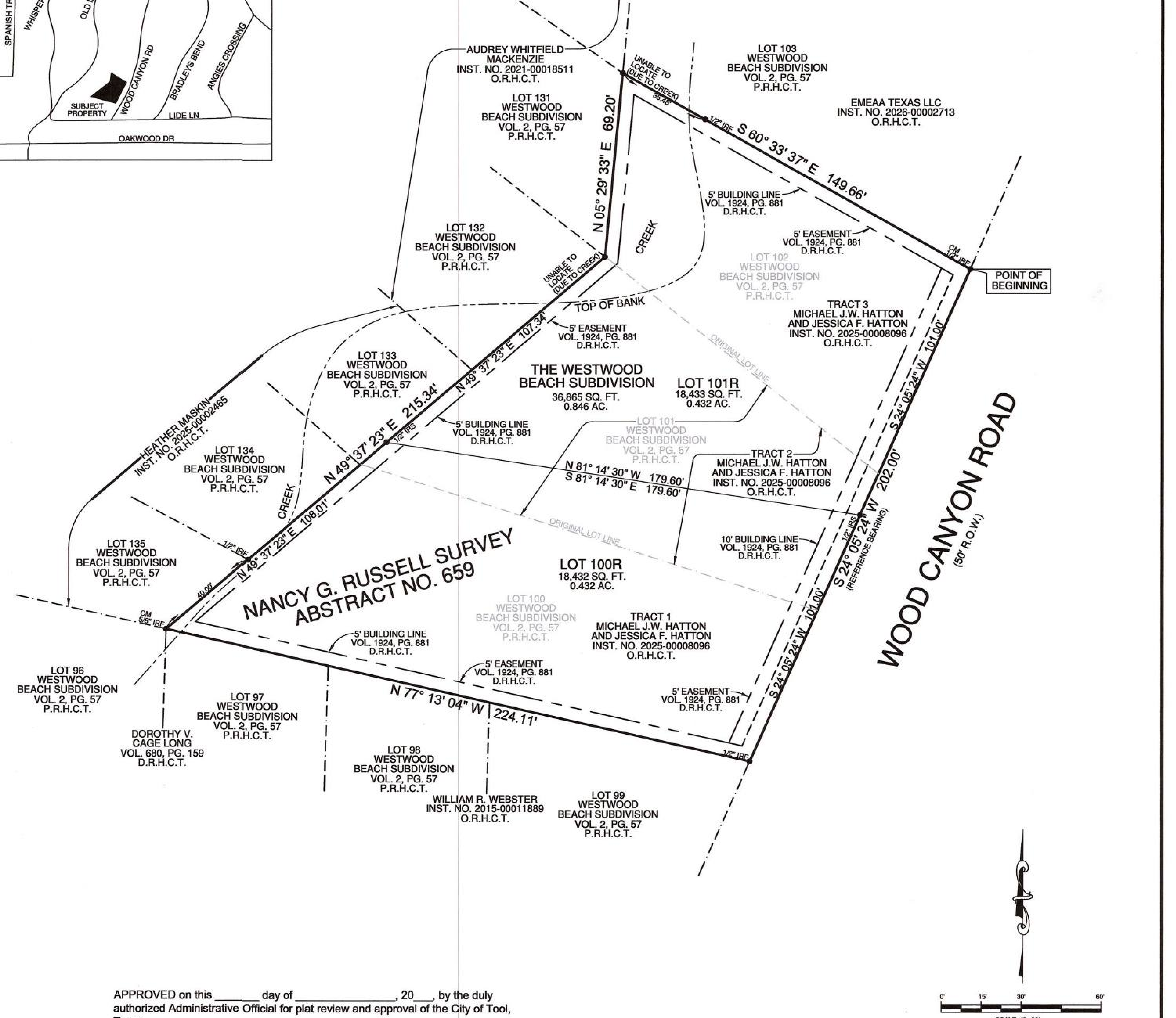
I, David Apple, Registered Professional Land Surveyor, State of Texas, do hereby certify that this plat was prepared from an actual survey made by me on the ground during December 2024.

GIVEN UNDER MY HAND AND SEAL this the 11 day of August, 2026.

David Apple R.P.L.S. No. 5932

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL LAND SURVEYOR





APPROVED on this _______ day of _______________, 20___, by the duly authorized Administrative Official for plat review and approval of the City of Tool, Texas.

GIVEN UNDER MY HAND AND SEAL this the _____ day of _______________, 2026.

____
Title and Date

NOTES:
1) Bearings were derived from the Texas State Plane Coordinate System, North Central Zone 4202, NAD83.
2) Improvements not shown.
3) The purpose of this plat is to replat 3 lots into 2 lots.
4) The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a zone "X" rating as shown by Map No. 48213C0070 E, dated April 5, 2010.

OWNER:	SURVEYOR:	
MICHAEL J. W. HATTON JESSICA F. HATTON 9270 BLUEBONNET DR SCURRY, TX 75158 (214) 893-9746	Premier Surveying, LLC David Apple, RPLS 5700 W. Plano Parkway Suite 1200 Plano, TX 75093 (972) 612-3601	FINAL PLAT LOTS 100R AND 101R, WESTWOOD BEACH SUBDIVISION BEING A REVISION OF LOTS 100, 101 AND 102, OF WESTWOOD BEACH SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 57, PLAT RECORDS, HENDERSON COUNTY, TEXAS.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

○Contract/Agreement ○General Discussion ○Ordinance ○Report ○Resolution

Attachments: Live Oak Planned Development Package

Agenda Item No.
15

Summary of Agenda Item to be considered:

Staff has been approached by a group, looking to invest into a 79-acre development project called "Live Oak Vista." This project is along Joe Dupree Road here in Tool and currently in the city limits.

Currently, the land is zoned RA- Agricultural. A proposed Planned Development would split the 79.36 acres into four tracts, with principal uses for residential, business and mixed family uses.

This meeting's agenda item is for discussion and feedback for the engineering company, MMA and the developer.

Agenda Item, as listed on the agenda:

Consider and Discuss a Planned Development consideration for Live Oak Vista, located at Property ID #23004, as identified in Henderson County Appraisal District Records

Recommended Motion to Consider:

N/A

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

LIVE OAK VISTA PLANNED DEVELOPMENT
CITY OF TOOL, TEXAS

SECTION 1 – PLANNED DEVELOPMENT SUMMARY AND PURPOSE

Use of the Property shall comply with the general use areas shown as Commercial, Mixed-Use, Northern Residential, and Southern Residential tracts on the Concept Plan attached as *Exhibit B*, as it may be amended in accordance with this section, and with the permitted land use table for each general use area as set forth in *Exhibit D*. The developer may change the boundaries and area of any land use area by up to a cumulative amount of ten percent of the land area for each land use area. Any change to the Conceptual Plan must be submitted to the Building Official or their designee to ensure it is in compliance with this section, and the amended Conceptual Plan will become a part of the permanent file maintained by the Building Official or their designee for this Planned Development (PD). Any land use changes exceeding the ten percent of the land area for each land use area or changes that deviate from the planned development design standards or City of Tool Code of Ordinances will need to be presented before Planning and Zoning Commission, if applicable, and City Council for approval.

Any item not addressed in this PD will conform to the City of Tool Code of Ordinances.

SECTION 2 – DEFINITIONS

A. Definitions. Terms used within this PD, including its exhibits, shall be defined as stated below. If a term is not listed below, the definition in the Zoning Ordinance shall apply.

1. Active Park – means a park intended to support activities and equipped with improvements to promote activities, such as picnic tables, shade structures, dog parks and playgrounds.

2. Alley – means a private pavement section intended for vehicular access to a residential use.

3. Amenity/Event Center – means an accessory use to a residential development that may consist of one or more buildings and structures and that may include, but is not limited to, meeting space, recreational facilities (such as a swimming pool and playground).

4. Block face – means one side of a block between two streets, court, or mews.

5. Boulevard – means a street divided by a median.

6. Facade – means any separate face of a building that encloses or covers usable space. A roof, by definition, is not a facade.

7. General Retail Store, Other Than Listed – means a facility or area for the retail sale of general merchandise or food, but does not include uses specifically listed in this PD.

8. Height – means the vertical distance measured from grade to the highest point of a structure (including a sign). Exceptions for structures on top of buildings, such as following:
   i. Elevator penthouse or bulkhead.
   ii. Mechanical equipment room.
   iii. Cooling tower.
   iv. Tank designed to hold liquids.
   v. Ornamental cupola or dome.

vi. Skylights.
vii. Clerestory.
viii. (viii)Visual screens which surround roof mounted mechanical equipment.
ix. Chimney and vent stacks.
x. Amateur communications tower.
xi. Parapet wall, limited to a height of four feet.

9. Land Use Category – means one of the following land use categories identified on the permitted use table attached as *Exhibit D.*

10. Masonry – means stone or brick laid up unit by unit and set in mortar, stucco panels, or cementitious fiber board.

11. Mixed Use – mean any combination of commercial or residential uses either vertically or horizontally planned.

12. Multifamily – means a building used or designed as a residence for three or more families or households living independently of each other on the same lot.

13. Non-residential building or non-residential development - means a building or a lot containing one or more uses that are not single family attached, detached, or multifamily.

14. Non-residential use – means a use that is not exclusively single family attached, detached, or multifamily.

15. Open Space – means property that is one of the following: a public park, a private park accessible to residents living on the Property, or an undeveloped space open to the sky and accessible by the public and located on private property, such as native mitigation areas or trails, except for development allowed in open space in this PD.

16. Parkway – means the area between a right-of-way and the back of curb.

17. PD – means this Planned Development District.

18. Public Access Easement (PAE) – a legally recorded, non-exclusive easement granted to the Municipality and the general public over, under, across, and through a designated portion of privately owned land.

19. Pocket Park – means a park that is less than one acre in size.

20. Property – means the property depicted on the attached *Exhibit A* and described by metes and bounds on the attached *Exhibit C*.

21. Residential Building or Residential Development – means a building or a lot with single family or multifamily use.

22. Residential Use – means single family homes detached or attached for sale and for lease, or multifamily use.

23. Single Family Attached – means a single-family dwelling unit that is attached to another dwelling unit such as a townhome or cottage style residence in groups of two and six dwelling units making up one building.

24. Single Family Detached – means a single-family dwelling on a separate lot that fronts on a street, a place, or a court, that is not attached to another dwelling unit.

25. Short Term Rental – A privately-owned dwelling, including but not limited to, a single-family dwelling, single-family dwelling attached, multi-family dwelling, rented by the public for consideration, and used for dwelling, lodging or sleeping purposes for a period of less than 30 consecutive days. Privately owned residences within this Planned Development will comply with City of Tool Code of Ordinances Chapter 117: Short-Term Rentals. (Ordinance 2026-05, Short Term Rental Regulations)

26. Temporary Use – means of limited duration; not permanent; and/or means a facility or area used as a temporary field construction office, storage of construction equipment and materials associated with an active permit to demolish or construct.

27. Tract – means sections of property described by metes and bounds for specific land uses and phases of Concept Plan.

SECTION 3 – SPECIAL REGULATIONS

A. Any phasing information or development schedule shown on a plat or in documents accompanying a plat shall be informational only and subject to change by the Owner.

B. This PD will adhere to the City of Tool Code of Ordinances Chapter 154: Subdivisions.

C. A preliminary plat shall be recommended for approval by the Planning and Zoning Commission, if applicable, and approved by the City Council if the following standards have been met:
   1. The plat conforms to the Conceptual Plan.
   2. The plat conforms to the Planned Development Regulations.

SECTION 4 – PERMITTED USES

A. PRINCIPAL USES.

See Land Use Table *Exhibit D*.

	Acreage
Tract 1	+/- 10.365 AC
Tract 2	+/- 10.353 AC
Tract 3	+/- 20.957 AC
Tract 4	+/- 37.685 AC

A. ACCESSORY USES.

1. Accessory outside storage on a single-family lot.
2. Accessory swimming pool, private.
3. Amenity Center.
4. Detached Garages.
5. Carports.
6. Accessory storage units for multifamily purposes.
7. Maintenance building.

SECTION 5 – COMMERCIAL NON-RESIDENTIAL STANDARDS

A. BULK REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT

1. This PD will adhere to the City of Tool Code of Ordinances Local Business District (B-1), unless specifically stated otherwise in this ordinance.

2. **TABLE 5.1 Non-Residential Requirements**

Requirement	Non-Residential
Min. Lot Area	None
Min. Front Setback	25'
Min. Side Setback	10'
Min. Rear Setback	20'
Max. Lot Coverage	None
Min. Street Corner Setback	15'
Max. Structure Height	60'

B. NON-RESIDENTIAL DESIGN STANDARDS

1. Design Features for Non-Residential Buildings

   a. All buildings must include at least four of the following architectural design elements:
      i. Canopies, awnings, or porticos;
      ii. Arcades;
      iii. Display windows;

iv. Architectural details (such as tile work and moldings) are integrated into the building façade;
v. Articulated ground floor levels or base;
vi. Articulated cornice line;
vii. A combination of no more than two buildings materials constituting a minimum of 60% of the total exterior walls, differentiated by texture, or material, and may be a combination of primary and secondary masonry materials; and
viii. Other architectural features as approved by the Director of Development Services.

2. Transparency
   a. Each commercial and retail floor on a primary façade shall contain at least 50% doors and windows. 25% of primary façade windows shall include two of the following:
      i. Veranda, Terrace, porch or balcony (accessible for single units) minimum 4 feet deep.
      ii. Trellis
      iii. Shed roof awning
      iv. Bay windows
      v. Bow window
      vi. Transom windows
      vii. Arched windows
      viii. Gable windows
      ix. Oval or round windows
      x. Shutters
      xi. Decorative stone or brick band
      xii. Projecting trim casings or surrounds
      xiii. Projecting muntins or mullions and/or other elements which cause the formation of shadows on the window and the adjacent façade, or
      xiv. Other features as approved by the Director of Development Services.
   b. This provision does not apply to office use development.

3. Façade Finish

All nonresidential buildings shall be architecturally finished on all four sides with same materials, color, detailing, and features, except the rear if two rows of 3” caliper trees that are planted one every 30 feet on center along the perimeter behind the building. In this case, the architectural finish must match the remainder of the building in color only.

4. Articulation Standards

   Any primary façade shall include projections or recesses and vertical variation in the roof line in accordance with the horizontal and vertical articulation requirements set forth below:

   a. Horizontal Articulation
      i. A building façade greater than 50 feet in horizontal length, may not extend for a distance greater than five times its average height without a perpendicular offset of at least ten percent of such building height.
      ii. For a building with façade length greater than 50 feet, the total length of all façade walls in a single plane may not exceed 60 percent of the total façade length without an offset of at least ten percent of the building height.
   b. Vertical Articulation
      i. For buildings greater than 50 feet in horizontal length, the horizontal wall may not extend for a distance greater than five times its height without a change in elevation of at least 10 percent of such height.
      ii. The total length of all vertical elevation changes in the roofline shall be no less than 10 percent and no more than 40 percent of the total façade length.

5. Building Entrance Standards

   a. Any front building entrance shall be set back at least 15 feet from the drive aisle.
   b. Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.

6. Drive-Thru

   Drive-thru facilities shall be located to the side or rear of the structure and will meet the City's stacking and parking requirements, unless site constraints limit such orientation, as determined by the Building Official or their designee .

SECTION 6 – RESIDENTIAL DEVELOPMENT STANDARDS

A. BULK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

1. Swimming pools and accessory outside storage units shall have a minimum five-foot setback from rear and side property lines, however, the setback applies only to the swimming pool or structure, and not to associated decking or paving around the pool or structure.

2. Porches, a minimum of five feet in depth, located on the front façade may encroach up to five feet into the building setback.

3. **TABLE 6.1 Residential Building Setback and Area Requirements**

	Single Family Detached	Single Family Attached	Multi-Family Buildings
Min. Lot Area	3,000 SF	2,000 SF	10,000 SF
Min. Lot Width	30’	20’	50’
Min. Lot Depth	100’	100’	100’
Max. Front Setback *	20’	10’	25’
Min. Side Setback *	3’	0’	10’
Side Street Setback *	10’	5’	15’
Min. Rear Setback *	10’ / 5’ for rear garages	5’	10’
Min. Dwelling Size	1,500 SF	750 SF	500 SF
Max. Lot Coverage	75%	75%	90%
Max. Structure Height	2 Stories / 40’	3 Stories / 54’	4 Stories / 60’

***Setbacks will be the greater of defined setback or the addition of two feet behind any required public easement**.

B. RESIDENTIAL DESIGN STANDARDS

1. Approved Building Materials

In the context of approved building materials, a façade does not include doors, garages, fascia, windows, chimneys, dormers, window box-outs, bay windows, soffits, eaves, and outdoor fireplaces. Multiple buildings on the same lot will each be deemed to have separate facades.

a. Single Family Residential buildings (attached or detached) of each exterior building façade shall consist of one or more of the following building materials:
   - i. Stone, brick or tile laid up unit by unit and set in mortar;
   - ii. Stucco (exterior Portland cement plaster with three coats over metal lath or wire fabric lath or other methods proved to be as equal or better quality in durability);
   - iii. Cultured stone or cast stone;
   - iv. Architecturally finished block (i.e. burnished block or split faced concrete laid up unit by unit and set in mortar);
   - v. Cementitious fiber board;
   - vi. Glass; or
   - vii. An alternative material approved by the Building Official or their designee based on a finding that it is of a quality equal to or better than the materials listed above in durability.

b. A façade may include accent materials not listed above, except that aluminum siding, vinyl siding, unfinished concrete block, reflective glass, and galvanized steel are prohibited.

2. Roofing Design and Materials

   a. All pitched roofs of residential and non-residential buildings shall have a minimum pitch of 6:12. Roofs covering porches and other architectural elements are excluded from this requirement.
   b. Roofing materials for sloped roofs shall be selected from the following list:
      i. Asphalt shingles;
      ii. Industry approved synthetic shingles;
      iii. Standing seam metal roofs;
      iv. Tile roofs;
      v. Slate roofs;
      vi. An alternative material approved by the Director of Development Services based on a finding that it is of a quality equal to or better than the materials listed above in durability.

3. Design Features for Single Family Residential Buildings

   a. Two of the following design features are required on the exterior of each building containing a single family detached or single family attached use:
      i. Dormers;
      ii. Cupolas;
      iii. Gables;
      iv. Recessed entries (minimum of three feet);
      v. Balconies;
      vi. Covered front porches (minimum of five feet in depth);
      vii. Box windows;
      viii. Architectural pillars or posts;
      ix. Exterior chimneys;
      x. Varied roof heights;
      xi. Archways;
      xii. Shutters (functional or decorative); or
      xiii. Articulated cornice lines.
   b. At least 15 percent of each residential facade adjacent to and facing a street or public open space shall contain windows or doorways.

4. Repetition of Elevations for Single Family Residential Uses.

   a. No street-facing elevation on a single-family detached home shall be repeated directly across the street from itself (excluding “T” intersections and within cul-de-sacs), or within three lots of itself along the same block face. At least 10 percent of an elevation must be different, or it will be considered to be a repeated elevation.

5. Residential Garages for Single Family Residential Uses.

   a. Each single-family dwelling unit shall provide at least one enclosed off-street space and two designated parking spaces either on-street or off-street.
   b. Should a single-family dwelling unit provide off-street and enclosed parking spaces, then the enclosure should be placed behind the front building line on the same lot as the main structure.

c. Rear-facing garages served from an alley shall be limited to the greater of 5 feet from the property line or the addition of two feet behind any required public easement.
d. Front-facing garages on a public street shall be located at the greater of 20 feet from the front property line to allow for additional off-street parking or the addition of two feet behind any required public easement.
e. Front-facing garages may not exceed sixty-seven (67%) percent of the front facade and contain at least one of the following features:
    i. Garage doors shall be constructed with wood or aluminum with simulated wood panels and shall have wood or simulated wood trim similar to carriage style garage doors.
    ii. A minimum 12-inch recess from the front façade of the house.
    iii. The top panel of each garage door may have divided windows.
    iv. Single garage doors separated by a masonry column.
    v. If the garage has more than two-vehicle width, each garage door shall be a single garage door separated by masonry columns, or a double garage door may be used in conjunction with a single garage door if the double garage door is separated from the other door by a masonry column.

6. <u>Special Considerations for Single Family Attached Residential Buildings</u>

    a. Single-family-attached dwelling units are permitted to be plat individually or with multifamily lots.
    b. Single-family-attached dwelling units are not required to appear as a single unit.
    c. Single-family-attached buildings will follow adopted International Building Code (IBC) for fire rated walls.
    d. Repeated elevations for single family attached homes on multifamily platted lots are permitted.

7. Design Features for Multifamily Buildings

a. Each multifamily development phase shall provide three (3) of the following amenities:
    i. Swimming pool
    ii. Fitness center
    iii. Clubhouse with 1,000 square feet of community gathering space
    iv. Covered Picnic Area
    v. Dog Park of at least 2,000 square feet in area
    vi. One regulation size pickle ball court, or
    vii. An alternative amenity approved by the Building Official or their designee
    viii. Any comprehensive community amenities which support the master plan shall count towards the required three amenities.
b. Facade Materials
    i. Material percentages are calculated from the finished floor to the top plate at the upper floor.
    ii. Except for windows, doors, garage doors, balconies, recessed patios, portions, and corridor or stairway entrances, all building facades shall be composed of two or more approved building materials.
    iii. Up to twenty-five (25%) percent of the front facade shall consist of windows or glass doors.
c. All buildings must include at least four of the following design features:
    i. Architectural lighting attached to the building;
    ii. Arches;
    iii. Articulated cornice line;
    iv. Balconies and/or outdoor patios;
    v. Dentil course;
    vi. Divided light windows;
    vii. Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals, or projecting ribs used to express architectural or structural bays;
    viii. Varied roof heights for pitched, peaked, sloped, or flat roof styles;
    ix. Architectural details such as tile work, molding, corbels, shutters, awnings, or accent materials integrated into the building facade.
    x. Other architectural features as approved by the Director of Planning and Development.
d. Covered parking structures shall be designed to be architecturally compatible with the main multifamily structures. Exposed steel or timber support columns shall be permitted.

SECTION 7 – OTHER GENERAL DEVELOPMENT STANDARDS

A. LANDSCAPING

1. Residential Landscape Requirements.
   a. Each single-family residence shall have an irrigation system in the front yard and street corner side yard.
   b. Each single-family lot shall provide a minimum of one street tree at least three caliper inches.
      i. One must be a shade street tree planted in the parkway of the associated lot in accordance with the *Exhibit E*.
      ii. All required trees shall be selected from an approved tree list at Site Plan approval.
   c. Each home lot shall provide a vegetative area in addition to turf placed in the front yard for ornamental trees, individual shrubs, or seasonal color.

2. Non-residential Uses Landscaped Requirements.
   a. Landscape parking islands of 140 square feet must be provided every twenty continuous spaces and contain at least one tree, shrubs, sod, or equivalent drought resistance xeriscape.
   b. Street trees along internal public streets shall provide shade trees every thirty-five to fifty feet on center in accordance with *Exhibit E*.
   c. Any landscaped median shall provide street trees, shrubs, sod, or equivalent drought resistance xeriscape.
   d. The following table contains the list of prohibited species. Plants listed in this table may not be used to fulfill any planting requirements.

Prohibited Species List

Trees			
Arborvitae	*Thuja accidentalis*	Arizona Ash	*Fraxinum velutina "Arizonia"*
Callery Pear	*Pyrus calleryana*	Chinese Tallow	*Sapium sebiferum*
Cottonwood	*Populus deltoides*	Lombardy Poplar	*Populus nigra italica*
Chinaberry	*Melia azedarach*	Mimosa	*Albizzia julibrissen*
Chinese Parasol	*Firmiana simplex*	Siberian Elm	*Ulmus pumila*
Mulberry	*Morus alba*	Sawtooth Oak	*Quercus acutissima*
Silver Maple	*Acer saccharinum*	Tree of Heaven	*Ailanthus altissima*
Hackberry	*Celtis occidentalis*	Honey Locust	*Gleditsia triacanthos*
Catalpa	*Catalpa bignonioides*		

Shrubs			
Euonymus	*Euonymus japonicus*	Privet Species	*Ligustrum sp.*
Pittosporum	*Pittosporum tobbira*	Ligustrum	*Ligustrum japonicum*
Oleander	*Nerium oleander*	Loquat	*Eriobotrya japonica*

B. ENTRANCE REQUIREMENTS

The main development entrances from State Highway 274 shall provide a monument sign with lighting and one additional of the following additional landscaping elements:
   a. Enhanced landscaping and/or planting beds with irrigation.
   b. Textured or decorative pavement.
   c. Other landscaping elements as approved by the Building Official or their designee.

C. OPEN SPACE

1. Mixed Use and Residential Tracts 2, 3, and 4 shall be developed with privately maintained open space located throughout the PD, exclusive of the open space and/or landscaped areas provided on the individual residential lots.

2. Open spaces shall include floodplain, ponds, detention areas, and small open spaces. Small Open Spaces shall be connected with sidewalks to be a comprehensive pedestrian system.

3. A pedestrian circulation system shall be provided that affords connectivity to the entire community and the perimeter of the Property. The pedestrian system shall include concrete trails that are a minimum of eight feet in width. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. The pedestrian circulation system shall include such items as benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and pet waste stations.

4. All open space areas and landscaping materials shall be installed in compliance with a Site Plan for each development phase.

5. All landscaping materials shall be maintained in a healthy, living, and growing state, and be irrigated by an automatic irrigation system. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed; provided, however, the Building Official or their designee may approve an alternate species of plant upon a finding that the species originally planted has been subjected to disease or other condition that prohibits the ability of the original species to survive long term. The property owner's (or homeowner's) association shall maintain or cause to be maintained all landscaping materials and irrigation system located in open spaces, landscaped medians, and other common areas.

6. Parks and open space areas shall be designated on approved plats for the Property.

D. SCREENING/FENCING

1. Single Family Detached Residential Lot Fencing
   a. Fencing shall be connected to the side of the house on the lot.
   b. Fencing shall be constructed of wood, brick, or decorative metal.
   c. Fencing shall be a minimum of six feet in height and a maximum of eight feet in height.
   d. Fencing shall be a maximum of 42 inches in height if placed in the front yard.
   e. Fencing along streets shall be located parallel to the curb.
   f. Fencing shall be constructed so that the side of the fence containing the structural supports is not visible from any public right-of-way.
   g. All fences constructed of wood must be stained and have metal posts anchored with concrete for structural support.

2. Screen Fencing

   A minimum six-foot tall masonry and/or board-on-board wood with cap screen fence shall be provided along the perimeter of the site.

3. Trash Storage Areas

For non-residential developments, outdoor trash storage areas must be screened on three sides by a solid wall at least eight feet in height of material that is consistent with the exterior building material of the main building that the storage area serves. Opaque gates shall be used to access such trash collection areas.

4. Other

All mechanical, heating, and air conditioning equipment (e.g., rooftop or ground equipment) shall be screened from a ground level view within six feet from the public right-of-way with landscaping.

E. STREETS

1. All streets and alleys with this Planned Development will comply with the roadway and alley sections defined in *Exhibit E*.

F. SIGNS

1. All signs shall be consistent with the architectural style of the associated building within the development.

2. Residential signs shall comply with City of Tool Code of Ordinances Chapter 153.

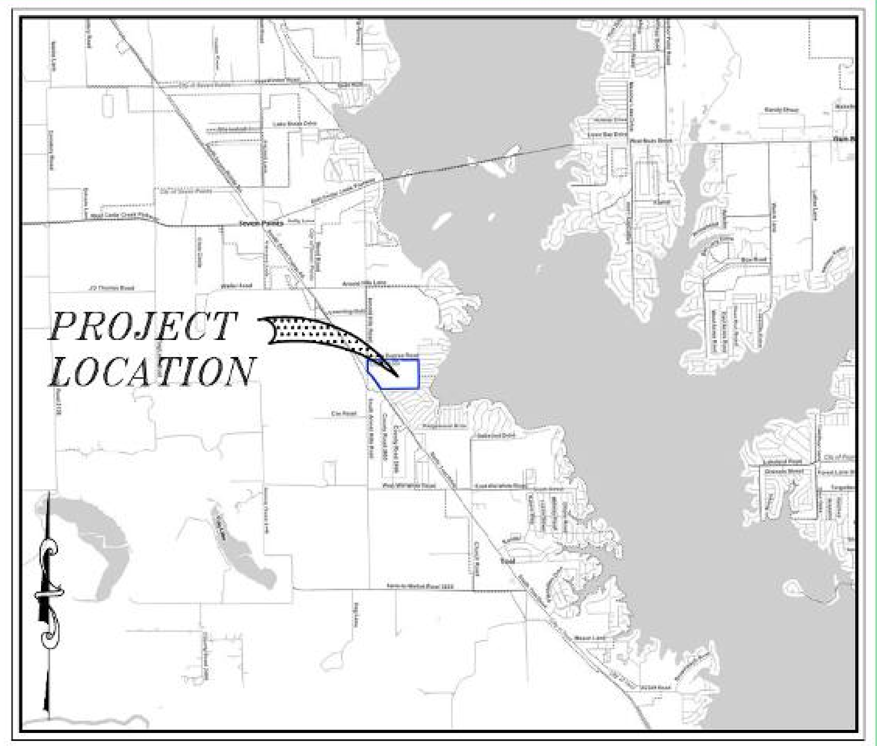
G. PARKING

1. General Provisions.

   a. Off-street and on-street parking shall count towards the required parking for residential and non-residential uses.
   b. Head-in and parallel spaces located on streets are permitted and count toward required parking.
   c. Unless otherwise stated, all parking spaces may be enclosed or unenclosed.

2. Minimum Parking Requirements.

   See Exhibit D: Land Uses Table for the minimum parking requirements for each principal use.



VICINITY MAP

NTS

0 50 100 200

1 inch = 100 ft.

OWNER / DEVELOPER:

LONE STAR LAND DEVELOPMENT

5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT A – ZONING MAP

LIVE OAK VISTA

79.36 ACRES SITUATED IN THE D.O.
WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS

JULY 2026

SURVEYOR/ENGINEER:

mma

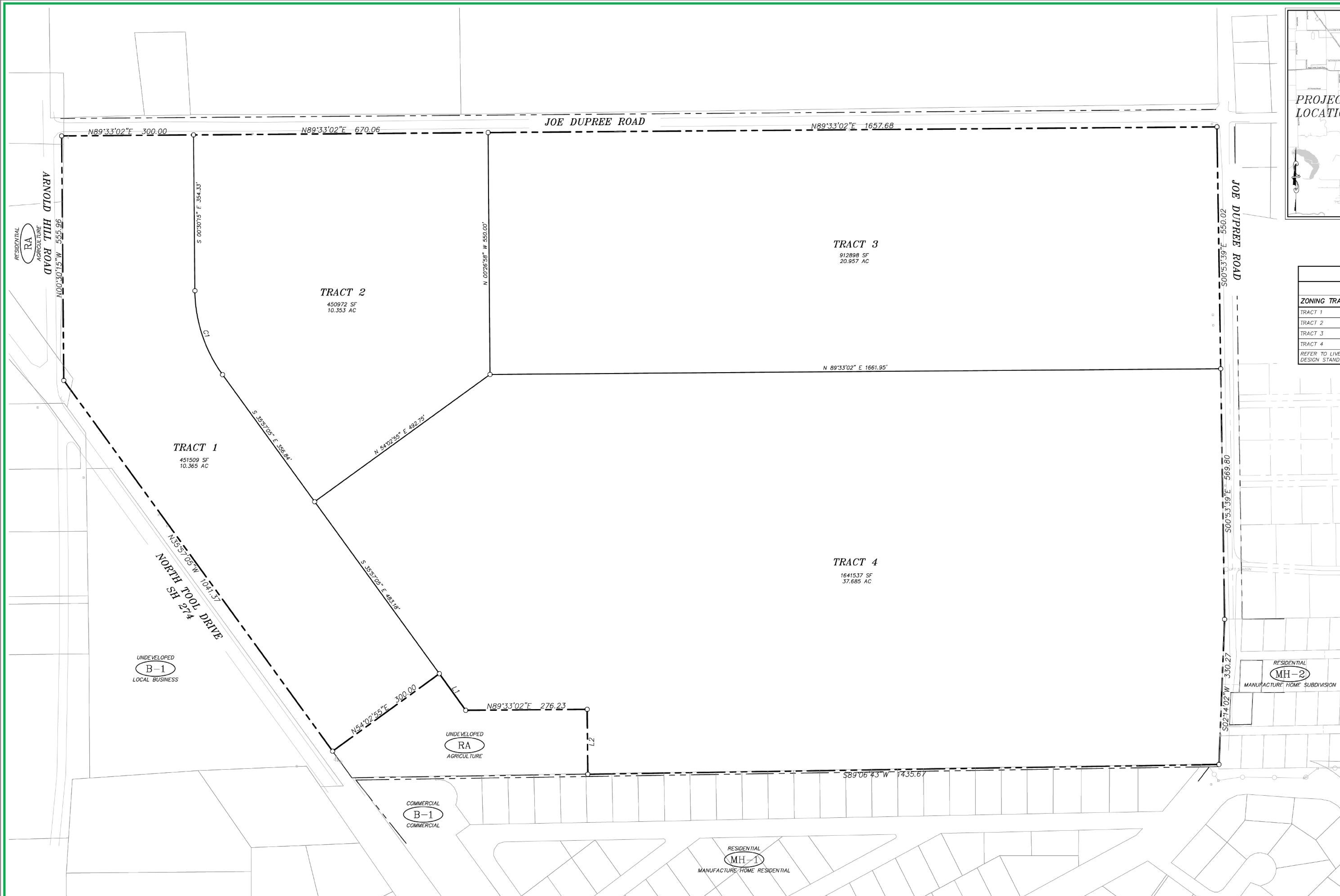
civil engineering surveying landscape architecture planning

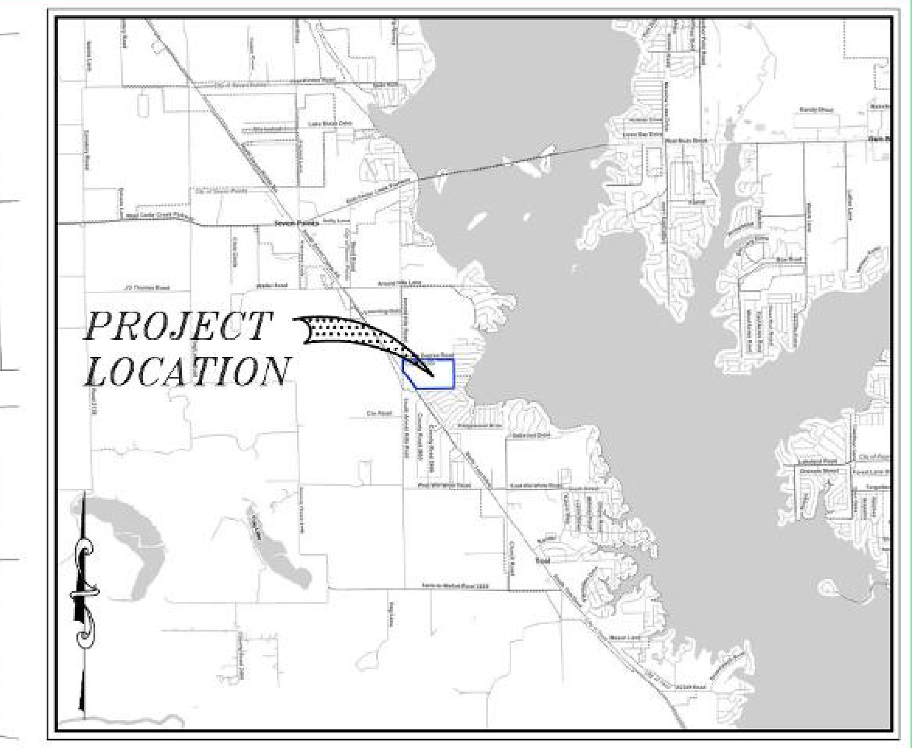
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

SHEET 1 OF 1





VICINITY MAP
NTS

LIVE OAK VISTA		
ZONING TRACT	AREA (AC)	BASE ZONING DISTRICT
TRACT 1	10.365 AC	B-1
TRACT 2	10.353 AC	MIXED USES (MF-1, B-1, & R-1)
TRACT 3	20.957 AC	R-1
TRACT 4	37.685 AC	R-1
REFER TO LIVE OAK VISTA PLANNED DEVELOPMENT ORDINANCE FOR SPECIFIC DESIGN STANDARDS.		

0 50 100 200

1 inch = 100 ft.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	102.51'	S 35°45'24" E
L2	147.52'	S 00°35'15" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	204.16'	330.00'	35° 26' 50"	S 18°13'40" E	200.92'

OWNER / DEVELOPER:
LONE STAR LAND DEVELOPMENT
5300 ROYAL LANE
DALLAS, TX 75229
CONTACT: TUFAN KILINC
PHONE: 214-600-2404
EMAIL: tmkilinc@gmail.com

PLANNED DEVELOPMENT
EXHIBIT B – CONCEPT PLAN
LIVE OAK VISTA
79.36 ACRES SITUATED IN THE D.O. WILLIAMS SURVEY, ABSTRACT NO. 841
CITY OF TOOL
HENDERSON COUNTY, TEXAS
JULY 2026

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SHEET 1 OF 1

METES & BOUNDS DESCRIPTION TRACT 1
(ZONING LEGAL)
10.365 ACRES OF LAND

BEING A 10.365 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 0°30'15" EAST, A DISTANCE OF 354.33 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS SOUTH 18° 13' 40" EAST, A DISTANCE OF 200.92 FEET;
>
> IN A SOUTHEASTERLY DIRECTION, WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°26'51", AN ARC LENGTH OF 204.16 FEET TO A POINT FOR THE END OF SAID CURVE TO THE LEFT;
>
> SOUTH 35°57'05" EAST, A DISTANCE OF 840.02 FEET TO A POINT FOR CORNER;
>
> SOUTH 54°02'55" WEST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 274;

THENCE NORTH 35°57'05" WEST, WITH THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 274, A DISTANCE OF 1,041.37 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINES OF SAID STATE HIGHWAY 274 AND ARNOLD HILLS ROAD;

THENCE NORTH 0°30'15" WEST, WITH THE WEST LINE OF SAID 81.566 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID ARNOLD HILLS ROAD, A DISTANCE OF 555.96 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 451,509 SQUARE FEET OR 10.365 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 2
(ZONING LEGAL)
10.353 ACRES OF LAND

BEING A 10.353 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°33'02" EAST, CONTINUING WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 670.06 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 0°26'58" EAST, A DISTANCE OF 550.00 FEET TO A POINT FOR CORNER;

SOUTH 54°02'55" WEST, A DISTANCE OF 492.75 FEET TO A POINT FOR CORNER;

NORTH 35°57'05" WEST, A DISTANCE OF 356.84 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 18° 13' 40 WEST, A DISTANCE OF 200.92 FEET;

IN A NORTHWESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°26'51" AN ARC LENGTH OF 204.16 FEET TO A POINT FOR THE END OF SAID CURVE TO THE RIGHT;

NORTH 0°30'15" WEST, A DISTANCE OF 354.33 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 450,972 SQUARE FEET OR 10.353 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 3
(ZONING LEGAL)
20.957 ACRES OF LAND

BEING A 20.957 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 970.06 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°33'02" EAST, CONTINUING WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 1,657.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD AND THE WEST RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE SOUTH 00°53'39" EAST, WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 550.02 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°33'02" WEST, A DISTANCE OF 1,661.95 FEET TO A POINT FOR CORNER;

NORTH 0°26'58" WEST, A DISTANCE OF 550.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 912,898 SQUARE FEET OR 20.957 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

METES & BOUNDS DESCRIPTION TRACT 4
(ZONING LEGAL)
37.684 ACRES OF LAND

BEING A 37.684 ACRE TRACT OF LAND SITUATED IN THE D. O. WILLIAMS SURVEY, ABSTRACT NO. 841, HENDERSON COUNTY, TEXAS, BEING A PORTION OF AN 81.566 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. SNYDER, AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2023-00009507, HENDERSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ARNOLD HILLS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE NORTH 89°33'02" EAST, WITH THE NORTH LINE OF SAID 81.566 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD, A DISTANCE OF 2,627.74 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 81.566 ACRE TRACT, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JOE DUPREE ROAD AND THE WEST RIGHT-OF-WAY LINE OF JOE DUPREE ROAD;

THENCE SOUTH 00°53'39" EAST, WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, A DISTANCE OF 550.02 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING WITH THE EAST LINE OF SAID 81.566 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID JOE DUPREE ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°53'39" EAST, A DISTANCE OF 569.80 FEET TO A POINT FOR CORNER;

SOUTH 02°41'02" WEST, A DISTANCE OF 330.27 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 81.566 ACRE TRACT;

THENCE SOUTH 89°06'43" WEST, WITH THE SOUTH LINE OF SAID 81.566 ACRE TRACT, A DISTANCE OF 1,435.67 FEET TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 81.566 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 0°35'15" WEST, A DISTANCE OF 147.52 FEET TO A POINT FOR CORNER;

SOUTH 89°33'02" WEST, A DISTANCE OF 276.23 FEET TO A POINT FOR CORNER;

NORTH 35°45'24" WEST, A DISTANCE OF 102.51 FEET TO A POINT FOR CORNER;

NORTH 35°57'05" WEST, A DISTANCE OF 483.18 FEET TO A POINT FOR CORNER;

NORTH 54°02'55" EAST, A DISTANCE OF 492.75 FEET TO A POINT FOR CORNER;

NORTH 89°33'02" EAST, A DISTANCE OF 1,661.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1,641,536 SQUARE FEET OR 37.684 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.

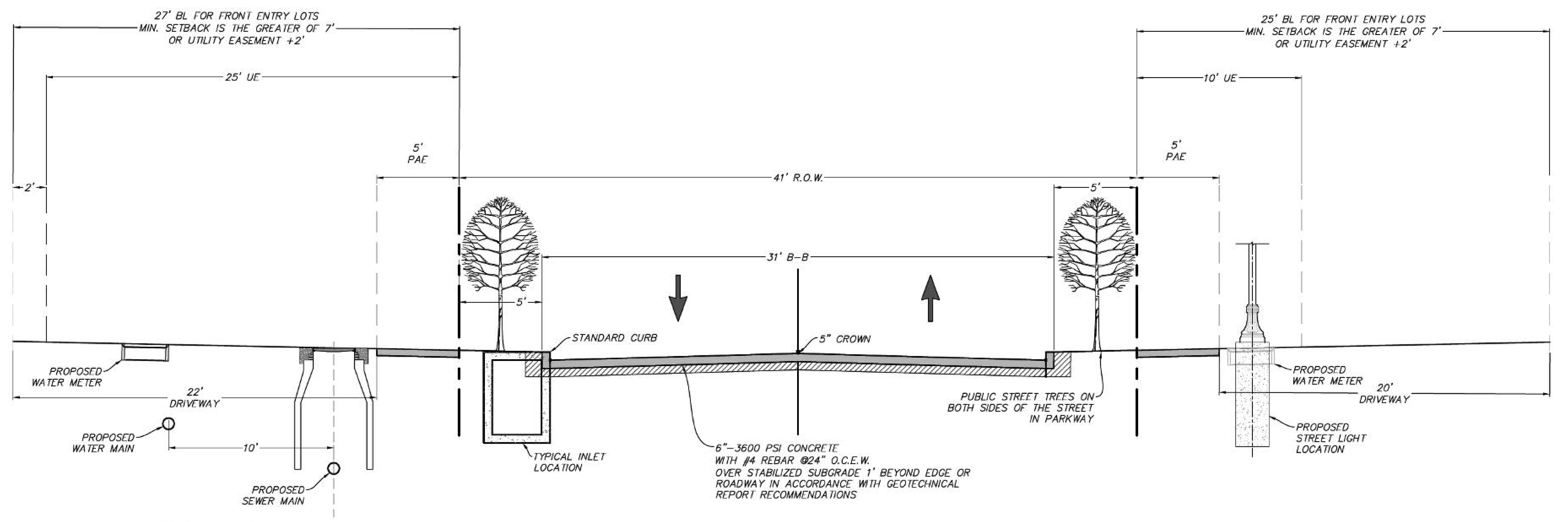
EXHIBIT "D"
LAND USE CHART

Legend: P = Permitted C = Conditional SUP = Specific Use Permit
In the City of Tool's Appendix A: Schedule of Uses, a Y = P (Permitted), S = SUP (Specific Use Permit)

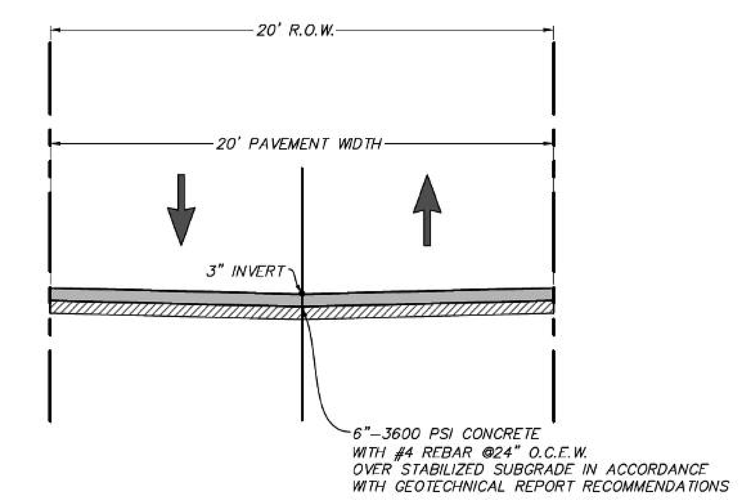
PERMITED USES

	TRACT 1 - B1	TRACT 2	TRACT 3	TRACT 4	MINIMUM PARKING REQUIREMENT[1]
OFFICE					
Government Buildings and Services **(Table 3)**	P	P			
Medical, Dental, Neighborhood ER **(Table 3)**	P	P			
Offices (Center; Professional or General Administrative) **(Table 6)**	P	P			3 spaces per 1,000 square feet (SF)
RECREATION AND ENTERTAINMENT					
Park, Playground (Public) **(Table 3)**		P	P	P	
Park, Playground (Commercial or Private) **(Table 3)**		S	S	S	
Private Club, Lodge, or Fraternal Organization	P	P			1 space per 200 square feet (SF)
Recreation and Entertainment Venue, Indoor	S	S			Theater – 1 space per 4 seats; Bowling Alley – 6 spaces per lane; Pool Halls and Other Commercial Amusements (Indoor) – 1 space per 100 square feet (SF); Racquetball Court – 4 spaces per court; Health Club – 1 space per 200 square feet (SF)
RESIDENTIAL AND LODGING					
Multi-Family		P			1.60 per dwelling unit
Single Family (attached or detached)		P	P	P	2 per dwelling unit
RETAIL AND PERSONAL SERVICE USES					
Antique Shop **(Table 6)**	P	P			2 spaces per 1,000 square feet (SF)
Catering Service	P	P			3 spaces per 1,000 square feet (SF)
Daycare **(Appendix B)**	P	P			1 space per 8 students
General Personal Services	P	P			3 spaces per 1,000 square feet (SF)
General Printing Services (Copy Center)	P	P			3 spaces per 1,000 square feet (SF)
Farmers Market (Flea Market) **(Table 6)**	S	S			1 space per 1,000 square feet (SF) of site area
Gasoline Sales (Automobile Service Station) **(Table 5)**	P	P			1 space per 250 square feet (SF) with a minimum of 4 spaces
General Retail Store, other than listed	P	P			3 spaces per 1,000 square feet (SF) (1:400 SF for furniture sales)
Large Scale Retail (Grocery) **(Table 6)**	P				3 spaces per 1,000 square feet (SF) (1:400 SF for furniture sales)
Nursery, Garden Shop, or Paint Sales (Commercial; Non-commercial) **(Table 3)**	P				3 space per 1,000 square feet (SF) for indoor portion; 1 space per 600 square feet (SF) for outdoor portion
Open Air Sales/Vending	P	P			None
Restaurant (With/Without Drive-Through Service, private club allowing on-premise consumption of alochol **(Table 6)**	P	P			1 space per 150 square feet (SF)
Veterinarian Clinic **(Table 6)**	P				1 space per 400 square feet (SF)
TEMPORARY					
Temporary Asphalt or Concrete Batch Plant (Temporary) **(Table 7)**	S	S	S	S	None
Temporary Outdoors Sales	P	P			None
UTILITIES, COMMUNICATIONS AND TRANSPORTATION					
Electric Utility Substation **(Table 4)**	S	S			None
Radio, TV station, TV or microwave operation (amateur or commercial), Recording Studio **(Table 4)**	P	P			1:400 SF
Utility Lines, Towers or Metering Station **(Table 4; Local utility distribution lines)**	P	P	P	P	None
Utility Towers or Metering Station	S	S	S	S	None
Wireless Telecommunication Facilities **(Table 4; Communications Tower)**	S	S			None
WHOLESALE AND STORAGE					
Storage Facility (garage) **(Table 1)**	P				1:3,000 SF

[1]Fractional parking requirements shall be rounded up to the nearest whole number. Unless otherwise stated, references to square footage are to floor area.

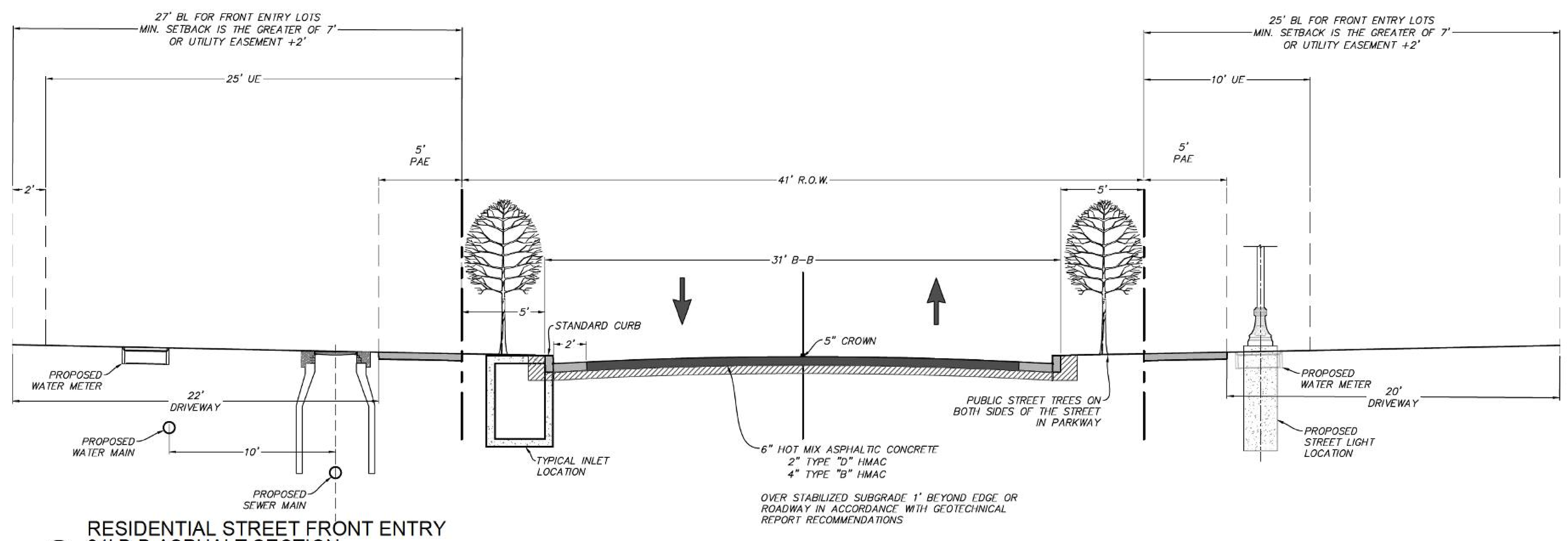


1 RESIDENTIAL STREET FRONT ENTRY
31' B-B CONCRETE SECTION
NOT TO SCALE

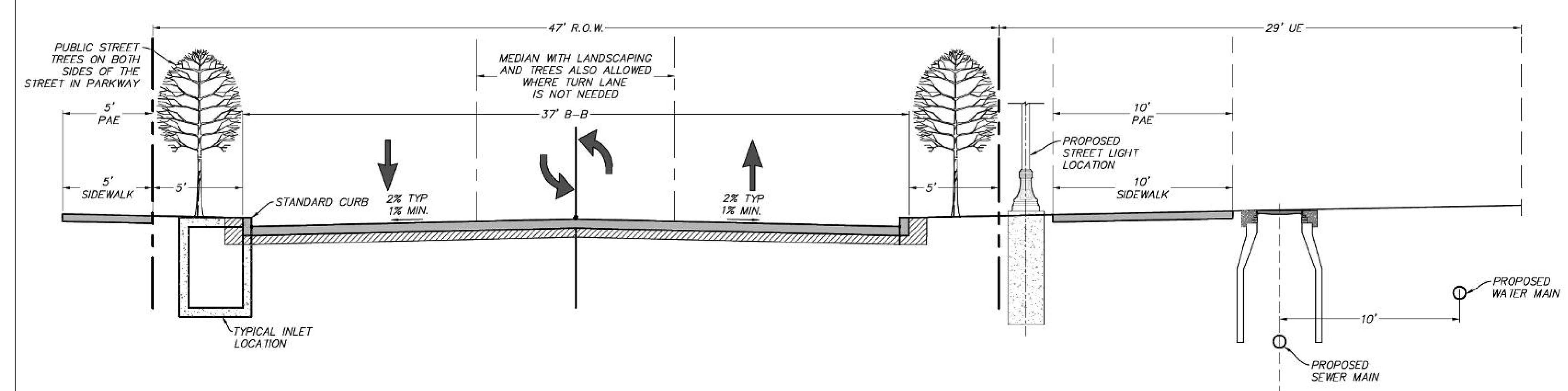


REFER TO PD FOR BUILDING
SETBACK GUIDANCE FOR
ALLEY SECTIONS

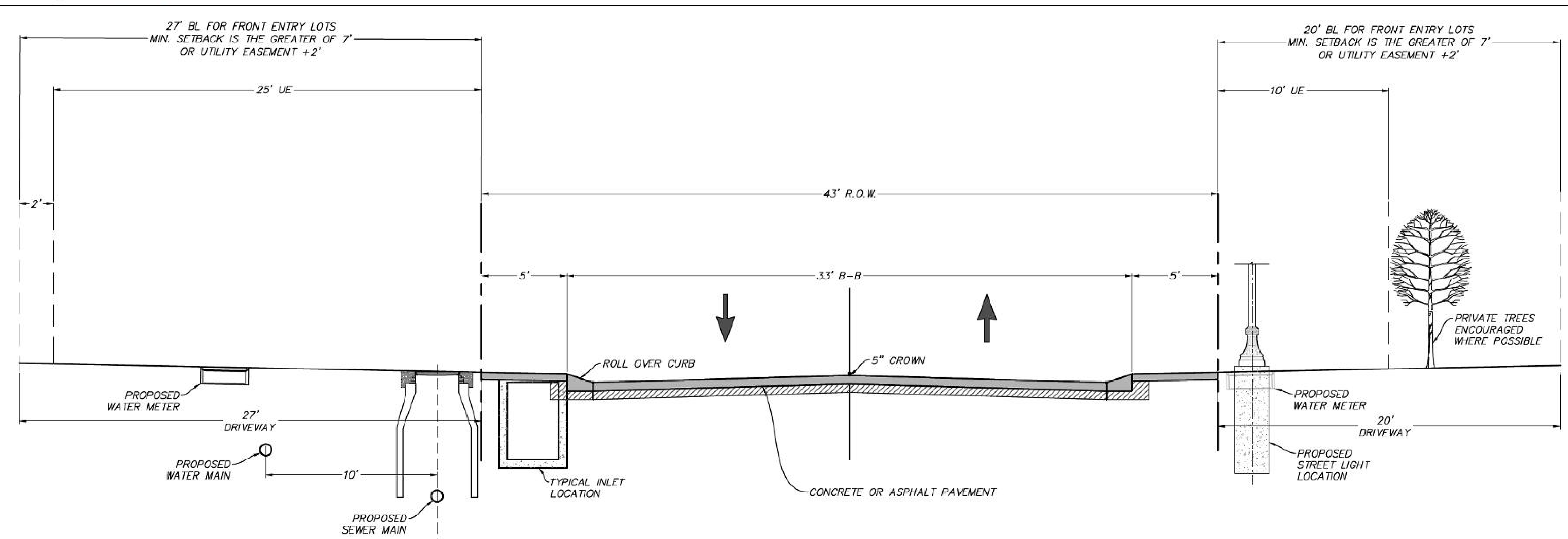
4 CONCRETE ALLEY SECTION
NOT TO SCALE



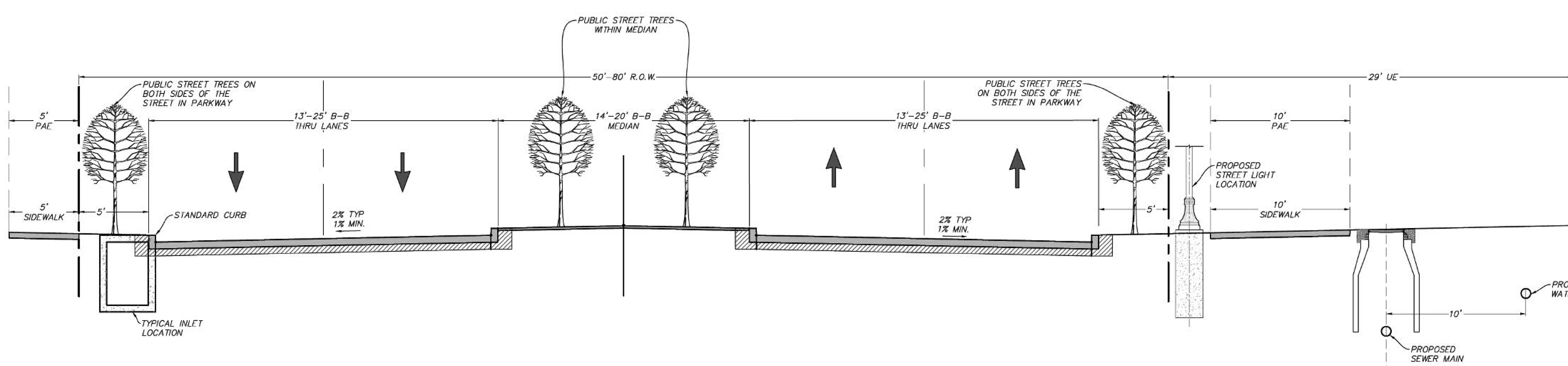
2 RESIDENTIAL STREET FRONT ENTRY
31' B-B ASPHALT SECTION
NOT TO SCALE



5 38' B-B CONCRETE SECTION (MINOR COLLECTOR)
NOT TO SCALE



3 RESIDENTIAL STREET FRONT ENTRY
33' B-B SECTION (ROLL CURB)
NOT TO SCALE



6 BOULEVARD/MAIN THOROUGHFARE
NOT TO SCALE

NOTES:
1. THESE SECTIONS ARE INTENDED TO PROVIDE GENERAL DIRECTION OF STREET DIMENSIONS AND TYPICAL LAYOUTS. DEVIATIONS FROM THESES SECTIONS CAN BE ALLOWED AT THE DISCRETION OF THE CITY OF TOOL.
2. UTILITY EASEMENTS ARE PROVIDED FOR REFERENCE ONLY. FINAL LOCATION IS SUBJECT TO THE UTILITY PROVIDERS APPROVAL AT TIME OF DEVELOPMENT.
3. BUILDING SETBACK IS TO BE A MINIMUM WIDTH OF 7' AND NO LESS THAN 2' OFFSET FROM ANY UTILITY EASEMENTS.
4. ALL PUBLIC SIDEWALKS OUTSIDE ROW MUST BE CONTAINED WITHIN A PUBLIC ACCESS EASEMENT.
5. ALL STREET PAVEMENT AND SIDEWALKS MUST FOLLOW THE CITY ADOPTED SPECIFICATIONS OR THE MOST CURRENT NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS.

EXHIBIT E
TYPICAL STREET SECTIONS
LIVE OAK LANDING
TOOL, TEXAS

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

07/02/2026 SHEET 1 OF 2

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

○Contract/Agreement ○General Discussion ○Ordinance ○Report ○Resolution

Attachments: Engineer's findings

Agenda Item No. **16**

Summary of Agenda Item to be considered:

Staff has been exploring options for Council's direction on remedies for the traffic issue along Plantation Dr. Staff met with several engineers regarding the traffic concern and staff brings back those options via Lee Engineering, LLC out of their Dallas office, and Spiars Engineering out of Richardson, TX.

Jody Short, from Lee Engineering, is visiting us to discuss his recommendations as well.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action on recommended engineer's opinion for Plantation Dr. traffic issues

Recommended Motion to Consider:

"I move that we consider the following remedies to address the traffic concerns on Plantation Drive...."

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

Outlook

RE: Meeting for Monday - August 31st

From Hunter Lemley <hunter.lemley@spiarsengineering.com>
Date Wed 9/2/2026 12:34 PM
To Julius Kizzee <jkizzee@tooltexas.org>

Good morning, Julius!

Thanks for meeting with us on Monday. In response to what we had discussed, below are a few thoughts that I had for you to consider and bring back to council for options to help mitigate motorists driving off the road at the subject location. You could have one or a combination of any. Let me know if you have any questions or would like to discuss further. Thank you!

Option 1 – Rumble Strips following striping. You can also have these along the white stripes as well. ($1.00 per lf so maybe around $4000)

Option 2 – in-lane rumble strips ($1000 per set, so maybe $4000-$6000)

Option 3 – Lane Divider Traffic Buttons (These would just follow the existing white and yellow lane lines – can't imagine being more than $1000)

Option 4 – High Reflective Chevron Signage (Also with flashers) - $1000 per sign if solar powered. $6,000?

Option 5 – Reflective Post Mounted Delineators ($100 each ~ total $1000)

Hunter Lemley, P.E., PTOE
Traffic Engineering Services Manager

SPIARS ENGINEERING & SURVEYING

D 469 395 0482   C 740 516 8865

501 W President George Bush Hwy Suite 200
Richardson, TX 75080

TBPE Reg NO F 2121 | TBPLS Reg NO F 10043100

www.spiarseng.com   SPIARS Engineering

September 9, 2026

Mr. Julius Kizzee
City Administrator
City of Tool
701 N. Tool Drive
Tool, TX 75143

Re: *Proposal – Plantation Drive Curve Assessment in Tool, Texas*

Dear Mr. Kizzee:

Lee Engineering is pleased to submit this agreement to provide professional traffic engineering services for the City of Tool. This proposal is based on our discussion with you regarding the curve on Plantation Drive, approximately 700 feet north of SH 274. Our evaluation will focus on identifying potential safety-related improvements to address speed and assist drivers in maintaining control within the roadway's drive lanes. If accepted, this letter will be an agreement between the City of Tool and Lee Engineering, LLC (LEE) to provide the services outlined in the Scope of Services below.

SCOPE OF SERVICES

Task 1 Site Visit

Lee Engineering will visit the project site to observe traffic operations along the subject roadway and to inventory existing roadway geometrics, signs, markings, and any other traffic control devices.

Task 2 Alternatives Analysis

Lee Engineering will identify and evaluate alternative treatments to enhance safety in the area of the curve. These alternatives will include pavement markings, raised pavement markers, delineators, chevron signs, barrier treatments, stop signs, or some combination of those treatments.

Task 3 Present and Review Alternatives

Lee Engineering will prepare a brief letter report that documents our analysis of the alternatives and graphics illustrating the key elements of the recommended treatments to address safety concerns. Any graphics developed will be for illustrative purposes only to aid in the discussion of potential treatments. Lee Engineering will present our findings to the Tool City Council for consideration.

ADDITIONAL SERVICES

Improvement design details and conceptual cost estimates can be developed if desired. A separate proposal will be prepared based on the identified preferred alternative.

FEE AND SCHEDULE

Tasks 1-3 will be completed within two weeks. LEE will perform work on an hourly basis in accordance with the attached terms and conditions dated July 2, 2026, for a fee not to exceed $6,500 without your prior approval.

Any meetings or additional work not identified in the Scope of Services above will be performed on an hourly basis in accordance with the attached terms and conditions dated July 2, 2026, or under a separate contract. We will not proceed with additional services without your approval.

If you have any questions, please contact me at (972) 248-3006. We appreciate the opportunity to submit this proposal and look forward to working with you on this project. We can begin work upon receipt of a signed copy of this letter.

Sincerely,

Joseph T. Short, P.E., PTOE
President
Lee Engineering, LLC

Accepted:

__________________________ _______
Date

Lee Engineering
Terms and Conditions
July 2, 2026

Hourly and additional services, as authorized by you, will be performed at the following rates:

Principal	$380.00 per hour
Senior Project Manager	$320.00 per hour
Project Manager	$270.00 per hour
Program Manager	$280.00 per hour
Senior Engineer	$240.00 per hour
Project Engineer	$210.00 per hour
Sr. Engineering Designer	$175.00 per hour
Engineering Designer	$140.00 per hour
Senior ITS System Designer	$250.00 per hour
CAD Designer	$140.00 per hour
Technician	$ 85.00 per hour
Data Collector	$ 95.00 per hour
Drone Pilot	$175.00 per hour
Accountant	$150.00 per hour
Admin Assistant	$ 80.00 per hour
Intern	$ 85.00 per hour
Highway travel	IRS Allowable Rate
Meals, lodging, airfares	out-of-pocket costs
Other Direct Expenses	at cost

TERMS AND CONDITIONS:

1. This proposal is valid for 60 days. After 60 days, we reserve the right to modify the proposed fee and/or schedule.
2. Invoices will be submitted monthly and are due and payable when received.
3. Interest at the rate of 1.5% per month will be applied to invoices not paid within 30 days of the initial billing date.
4. We reserve the right to cease work on delinquent accounts.
5. We reserve the right to bill for expenses related to delays caused by the contracting party.
6. The contracting party is responsible for paying all fees and expenses associated with all activities related to an engagement, regardless of the project's outcome. Credit will be given for payments received directly from the contracting party's clients or others.
7. The retainer fee will be credited against the fee with the final invoice.
8. In addition to invoices rendered and interest thereon, the contracting party agrees to pay any and all legal fees and costs incurred in collecting overdue accounts.
9. Rates are subject to change annually. Work performed in subsequent years will be charged at the adjusted rates.
10. Draft reports are for review purposes only and are not to be released to any entity that is not a party to this agreement.
11. All contracts shall be subject to the laws of the State of Texas.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Kimberley Price, City Secretary

Department: ______

Is this a Budgeted Item? ☐ Yes ☐ No

Agenda Item No. **17**

○ Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ● Resolution

Attachments: Nominating Resolution for Henderson County Appraisal Board of Directors; Henderson County Appraisal Board of Directors Schedule

Summary of Agenda Item to be considered:

Staff is presenting a nominating resolution for the Directors of the Henderson County Appraisal Board. The resolution is for two vacancies, for which Tool can nominate one candidate for each vacancy. One term expires in 2027 and the next expires in 2029.

Agenda Item, as listed on the agenda:

Consider and nominate two candidates, in accordance with Section 6.03 of the Texas Property Tax Code, to serve on the Henderson County Appraisal Board of Directors

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.

Signature of Sponsoring Officer

Kimberley Price

Printed name of Sponsoring Officer

Henderson County Appraisal District

August 13, 2026

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

RE: Henderson County Appraisal District
Board of Directors

Dear City Secretary,

I am notifying you of two vacancies of appointed members of the Henderson County Appraisal District's Board of Directors. Greg Wyatt and Adam Davis have submitted notices of resignation. The vacancy created by Mr. Wyatt's resignation is for a four-year term that began January 1, 2026, and expires December 31, 2029. The vacancy created by Mr. Davis's resignation is for a three-year term that began January 1, 2025, and expires December 31, 2027. In each case, the appointee will serve only the remainder of the unexpired term.

Pursuant to Section 6.03(l) of the Texas Tax Code, each taxing unit that is entitled to vote under that section may nominate, by resolution adopted by its governing body, one candidate for each vacancy. As a taxing unit, you must submit the name of each nominee to the Chief Appraiser no later than 45 days after the date of this notice. Nominees must satisfy the eligibility requirements of Sections 6.03(a) and 6.035 of the Texas Tax Code.

Within five (5) days after the nomination deadline, the Chief Appraiser will prepare and deliver to the Board of Directors a list of the nominees received in accordance with the statute. The Board of Directors will then elect, by majority vote of its members, the members from the nominees submitted.

Should you have any questions in this regard, please do not hesitate to contact our office.

Sincerely,

VBates

Victoria Bates
Administrative Coordinator

P.O. Box 430, 1751 Enterprise, Athens, TX 75751, 903/675-9296, FAX 903/264-1722

2026

NOMINATING RESOLUTION
HENDERSON COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS

Whereas, **CITY OF TOOL** is entitled to nominate two candidates to fill directorship positions on the **HENDERSON COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS**, as authorized by Section 6.03 Texas Property Tax Code; and

whereas, the **CITY OF TOOL** desires to exercise its right to nominate candidates to fill the directorship positions;

therefore, be it resolved that the **CITY OF TOOL** does hereby nominate the following individual to serve on the **HENDERSON COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS:**

Nominee Name/Address: ____
(expiring December 31, 2029)

Nominee Name/Address: ____
(expiring December 31, 2027)

Board of Directors

PASSED AND APPROVED THIS ______ DAY OF ________________________2026

Presiding Officer of Unit, Title: ______________________________________

Attest: ________________________________

COMPLETE AND RETURN ON OR BEFORE SEPTEMBER 28, 2026.

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Kimberley Price, City Secretary

Department: Administration

Is this a Budgeted Item? ■ Yes ☐ No

Agenda Item No. **18**

○Contract/Agreement ○General Discussion ○Ordinance ○Report ○Resolution

Attachments: Notice of Election

Summary of Agenda Item to be considered:

On July 16th, 2026, City Council ordered the General Election for the purpose of electing Three (3) Council Members each for a term of two years.

Signing the Notice of Election is a formality that is done each election cycle. Once approved, this Notice of Election must be posted on the City's website, bulletin board and be ran in the official newspaper of the City of Tool, "The Mabank Monitor" once between October 4th – 24th per the Secretary of State.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to Approve the Notice of Election for the General Election that will take place on November 3rd, 2026

Action Requested to be taken by Council:

Approve the Notice of Election for the General that will take place November 3rd, 2026

The deadline for agenda requests is by the end of the day on the first Wednesday 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.

Signature of Sponsoring Officer

Kimberley Price

Printed name of Sponsoring Officer

1-14
Prescribed by Secretary of State
Sections 4.004, 83.010, 85.004, 85.007, Texas Election Code
9/2023

NOTICE OF GENERAL ELECTION FOR MUNICIPALITIES
AVISO DE ELECCIÓN GENERAL PARA MUNICIPIOS

To the Registered Voters of the City of Tool, Texas, County of Henderson, Texas: (A los votantes registrados del Condado de Henderson, Texas:)

Notice is hereby given that the polling places listed below will be open from **7:00 a.m. to 7:00 p.m. on November 3, 2026** for voting in a General Election for the purpose of electing Three (3) Councilmembers each for a term of Two (2) years.

(Notifíquese por la presente, que los sitios de votación citadas abajo se abrirán desde las 7:00 a.m. hasta las 7:00 p.m. el dia 3 de Noviembre, del año 2026 para votar en la elección general para elegir: (y dos (2) Concejales cada uno por un termino de dos años)

On Election Day, Registered Henderson County Voters may vote at any Vote Center within the County.
(El día de las elecciones, los votantes inscritos del condado de Henderson pueden votar en cualquier centro de votación dentro del condado.)

Henderson County Annex (Old Prosperity Bank Building) 601 East Cedar Creek Parkway Seven Points, TX 75143	Gun Barrel City Hall 1716 West Main Street GBC, TX 75156	Henderson County Senior Citizen's Center 3344-A TX-31 Athens, TX 75752	St. Edwards Edu and Ministry Ctr. 1310 South Palestine Street Athens, TX 75751
Cross Roads ISD Gym 14434 FM 59 Malakoff, TX 75148	Payne Springs Fire Rescue Station 1 12650 TX-198 GBC, TX 75156	The Texan Entrance & Parking Behind Bldg. 209 East Tyler Street Athens, TX 75751	Coffee City Comm. Ctr. 6977 HC 4217 7019 Pleasant Ridge Rd. Frankston, TX 75763
Malakoff ISD Learning Center 110 East Jackson Street Malakoff, TX 75148	Eustace ISD - Kirk Gym 318 FM 316 South Eustace, TX 75124	Faith Baptist Church 13567 TX-31 Brownsboro, TX 75756	Henderson Co. Larue Complex 9551 County Road 4719 Larue, TX 75770
Trinidad City Hall 100 Park Street Trinidad, TX 75163		Chandler Community Center 811 State HWY 31 W Chandler, TX 75758	
Oran White Civic Center 701 N. Tool Drive Hwy 274 Tool, TX 75143			

During early voting, a voter may vote at any of the locations listed below:
(Durante Votación Adelantada, los votantes podrán votar en cualquiera de los sitios de votación nombradas abajo.)

Location of Main Early Voting Polling Place Include Name of Building and Address (Sitio principal de votación adelantada) (Incluir Nombre del Edificio y Dirección)	Days and Hours of Operation Días y Horas Hábiles
Henderson County Senior Citizen's Center Main Early Voting Location In front of Henderson County Regional Fairpark 3344-A TX-31 Athens, TX 75752	October 19, 2026 – October 23, 2026 8:00 A.M. – 5:00 P.M. October 24, 2026 – 7:00 A.M. – 7:00 P.M. October 25, 2026 – 10:00 A.M. – 4:00 P.M. October 26, 2026 – October 30, 2026 7:00 A.M. – 7:00 P.M.
Locations for Branch Early Voting Polling Places Include Name of Building and Address (Sitios sucursal de votación adelantada) (Incluir Nombre del Edificio y Dirección)	Days and Hours of Operation Días y Horas Hábiles
Henderson County Annex Seven Points (Old Prosperity Bank Building) 601 East Cedar Creek Parkway Seven Points, TX 75143	October 19, 2026 – October 23, 2026 8:00 A.M. – 5:00 P.M. October 24, 2026 – 7:00 A.M. – 7:00 P.M. October 25, 2026 – 10:00 A.M. – 4:00 P.M. October 26, 2026 – October 30, 2026 7:00 A.M. – 7:00 P.M.
Chandler Community Center 811 State HWY 31 W Chandler, TX 75758	October 19, 2026 – October 23, 2026 8:00 A.M. – 5:00 P.M. October 26, 2026 – October 30, 2026 7:00 A.M. – 7:00 P.M.
Henderson County Larue Complex 9551 County Road 4719 Larue, TX 75770	October 19, 2026 – October 23, 2026 8:00 A.M. – 5:00 P.M. October 26, 2026 – October 30, 2026 8:00 A.M. – 5:00 P.M.
Malakoff ISD Learning Center 110 East Jackson Street Malakoff, TX 75148	October 19, 2026 – October 23, 2026 8:00 A.M. – 5:00 P.M. October 26, 2026 – October 30, 2026 8:00 A.M. – 5:00 P.M.

Applications for ballot by mail shall be mailed to:

Paula Ludtke, Election Administrator Name of Early Voting Clerk (Nombre del Secretario/a de la Votación Adelantada)	(903) 675-6149 Telephone Number (Número de teléfono)
P. O. Box 2720 Address (Dirección)	hcelections@henderson-county.com Email Address (Dirección de Correo Electrónico)
Athens, TX 75751 City (Ciudad) Zip Code (Código Postal)	https://www.henderson-county.com/221/Elections-Voter-Registration Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

Applications for Ballots by Mail (ABBMs) must be received no later than the close of business on: October 23, 2026
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:) 23 de octubre de 2026

Issued this the 17th day of September, 2026
Emitada este dia 17th de septiembre de 2026.

Signature of Mayor, Vera Bennett
(Firma del Alcalde)

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

Agenda Item No. **19**

○ Contract/Agreement ○ General Discussion ○ Ordinance ● Report ○ Resolution

Attachments: Audit drafts from YWRD, P.C for the 24-25' Fiscal Year

Summary of Agenda Item to be considered:

Staff is requesting Council to review and accept the audit from Yeldell, Wilson, Wood & Reeve P.C. for the fiscal years ending in September 2025.

Once these audits are accepted, staff will re-engage with YWRD, P.C. for the 2025-2026 fiscal year.

Agenda Item, as listed on the agenda:

Consider and Take Action to approve the Fiscal Year 2024-2025 Audit (Annual Financial Report) from YWRD, P.C.

Recommended Motion to Consider:

"I move that we accept the audit, as presented by YWRD, P.C., for the financial periods ending in September of 2025."

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

CITY OF TOOL, TEXAS

ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended September 30, 2025

TABLE OF CONTENTS

YWRD, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
Tracie Wood, CPA | Joyce Reeve, CPA | Bryan Thomas, CPA | Taylor Strona, CPA

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and City Council
City of Tool, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and general fund of the City of Tool, Texas, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Tool, Texas' basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and general fund of the City of Tool, Texas, as of September 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Tool, Texas, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Tool, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

805 Lake Bardwell Dr. Ste D | P.O. Box 1087 | Ennis, Texas 75120
405 Sycamore St. | Waxahachie, Texas 75165
P: 972.878.2611 | ywrd.cpa | F: 972.878.2220

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Tool, Texas' internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Tool, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, net pension liability and total OPEB liability information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

YWRD, P.C.

YWRD, P.C.
Certified Public Accountants

Waxahachie, Texas
September 3, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

As management of the City of Tool, Texas, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2025.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $5,711,626 (net position).
- The City's total net position increased by $972,216.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Financial Statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents financial information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes).

The government-wide financial statements distinguish functions of the City that are principally supported by sales and franchise taxes. The governmental activities of the City include general government, public safety, cultural and recreational, tourism, and public works.

The government-wide financial statements can be found on pages 11-12 of this report.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City maintains one governmental fund.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

All of the City's activity is maintained in one individual governmental fund.

The City adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 13-16 of this report.

Notes to the Financial Statements. The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 17-44 of this report.

Other Information. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City's Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual - General Fund, the Schedule of Changes in Net Pension Liability and Related Ratios, the Schedule of Contributions and the Schedule of Changes in Total OPEB Liability. Required supplementary information can be found on pages 46-49 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities by $5,711,626, at the close of the most recent fiscal year.

CITY OF TOOL, TEXAS' NET POSITION

	Governmental Activities		Total	
	2025	2024	2025	2024
Current and other assets	$ 1,789,178	$ 2,951,197	$ 1,789,178	$ 2,951,197
Capital assets	7,846,685	6,163,160	7,846,685	6,163,160
Total assets	9,635,863	9,114,357	9,635,863	9,114,357
Total deferred outflows of resources	37,745	32,232	37,745	32,232
Long term liabilities	3,801,831	4,225,954	3,801,831	4,225,954
Other liabilities	150,625	175,170	150,625	175,170
Total liabilities	3,952,456	4,401,124	3,952,456	4,401,124
Total deferred inflows of resources	9,526	6,055	9,526	6,055
Net position:				
Net investment in capital assets	4,171,100	2,815,228	4,171,100	2,815,228
Restricted	1,362,394	2,371,935	1,362,394	2,371,935
Unrestricted (deficit)	178,132	(447,753)	178,132	(447,753)
Total net position	$ 5,711,626	$ 4,739,410	$ 5,711,626	$ 4,739,410

Certain reclassifications have been made to the prior year data to conform with the current year presentation.

A portion of the City's net position (73%) reflects its investment in capital assets (e.g., land, construction in progress, buildings, infrastructure and machinery and equipment), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (24%) represents resources that are subject to external restrictions on how they may be used.

The City's net investment in capital assets increased as a result of current year's capital asset additions exceeding depreciation.

The City's overall net position increased $972,216 from the prior fiscal year. The reasons for this overall increase are discussed in the following section for governmental activities.

CITY OF TOOL, TEXAS' CHANGES IN NET POSITION

	Governmental Activities		Total	
	2025	2024	2025	2024
Revenues:				
Program revenues:				
Charges for services	$ 367,335	$ 347,055	$ 367,335	$ 347,055
Operating grants and contributions	8,775	7,216	8,775	7,216
Capital grants and contributions	474,348	418,196	474,348	418,196
General revenues:				
Property taxes	1,899,238	1,759,372	1,899,238	1,759,372
Sales taxes	409,002	396,060	409,002	396,060
Franchise taxes	156,802	167,615	156,802	167,615
Hotel occupancy taxes	56,743	43,248	56,743	43,248
Mixed beverage taxes	7,753	5,743	7,753	5,743
Investment earnings	97,051	170,592	97,051	170,592
Miscellaneous	32,500	16,724	32,500	16,724
Gain on disposal of assets	1,200	-	1,200	-
Total revenues	3,510,747	3,331,821	3,510,747	3,331,821
Expenses:				
General government	736,406	585,477	736,406	585,477
Cultural and recreational	101,800	48,686	101,800	48,686
Public safety	1,150,961	1,142,179	1,150,961	1,142,179
Public works	448,513	383,018	448,513	383,018
Tourism	17,606	18,860	17,606	18,860
Interest	83,245	89,228	83,245	89,228
Total expenses	2,538,531	2,267,448	2,538,531	2,267,448
Change in net position	972,216	1,064,373	972,216	1,064,373
Net position - beginning as restated	4,739,410	3,675,037	4,739,410	3,675,037
Net position - ending	$ 5,711,626	$ 4,739,410	$ 5,711,626	$ 4,739,410

Governmental Activities. During the current fiscal year, net position for governmental activities increased $972,216 from the prior fiscal year for an ending balance of $5,711,626.

- Capital grants and contributions increased by $56,153 (13%) during the year.
- Property tax increased by $139,866 (8%) during the year. The increase is due to an increase in property value during the current year.
- Investment earnings decreased by $73,541 (43%) during the year. The decrease is due to a decrease in interest earning cash account balances during in the current year.
- General government expenses increased by $150,929 (26%), culture and recreational expenses increased $53,114 (109%), and public works decreased by $65,495 (17%) during the year.

Financial Analysis of Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City Council.

At September 30, 2025, the City's governmental funds reported ending fund balance of $1,578,431, a decrease of $1,149,146 in comparison with the prior year. The remainder of the fund balance is either nonspendable, restricted, or committed to indicate that it is 1) not in spendable form ($6,790), 2) restricted for particular purposes ($1,187,501), or committed ($394,254).

The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund deficit of the general fund was $185,007, while total fund balance decreased to $1,578,431. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund expenditures. Total fund balance represents approximately 34% of total general fund expenditures.

General Fund Budgetary Highlights

Final budget compared to actual results. General fund actual revenues of $3,938,408 exceeded the general fund budgeted revenues of $3,103,662 by $834,061. General fund actual expenditures of $4,304,864 exceeded budgeted expenditures of $3,106,862 by $1,198,002. This excess was funded by greater than anticipated revenues and excess fund balance.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental activities as of September 30, 2025, amounts to $7,846,685 (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, buildings, infrastructure, machinery and equipment, and right to use subscription asset. The total increase in capital assets for the current fiscal year was approximately 27%.

City of Tool, Texas' Capital Assets
(net of deprecation)

	Governmental Activities		Total	
	2025	2024	2025	2024
Land	$ 273,494	$ 270,994	$ 273,494	$ 270,994
Construction in progress	137,335	804,511	137,335	804,511
Buildings	1,046,442	107,997	1,046,442	107,997
Infrastructure	5,938,483	4,546,288	5,938,483	4,546,288
Machinery and equipment	417,678	383,594	417,678	383,594
Right to use subscription asset	33,253	49,776	33,253	49,776
Total	$ 7,846,685	$ 6,163,160	$ 7,846,685	$ 6,163,160

Certain reclassifications have been made to the prior year data to conform with the current year presentation.

Major capital asset events during the current fiscal year included the following:

- Completed construction projects of approximately $2,525,000
- Infrastructure additions of approximately $1,549,000.
- Building additions of $955,000.

Additional information on the City of Tool's capital assets can be found in Note 3.D of this report.

Long-term Debt. At the end of the current fiscal year, the City had total long-term debt outstanding of $3,725,367, a decrease of $420,870 (10%).

City of Tool, Texas' Long-Term Debt

	Governmental Activities		Total	
	2025	2024	2025	2024
Certificates of obligation	$ 3,025,000	$ 3,130,000	$ 3,025,000	$ 3,130,000
General obligation bonds	570,000	850,000	570,000	850,000
Notes payable	130,367	166,237	130,367	166,237
Total	$ 3,725,367	$ 4,146,237	$ 3,725,367	$ 4,146,237

Certain reclassifications have been made to the prior year data to conform with the current year presentation.

Additional information on the City's long term-debt can be found in Note 3.H of this report.

Economic Factors and Next Year's Budgets and Rates

In the 2025-26 Budget, General Fund revenues will increase (5.35%), with property tax making up about 60% of general fund budgeted revenues.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to City of Tool, Texas, 701 N. Tool Drive, Tool, Texas 75143, (903) 432-3522.

CITY OF TOOL, TEXAS
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities	Total
ASSETS		
Cash and cash equivalents	$ 1,393,052	$ 1,393,052
Cash held in escrow	200,000	200,000
Receivables (net of allowance for uncollectibles)	189,336	189,336
Prepaid items	6,790	6,790
Capital assets:		
Non-depreciable	410,829	410,829
Depreciable (net of accumulated depreciation)	7,435,856	7,435,856
Total Assets	9,635,863	9,635,863
DEFERRED OUTFLOWS OF RESOURCES		
Deferred charge on refunding	3,035	3,035
Deferred outflows of resources related to pension	32,609	32,609
Deferred outflows of resources related to OPEB	2,101	2,101
Total Deferred Outflows of Resources	37,745	37,745
LIABILITIES		
Accounts payable and other current liabilities	112,304	112,304
Accrued payroll payable	29,053	29,053
Accrued interest payable	9,268	9,268
Noncurrent liabilities:		
Due within one year	474,176	474,176
Due in more than one year	3,327,655	3,327,655
Total Liabilities	3,952,456	3,952,456
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows of resources related to pension	5,898	5,898
Deferred inflows of resources related to OPEB	3,628	3,628
Total Deferred Inflows of Resources	9,526	9,526
NET POSITION		
Net investment in capital assets	4,171,100	4,171,100
Restricted for:		
Cultural and recreational	174,893	174,893
Economic incentive agreement	200,000	200,000
Public safety	79,255	79,255
Public works	787,014	787,014
Tourism	121,232	121,232
Unrestricted	178,132	178,132
Total Net Position	$ 5,711,626	$ 5,711,626

The notes to financial statements are an integral part of this statement.

CITY OF TOOL, TEXAS

STATEMENT OF ACTIVITIES

For the Fiscal Year Ended September 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total
Function/Program:						
Primary government:						
Governmental activities:						
General government	$ 736,406	$ 107,584	$ 6,263	$ 2,500	$ (620,059)	$ (620,059)
Cultural and recreational	101,800	-	-	471,848	370,048	370,048
Public safety	1,150,961	259,751	2,512	-	(888,698)	(888,698)
Public works	448,513	-	-	-	(448,513)	(448,513)
Tourism	17,606	-	-	-	(17,606)	(17,606)
Interest	83,245	-	-	-	(83,245)	(83,245)
Total governmental activities	2,538,531	367,335	8,775	474,348	(1,688,073)	(1,688,073)
Total primary government	$ 2,538,531	$ 367,335	$ 8,775	$ 474,348	(1,688,073)	(1,688,073)
General revenues:						
Property taxes					1,899,238	1,899,238
Sales taxes					409,002	409,002
Franchise taxes					156,802	156,802
Hotel occupancy taxes					56,743	56,743
Mixed beverage taxes					7,753	7,753
Investment earnings					97,051	97,051
Miscellaneous					32,500	32,500
Gain on disposal of assets					1,200	1,200
Total general revenues					2,660,289	2,660,289
Change in net position					972,216	972,216
Net position - beginning, as restated					4,739,410	4,739,410
Net position - ending					$ 5,711,626	$ 5,711,626

The notes to financial statements are an integral part of this statement.

CITY OF TOOL, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2025

	General	Total Governmental Funds
ASSETS		
Cash and cash equivalents	$ 1,393,052	$ 1,393,052
Cash held in escrow	200,000	200,000
Receivables (net of allowance for uncollectibles)	189,336	189,336
Prepaid items	6,790	6,790
Total assets	$ 1,789,178	$ 1,789,178
LIABILITIES		
Accounts payable and other current liabilities	$ 112,304	$ 112,304
Accrued payroll payable	29,053	29,053
Total liabilities	141,357	141,357
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	69,390	69,390
Total deferred inflows of resources	69,390	69,390
FUND BALANCE		
Nonspendable:		
Prepaid items	6,790	6,790
Restricted for:		
Cultural and recreational	174,893	174,893
Economic incentive agreement	200,000	200,000
Public safety	79,255	79,255
Public works	787,014	787,014
Tourism	121,232	121,232
Committed		
Emergency fund reserve	394,254	394,254
Unassigned	(185,007)	(185,007)
Total fund balance	1,578,431	1,578,431
Total liabilities, deferred inflows of resources and fund balance	$ 1,789,178	

The notes to financial statements are an integral part of this statement.

CITY OF TOOL, TEXAS

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
September 30, 2025

Amounts reported for governmental activities in the statement of net position (page 11) are different

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		$ 7,846,685
Other assets (deferred charges) shown in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.		3,035
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.		69,390
Deferred outflows of resources are not reported in the governmental funds:		
Deferred outflows of resources related to pension	$ 32,609	
Deferred outflows of resources related to OPEB	2,101	
Deferred inflows of resources related to pension	(5,898)	
Deferred inflows of resources related to OPEB	(3,628)	25,184
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.		
Accrued interest payable	(9,268)	
Due within one year	(474,176)	
Due in more than one year	(3,327,655)	(3,811,099)
Net position of governmental activities (page 11)		$ 5,711,626

The notes to financial statements are an integral part of this statement.

CITY OF TOOL, TEXAS

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2025

	General	Total Governmental Funds
REVENUES		
Property taxes	$ 1,885,978	$ 1,885,978
Sales taxes	409,002	409,002
Franchise taxes	156,802	156,802
Hotel occupancy taxes	56,743	56,743
Alcoholic beverage taxes	7,753	7,753
Licenses and permits	107,584	107,584
Fines and forfeitures	259,751	259,751
Revenue from use of money	97,051	97,051
Miscellaneous	32,500	32,500
Intergovernmental	1,380	1,380
Contributions and donations	479,243	479,243
Total revenues	3,493,787	3,493,787
EXPENDITURES		
Current:		
General government	1,448,136	1,448,136
Cultural and recreational	1,010,947	1,010,947
Public safety	1,253,696	1,253,696
Public works	410,974	410,974
Tourism	17,606	17,606
Debt service:		
Principal retirement	420,870	420,870
Interest charges	81,904	81,904
Total expenditures	4,644,133	4,644,133
Excess (deficiency) of revenues over (under) expenditures	(1,150,346)	(1,150,346)
OTHER FINANCING SOURCES (USES)		
Proceeds from sale of capital assets	1,200	1,200
Total other financing sources (uses)	1,200	1,200
Net change in fund balance	(1,149,146)	(1,149,146)
Fund balance at beginning of year, as restated	2,727,577	2,727,577
Fund balance at end of year	$ 1,578,431	$ 1,578,431

The notes to financial statements are an integral part of this statement.

CITY OF TOOL, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2025

Amounts reported for governmental activities in the statement of activities (page 12) are different because:

Net change in fund balances-total governmental funds (page 15)		$ (1,149,146)
Governmental funds report capital outlay as expenditures. However, in the government-wide statement of activities and changes in net position, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay recorded as capital assets in the current period.		1,996,106
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position, but they do not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditure in governmental funds.		(312,581)
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Bond principal retirement	$ 385,000	
Note payable retirement	35,870	
Payment on subscription liability	15,693	
Amortization of deferred charge on refunding	(2,131)	434,432
Accrued interest expense on long-term debt is reported in the government-wide statement of activities and changes in net position, but does not require the use of current financial resources; therefore, accrued interest expense is not reported as expenditures in governmental funds. Change in accrued interest.		802
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		13,260
Pension and OPEB contributions are recorded as expenditures in the governmental funds. However, in the statement of activities, these contributions are converted to the full accrual pension and OPEB amounts.		
Deferred outflows/inflows of resources related to pension	4,759	
Deferred outflows/inflows of resources related to OPEB	(584)	4,175
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Compensated absences	(6,477)	
Net pension liability	(2,916)	
OPEB liability	(5,439)	(14,832)
Change in net position of governmental activities (page 12)		$ 972,216

The notes to financial statements are an integral part of this statement.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. *Governmental activities* are supported by taxes, intergovernmental revenues, and other nonexchange transactions.

B. Reporting entity

The City of Tool, Texas (the "City") was incorporated March 22, 1969 and is a Type "A" General Law municipality consisting of a Mayor and five City Council members. It provides the following services for its residents: general administrative services, public safety, cultural and recreational, tourism, and public works.

The City applies the criteria set forth in GASB Statement No. 61, The Financial Reporting Entity, to determine which governmental organizations should be included in the reporting entity. The inclusion or exclusion of component units is based on the elected official's accountability to their constituents. The financial reporting entity follows the same accountability. In addition, the financial statements of the reporting entity should allow the user to distinguish between the primary government (including its blended component units, which are, in substance, part of the primary government) and discretely presented component units. Criteria for inclusion of an entity into the primary governmental unit (in blended or discrete presentation) includes, but is not limited to, legal standing, fiscal dependency, imposition of will and the primary recipient of services. The City presently has no component units included within its reporting entity.

C. Basis of presentation - government-wide financial statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds.

D. Basis of presentation - fund financial statements

The fund financial statements provide information about the City's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. Major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental fund:

The *general fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Measurement focus and basis of accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the City.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. *Cash and cash equivalents*

The City's cash and cash equivalents are considered to be cash on hand and demand deposits.

2. Investments

Investments for the City are reported at fair value (generally based on quoted market prices) except for the position in TexSTAR.

TexSTAR is a local government investment pool created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity and competitive yield. The fund is rated AAAm by Standard and Poor's and maintains a maturity of 60 days or less, with a maximum maturity of 13 months for any individual security. The fund seeks to maintain a constant dollar objective and fulfills all requirements of the Texas PFIA for local government investment pools.

J.P. Morgan Investment Management Inc. ("JPMIM" or the "investment manager") and Hilltop Securities Inc. ("HTS") serve as co-administrators for TexSTAR under an agreement with the TexSTAR board of directors (the "Board"). JPMIM provides investment management services, and First Southwest, A Division of HTS, provides participant services and marketing. Custodial, fund accounting and depository services are provided by JPMorgan Chase Bank, N.A. and/or its subsidiary J.P. Morgan Investor Services Co. Transfer agency services are provided by Boston Financial Data Services, Inc. ("BFDS" or the "Transfer Agent"). Each of JPMIM, HTS, BFDS, and JPMorgan Chase Bank, N.A. may provide certain services, including those described herein, through the use of subcontractors or delegates.

3. Receivables and allowances for doubtful accounts

All trade and property tax receivables are shown net of an allowance for uncollectibles. All past due trade accounts receivables comprise the trade accounts receivable allowance for uncollectibles. The property tax receivable allowance is the lesser of .2 percent of the tax levy for each fiscal year or the outstanding property taxes for each fiscal year at year end.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

4. *Prepaid items*

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

5. *Capital assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $1,000 and an estimated useful life in excess of one year.

As the City constructs or acquires additional capital assets each period, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at acquisition value at the date of donation.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Capital asset class	Lives
Buildings	40
Machinery and equipment	5
Infrastructure	10-15

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

6. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources reported in this year's financial statements include (1) a deferred outflow of resources for contributions made to the City's defined benefit and OPEB plans between the measurement date of the net pension liabilities from that plan and the end of the City's fiscal year, (2) a deferred outflow of resources related to changes in actuarial assumptions of the City's pension plan, and (3) a deferred charge on refunding. Deferred outflows for pension and OPEB contributions will be recognized in the subsequent fiscal year. Deferred outflows for changes in actuarial assumptions is attributed to pension expense over a total of 6.64 years. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. No deferred outflows of resources affect the governmental funds financial statements in the current year.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources reported in the City's statement of net position include (1) a deferred inflow of resources related to changes in actuarial assumptions of the City's pension and OPEB plan, (2) a deferred inflow of resources related to the difference between expected and actual pension experience data used by the actuary for the City's defined pension plan and OPEB plan, and (3) a deferred inflow of resources related to the differences between the projected and actual investment earnings for the City's defined benefit plan. Deferred inflows for changes in actuarial assumptions is attributed to pension expense over a total of 4 years and OPEB expense for a total of 7.5 years. Deferred inflows for the differences in expected and actual experience is attributed to pension expense over a total of 6 years and OPEB expense over a total over 7.5 years. The differences between projected and actual investment earnings are attributed to pension expense over a total of 5 years, including the current year. In its governmental funds, the only deferred inflow of resources is for revenues that are not considered available.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

The City will not recognize the related revenues until they are available (collected not later than 60 days after the end of the City's fiscal year) under the modified accrual basis of accounting. Accordingly, unavailable revenues from property taxes are reported in the governmental funds balance sheet.

7. Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

8. *Net position flow assumption*

Net position represent the difference between assets and liabilities on the government-wide financial statements. Net positions are classified in the following categories:

Net investment in capital assets —This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted net position —This amount is restricted by creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted net position —This amount is the net position that does not meet the definition of "net investment in capital assets" or "restricted net position".

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide statement, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

9. *Fund balance flow assumption*

The governmental fund financial statements present fund balance categorized based on the nature and extent of the constraints placed on the specific purposes for which a government's funds may be spent. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance—amounts that are not in spendable form (such as inventory and prepaid items) or are required to be maintained intact.

Restricted fund balance—amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the City itself, using its highest level of decision-making authority (i.e., City Council). To be reported as committed, amounts cannot be used for any other purpose unless the City takes the same highest level action to remove or change the constraint. City Council establishes (and modifies or rescinds) fund balance commitments by passage of an ordinance.

Assigned fund balance—amounts the City intends to use for a specific purpose. Intent can be expressed by the City Council or by an official or body to which the City Council delegates the authority.

Unassigned fund balance—amounts that represent fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. Other governmental funds might report a negative balance in this classification, as the result of overspending for specific purposes for which amounts had been restricted, committed, or assigned. Positive balances are reported only in the General Fund.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance (continued)

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

In 2024, City Council approved Ordinance 2024-01, "Emergency Fund Balance Standards" (Policy). Under the Policy, a portion of the fund balance of the General Fund is committed for stabilization arrangements, such as might be needed in emergency situations as a result of any disaster that has been declared by the City or the State. The Policy states that the balance of the Emergency fund at the end of the fiscal year shall be a minimum of $375,000 and a maximum of $500,000. If the fund balance including interest exceeds $500,000, the excess, to be determined, shall be transferred to the Capital Reserve Fund at the end of the fiscal account period.

G. Revenues and expenditures/expenses

1. *Program revenues*

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

G. Revenues and expenditures/expenses (continued)

2. Property taxes

Property taxes attach as an enforceable lien on real property and are levied as of October 1st on the assessed value listed as of the prior January 1st for all real and personal property. Appraised values are established by the Henderson County Appraisal District as market value and assessed at 100% of appraised value. The Henderson County Tax Assessor/Collector bills and collects the City's property taxes, which are due October 1st. Full payment can be made prior to the next January 31 to avoid penalty and interest charges. Over time, substantially all taxes are collected.

3. Compensated absences

The City's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment upon separation from City service. The liability for such leave is reported as incurred in the government-wide financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable. Vacation leave shall be taken during the year following its accumulation.

4. Pensions and Other Post Employment Benefits (OPEB)

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

G. Revenues and expenditures/expenses (continued)

GASB 75 requires recognition of the Total OPEB Liability (TOL), deferred (inflows)/outflows of resources, and total OPEB expense on the face of the employer's financial statements. The TOL is calculated by the System's actuary in accordance with the provisions of GASB 75. The OPEB expense and deferred (inflows)/outflows of resources related to OPEB, which are required to be reported by an employer, primarily result from changes in the components of the TOL. Most changes in the TOL will be included in OPEB expense in the period of the change. For example, changes in the TOL resulting from current-period service cost, interest on the TOL, and changes of benefit terms are required to be included in OPEB expense immediately. Changes in the TOL that have not been included in OPEB expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to OPEB.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Excess of actual expenditures over budget in individual fund

The General Fund had an excess of actual expenditures over budget by $1,198,002. The excess was funded by greater than anticipated revenues and existing fund balance in the General Fund.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS

A. Cash deposits with financial institutions

Custodial credit risk-deposits. In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be fully collateralized by U.S. Government obligations or obligations of Texas and its agencies that have a market value of not less than the principal amount of the deposits. At year end, the City's bank balance was $1,655,291. Of the bank balance, $507,722 was covered by federal depository insurance and the remaining balance, $1,147,569, was covered by collateral pledged in the City's name. The collateral was held in the City's name by the safekeeping department of the pledging bank's agent and had a fair value of approximately $1,914,000.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

B. Investments

Investments. State statutes authorize the City to invest in the following: (1) obligations of, or guaranteed by governmental entities, (2) certificates of deposit and share certificates, (3) repurchase agreements, (4) securities lending program, (5) banker's acceptances, (6) commercial paper, (7) mutual funds, (8) guaranteed investment contracts, and (9) investments pools.

TexSTAR operates in accordance with state law, which requires it to meet all of the requirements of Rule 2a-7 of the Securities and Exchange Commission. The pool seeks to maintain a $1 value per share as required by the Texas Public Funds Investment Act. The Pool has a credit rating of AAAm from Standard & Poor's Financial Services. Local government investment pools in this rating category meet the highest standards for credit quality, conservative investment policies, and safety of principal. The Pool invests in a high quality portfolio of debt securities investments legally permissible for municipalities and school districts in the state.

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by the Public Funds Investment Act, and the actual rating as of year end.

Investment Type	Fair Value	Minimum Legal Rating	Rating as of Year End
TexSTAR	$ 932	N/A	AAAm

Concentration of credit risk. The City's investment policy contains no limitations on the amount that can be invested in any one issuer.

TexSTAR is considered a cash equivalent on the Government-wide Statement of Net Position and on the Balance Sheet of the Fund Financial Statements.

C. Receivables

Amounts are aggregated into a single accounts receivable (net of allowance for uncollectibles) line. Below is the detail of receivables for the general fund, including the applicable allowances for uncollectible accounts:

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

Receivables:	General	Total
Taxes	$ 202,143	$ 202,143
Other	16,964	16,964
Gross receivables	219,107	219,107
Less: allowance for uncollectibles	(29,771)	(29,771)
Net total receivable	$ 189,336	$ 189,336

D. Capital assets

Capital asset activity for the year ended September 30, 2025 was as follows:

Governmental activities:

	Beginning Balance	Increase	Decrease	Ending Balance
Capital assets not being depreciated:				
Land	$ 270,994	$ 2,500	$ -	$ 273,494
Construction in progress	804,511	1,858,358	(2,525,534)	137,335
Total capital assets not being depreciated	1,075,505	1,860,858	(2,525,534)	410,829
Capital assets being depreciated:				
Buildings	674,729	954,717	-	1,629,446
Infrastructure	5,266,179	1,549,348	-	6,815,527
Machinery and equipment	1,227,887	156,717	(32,360)	1,352,244
Right to use subscription asset	82,617	-	-	82,617
Total capital assets being depreciated	7,251,412	2,660,782	(32,360)	9,879,834
Less accumulated depreciation for:				
Buildings	(566,732)	(16,272)	-	(583,004)
Infrastructure	(719,891)	(157,153)	-	(877,044)
Machinery and equipment	(844,293)	(122,633)	32,360	(934,566)
Right to use subscription asset	(32,841)	(16,523)	-	(49,364)
Total accumulated depreciation	(2,163,757)	(312,581)	32,360	(2,443,978)
Total capital assets being depreciated, net	5,087,655	2,348,201	-	7,435,856
Governmental activities capital assets, net	$ 6,163,160	$ 4,209,059	$ (2,525,534)	$ 7,846,685

Certain reclassifications have been made to the prior year data to conform with the current year presentation.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

Depreciation expense was charged to functions/programs of the governmental activities of the primary government as follows:

Governmental activities:	
General government	$ 40,323
Public safety	98,559
Public works	150,652
Cultural and recreational	23,047
	$ 312,581

E. Construction commitments

Construction commitments. The City has active construction projects as of September 30, 2025. The projects include a maintenance barn, police department remodel, and infrastructure improvements. At year end the City's commitments with contractors are as follows:

Project	Spent-to-Date	Remaining commitment
Maintenance Barn	$ 86,538	$ 379,378
Police Department Remodel	39,797	$ 17,150
Infrastructure Improvements	11,000	37,750
	$ 137,335	$ 434,278

These projects are commitments of the City's General fund. The projects are being funded by operating revenues and grant proceeds.

F. Risk management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City maintains commercial insurance coverage covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the City. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

G. Other significant commitment

On February 16, 2023, the City authorized the execution of an incentive agreement with Cedar Creek LotCO, LLC and The Groves @ Cedar Creek, LLC ("Developers"). Under the agreement, the Developers have agreed to develop 34 residential waterfront lots. The City has agreed to pay $11,765 per home, up to 34 homes. The City will put $200,000 in escrow in favor of the developers for a term of five years or the completion of the 34 homes, whichever occurs first. As of September 30, 2025, the City has $200,000 in cash held in escrow.

H. Long-term liabilities

Subscriptions

The City has a Subscription-Based Information Technology Arrangement, expiring in 2027. The subscription requires an annual payment of $15,900. The required principal and interest payments are as follows:

	Governmental Activities	
Year Ending	Subscription Liability	
September 30	Principal	Interest
2026	$ 15,762	138
2027	15,831	69
	$ 31,593	$ 207

Certificates of Obligation

The City issues certificates of obligation to provide funds for the acquisition, construction and maintenance of major capital facilities. Certificates of obligation have been issued for governmental activities. Certificates of obligation are direct obligations and pledge the full faith and credit of the government. Certificates of obligation outstanding at September 30, 2025 are as follows:

Governmental Activities:

Series	Issue Amount	Maturity Date	Interest Rate	Year-end Balances
2020	$ 3,500,000	2/15/2034	2.10%	$ 3,025,000

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

H. Long-term liabilities (continued)

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition, construction and maintenance of major capital facilities. General obligation bonds have been issued for governmental activities. General obligation bonds are direct obligations and pledge the full faith and credit of the government. General obligation bonds outstanding at September 30, 2025 are as follows:

Governmental Activities:

Series	Issue Amount	Maturity Date	Interest Rate	Year-end Balances
2020 - Refunding	$ 1,920,000	2/15/2027	1.31%	$ 570,000

The debt service requirements for the City's certificates of obligation and general obligation refunding are as follows:

	Governmental Activities			
Year Ending	Certificates of Obligation		General Obligation Bonds	
September 30	Principal	Interest	Principal	Interest
2026	$ 110,000	$ 62,370	$ 280,000	$ 5,633
2027	110,000	60,060	290,000	1,900
2028	375,000	54,968	-	-
2029	385,000	46,988	-	-
2030	390,000	38,850	-	-
2031-2034	1,655,000	70,403	-	-
	$ 3,025,000	$ 333,639	$ 570,000	$ 7,533

Note Payable

Notes payable currently outstanding and reported as liabilities of the City's governmental activities are as follows:

The City received a loan from Simmons Bank for $155,972 to fund the purchase of equipment. The loan will be repaid in 60 monthly installments. Interest payments are to be made monthly at an interest rate of 5.25%. The balance due at September 30, 2025 was $102,182.

The City received a loan from Simmons Bank for $34,305 to fund the purchase of a truck. The loan will be repaid in 60 monthly installments. Interest payments are to be made monthly at an interest rate of 5.5%. The balance due at September 30, 2025 was $28,185.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

H. Long-term liabilities (continued)

The debt service requirements for the City's note payable are as follows:

	Governmental Activities	
	Note Payable	
Year Ending September 30	Principal	Interest
2026	$ 37,820	$ 6,024
2027	39,876	3,968
2028	42,043	1,803
2029	10,628	245
	$ 130,367	$ 12,040

Compensated Absences

Compensated absences represent the estimated liability for employees' paid time off benefits for which employees are entitled to be paid upon termination. The retirement of this liability is paid from the General Fund.

Other Post-Employment Benefit Liability (OPEB)

The total OPEB liability represents the portion of the actuarial present value of projected benefit payments that is attributed to past periods of employee service in conformity with the requirements of GASB Statement No. 75.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

H. Long-term liabilities (continued)

Changes in long-term liabilities

Changes in the City's long-term liabilities for the year ended September 30, 2025 are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
Certificates of obligation	$ 3,130,000	$ -	$ (105,000)	$ 3,025,000	$ 110,000
General obligation bonds	850,000	-	(280,000)	570,000	280,000
Total bonds payable	3,980,000	-	(385,000)	3,595,000	390,000
Notes payable	166,237	-	(35,870)	130,367	37,820
Subscription liability	47,286	-	(15,693)	31,593	15,762
Compensated absences	24,117	39,994	(33,517)	30,594	30,594
Net pension liability	-	524	-	524	-
OPEB liability	8,314	5,439	-	13,753	-
Governmental activity Long-term liabilities	$ 4,225,954	$ 45,957	$ (470,080)	$ 3,801,831	$ 474,176

Certain reclassifications have been made to the prior year data to conform with the current year presentation.

Certificates of obligation, general obligation bonds, and notes payable issued for governmental activity purposes are liquidated by the general fund. Governmental subscription liability, compensated absences, and OPEB liability will be liquidated by the general fund. Vacation leave is expected to be taken during the year following its accumulation.

I. Subsequent events

Subsequent to year end, the City:

- Approved the purchase of equipment for approximately $126,290.
- Approved construction contracts for approximately $48,750.
- Approved financing construction of maintenance barn for approximately $447,778.
- Approved financing the purchase of an excavator for $70,000.
- Approved the issuance and sale of $475,000 Limited Tax Note.

NOTE 3 – DETAILED NOTES ON ALL ACTIVITIES AND FUNDS (continued)

J. Change in reporting entity and prior period adjustment

During the year ended September 30, 2025, the City reassessed its financial reporting entity. Prior to July 17, 2025, the City was the sole member of The Eight at Tool, Inc. (the Nonprofit), a legally separate nonprofit organization that was reported as a blended component unit of the City. Effective July 17, 2025, the City ceased to be the sole member of the Nonprofit and the membership relationship between the City and the Nonprofit ended. No consideration was received or paid by the City in connection with the change. Following the change, another group that does not include the City became associated with the Nonprofit. Management evaluated the City's relationship with the Nonprofit after July 17, 2025, including the City's rights and responsibilities with respect to governance, financial accountability, access to resources, obligations for debt or deficits, and other factors that could indicate that exclusion of the Nonprofit would cause the City's financial statements to be misleading. Based on this reassessment, management concluded that, as of July 17, 2025, the Nonprofit no longer met the criteria for inclusion as a component unit of the City. Accordingly, the City removed the Nonprofit from the financial reporting entity during the year ended September 30, 2025.

The removal of the Nonprofit was accounted for as a change to or within the financial reporting entity in accordance with GASB Statement No. 100, *Accounting Changes and Error Corrections.* The City reported the change by adjusting beginning net position and fund balance, as applicable, as if the change occurred as of the beginning of the reporting period. As a result, the financial statements for the year ended September 30, 2025 do not include the Nonprofit's assets, liabilities, net position, fund balances, revenues, expenses, expenditures, or other changes in net position/fund balance for the current reporting period.

In addition, corrections have been made to the beginning net position due to errors in recording financial transactions in the prior period, resulting in the understatement of assets, liabilities, and net position. The change in reporting entity and corrections had the following effect on net position/fund balance as reported September 30, 2025:

	Nonmajor Fund	Governmental Activities
As previously reported, October 1, 2024	$ 14,828	$ 4,754,238
Removal of blended Nonprofit component unit:		
Cash and cash equivalents	(17,618)	(17,618)
Due to other fund	2,790	2,790
Correction of errors:		
Understatement of capital assets	-	34,305
Understatement of noncurrent liabilities	-	(34,305)
Restated, October 1, 2024	$ -	$ 4,739,410

NOTE 4 – DEFINED BENEFIT PENSION PLANS

A. Plan description

The City of Tool, Texas participates as one of 942 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at tmrs.com.

All eligible employees of the City are required to participate in TMRS.

B. Benefits provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the Member's benefit is calculated based on the sum of the Member's contributions, with interest, and the city-financed monetary credits with interest. The retiring Members may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total Member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS and within the actuarial constraints also in the statutes. Plan provisions for the City were as follows:

Employee deposit rate	5%
Matching ratio (City to employee)	1.5 to 1
Years required for vesting	5 years
Service retirement eligibility	20 years to any age
Updated service credits	0%
Annuity increases to retirees	0% of CPI
Supplemental death benefits:	
Employees	Yes
Retirees	Yes

NOTE 4 – DEFINED BENEFIT PENSION PLANS (continued)

Employees covered by benefit terms

At the December 31, 2024, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees entitled to but not yet receiving benefits	7
Active employees	19
	26

C. Contributions

Member contribution rates in TMRS are either 5%, 6%, or 7% of the Member's total compensation, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the city. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The city's contribution rate is based on the liabilities created from the benefit plan options selected by the city and any changes in benefits or actual experience over time.

Employees for the City of Tool, Texas were required to contribute 5% of their annual compensation during the fiscal year. The contribution rate for the City of Tool, Texas was 3.58% and 3.89% in calendar year 2024 and 2025, respectively. The City's contributions to TMRS for the year ended September 30, 2025, were $40,133, and were equal to the required contributions.

D. Net pension liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions

The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

NOTE 4 – DEFINED BENEFIT PENSION PLANS (continued)

D. Net pension liability (continued)

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-district 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rates is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rates (APRs) is based on a Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected return for each major asset class in fiscal year 2024 are summarized in the following table:

NOTE 4 – DEFINED BENEFIT PENSION PLANS (continued)

D. Net pension liability (continued)

Asset Class	Allocation	Long-Term
Global Equity	35.0%	7.10%
Core Fixed Income	6.0%	5.00%
Non-Core Fixed Income	6.0%	6.80%
Hedge Funds	5.0%	6.40%
Private Equity	13.0%	8.50%
Private Debt	13.0%	8.20%
Real Estate	12.0%	6.70%
Infrastructure	6.0%	6.00%
Other Public and Private	4.0%	7.30%
Total	100%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

NOTE 4 – DEFINED BENEFIT PENSION PLANS (continued)

D. Net pension liability (continued)

Changes in the Net Pension Liability (Asset)

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability / (Asset) (a) - (b)
Balance at 12/31/2023	$ 103,566	$ 105,958	$ (2,392)
Changes for the year:			
Service cost	84,588	-	84,588
Interest	9,505	-	9,505
Difference between expected and actual experience	1,410	-	1,410
Contributions - employer	-	33,987	(33,987)
Contributions - employee	-	47,468	(47,468)
Net investment income	-	11,204	(11,204)
Benefit payments, including refunds of employee contributions	(10,085)	(10,085)	-
Administrative expense	-	(71)	71
Other changes	-	(1)	1
Net Changes	$ 85,418	$ 82,502	$ 2,916
Balance at 12/31/2024	**$ 188,984**	**$ 188,460**	**$ 524**

Sensitivity of the net pension asset to changes in the discount rate -

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1.0% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1.0% Increase in Discount Rate (7.75%)
City's net pension liability	$ 32,620	$ 524	$ (25,118)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in the Schedule of Changes in Fiduciary Net Position. That report may be obtained at *tmrs.com.*

NOTE 4 – DEFINED BENEFIT PENSION PLANS (continued)

D. Net pension liability (continued)

Payables to the Pension Plan - Legally required contributions outstanding at the end of the year totaled $3,073.

E. Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions

For the year ended September 30, 2025, the City recognized pension expense of $38,290.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions subsequent to the measurement date	$ 31,434	$ -
Differences between expected and actual economic experience	1,175	1,333
Difference between projected and actual investment earnings	-	4,562
Changes in actuarial assumptions	-	3
	$ 32,609	$ 5,898

$31,434 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31	
2025	$ (1,255)
2026	(1,255)
2027	(1,253)
2028	(810)
2029	(2)
Thereafter	(148)
Total	$ (4,723)

NOTE 5 – OTHER POSTEMPLOYMENT BENEFIT (OPEB) OBLIGATIONS

A. Plan description

Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. The SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e. , no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single-employer, defined benefit OPEB plan. TMRS issues a publicly available comprehensive annual financial report (Annual Report) that can be obtained at tmrs.com.

B. Benefits provided

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of $7,500.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

C. Employees covered by benefit terms

At the December 31, 2024, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	2
Inactive employees entitled to but not yet receiving benefits	0
Active employees	19
	21

D. Total OPEB liability

The City's total OPEB liability of $13,753 was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

NOTE 5 – OTHER POSTEMPLOYMENT BENEFIT (OPEB) OBLIGATIONS (continued)

D. Total OPEB liability (continued)

Actuarial assumptions and other inputs

The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	3.60% to 11.85%, including inflation
Discount rate*	4.08%
Retirees' share of benefit-related costs	$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set-forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2024.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

NOTE 5 – OTHER POSTEMPLOYMENT BENEFIT (OPEB) OBLIGATIONS (continued)

D. Total OPEB liability (continued)

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at 12/31/2023	$ 8,314
Changes for the year:	
Service cost	6,551
Interest	437
Difference between expected and actual experience	(768)
Changes in assumptions or other inputs	(781)
Net Changes	$ 5,439
Balance at 12/31/2024	**$ 13,753**

Sensitivity of the total OPEB liability to changes in the discount rate -

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (3.08%) or 1-percentage-point higher (5.08%) than the current rate:

	1.0% Decrease in Discount Rate (3.08%)	Discount Rate (4.08%)	1.0% Increase in Discount Rate (5.08%)
City's total OPEB liability	$ 16,516	$ 13,753	$ 11,642

E. OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB

For the year ended September 30, 2025, the City recognized OPEB expense of $8,721. At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions subsequent to the measurement date	$ 2,101	$ -
Differences between expected and actual economic experience	-	1,777
Changes in actuarial assumptions	-	1,851
	$ 2,101	$ 3,628

NOTE 5 – OTHER POSTEMPLOYMENT BENEFIT (OPEB) OBLIGATIONS (continued)

E. OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB (continued)

$2,101 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31		
2025	$	(593)
2026		(593)
2027		(593)
2028		(593)
2029		(593)
Thereafter		(663)
Total	$	(3,628)

F. Payable to the OPEB plan

At September 30, 2025, the City reported a payable of $205 for the outstanding amount of contributions to the Plan required for the year ended September 30, 2026.

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL FUND

This supplementary schedule is included to supplement the basic financial statements as required by the Governmental Accounting Standards Board.

CITY OF TOOL, TEXAS

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL - GENERAL FUND

GENERAL FUND

For the Fiscal Year Ended September 30, 2025

	Budgeted Amounts		Actual GAAP Basis	Adjustments Budget Basis	Actual Budget Basis	Variance with Final Budget
	Original	Final				
REVENUES						
Property taxes	$1,879,160	$1,879,160	$ 1,885,978	$ 4,993	$1,890,971	$ 11,811
Sales taxes	400,000	400,000	409,002	(3,078)	405,924	5,924
Franchise taxes	169,705	161,775	156,802	2,296	159,098	(2,677)
Hotel occupancy taxes	36,000	48,000	56,743	-	56,743	8,743
Alcoholic beverage taxes	3,700	6,640	7,753	(514)	7,239	599
Licenses and permits	110,520	111,520	107,584	-	107,584	(3,936)
Fines and forfeitures	385,400	383,900	259,751	176,643	436,394	52,494
Revenue from use of money	106,103	97,803	97,051	-	97,051	(752)
Miscellaneous	6,700	14,170	32,500	264,281	296,781	282,611
Intergovernmental	-	695	1,380	-	1,380	-
Contributions and donations	-	-	479,243	-	479,243	479,243
Total revenues	3,097,288	3,103,662	3,493,787	444,621	3,938,408	834,061
EXPENDITURES						
Current:						
General government	814,819	818,109	1,448,136	(538,155)	909,981	91,872
Cultural and recreational	95,798	81,298	1,010,947	20,336	1,031,283	949,985
Public safety:						
Police	814,588	800,923	956,144	(2,896)	953,248	152,325
Judicial	224,283	267,483	104,173	174,063	278,236	10,753
Fire	11,000	7,000	3,385	-	3,385	(3,615)
Code enforcement	227,338	220,488	168,293	1,659	169,952	(50,536)
Animal control	29,150	28,050	21,701	-	21,701	(6,349)
Public works	354,378	357,578	410,974	5,724	416,698	59,120
Tourism	23,000	23,000	17,606	-	17,606	(5,394)
Debt service:						
Principal retirement	420,994	420,994	420,870	-	420,870	(124)
Interest charges	81,940	81,940	81,904	-	81,904	(36)
Total expenditures	3,097,288	3,106,862	4,644,133	(339,269)	4,304,864	1,198,002
Excess (deficiency) of revenues over (under) expenditures	-	(3,200)	(1,150,346)	783,890	(366,456)	(363,941)
OTHER FINANCING SOURCES (USES)						
Proceeds from sale of capital assets	-	(1,200)	1,200	-	1,200	2,400
Total other financing sources (uses)	-	(1,200)	1,200	-	1,200	2,400
Net change in fund balance	$ -	$ (4,400)	$ (1,149,146)	$ 783,890	$ (365,256)	$ (361,541)

NOTES TO BUDGETARY INFORMATION

1. *Budgetary basis of accounting*

The annual budget for the general fund is prepared on the budgetary basis of accounting. Appropriations lapse at the end of the fiscal year. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

2. *Excess of actual expenditures over budget in individual fund*

The General Fund had an excess of actual expenditures over budget by $1,198,002. The excess was funded by greater than anticipated revenues and existing fund balance in the General Fund.

CITY OF TOOL, TEXAS

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

Last 10 Calendar Years (will ultimately be displayed)

	2022	2023	2024
Total pension liability			
Service Cost	$ 42,996	$ 64,431	$ 84,588
Interest (on the Total Pension Liability)	1,417	4,874	9,505
Changes of benefit terms	(510)	-	-
Difference between expected and actual experience	-	(1,807)	1,410
Changes of assumptions	-	(5)	-
Benefit payments, including refunds of employee contributions	-	(7,830)	(10,085)
Net Change in Total Pension Liability	43,903	59,663	85,418
Total Pension Liability - Beginning	-	43,903	103,566
Total Pension Liability - Ending (a)	$ 43,903	$ 103,566	$ 188,984
Plan Fiduciary Net Position			
Contributions - Employer	$ 18,503	$ 27,720	$ 33,987
Contributions - Employee	24,998	37,460	47,468
Net Investment Income	-	5,139	11,204
Benefit payments, including refunds of employee contributions	-	(7,830)	(10,085)
Administrative Expense	-	(32)	(71)
Other	-	-	(1)
Net Change in Plan Fiduciary Net Position	43,501	62,457	82,502
Plan Fiduciary Net Position - Beginning	-	43,501	105,958
Plan Fiduciary Net Position - Ending (b)	$ 43,501	$ 105,958	$ 188,460
Net Pension Liability (Asset) - Ending (a) - (b)	$ 402	$ (2,392)	$ 524
Plan Fiduciary Net Position as a Percentage of Total Pension Liability (Asset)	99.08%	102.31%	99.72%
Covered Payroll	499,957	749,198	949,362
Net Pension Liability (Asset) as a Percentage of Covered Payroll	0.08%	(0.32%)	0.06%

Notes to Schedule:

N/A

CITY OF TOOL, TEXAS
SCHEDULE OF CONTRIBUTIONS
Last 10 Fiscal Years (will ultimately be displayed)

	2022	2023	2024	2025
Actuarially Determined Contribution	$ 12,479	$ 24,484	$ 32,919	$ 40,133
Contributions in relation to the actuarially determined contribution	12,479	24,484	32,919	40,133
Contribution deficiency (excess)	-	-	-	-
Covered payroll	349,553	685,827	920,136	1,051,059
Contributions as a percentage of covered payroll	3.57%	3.57%	3.58%	3.82%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	20 Years (longest amortization ladder)
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.50% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

Other Information:

Notes	Adopted restricted prior service credit.

CITY OF TOOL, TEXAS

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS

Last 10 Calendar Years (will ultimately be displayed)

	2022	2023	2024
Total OPEB liability			
Service Cost	$ 5,100	$ 4,945	$ 6,551
Interest (on the Total Pension Liability)	72	257	437
Changes of benefit terms	1,343	-	-
Difference between expected and actual experience	-	(1,499)	(768)
Changes of assumptions and other inputs	(2,642)	738	(781)
Net Change in Total OPEB Liability	3,873	4,441	5,439
Total OPEB Liability - Beginning	-	3,873	8,314
Total OPEB Liability - Ending	$ 3,873	$ 8,314	$ 13,753
Covered Payroll	499,957	749,198	949,362
Total OPEB Liability as a Percentage of Covered Payroll	0.77%	1.11%	1.45%

Notes to Schedule:

Note 1 - No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

Note 2 - The actuarial assumptions and other inputs used to calculate the total OPEB liability are described in note 4.D to the financial statements.

Note 3 - Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

YWRD, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
Tracie Wood, CPA | Joyce Reeve, CPA | Bryan Thomas, CPA | Taylor Strona, CPA

To the Honorable Mayor and City Council
City of Tool, Texas

In planning and performing our audit of the financial statements of the governmental activities and general fund of City of Tool, Texas as of and for the year ended September 30, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered City of Tool, Texas' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Tool, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of City of Tool, Texas' internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the following deficiency in internal control to be a material weakness:

1. Preparation of Financial Statements – We were requested to draft the audited financial statements and related footnote disclosures as part of our regular audit services. Auditing standards require auditors to communicate this situation to the City as an internal control deficiency. Ultimately, it is management's responsibility to provide for the preparation of your statements and footnotes, and the responsibility of the auditor to determine the fairness of presentation of those statements. However, based on current auditing standards, it is our responsibility to inform you that this deficiency could result in a material misstatement to the financial statements that could have been prevented or detected by your management. Essentially, the auditors cannot be part of your internal control process.

   From a practical standpoint, we prepare the statements and determine the fairness of the presentation at the same time in connection with our audit. This is not unusual for us to do with governmental entities of your size.

   The effectiveness of the internal control system relies on enforcement by management. The effect of deficiencies in internal controls can result in undetected errors. We have instructed management to review a draft of the auditor prepared financials in detail for accuracy and we have answered any questions that management might have. We are satisfied that the appropriate steps have been taken to provide you with the completed financial statements.

   Under the circumstances, the most effective controls lie in management's knowledge of the City's financial operations. It is the responsibility of management and those charged with governance to make the decisions whether to accept the degree of risk associated with this condition because of cost and other consideration. Regarding the specific situations listed above, we would offer the following specific recommendations: 1) Utilize a disclosure checklist to ensure all required disclosures are present and agree to work papers, and 2) Agree your accounting information to the amounts reported in the financial statements.

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Honorable Mayor and City Council
City of Tool, Texas
Page Two

In addition, we noted the following items we believe to be of potential benefit to the City that are not significant deficiencies or material weaknesses:

1. Restricted, Committed, Assigned and Unassigned Resources – We recommend the City establish an official policy regarding whether to first apply restricted, committed, assigned, or unassigned resources when an expenditure is incurred for which amounts in any of these restricted or unrestricted fund balance classifications could be used.

2. Undeposited Funds - We noted that the undeposited funds account was not properly clearing and that the account did not reconcile to amounts that were not yet deposited at year end. We recommend the undeposited funds account be reconciled monthly.

3. Court Restricted Funds – We noted the restricted fund balances for building security and court technology did not reconcile to the related restricted bank accounts. We recommend the City reconcile restricted funds to bank activity at year end.

4. Investment Policy – We noted the City does not have a written investment policy. We recommend the City create, review and approve an investment policy on an annual basis.

5. Capital Asset Policy – We noted that the City does not have a written capital asset policy showing the City's capitalization rate of $1,000. We recommend the City create, review, and approve a capital asset policy on an annual basis.

6. Distribution Listing – We noted a portion of the fees collected were to be retained by the City in the section of report labeled REVS. However, all local fees collected are 100% retained by the City but only a portion of local fees are included in the REVS section of the Summary. We recommend the City investigate the REVS section to determine the purpose of the section.

7. Property Tax – We noted a large difference between the original tax levy and certified total tax. We recommend the City investigate and identify the difference with the Tax Collector.

8. Police Fines – During our testing of sixty citations, we noted three instances of warrants not being issued in a timely manner, seven instances of the City not depositing funds in a timely manner, and eleven instances of the client not being able to locate fine, warrant, or deposit information. We recommend the City issue warrants in accordance to the City's policy, deposit funds in a timely manner, and keep records of fine, warrant, and deposit information.

9. Accounts Payable – During our testing of Accounts Payable, we noted there were debit balances in the City's Accounts Payable register. A reconciliation of accounts payable from the general ledger to the outstanding accounts payable register should be prepared to determine that all additions to, and payments of, accounts payable are correctly recorded and to determine whether there are any disputed items. We recommend the City investigate the debit balances and properly clear any discrepancies.

10. Cash Disbursements – During our testing of sixty cash disbursements, we noted four instances of checks only having one signature. We recommend the City require the signature of two approved signees in accordance with City policy.

11. Missing or Duplicate Checks – During our audit, we identified thirty-nine missing and two duplicate check numbers within the listing of checks issued in fiscal year 2025. Two missing numbers related to reissued checks that had not been properly voided; one original check and its replacement both cleared the bank. Other missing numbers included check stubs used to provide additional invoice detail but not otherwise accounted for. We recommend that the City issue checks sequentially, account for every check number, properly document and void all unused or reissued checks and stubs, record all related activity in the general ledger, and implement controls to prevent duplicate check numbers in manually entered journal entries.

12. Budget - During our budget review, we found that the City Council-approved amended budget did not agree with the QuickBooks budget due to a formula error that excluded a newly added expense line. City personnel subsequently adjusted another account to balance the budget, resulting in amounts that differed from those approved by Council. We recommend reconciling the working budget to QuickBooks before Council approval, maintaining Council-approved amounts in QuickBooks, and using those amounts for accurate monthly budget-to-actual reporting.

This communication is intended solely for the information and use of management, the Honorable Mayor and City Council, and others within City of Tool, Texas, and is not intended to be, and should not be, used by anyone other than these specified parties.

YWRD, P.C.

YWRD, P.C.
Certified Public Accountants

Waxahachie, Texas
September 3, 2026

YWRD, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
Tracie Wood, CPA | Joyce Reeve, CPA | Bryan Thomas, CPA | Taylor Sirona, CPA

September 3, 2026

To the Honorable Mayor and City Council
City of Tool, Texas

We have audited the financial statements of the governmental activities and general fund of City of Tool, Texas for the year ended September 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated April 16, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Tool, Texas are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by City of Tool, Texas during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the City's financial statements was:

> Management's estimate of the allowance for accumulated depreciation is based on the estimated useful life of the capital asset. We evaluated the methods, assumptions, and data used to develop the allowance for accumulated depreciation in determining that it is reasonable in relation to the financial statements taken as a whole.
>
> Management's estimate of the allowance for receivables is based on management's assessment of collectability and historical experience. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

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> Management's estimate of the total pension liability and total OPEB liability are based, in part, on actuarial assumptions. We evaluated the methods and assumptions used in determining the total pension liability and total OPEB liability are in accordance with GASB and Actuarial Standards of Practice and are the same as those used by the plan in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. Attached is a schedule of material misstatements detected as a result of audit procedures that were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated September 3, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to City of Tool, Texas' financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as City of Tool, Texas' auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were not engaged to report on the management's discussion and analysis and the budgetary comparison schedule, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditioning procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the Honorable Mayor, City Council, and management of City of Tool, Texas and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

YWRD, P.C.

YWRD, P.C.
Certified Public Accountants

Client:	CITY OF TOOL, TEXAS
Engagement:	City of Tool, Texas - 2025 Audit
Current Period:	09/30/2025
Workpaper:	Material Corrected Misstatements

Account	Description	Debit	Credit
A90			
To adjust beginning balances to actual.			
1-4100	Revenues:Miscellaneous Revenue	0.00	20.68
1-1201-0	Accounts Receivable Other	4,500.00	0.00
1-1213-0	Receivables(Net)-General Fund	3,760.56	0.00
1-1213-1	Receivables-Taxes	16,945.99	0.00
1-1213-2	Reserve for Uncollectible Taxes	0.00	2,666.00
1-1215	Receivables-Sales Taxes	0.00	4,485.00
1-1219	Receivables-Franchise Taxes	226.72	0.00
1-1220	Receivables - Sales Tax	597.00	0.00
1-1300	Prepaid Expenses	0.00	318.92
1-3078	Grant Receivable - ARP	0.00	6,000.00
1-1421	Buildings-General	9,912.41	0.00
1-1432	Police Equipment	0.00	61,600.00
1-1433	Streets & Drainage	10,750.00	0.00
1-1435	Computer/Sftwr/Phones/AV Equip	0.00	1,730.32
1-1442	Vehicles - Police	3,967.25	0.00
1-1442-1	Vehicles - Police 08/2023	0.00	4,304.93
1-1442-1a	Vehicles - Police 08/2023-Police Tahoe - 1GNSCLED3PR469643	0.00	49,862.75
1-1442-1b	Vehicles - Police 08/2023-Police Tahoe - 1GNSCLED5PR468798	0.00	51,248.65
1-1442-1c	Vehicles - Police 08/2023-Police Tahoe - 1GNSCLED5PR468753	0.00	50,555.70
1-1450	Accumulated Depreciation	0.00	250,303.90
1-1460	Construction in Progress	706,222.08	0.00
1-3300	Investment in Fixed Assets	0.00	488,548.31
1-2000	Accounts Payable 1	0.00	7,987.23
1-2010	City Credit Card	0.00	149.99
1-2100	Accounts Payable	0.00	4,488.33
1-2111	ACCRUED SALARIES	0.00	9,699.50
1-2200	Payroll Liabilities	12,098.11	0.00
1-2205-1	Payroll Liabilities:Retirement - Company	0.00	629.30
1-2205-2	Payroll Liabilities:Retirement - Employee	0.00	813.23
1-2210	Payroll Liabilities:Federal Withholding	0.00	570.55
1-2220-1	Payroll Liabilities:FICA:Company	1,792.66	0.00
1-2220-2	Payroll Liabilities:FICA:Employee	0.00	452.90
1-2230-1	Payroll Liabilities:Medicare:Company Medicare	0.00	106.40
1-2230-2	Payroll Liabilities:Medicare:Employee Medicare	0.00	106.40
1-2270	Payroll Liabilities:Child Support Payable	0.00	5,371.74
1-2279	Payroll Liabilities:Insurance - Employee	1,022.19	0.00
1-2280	Payroll Liabilities:Dependent Insurance	0.00	3,828.91
1-2280-1	Payroll Liabilities:Insurance - Dependent	14,443.29	0.00
1-2282-1	Payroll Liabilities:Life Insurance-Employee	485.95	0.00
1-2450	Capital Leases and Contr. Liab.:Deferred Property Tax Revenue	0.00	12,636.65
1-1490	ROU - SBITA	0.00	16,454.00
1-1500	Deferred Outflow - Pension Contributions	6,173.16	0.00

Account	Description	Debit	Credit
1-1501	Deferred Outflow - OPEB Contributions	427.35	0.00
1-2150	ACCRUED VACATION & CT	0.00	6,803.04
1-2207	Net Pension Liability	2,794.00	0.00
1-2309	N/P Simmons 5069	157,722.00	0.00
1-2430	Deferred Charge on Refunding	0.00	2,143.00
1-2490	SBITA Liability	15,624.00	0.00
1-2501	Tahoe Purchases PD 08/2023	0.00	2,444.00
1-2510	Certificates of Obligation	105,000.00	0.00
1-2520	General Obligation Bond	275,000.00	0.00
1-2550	Accrued Interest	2,475.94	0.00
1-2997	Amt to be provided-SBITA	830.00	0.00
1-2998	Amount to be provided - Bank Note	0.00	25,328.00
1-2999	Amount to be Provided - Debt	0.00	1,128,582.91
1-3400	Amt to Be Provided-COMP Absence	6,803.04	0.00
1-3401	Amt to be provided - Pension	0.00	5,631.16
1-3402	Amt to be provided - OPEB	4,389.65	0.00
1-3403	Deferred Outflow OPEB Assumption Change	953.00	0.00
1-3404	OPEB Liability	0.00	4,441.00
1-3900	Fund Balance	840,289.21	0.00
1-2110	Accrued Interest - Notes	0.00	462.00
1-2208	Deferred Inflow - Investment Experience	0.00	1,762.00
1-2209	Deferred Outflow - Assumption Change	0.00	4.00
1-2211	Deferred Inflow - Actuarial Experience	0.00	1,570.00
1-3405	Deferred Inflow OPEB Actuarial Experience	0.00	1,329.00
1-2201-2	Payroll Liabilities:Federal Unemployment (940)	288.78	0.00
1-2205-3	Payroll Liabilities:TMRS Retirement Plan	28,405.31	0.00
1-2205-5	Payroll Liabilities:TMRS Deduction	0.00	21,534.82
1-2210-1	Payroll Liabilities:Federal Taxes (941/943/944)	0.00	2,536.54
1-2220-1	Payroll Liabilities:FICA:Company	0.00	0.00
1-2240-2	Payroll Liabilities:TX Unemployment Tax	183.49	0.00
1-2270-1	Payroll Liabilities:Child Support	5,371.74	0.00
1-2158	Fund Balance - Eight at Tool	957.00	0.00
1-4100	Revenues:Miscellaneous Revenue	0.00	957.00
1-3900	Fund Balance	56.88	0.00
Total		**2,240,468.76**	**2,240,468.76**

PPA01

To record note payable and vehicle purchase

1-1443	Vehicles - Maint.	34,305.00	0.00
1-2505	Chevy Colorado Purchase	0.00	34,305.00
1-3300	Investment in Fixed Assets	0.00	34,305.00
1-2998	Amount to be provided - Bank Note	34,305.00	0.00
Total		**68,610.00**	**68,610.00**

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

Agenda Item No.
20

● Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments: Audit Engagement Letter for 25'-26' Fiscal Year

Summary of Agenda Item to be considered:

Staff is presenting the engagement letter for the fiscal year period of October 1st, 2025 to September 30th, 2026. This audit should in the fourth quarter of 2026 and be finished by March of 2027.

Agenda Item, as listed on the agenda:

Consider and Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2025 to September 30th, 2026

Recommended Motion to Consider:

"I move that we take action to engage with YWRD, PC for auditing services for the 2025-2026 Fiscal Year."

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

○ Contract/Agreement ○ General Discussion ● Ordinance ○ Report ○ Resolution

Attachments: Truth-In-Taxation Worksheet 2026; Ordinance 2026-08T, Tax Rate

Agenda Item No. **21**

Summary of Agenda Item to be considered:

Staff is presenting the recommended and voted upon tax rate of 0.369184 on the one hundred ($100.00) dollar valuation of such property. This tax rate will cover all expenses and debt for the City of Tool.

Tax Rate Classifications	*Rate Threshold*
No-New Revenue Rate	.369184
Voter-Approval Tax Rate	.484896
De Minimis Rate	.512872
Tax Rate for Adoption	.369184

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action to Adopt Ordinance 2026-08T, Tax Rate for Fiscal Year 2026-2027

Recommended Motion to Consider:

"I move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate."

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

Ordinance 2026-08T

Tax Rate 2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS, FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE CITY OF TOOL, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, ENDING SEPTEMBER 30, 2027, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED DIRECTING THE ASSESSMENT AND COLLECTION THEREOF.

WHEREAS, the City Council finds that the tax for tax year 2026, hereinafter levied for current expenses of the City and road improvements and capital improvements must be levied to provide the revenue requirements of the budget for the ensuing year;

Now, therefore, be it ordained by the City Council of the City of Tool:

SECTION 1. For the current expenses of the City of Tool and road expenses and capital improvements, there is hereby levied and ordered to be assessed and collected for the year 2026, and for each year thereafter until it be otherwise provided and ordained, on all property situated within the limits of the City of Tool, an Ad Valorem tax at the rate of **$0.369184** on the one hundred ($100.00) dollars valuation of such property.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF $59,338, WHICH IS A 3.61 PERCENT INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS $72,503.

The City of Tool hereby grants a local option General Homestead exemption for all qualified homeowners with the following limitations:

(1) To qualified homeowners 65 years of age or older, a $20,000.00 exemption.
(2) To qualified homeowners a $5,000.00 general exemption.
(3) To qualified homeowners a Disabled Veteran Exemption.

City of Tool Ordinance 2024-11, adopted by the City of Tool on August 17th, 2024, hereby grants a local option tax ceiling for all qualified homeowners 65 years of age or older.

To be eligible for the above exemptions, an application must be filed with the Henderson County Appraisal District Office in Athens, Texas prior to April 1st of the year that an exemption is desired;

SECTION 2. For current expenses and road improvements and capital improvements for the City of Tool, and meeting its adopted budget for the year 2026, there is hereby levied and ordered to be assessed and collected for the year 2026 and for each year thereafter until it be otherwise provided and ordained, on all property situated within the limits of the City of Tool, an Ad Valorem tax of **$0.369184** on the one hundred ($100.00) dollars valuation of such property.

SECTION 3. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public that requires this Ordinance become effective immediately, therefore, it shall be effective from and after the date of its passage.

PASSED AND APPROVED this day of 17th day of September 2026.

APPROVED: ATTEST:

seal

Vera Bennett, Mayor

Kimberley Price, City Secretary

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Is this a Budgeted Item? ☐ Yes ☐ No

Agenda Item No. **22**

○ Contract/Agreement ○ General Discussion ● Ordinance ○ Report ○ Resolution

Attachments: Ordinance 2026-09B, Budget; 2026-2027 Budget Book

Summary of Agenda Item to be considered:

Staff is presenting the budget, that was taken for a record vote and placed in the newspaper, for the 2026-2027 Fiscal Year.

In this iteration of the budget, we have calculated the tax rate of .369184 for the bulk of our revenue, stemming from Ad Valorem tax revenue. The total revenues and expenditures are calculated at $3,282,811.02. This is a 2.3% increase in budgeted expenditures and revenues versus the year prior.

This year's budget focuses on future projections and city needs, specifically, it is staff's recommendation to budget a contingency for the next year's General Fund – due to a bulk of the city's revenue not coming in until November-December of the fiscal years.

Agenda Item, as listed on the agenda:

Consider, Discuss and Take Action, on first reading, to Adopt Ordinance 2026-09B, Budget for Fiscal Year 2026-2027

Recommended Motion to Consider:

"I make a motion to vote "Yes" on the Proposed 2025-2026 Fiscal Year Budget" *(Votes must be taken by each individual Council member)*

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer

City of Tool
Fiscal Year 2026-2027
Budget Cover Page
September 17, 2026

This budget will raise more revenue from property taxes than last year's budget by an amount of $59,338, which is a 3.61 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $72,503.

The members of the governing body voted on the budget as follows:

FOR:	Mike Dumont	Greg Figueroa
	Tommy Salvato	Daniel Sayre
	Robert Stykes	

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparison

	2026-2027	**2025-2026**
Property Tax Rate:	$0.369184/100	$0.375061/100
No-New-Revenue Tax Rate:	$0.369184/100	$0.440729/100
No-New-Revenue Maintenance & Operations Tax Rate:	$0.285358/100	$0.332715/100
Voter-Approval Tax Rate:	$0.484896/100	$0.448848/100
Debt Rate:	$0.100993/100	$0.087479/100

Total debt obligation for City of Tool secured by property taxes: $543,577

Ordinance # 2026-09B

Budget for FY 2026-2027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS, ADOPTING THE ANNUAL BUDGET FOR THE CITY OF TOOL FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027.

WHEREAS, providing the appropriations for the support of the City of Tool for the Fiscal Year beginning October l, 2026 and ending September 30, 2027; appropriating money to a sinking fund to pay interest and principal due on any City's indebtedness; and adopting the budget of the City of Tool for the 2026-2027 Fiscal Year.

WHEREAS, the budget appended here as "Exhibit A", for the fiscal year beginning October l, 2026 and ending September 30, 2027, was duly presented to the Tool City Council by the City Administrator and City Controller and said tax notice was published in the city's newspaper.

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

SECTION 1: That the appropriations for the fiscal year beginning October l, 2026, and ending September 30, 2027, for the support of the general government of the City of Tool, Texas to be fixed and determined for said terms in accordance with the expenditures shown in the City's fiscal year 2026-2027 budget, a copy of which is appended hereto as Exhibit A;

SECTION 2: That the budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's budget for the fiscal year beginning October l, 2026 and ending September 30, 2027;

SECTION 3: That there is hereby appropriated the amount shown in said budget necessary to provide for maintenance and operations, and a sinking fund for the payment of the principal and interest and the retirement of the bonded debt, if any of the City of Tool.

PASSED AND APPROVED this 17th day of September, 2026.

APPROVED: ATTEST:

Seal

Vera Bennett, Mayor

Kimberley Price, City Secretary

CITY OF TOOL

Adopted Budget on September 17th, 2026 for Fiscal Year 2026-2027

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TABLE OF CONTENTS

Budget Cover Page

City of Tool
Fiscal Year 2026-2027
September 17th, 2026

This budget will raise more revenue from property taxes than last year's budget by an amount of $59,338, which is a 3.61% percent increase in revenue from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $72,503.

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FOR:	Mike Dumont Tommy Salvato Robert Stykes	Greg Figueroa Daniel Sayre

AGAINST:

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SECTION 1 – ACKNOWLEDGMENTS

The City of Tool is a Type “A” General Law municipality, with a governing body consisting of a Mayor and five City Council members.

The City of Tool borders Cedar Creek Lake, with about 14.5 miles of shoreline. This beautiful lake area offers majestic views, ideal fishing atmospheres, relaxing ambiance, and breath-taking sunsets.

The City of Tool rests in Henderson County with a population of 2,633 as of the 2020 census. With new growth inside of the city over the course of the last few years, Tool is on the cusp of being the pride of Cedar Creek Lake.

Our City offers an exceptional school system, affordable living and proximity to the Dallas-Ft. Worth Metroplex. The city prides itself on service to the community and always with an eye towards the future.

Tool, Building a Better Tomorrow

CITY ADMINISTRATOR'S MESSAGE

Greetings Mayor Bennett and Councilmembers,

It is my honor to present to you the Fiscal Year 2026-2027 Annual Operating Budget. This budget is submitted to the best of staff's abilities to estimate revenues, expenditures and the goals of all that make the City of Tool the wonderful place that it is to live, work and play. This budget outlines the financial figures and priorities for the upcoming fiscal year that spans from October 1, 2026 to September 30, 2027.

The City of Tool's 2026-2027 budget is a steady budget from the FY 25-26' fiscal year, due to SB 1851, which brings the city to adopt a No New Revenue rate. With that being said, there were budgetary adjustments that had to be made to stay in compliance with that law. The city's financial picture continues to hold strong with effective fund balances, operational efficiencies and key priorities being met. This budget is a cooperation of all city departments as well as the Mayor and Council giving direction. The commitment to the future will keep all priorities in line and bring Tool a sense of belonging for the future.

The 2026-2027 City of Tool's budget includes a General Fund transfer into the Capital Improvement Fund of $120,000, continuing the Neighborhood Infrastructure Reinvestment Program, addressing growth opportunities through economic development and building standards. This budget also addresses building up the City of Tool's General Fund to avoid future budget constraints and reducing future city services.

This proposed fiscal year budget has total General Fund expenditures of $3,282,811.02, representing an approximate 2.3% budgeted increase from last year. Priorities of this budget are to continue to keep the priorities outlined by the City Council aligned with the resources to make that happen, while prioritizing growth for our citizens.

This fiscal year's budget continues the fund structure as established from previous fiscal years, with several funds to represent transparency and fluidity of revenues and expenditures throughout the City of Tool. These funds provide a more concise and consistent picture for the City officials and citizens to follow. This fund structure is commonly adopted and guided by the Government Finance Officers Association (GFOA).

The proposed tax rate of .369184, which would be among the lowest tax rates the City has levied in the last 15 years. This tax rate gives the city the ability to pay off its debt, while keeping an eye for the future.

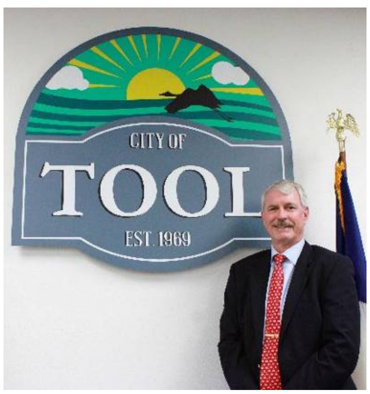
I would like to showcase and express gratitude for the opportunity to serve the citizens of Tool, the Mayor, City Council and each employee.

Sincerely,

Julius Kizzee
City Administrator

<u>ELECTED OFFICIALS</u>

Honorable Mayor Vera Bennett



Councilmember Mike Dumont

Councilmember Greg Figueroa

Councilmember Tommy Salvato

Councilmember Daniel Sayre

Councilmember Robert Stykes

BOARDS AND COMMISSIONS

Each board and commission with the city of Tool has a specific purpose, as a judiciary arm of the City Council. The boards and commissions are comprised of appointees by the City Council, tasked with helping the city grow into the vision that every citizen and council member shares. The boards are as follows:

Fiscal Affairs Committee

This committee of a total body of five people will observe the financial standing of the city and also makes recommendations to the City Council with objectives to move forward with the city.

The purpose of the board is to help the city maintain a high level of financial transparency and to make recommendations to the City Council in Tool, TX. The committee is established to receive, review and recommend proposed financial direction, continuing to stay consistent with the vision of the city of Tool.

The members of the Fiscal Affairs committee are expected to collectively possess the expertise and experience in accounting and financial reporting required to understand and resolve issues raised by either the City Council or staff of the financial statements.

This committee is expected to meet on a quarterly basis.

Tool Economic Task Force

The Tool Economic Task Force is to be instrumental in evaluating and recognizing economic growth opportunities in the City of Tool and its extraterritorial jurisdiction.

The 7-member group is appointed by the Tool City Council and is responsible for finding economic tools to bring responsible, smart and efficient growth to the area.

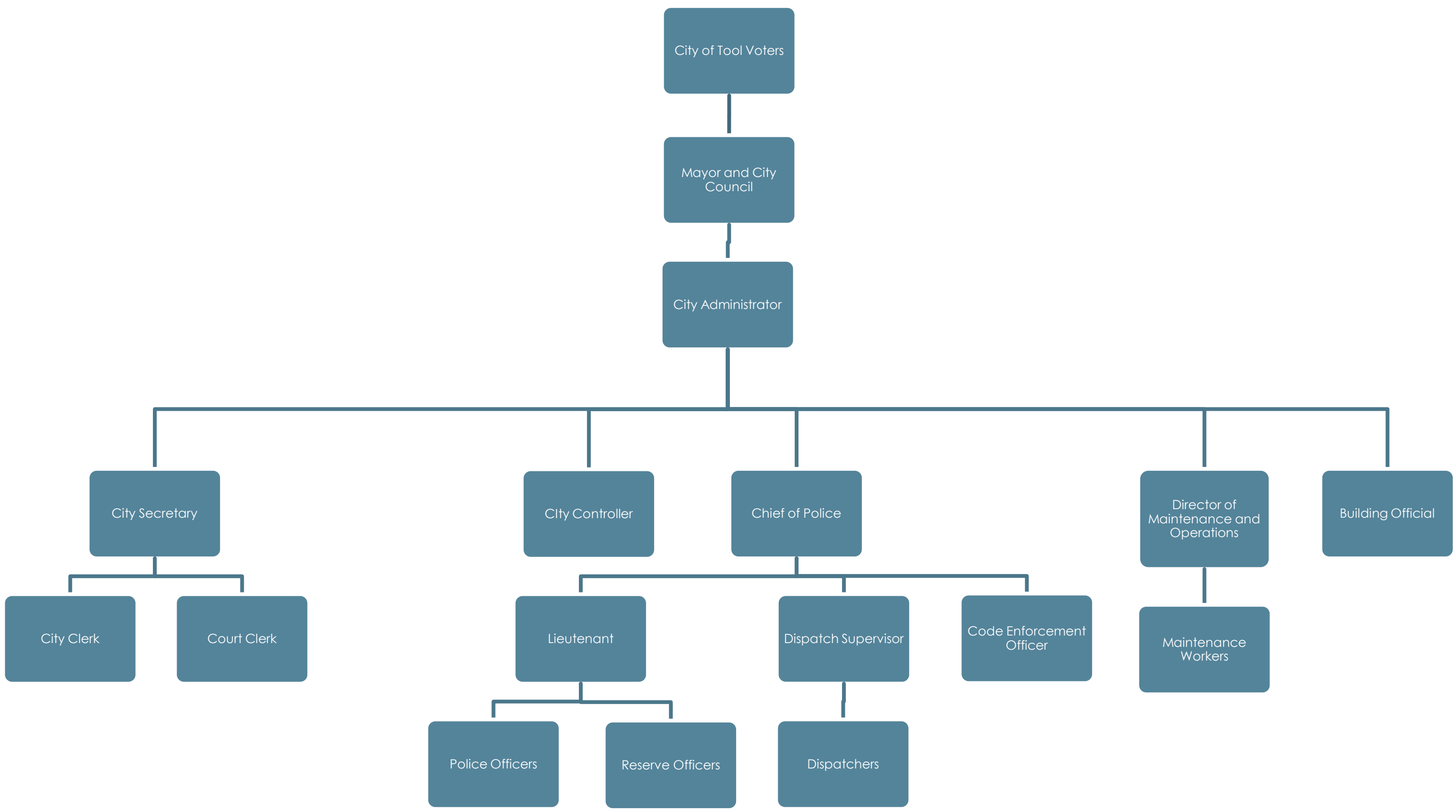
Eight at Tool Planning Committee

The Eight at Tool Planning Committee is instrumental in the planning and feasibility of the future of the Eight at Tool park. In the FY 25-26', the planning committee completed a grant submission for shades, parking and additional parking from Texas Parks and Wildlife. (TPWD)

Planning and Zoning Commission

The Tool Planning and Zoning Commission is one of the newer committees for the city of Tool, hoping to host its first meeting in the fourth quarter of 2026 or the first quarter of 2027. This committee will be aligned with Chapter 211 of the Texas Local Government Code.

ORGANIZATIONAL CHART



SECTION 2 – FUND SUMMARIES

In years past, the City of Tool has taken most of their operational funding from the budget of the General Fund. This year that will remain the same as most general expenses are still budgeted in the General Fund.

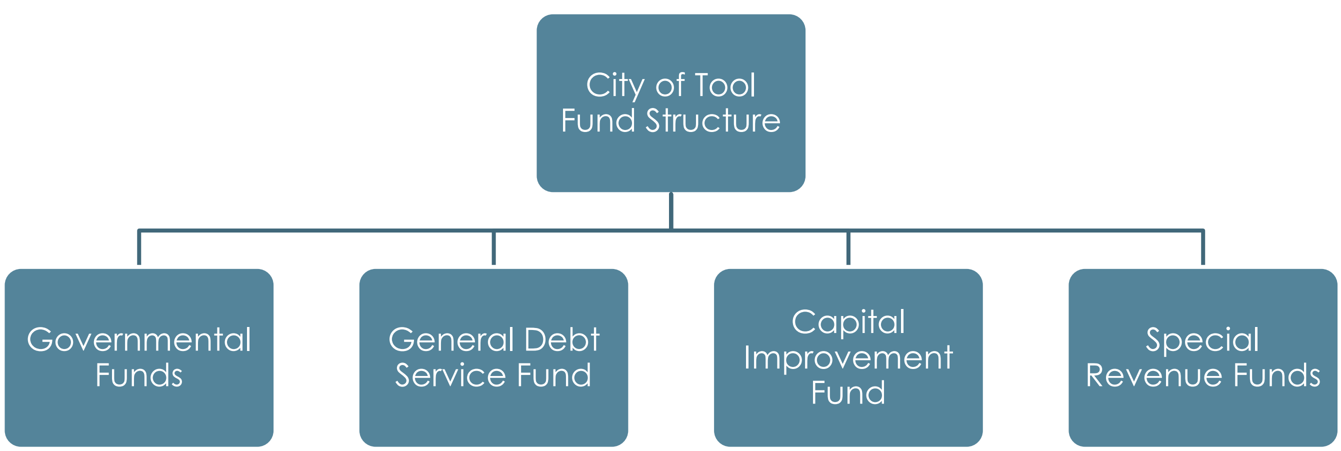
There are many funds the City of Tool legislatively and judicially is required to have. For transparency and clean accounting, these funds will be separated into four groups.

Governmental Funds: The biggest fund source includes the General Fund and the Emergency Fund. These funds work alongside each other with the Emergency Fund as a "savings" account, only to be used through Council action for restrictive expenses through the years.

General Debt Service Fund: The Interest and Sinking Fund can only be used for debt payments the City of Tool incurs during that fiscal year. Per the bond certificates, all of the City of Tool's current debt will be placed into the Interest and Sinking Fund, This fund has a direct correlation with the debt rate.

Capital Improvement Fund: The CIP Fund is an exclusive fund that will be saved up for future city projects, sans the city having to acquire debt to have it happen. Those projects are typically for drainage, street rehab, City Hall improvements, park expenses, etc. These funds are typically not expensed without Council action – usually during budget season.

Special Revenue Funds: There are several Special Revenue Funds, all restricted by legislation, City Council action or other budgetary constraints.

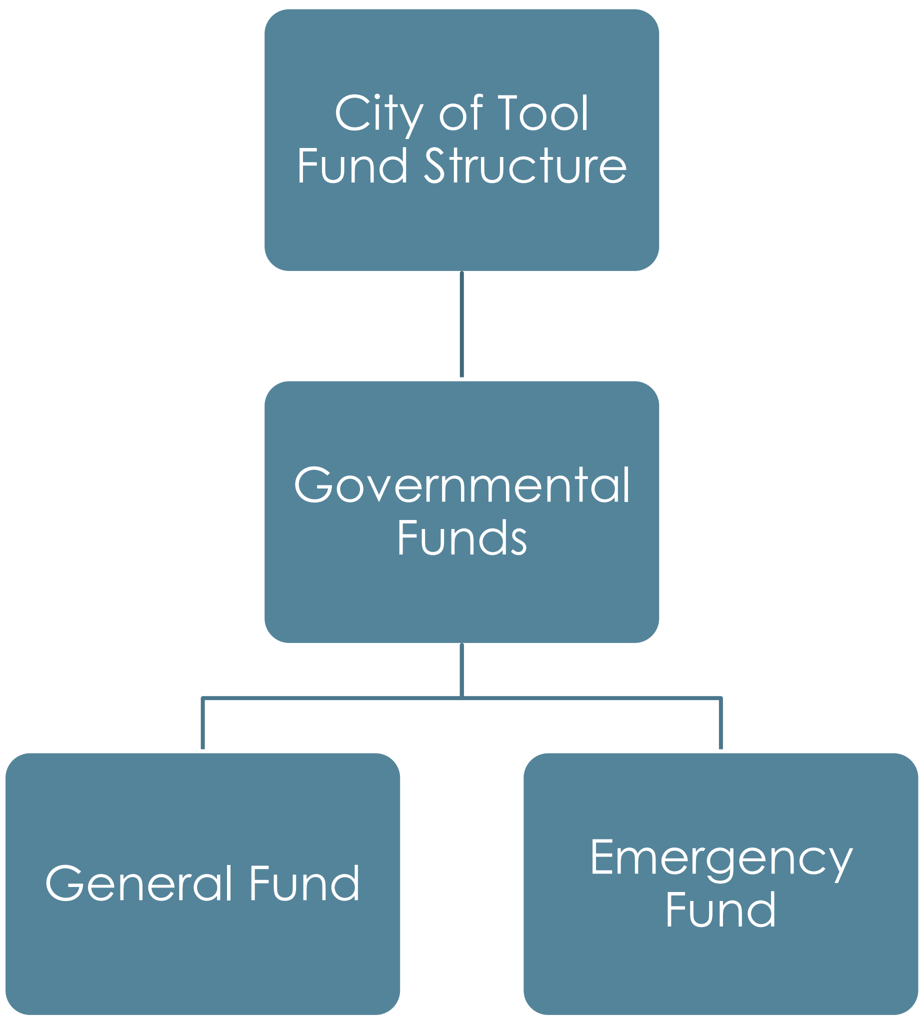


01 – GENERAL FUND

The City's General Fund is the largest fund that pays for nearly all of the Maintenance and Operations throughout the city. Most of the city's departments' revenues and expenditures play a part of the overall General Fund structure.

In this year's General Fund, budgeted revenue is expected to increase 2.3% year over year. Most of our revenue streams are remaining steady year over year, from FY 25-26'.

Several items will be housed in other funds, to comply with state laws and other local legislation, including Hotel Occupancy Taxes, certain fees for the Municipal Court and contributions.



01 – GENERAL FUND DETAIL (1 of 6)

CITY OF TOOL
Proposed Budget
FY 2026-2027

	FY 2023-24 Actuals	FY 2024-2025 Actuals	FY 2025-26 Actuals (as of 07/10/2026)	FY 2025-26 Projected	FY 2025-26 Budget	FY 26-27 Proposed
Income						
4000 Revenues						
4010 Animal Registrations/ Fees	$ 1,550.00	$ 190.00	$ 40.00	$ 150.00	$ 1,000.00	$ 250.00
4011 Alarm Permit	$ 340.00	$ 320.00	$ 50.00	$ 300.00	$ 350.00	$ 300.00
4012 Garage Sale Permits	$ 225.00	$ 185.00	$ 25.00	$ 150.00	$ 170.00	$ 180.00
4013 Animal Surrender Fees	$ -	$ 575.00	$ 325.00	$ 650.00	$ 800.00	$ 650.00
4020 Building Permits	$ 105,815.75	$ 106,503.71	$ 75,278.51	$ 100,000.00	$ 112,000.00	$ 110,000.00
4025 Short Term Rental Annual Permit	$ 3,800.00	$ 4,000.00	$ 1,600.00	$ 4,000.00	$ 4,200.00	$ 9,000.00
4030 Civic Center Rental	$ 1,600.00	$ 13,450.00	$ 400.00	$ 5,500.00	$ 6,000.00	$ 7,000.00
4040 Cable & Telephone Franchise Fees (combined)	$ 31,933.27	$ 27,730.33	$ 18,431.57	$ 30,000.00	$ 31,205.00	$ 31,000.00
4045 Park Revenue	$ -	$ -	$ -	$ -	$ -	$ -
4050-1 Contributions-General Fund	$ 356.20	$ -	$ 363.00	$ -	$ -	$ -
4050-1b Event Donations/Contributions/Fees	$ 3,660.00	$ -	$ 25.00	$ -	$ -	$ -
4050-2 contributions - Police dept.	$ 2,157.05	$ 1,131.87	$ -	$ -	$ 1,000.00	$ -
Total Contributions & Donations	**$ 6,173.25**	**$ 1,131.87**	**$ 388.00**	**$ -**	**$ 1,000.00**	**$ -**
4064 Fines & Forfeitures	$ 217,498.98	$ 244,996.77	$ 160,652.81	$ 250,000.00	$ 267,950.00	$ 265,000.00
4064a - Municipal 3rd Party Payout	$ 147,293.08	$ 176,642.97	$ 109,260.03	$ 176,000.00	$ 167,000.00	$ 180,000.00
4064b - Municipal Jury Fund (MJF)	$ 96.83	$ 168.36	$ 99.15	$ 150.00	$ 150.00	$ 160.00
4064c - Municipal Truancy & Prev (MTPF)	$ 7,335.85	$ 7,137.48	$ 4,362.75	$ 7,400.00	$ 7,400.00	$ 8,000.00
4064d - Municipal Court Security Fund (MSF)	$ 7,198.38	$ 8,208.56	$ 4,859.56	$ 8,000.00	$ 8,000.00	$ 8,000.00
4064e - Municipal Court Technology Fund (MTF)	$ 5,882.77	$ 6,700.85	$ 4,121.60	$ 6,450.00	$ 6,500.00	$ 7,300.00
Total Fines & Forfeitures	**$ 385,305.89**	**$ 443,854.99**	**$ 283,355.90**	**$ 448,000.00**	**$ 457,000.00**	**$ 468,460.00**
4068 Service Fee Retained by City	$ 2,660.68	$ 1,346.49	$ 2,824.21	$ 1,500.00	$ 1,150.00	$ 2,000.00
4069 Police Seizure Income	$ -	$ -	$ -	$ -	$ -	$ -
4070 HCAD Ad Valorem	$ 1,298,533.12	$ 1,424,394.14	$ 1,495,852.97	$ 1,482,360.23	$ 1,517,800.78	$ 1,435,645.63
4071 HCAD Interest & Sinking	$ 442,797.61	$ 466,576.81	$ 453,693.38	$ 458,003.00	$ 458,003.00	$ 551,391.09
Total HCAD Property Taxes	**$ 1,741,330.73**	**$ 1,890,970.95**	**$ 1,949,546.35**	**$ 1,940,363.23**	**$ 1,975,803.78**	**$ 1,987,036.72**
4090 Trinity Valley Electric	$ 80,352.30	$ 73,274.91	$ 83,014.64	$ 80,000.00	$ 74,000.00	$ 85,000.00
4100 Miscellaneous Revenue	$ 2,900.00	$ 4,193.48	$ -	$ -	$ -	$ -
4102 Loan Proceeds	$ -	$ -	$ 55,417.74	$ -	$ 41,000.00	$ -
4110 Hotel Occupancy Tax	$ 43,248.01	$ 45,102.68	$ 31,865.65	$ 43,000.00	$ 41,000.00	$ 42,000.00
4120 State Sales Tax-Rev. Sharing	$ 200,272.94	$ 202,961.65	$ 317,225.83	$ 410,000.00	$ 410,000.00	$ 410,000.00
4121 State Mixed Beverage Sale Tax R	$ 5,146.10	$ 7,239.00	$ 3,927.39	$ 5,500.00	$ 6,000.00	$ 7,000.00
4122 Sales & Use Tax - Street Maint	$ 200,272.90	$ 202,961.62	$ -	$ -	$ -	$ -
4140 TU/Oncor Electric	$ 20,351.89	$ 17,585.19	$ 17,177.53	$ 18,000.00	$ 18,000.00	$ 18,000.00
4150 Waste Services	$ 34,628.25	$ 40,507.98	$ 30,118.03	$ 39,000.00	$ 40,000.00	$ 42,000.00
4160 Telephone Franchise Fees	$ 150.08	$ -	$ -	$ -	$ -	$ -
4301 L.E.O.S.E	$ 1,043.36	$ 1,380.08	$ 4,119.80	$ 4,119.80	$ 1,000.00	$ 2,000.00
4101-a From Emergency Fund		$ 126,290.30	$ -	$ -		$ -
4101-b From Capital Improvement Fund		$ 137,992.70	$ -	$ -		$ -
4205-Transfer in from HOT Tax Fund			$ -	$ -	$ 3,000.00	$ -
Total Interfund Transfers	**$ -**	**$ 264,283.00**	**$ -**	**$ -**	**$ 3,000.00**	**$ -**
4700 Lien Reimbursements		$ 4,284.00	$ -	$ -	$ -	$ 5,000.00
				$ -		
4600 Farmers Market Space Reservation Revenue	$ -	$ 1,150.00	$ -	$ -	$ -	$ -
4601 Food Truck Rental Fees	$ -	$ 3,400.00	$ 1,000.00	$ 2,000.00	$ 6,000.00	$ 3,000.00
4602 Amphitheater Rental Fees	$ -	$ -	$ -	$ 300.00	$ -	$ 300.00
Total Park Event Revenue	**$ -**	**$ 4,550.00**	**$ 1,000.00**	**$ 2,000.00**	**$ 6,000.00**	**$ 3,300.00**
4801-Credit Card Rebate	$ -	$ 852.67	$ 599.39	$ 800.00	$ 800.00	$ 800.00
4802-Gain on Sale of Vehicle	$ -	$ 1,200.00	$ -	$ -	$ -	$ -
REVENUES BEFORE INTEREST	**$ 2,869,100.40**	**$ 3,360,634.60**	**$ 2,876,730.54**	**$ 3,133,033.03**	**$ 3,231,478.78**	**$ 3,230,976.72**
4800-A Interest Income- Ad Valorem	$ 39,939.39	$ 23,919.79	$ 11,919.74	$ 14,000.00	$ 22,000.00	$ 10,000.00
4800-B Interest Income- Capitol Improvement	$ 20,474.67	$ 23,993.78	$ 17,126.55	$ 24,000.00	$ 15,000.00	$ 17,000.00
4800-C Interest Income- Emergency Fund	$ 22,085.19	$ 18,723.60	$ 10,664.82	$ 16,000.00	$ 13,000.00	$ 11,000.00
4800-D Interest Income- General Fund	$ 54.69	$ 5.57	$ 14.45	$ 8.00	$ 50.00	$ 8.00
4800-E Interest Income- Hotel-Motel Tax		$ 2,595.91	$ 2,638.93	$ 3,000.00	$ 3,000.00	$ 2,600.00
4800-F Interest Income- Municipal Fund	$ 1,851.71	$ 1,256.66	$ 7,299.23	$ 3,400.00	$ 2,000.00	$ 1,700.00
4800-G Interest Income- Municipal Security	$ 2.35	$ 2.78	$ 2.43	$ 3.50	$ 2.00	$ -
4800-H Interest Income- Public Funds MM 9 (Bond Paving Proj	$ 37,671.79	$ 7,925.19	$ 3,955.61	$ 3,400.00	$ 8,000.00	$ 500.00
4800-I Interest Income- Public Funds MM 10 (Escrow Draw Acc	$ 15,159.66	$ 9,821.22	$ 6,141.23	$ 10,000.00	$ 10,000.00	$ 8,000.00
4800-J Interest Income- TexStar	$ 49.76	$ 40.38	$ 26.37	$ 35.00	$ 50.00	$ 25.00
4800-K Interest Income- Municipal Tech	$ 0.74	$ 0.38	$ 0.23	$ 0.30	$ 0.50	$ 0.30
4800-L Interest Earned - Park Construction Acct	$ 27,898.96	$ 8,764.70	$ 1,067.38	$ 2,000.00	$ 6,000.00	$ 1,000.00
4800-M Interest Earned - Security & Tech Fund	$ -	$ -	$ 0.31	$ 3.00	$ -	$ 1.00
Total Interest Earned	**$ 165,188.91**	**$ 97,049.96**	**$ 60,857.28**	**$ 75,849.80**	**$ 79,102.50**	**$ 51,834.30**
TOTAL REVENUES	**$ 3,034,289.31**	**$ 3,457,684.56**	**$ 2,937,587.82**	**$ 3,208,882.83**	**$ 3,310,581.28**	**$ 3,282,811.02**

01 – GENERAL FUND DETAIL (cont.) (2 of 6)

Expenses						
5010 Accounting Services	$ 3,798.85	$ 5,553.00	$ 4,595.62	$ 5,000.00	$ 5,700.00	$ 5,500.00
5020-1 Advertising-Admin	$ 4,223.69	$ 4,192.85	$ 3,614.20	$ 4,000.00	$ 4,700.00	$ 4,250.00
5030-9 Animal Control	$ 19,753.50	$ 21,036.00	$ 17,875.00	$ 21,125.00	$ 23,140.00	$ 23,140.00
5045-1 Executive Auto Allowance	$ 4,800.12	$ 4,800.12	$ 3,692.40	$ 4,800.00	$ 4,800.00	$ 4,800.00
5050-1 Auto Fuel-Admin.	$ -	$ -	$ -	$ -	$ -	$ -
5050-2 Auto Fuel-Police	$ 25,582.43	$ 27,959.53	$ 21,919.25	$ 30,000.00	$ 15,600.00	$ 36,500.00
5050-3 Auto Fuel-Maint	$ 4,763.80	$ 5,236.13	$ 5,051.04	$ 6,500.00	$ 5,300.00	$ 10,000.00
5050-6 Auto Fuel-Park	$ -	$ 507.01	$ 825.84	$ 1,100.00	$ 3,000.00	$ 2,000.00
5050-7 Auto Fuel-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
5050-8 Auto Fuel-Building	$ 2,290.60	$ 1,879.18	$ 1,006.52	$ 1,000.00	$ 3,000.00	$ 800.00
Total Auto Fuel	**$ 32,636.83**	**$ 35,581.85**	**$ 28,802.65**	**$ 38,600.00**	**$ 26,900.00**	**$ 50,800.00**
5060-1 Audit Fees -Admin	$ 57,000.00	$ 61,669.48	$ 35,136.75	$ 66,000.00	$ 60,000.00	$ 35,000.00
5070-1 Bank Charges-Admin	$ 5,423.44	$ 6,405.27	$ 5,008.80	$ 6,000.00	$ 6,000.00	$ 6,000.00
5096-7 Property Abatements	$ 14,390.37	$ 24,686.10	$ -	$ 24,000.00	$ 35,000.00	$ 37,500.00
5082 Capital Expenditures						
5082a Emergency Sirens	$ -	$ 126,290.30	$ 2,968.00	$ 2,968.00	$ -	$ -
5082b Maintenance Barn	$ -	$ 86,538.06	$ 266,087.26	$ 266,087.26	$ -	$ -
5082c Police Department Building Remodel	$ -	$ 39,797.12	$ 33,903.19	$ 33,903.19	$ -	$ -
5082d Paradise Bay Subdivision Drainage (Phase 1A and 1B)	$ -	$ 11,000.00	$ 37,750.00	$ 75,000.00	$ -	$ -
5082e City Hall Remodel	$ -	$ -	$ 6,350.00	$ 6,350.00	$ -	$ -
5082f Parks Development	$ -	$ -	$ 500.00	$ 500.00	$ -	$ -
5082d Equipment Purchases - Excavator	$ -	$ -	$ 54,995.74	$ 54,995.74	$ -	$ -
Total Capital Expenditures	**$ -**	**$ 263,625.48**	**$ 402,554.19**	**$ 302,958.45**	**$ -**	**$ -**
5097-0 Computers,Software & Supplies-Multi	$ 417.29	$ -	$ -	$ -	$ 200.00	$ 150.00
5097-1 Computers,Software & Supplies-Admin	$ 3,170.85	$ 5,972.76	$ 449.97	$ 500.00	$ 3,200.00	$ 2,500.00
5097-2 Computers,Software & Supplies-Police	$ 6,435.62	$ 6,784.27	$ 15,104.37	$ 15,104.37	$ 2,000.00	$ 2,000.00
5097-3 Computers,Software & Supplies-Maint	$ 1,089.47	$ 5.94	$ -	$ 150.00	$ 350.00	$ 1,000.00
5097-4 MTF (FUND) Computers, Software & Supplies	$ 717.15	$ 1,923.60	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00
5097-7 Computers,Software & Supplies- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
5097-8 Computers,Software & Supplies-Building	$ 6,913.02	$ 2,416.88	$ -	$ 500.00	$ 2,000.00	$ -
Total Computers,Software & Supplies	**$ 18,743.40**	**$ 17,103.45**	**$ 15,554.34**	**$ 17,254.37**	**$ 8,750.00**	**$ 8,650.00**
5101-0 Contract Services IT-Multi Dept	$ 31,710.52	$ 39,626.04	$ 25,565.65	$ 38,000.00	$ 36,000.00	$ 30,000.00
5102-0 Contract Services Acct-Multi Dept	$ 53,945.00	$ 4,506.25	$ 6,037.50	$ 10,000.00	$ 3,000.00	$ 5,000.00
5103-8 Permit and Inspect Building/Code	$ 69,069.06	$ 59,850.08	$ 43,756.04	$ 60,000.00	$ 50,000.00	$ 65,000.00
5104-2 Contract Services PD-Police	$ 38,625.00	$ 35,442.90	$ 45,507.89	$ 45,507.89	$ 44,700.00	$ 44,700.00
5104-8 Contract Services - GIS, Engineering	$ -	$ 4,575.00	$ 7,125.00	$ 5,000.00	$ 7,000.00	$ 5,000.00
Total Contract Services	**$ 193,349.58**	**$ 144,000.27**	**$ 127,992.08**	**$ 158,507.89**	**$ 140,700.00**	**$ 149,700.00**
5120-4a Court Costs & Arrest Fees - Judicial (omnibase)	$ 150,821.70	$ 1,579.54	$ 1,050.10	$ 1,300.00	$ 1,440.00	$ 1,400.00
5120-4b 'Inmate Housing Fees	$ -	$ 2,690.00	$ 1,530.00	$ 2,000.00	$ 3,400.00	$ 2,500.00
5120-4c 'GHS Collections	$ -	$ 25,588.13	$ 18,983.21	$ 23,700.00	$ 23,700.00	$ 24,000.00
5120-4d Bailiff Pay	$ -	$ 225.00	$ 75.00	$ 125.00	$ 125.00	$ 500.00
5120-4e Comptroller Quarterly Payments	$ -	$ 149,212.67	$ 81,642.76	$ 158,250.00	$ 158,250.00	$ 160,000.00
Total Court Costs	**$ 150,821.70**	**$ 179,295.34**	**$ 103,281.07**	**$ 185,375.00**	**$ 186,915.00**	**$ 188,400.00**
5121-0a Admin GO Bond (Series 2020 JPMorgan Chase): Princ	$ 282,368.75	$ 280,000.00	$ 280,000.00	$ 280,000.00	$ 280,000.00	$ 290,000.00
5121-0b Admin GO Bond (Series 2020 JPMorgan) Int	$ -	$ 9,301.00	$ 3,733.50	$ 5,633.00	$ 5,633.00	$ 1,889.50
5121-0c Admin CO Bond (Series 2020 Combo) Principal	$ 139,367.50	$ 105,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00
5121-0d Admin CO Bond (Series 2020 Combo) Interest	$ -	$ 64,627.50	$ 31,762.50	$ 62,370.00	$ 62,370.00	$ 62,370.00
5121-0e Admin Bond (2026 Limited Tax Note) Principal	$ -	$ -	$ -	$ -	$ -	$ 49,000.00
5121-0f Admin Bond (2026 Limited Tax Note) Interest	$ -	$ -	$ -	$ -	$ -	$ 32,617.33
Total Payments on GO/CO Bond	**$ 421,736.25**	**$ 458,928.50**	**$ 425,496.00**	**$ 458,003.00**	**$ 458,003.00**	**$ 545,876.83**
5122-0 General Debt Service-Multi Dept	$ -	$ 400.00	$ -	$ -	$ 943.74	$ -
5140-0 Dues & Subscriptions-Multi	$ -	$ 129.00	$ -	$ -	$ 200.00	$ 200.00
5140-1 Dues & Subscriptions-Admin.	$ 4,527.26	$ 5,148.30	$ 4,596.70	$ 5,100.00	$ 5,000.00	$ 5,000.00
5140-2 Dues & Subscriptions-Police	$ 672.00	$ 930.00	$ -	$ 700.00	$ 700.00	$ 700.00
5140-4 MTF (FUND) Dues & Subscriptions-Judicial - Judicial/	$ 3,000.00	$ 3,055.00	$ 3,075.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
5140-6 Contract Services - Park	$ -	$ -	$ -	$ -	$ -	$ -
5140-7 Dues & Subscriptions- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ -
5140-8 Dues & Subscriptions-Building	$ 15,345.00	$ 15,878.35	$ 15,786.00	$ 16,000.00	$ 16,500.00	$ 16,500.00
5140-10 Dues & Subscriptions-Mayor/Council	$ -	$ -	$ -	$ -	$ -	$ -
Total Dues & Subscriptions	**$ 23,544.26**	**$ 25,140.65**	**$ 23,457.70**	**$ 25,800.00**	**$ 26,400.00**	**$ 26,400.00**
5150-1 Election Expense	$ 3,234.79	$ 3,369.45	$ 3,559.63	$ 3,559.63	$ 3,700.00	$ 3,700.00
5160-1 Employee Benefits/Retirement-Admin	$ 7,766.48	$ 9,989.75	$ 11,581.31	$ 16,000.00	$ 18,496.39	$ 22,000.00
5160-2 Employee Benefits/Retirement-Police	$ 20,819.05	$ 20,055.85	$ 22,577.20	$ 34,000.00	$ 37,209.95	$ 38,000.00
5160-3 Employee Benefits/Retirement-Maint	$ 6,090.37	$ 5,808.75	$ 6,919.18	$ 10,000.00	$ 10,688.57	$ 11,000.00
5160-4 Employee Benefits/Retirement-Judicial/Court	$ 1,911.48	$ 1,769.71	$ 2,157.38	$ 3,000.00	$ 3,299.16	$ 3,150.00
5160-6 Employee Benefits/Retirement-Park	$ -	$ 824.23	$ 1,551.22	$ 2,000.00	$ 2,788.79	$ 3,000.00
5160-7 Employee Benefits/Retirement- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
5160-8 Employee Benefits/Retirement-Building	$ 3,968.16	$ 3,665.64	$ 3,969.55	$ 6,000.00	$ 7,452.20	$ 4,000.00
Total Employee Benefits/Retirement	**$ 40,555.54**	**$ 42,113.93**	**$ 48,755.84**	**$ 71,000.00**	**$ 79,935.06**	**$ 85,150.00**
5170-0 Equipment Purchases-Multi	$ 1,000.00	$ 1,197.47	$ 39.91	$ 39.91	$ -	$ -
5170-1 Equipment Purchases-Admin	$ 6,985.27	$ 1,686.49	$ -	$ 2,865.69	$ 4,000.00	$ 1,000.00
5170-2 Equipment Purchases-Police	$ 9,267.15	$ 8,852.61	$ 2,093.20	$ 8,000.00	$ 8,000.00	$ 8,000.00
5170-3 Equipment Purchases-Maint.	$ 16,682.05	$ 15,748.15	$ 12,904.94	$ 14,500.00	$ 13,000.00	$ 13,000.00
5170-4 MSF Equipment Pur-Court-Municipal Security Fund	$ 1,776.96	$ -	$ -	$ -	$ -	$ -
5170-6 Equipment Purchases-Park	$ -	$ 21,587.28	$ -	$ -	$ -	$ 2,000.00
5170-7 Equipment Purchases- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 800.00
5170-8 Equipment Purchases-Building	$ 2,845.87	$ 1,137.61	$ 1,044.61	$ 2,000.00	$ 2,000.00	$ 400.00
5170-9 Equipment Purchases-Animal Control	$ -	$ 4.75	$ -	$ -	$ 200.00	$ 200.00
Total Equipment Purchases	**$ 38,557.30**	**$ 50,214.36**	**$ 16,082.66**	**$ 27,405.60**	**$ 27,200.00**	**$ 25,400.00**

5171-0 CITY EVENTS	$ -	$ 17,606.33	$ 570.07	$ 5,570.07	$ 5,000.00	$ 20,000.00
5171-6 - HOT FUND Events - Park	$ 15,858.66	$ 33,180.22	$ 570.07	$ 5,570.07	$ 5,000.00	$ 6,300.00
5174-6a Food Truck Rental Fees Transfer to 8 @ Tool	$ -	$ -	$ -	$ 2,000.00	$ 6,000.00	$ -
5174-6b Amphitheater Rental Fees Transfer to 8 @ Tool	$ -	$ -	$ -	$ 300.00	$ -	$ -
5174-6c General Fund Revenue Allocated to Park Events	$ -	$ -	$ -	$ 2,750.00	$ 6,000.00	$ -
5174-6d HOT FUNDS Transfer to Park Events Fund	$ -	$ -	$ 7,750.00	$ 7,750.00	$ 42,000.00	$ -
Total Events	**$ 15,858.66**	**$ 50,786.55**	**$ 8,890.14**	**$ 23,940.14**	**$ 64,000.00**	**$ 26,300.00**
5172-3 Minor Tools-Maint	$ -	$ -	$ -	$ 100.00	$ 300.00	$ 300.00
5172-6 Minor Tools-Parks	$ -	$ -	$ 602.47	$ 750.00	$ 300.00	$ 700.00
5173-3 Equipment Rentals-Maint	$ -	$ 912.48	$ -	$ -	$ 12,000.00	$ 13,189.00
5173-3 Equipment Rentals-Park	$ -	$ -	$ -	$ -	$ -	$ -
Total Equipment Rentals	**$ -**	**$ 912.48**	**$ -**	**$ -**	**$ 12,000.00**	**$ 13,189.00**
5190-1 Filing/Notary Fees-Admin	$ 275.62	$ 254.53	$ 23.76	$ 100.00	$ 175.00	$ 200.00
5200-0 HCAD Collections-Multi Dept	$ 33,893.40	$ 48,879.66	$ 32,689.71	$ 50,000.00	$ 52,000.00	$ 54,000.00
5210-2 Investigation/Test Expense	$ -	$ -	$ -	$ -	$ 650.00	$ 1,550.00
5220-0 Insurance-Prop.&Liab-Multi	$ -	$ 2,338.75	$ 3,299.00	$ 4,500.00	$ 3,782.50	$ 3,200.00
5220-1 Insurance-Prop.&Liab-Admin	$ 6,827.75	$ 7,098.00	$ 7,098.00	$ 8,000.00	$ 6,400.00	$ -
5220-2 Insurance-Prop.&Liab-Police	$ 6,819.00	$ 7,243.00	$ 6,251.00	$ 7,400.00	$ 8,490.00	$ 7,700.00
5220-3 Insurance-Prop.&Liab-Maint	$ 3,810.00	$ 5,073.50	$ 4,609.00	$ 4,609.00	$ 4,517.75	$ 5,000.00
5220-6 Insurance Prop & Liab-Parks	$ -	$ 348.00	$ -	$ 400.00	$ 414.25	$ 500.00
Total Property Insurance	**$ 17,456.75**	**$ 22,101.25**	**$ 21,257.00**	**$ 24,909.00**	**$ 23,604.50**	**$ 16,400.00**
5225-1 Insurance/Auto-Admin	$ 296.00	$ -	$ -	$ -	$ -	$ -
5225-2 Insurance/Auto-Police	$ 8,879.00	$ 10,777.25	$ 11,057.00	$ 14,000.00	$ 11,057.75	$ 11,000.00
5225-3 Insurance/Auto- Maintenance	$ 1,420.00	$ 1,763.25	$ 1,799.00	$ 1,799.00	$ 1,800.00	$ 2,000.00
5225-7 Insurance/Auto- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 600.00
5225-8 Insurance/Auto-Building	$ 506.00	$ 923.50	$ 937.00	$ 940.00	$ 935.25	$ 600.00
Total Auto Insurance	**$ 11,101.00**	**$ 13,464.00**	**$ 13,793.00**	**$ 16,739.00**	**$ 13,793.00**	**$ 14,200.00**
Employee Insurance Benefits (Medical,Dental, Vision & Life)						
5230-1a Employee Medical Insurance-Admin	$ 22,324.54	$ 31,703.92	$ 22,264.77	$ 32,000.00	$ 34,560.00	$ 38,000.00
5230-1b Employee Dental & Vision Insurance-Admin	$ 2,384.14	$ 2,595.71	$ 1,660.28	$ 2,200.00	$ 2,457.60	$ 2,500.00
5230-1c Employee Life Insurance-Admin	$ 322.80	$ 350.75	$ 289.75	$ 300.00	$ 340.80	$ 400.00
Total Insurance Benefits-(Administration)	**$ 25,031.48**	**$ 34,650.38**	**$ 24,214.80**	**$ 34,500.00**	**$ 37,358.40**	**$ 40,900.00**
5230-2a Employee Medical Insurance-Police	$ 66,719.50	$ 62,766.22	$ 56,888.73	$ 75,000.00	$ 80,160.00	$ 81,500.00
5230-2b Employee Dental & Vision Insurance-Police	$ 5,204.49	$ 3,795.94	$ 6,476.62	$ 5,200.00	$ 5,529.60	$ 5,300.00
5230-2c Employee Life Insurance-Police	$ 813.54	$ 730.86	$ 699.34	$ 945.00	$ 766.80	$ 1,000.00
Total Insurance Benefits (Police Dept)	**$ 72,737.53**	**$ 67,293.02**	**$ 64,064.69**	**$ 81,145.00**	**$ 86,456.40**	**$ 87,800.00**
5230-3a Employee Medical Insurance-Maint.	$ 20,292.45	$ 24,247.85	$ 18,507.06	$ 26,000.00	$ 25,920.00	$ 31,000.00
5230-3b Employee Dental & Vision Insurance-Maint.	$ 1,790.46	$ 1,832.97	$ 1,382.40	$ 2,000.00	$ 1,843.20	$ 2,100.00
5230-3c Employee Life Insurance-Maint.	$ 803.04	$ 579.44	$ 602.28	$ 750.00	$ 596.64	$ 800.00
Total Insurance Benefits-(Maintenance Dept)	**$ 22,885.95**	**$ 26,660.26**	**$ 20,491.74**	**$ 28,750.00**	**$ 28,359.84**	**$ 33,900.00**
5230-4a Employee Medical Insurance-Judicial	$ 13,603.17	$ 10,064.79	$ 9,338.72	$ 11,040.00	$ 11,040.00	$ 14,000.00
5230-4b Employee Dental & Vision Insurance-Judicial	$ 1,886.61	$ 508.50	$ 856.00	$ 1,100.00	$ 614.40	$ 1,200.00
5230-4c Employee Life Insurance-Judicial	$ 246.96	$ 28.59	$ 169.83	$ 210.00	$ 85.20	$ 250.00
Total Insurance Benefits-(Municipal Court)	**$ 15,736.74**	**$ 10,601.88**	**$ 10,364.55**	**$ 12,350.00**	**$ 11,739.60**	**$ 15,450.00**
5230-6a Employee Medical Insurance-Parks	$ -	$ 3,248.92	$ 6,732.38	$ 9,700.00	$ 8,640.00	$ 11,000.00
5230-6b Employee Dental & Vision Insurance-Parks	$ -	$ 254.76	$ 460.80	$ 700.00	$ 614.40	$ 800.00
5230-6c Employee Life Insurance-Parks	$ -	$ 97.30	$ 138.06	$ 210.00	$ 233.52	$ 250.00
Total Insurance Benefits-(Parks)	**$ -**	**$ 3,600.98**	**$ 7,331.24**	**$ 10,610.00**	**$ 9,487.92**	**$ 12,050.00**
5230-7a Employee Medical Insurance- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 9,000.00
5230-7b Employee Dental & Vision Insurance- Code Enforce	$ -	$ -	$ -	$ -	$ -	$ 750.00
5230-7c Employee Life Insurance- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 250.00
Total Insurance Benefits-(Code Enforcement)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,000.00**
5230-8a Employee Medical Insurance-Building	$ 6,764.15	$ 5,983.39	$ 10,433.92	$ 13,500.00	$ 1,728.00	$ 9,000.00
5230-8b Employee Dental & Vision Insurance-Building	$ 1,058.43	$ 1,573.05	$ 256.00	$ 6,500.00	$ 1,228.80	$ 750.00
5230-8c Employee Life Insurance-Building	$ 872.51	$ 730.26	$ 236.26	$ 400.00	$ 170.40	$ 250.00
Total Insurance Benefits-(Building)	**$ 8,695.09**	**$ 8,286.70**	**$ 10,926.18**	**$ 20,400.00**	**$ 3,127.20**	**$ 10,000.00**
5250-1 Workers Comp Insurance-Admin.	$ 694.48	$ 863.50	$ 1,050.00	$ 1,100.00	$ 841.00	$ 1,300.00
5250-2 Workers Comp Insurance-Police	$ 10,029.94	$ 12,580.50	$ 11,696.25	$ 14,000.00	$ 12,251.00	$ 15,000.00
5250-3 Workers Comp Insurance-Maint.	$ 5,126.97	$ 6,411.00	$ 7,803.75	$ 8,000.00	$ 6,243.25	$ 9,000.00
5250-7 Workers Comp Insurance- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 675.00
5250-8 Workers Comp Insurance-Building	$ 604.61	$ 624.00	$ 760.00	$ 1,100.00	$ 607.75	$ 675.00
Total Workers Comp Insurance	**$ 16,456.00**	**$ 20,479.00**	**$ 21,310.00**	**$ 24,200.00**	**$ 19,943.00**	**$ 26,650.00**

01 – GENERAL FUND DETAIL (cont.) (4 of 6)

5263 Interest Expense	$ 38,432.50	$ -	$ -	$ -	$ -	$ -
5264 - 2a - Vehicle Loan Interest - Police -Tahoes (3)	$ 6,486.39	$ 6,164.38	$ 3,559.10	$ 5,366.18	$ 5,366.18	$ 5,400.00
5264-2b Vehicle Loan Prin- Police-Tahoes	$ -	$ 29,802.86	$ 23,416.33	$ 30,597.82	$ 30,597.82	$ 31,000.00
5264-2c Vehicle Loan Payment-Electric Vehicles	$ -	$ -	$ -	$ -	$ 15,666.67	$ -
5264-2d Vehicle Loan Interest Payments - Electric Vehicles	$ -	$ -	$ -	$ -	$ 940.00	$ -
5264 - 7a - Vehicle Loan Interest - Code Enf.	$ -	$ 1,683.63	$ 843.84	$ 2,227.61	$ 2,227.61	$ 2,300.00
5264-7b Vehicle Loan Prin- Code Enf.	$ -	$ 6,193.89	$ 3,751.38	$ 5,649.91	$ 5,649.91	$ 5,700.00
Total Vehicle Loan Payments	**$ 6,486.39**	**$ 35,967.24**	**$ 26,975.43**	**$ 35,964.00**	**$ 52,570.67**	**$ 36,400.00**
5265-0 Janitorial/Cleaning-Multi Dept	$ 4,446.03	$ 5,023.14	$ 13,254.11	$ 17,000.00	$ 6,000.00	$ 15,000.00
5265-1 Janitorial/Cleaning-Admin	$ 959.58	$ -	$ 304.23	$ 304.23	$ -	$ -
5265-6 Janitorial/Cleaning-Park	$ -	$ 1,891.99	$ 251.96	$ 500.00	$ 2,500.00	$ 700.00
Total Janitorial Cleaning	**$ 5,405.61**	**$ 6,915.13**	**$ 13,810.30**	**$ 17,804.23**	**$ 8,500.00**	**$ 15,700.00**
5270-4 MJF (FUND) Juror Fees - Judicial/Court	$ 2,293.00	$ 100.00	$ -	$ -	$ 2,000.00	$ 2,000.00
5290-0 Lease Equipment Expense - Multi	$ -	$ -	$ 8,539.69	$ 11,500.00	$ 11,000.00	$ 12,000.00
5290-1 Lease Equipment Expense-Admin	$ 328.54	$ 5,902.16	$ -	$ -	$ -	$ -
5300-1 Legal Fees-Admin	$ 17,859.64	$ 19,423.15	$ 6,411.48	$ 8,500.00	$ 12,500.00	$ 10,000.00
5300-4 Legal Fees-Judicial	$ 24,914.96	$ 22,605.04	$ 19,916.87	$ 25,000.00	$ 25,000.00	$ 25,000.00
5300-10 Legal Fees-Council/Mayor	$ 4,581.07	$ 4,106.25	$ 7,310.00	$ 8,000.00	$ 2,500.00	$ 8,000.00
Total Legal Fees	**$ 47,355.67**	**$ 46,134.44**	**$ 33,638.35**	**$ 41,500.00**	**$ 40,000.00**	**$ 43,000.00**
5301-2 Police-LEOSE	$ 2,780.00	$ -	$ 1,220.00	$ 4,119.80	$ 1,000.00	$ -
5302-0 Marketing-Multi HOT	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00	$ 6,000.00
5302-1 Marketing-Admin	$ -	$ 123.57	$ 140.44	$ 200.00	$ 100.00	$ 150.00
5302-6 Marketing-Park	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
5302-10 Marketing-Council/Mayor	$ -	$ 866.30	$ -	$ 200.00	$ 1,000.00	$ 500.00
Total Marketing	**$ 3,000.00**	**$ 989.87**	**$ 140.44**	**$ 400.00**	**$ 4,100.00**	**$ 12,650.00**
5305- 2- MTPF Public Awareness & Education - Police	$ -	$ -	$ -	$ -	$ -	$ -
5320-0 Maintenance Building-Multi Dept	$ 7,174.23	$ 7,059.30	$ 1,662.09	$ 4,000.00	$ 10,000.00	$ 4,500.00
5320-1 Maintenance Building-Admin	$ -	$ 1,748.37	$ 4,166.24	$ 5,000.00	$ 2,700.00	$ -
5320-3 Maintenance Building-Maint	$ -	$ 657.52	$ -	$ -	$ -	$ 6,000.00
Total Building Maintenance	**$ 7,174.23**	**$ 9,465.19**	**$ 5,828.33**	**$ 9,000.00**	**$ 12,700.00**	**$ 10,500.00**
5330-1 Maintenance-Equipment-Admin	$ 43.96	$ -	$ -	$ -	$ -	$ -
5330-2 Maintenance-Equipment-Police	$ 7,305.79	$ 474.00	$ 225.00	$ 7,000.00	$ 7,000.00	$ 4,500.00
5330-3 Maintenance-Equipment-Maint	$ 11,250.41	$ 2,525.82	$ 2,595.03	$ 5,000.00	$ 5,000.00	$ 5,000.00
5330-4 Maintenance-Equipment-Judicial	$ -	$ 7,233.00	$ -	$ -	$ -	$ -
5330-6 Maintenance-Equipment-Park	$ -	$ 477.29	$ 52.32	$ 6,000.00	$ 7,000.00	$ 5,200.00
Total Equipment Maintenance	**$ 18,556.20**	**$ 10,710.11**	**$ 2,872.35**	**$ 18,000.00**	**$ 19,000.00**	**$ 14,700.00**
5334-6 Park Development	$ -	$ -	$ -	$ -	$ -	$ -
5335-0 Maintenance - CITY PARK	$ 44,966.07	$ -	$ -	$ 200.00	$ -	$ -
5336-6 Park Grounds/Landscaping	$ -	$ 3,220.59	$ 16,519.99	$ 18,000.00	$ 4,000.00	$ 10,000.00
5340-1 Maintenance-Vehicle-Admin	$ 2.00	$ -	$ -	$ -	$ -	$ -
5340-2 Maintenance-Vehicle-Police	$ 13,502.06	$ 14,348.77	$ 2,586.98	$ 9,000.00	$ 9,000.00	$ 9,000.00
5340-3 Maintenance-Vehicle-Maint	$ -	$ 1,546.39	$ 583.62	$ 1,000.00	$ 2,000.00	$ 1,500.00
5340-7 Maintenance-Vehicle- Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 250.00
5340-8 Maintenance-Vehicle-Building	$ 4,397.86	$ 1,435.16	$ 21.00	$ 250.00	$ 2,500.00	$ 250.00
5340-9 Maintenance-Vehicle- Animal Control	$ 363.76	$ -	$ -	$ 200.00	$ 700.00	$ 700.00
Total Vehicle Maintenance	**$ 18,265.68**	**$ 17,330.32**	**$ 3,191.60**	**$ 10,450.00**	**$ 14,200.00**	**$ 11,700.00**
5350-3 Maintenance-Road Materials	$ 24,912.36	$ 20,053.92	$ 3,126.69	$ 25,000.00	$ 35,000.00	$ 32,000.00
5355-0 Meals-Multi	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
5355-1 Meals-Admin	$ 830.01	$ 1,412.15	$ 556.86	$ 1,500.00	$ 2,000.00	$ 2,000.00
5355-4 Meals-Judicial	$ -	$ 129.68	$ -	$ -	$ -	$ -
5355-10 Meals-Mayor/Council	$ -	$ -	$ -	$ -	$ -	$ -
Total Meals	**$ 830.01**	**$ 1,541.83**	**$ 556.86**	**$ 1,500.00**	**$ 4,000.00**	**$ 4,000.00**
5357-0 Employee Recognition/Events	$ -	$ 2,471.27	$ 1,305.33	$ 2,000.00	$ 3,000.00	$ 2,500.00
5358-0 HR/Employee Procurement Expense	$ -	$ -	$ 390.00	$ 500.00	$ 300.00	$ 500.00
Total Employee Relations	**$ -**	**$ 2,471.27**	**$ 1,695.33**	**$ 2,500.00**	**$ 3,300.00**	**$ 3,000.00**

5365 Miscellaneous Expense	$ -	$ 1,992.47	$ -	$ -	$ -	$ -
5366-7 Neighborhood Infrastructure Reinvestment- Code Enf	$ 7,068.33	$ 3,540.49	$ 121.77	$ 4,000.00	$ 5,000.00	$ 5,000.00
						$ -
5370-1 Office Supplies-Admin	$ 4,320.97	$ 4,355.30	$ 2,282.79	$ 3,750.00	$ 3,750.00	$ 3,750.00
5370-2 Office Supplies-Police	$ 1,349.57	$ 1,229.03	$ 2,489.86	$ 3,000.00	$ 1,000.00	$ 2,500.00
5370-3 Office Supplies-Maint.	$ 150.17	$ 617.75	$ 556.80	$ 600.00	$ 400.00	$ 800.00
5370-4 Office Supplies-Judicial	$ 1,404.65	$ 603.32	$ 1,116.29	$ 1,400.00	$ 1,400.00	$ 1,400.00
5370-6 Office Supplies-Park	$ -	$ 27.89	$ 255.61	$ 300.00	$ 185.00	$ -
5370-7 Office Supplies-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 200.00
5370-8 Office Supplies-Building	$ 1,106.18	$ 634.65	$ 324.46	$ 600.00	$ 1,000.00	$ 500.00
5370-9 Office Supplies--Animal Control	$ 146.07	$ 72.01	$ -	$ -	$ 100.00	$ -
5370-10 Office Supplies-Council/Mayor	$ 483.06	$ 591.66	$ 163.48	$ 225.00	$ 250.00	$ 300.00
Total Office Supplies	**$ 8,960.67**	**$ 8,131.61**	**$ 7,189.29**	**$ 9,875.00**	**$ 8,085.00**	**$ 9,450.00**
5371-0 Building Supplies	$ -	$ 9,874.87	$ 9,010.58	$ 10,000.00	$ 5,000.00	$ 5,000.00
5372-6 Recreational Items	$ -	$ -	$ 7.76	$ 150.00	$ 500.00	$ 1,000.00
5373-3 Signs, Posts, Hardware-Maint	$ -	$ -	$ 1,039.28	$ 1,200.00	$ 900.00	$ 1,300.00
5373-6 Signs, Posts, Hardware-Parks	$ -	$ -	$ 589.23	$ 700.00	$ 100.00	$ 1,000.00
Total Ancillary Supplies	**$ -**	**$ 9,874.87**	**$ 10,646.85**	**$ 12,050.00**	**$ 6,500.00**	**$ 8,300.00**
5379-6 Special Events (HOT)	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
5380-1 Postage-Admin.	$ 1,941.24	$ 861.12	$ 477.42	$ 500.00	$ 500.00	$ 500.00
5380-2 Postage-Police	$ 43.80	$ 69.93	$ 18.12	$ 25.00	$ 60.00	$ 50.00
5380-3 Postage-Maint.	$ 430.97	$ -	$ -	$ -	$ -	$ -
5380-4 Postage-Judicial	$ 700.00	$ 781.98	$ 123.60	$ 600.00	$ 700.00	$ 800.00
5380-7 Postage - Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 200.00
5380-8 Postage - Building	$ 1,200.00	$ 1,359.72	$ 1,263.68	$ 1,500.00	$ 1,300.00	$ 1,300.00
Total Postage	**$ 4,316.01**	**$ 3,072.75**	**$ 1,882.82**	**$ 2,625.00**	**$ 2,560.00**	**$ 2,850.00**
5390-1 Records Management-Admin	$ 1,171.39	$ 3,412.00	$ 2,381.00	$ 2,381.00	$ 4,040.00	$ 500.00
5390-2 Records Management-Police	$ 811.00	$ 666.40	$ 480.00	$ 480.00	$ -	$ -
Total Records Management	**$ 1,982.39**	**$ 4,078.40**	**$ 2,861.00**	**$ 2,861.00**	**$ 4,040.00**	**$ 500.00**
5400-1 Printing- Admin.	$ 3,351.18	$ 3,271.94	$ -	$ -	$ -	$ -
5400-2 Printing - Police	$ 119.00	$ -	$ 2,474.77	$ 3,200.00	$ 3,300.00	$ 3,350.00
Total Printing	**$ 3,470.18**	**$ 3,271.94**	**$ 2,474.77**	**$ 3,200.00**	**$ 3,300.00**	**$ 3,350.00**
5430 Salaries						
5430-1 Salaries-Admin	$ 177,711.79	$ 248,090.14	$ 187,522.60	$ 222,059.97	$ 257,251.64	$ 261,481.49
5430-2 Salaries-Police	$ 461,372.51	$ 503,437.78	$ 396,897.05	$ 513,585.00	$ 517,523.60	$ 525,122.61
5430-3 Salaries-Maint	$ 136,502.69	$ 144,544.69	$ 114,042.84	$ 146,034.84	$ 148,658.86	$ 150,679.44
5430-4 Salaries-Other-Judicial	$ 41,519.85	$ 43,936.46	$ 35,402.20	$ 44,897.69	$ 45,885.44	$ 46,913.94
5430-6 Salaries-Park	$ -	$ 19,861.76	$ 25,472.40	$ 38,787.05	$ 38,787.05	$ 39,681.47
5430-7 Salaries-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 52,795.00
5430-8 Salaries-Building	$ 92,429.77	$ 91,367.08	$ 65,170.47	$ 78,966.23	$ 103,646.67	$ 56,988.87
5430-10 Salaries-Council/Mayor	$ 2,200.00	$ 1,200.00	$ 1,000.00	$ 1,200.00	$ 1,200.00	$ 1,200.00
Total 5430 Salaries	**$ 911,736.61**	**$ 1,052,437.91**	**$ 825,507.56**	**$ 1,045,530.78**	**$ 1,112,953.26**	**$ 1,134,862.82**
5460-0 Tel/Internet-Multi Dept.	$ 11,140.47	$ 13,013.49	$ 10,888.39	$ 14,500.00	$ 13,000.00	$ 13,500.00
5460-1 Tel/Internet-Admin.	$ 2,553.29	$ 2,533.89	$ 2,015.48	$ 2,520.00	$ 2,600.00	$ 2,600.00
5460-2 Tel/Internet-Police	$ 3,865.43	$ 5,237.59	$ 3,922.54	$ 4,730.00	$ 4,730.00	$ 4,700.00
5460-3 Tel/Internet-Maint.	$ 1,003.36	$ 1,017.54	$ 763.41	$ 1,018.00	$ 540.00	$ 1,000.00
5460-7 Tel/Internet-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 700.00
5460-8 Tel/Internet-Building	$ 1,391.03	$ 1,317.42	$ 988.32	$ 1,317.00	$ 1,448.70	$ 700.00
5460-9 Tel/Internet-Animal Control	$ 16.50	$ -	$ -	$ -	$ 540.00	$ -
Total Telephone/Internet	**$ 19,970.08**	**$ 23,119.93**	**$ 18,578.14**	**$ 24,085.00**	**$ 22,858.70**	**$ 23,200.00**
5470-0 Travel-Multi	$ -	$ 333.71	$ -	$ -	$ -	$ -
5470-1 Travel-Admin	$ 464.57	$ 542.15	$ 1,665.01	$ 2,100.00	$ 1,750.00	$ 2,000.00
5470-2 Travel-Police	$ 936.77	$ 124.85	$ 999.14	$ 1,600.00	$ 1,320.00	$ 1,200.00
5470-3 Travel-Maint.	$ -	$ -	$ -	$ -	$ 50.00	$ 1,000.00
5470-4 Travel-Judicial	$ 96.97	$ 1,193.10	$ 409.89	$ 750.00	$ 900.00	$ 800.00
5470-4b Travel-Judicial	$ -	$ 280.12	$ -	$ -	$ -	$ -
5470-7 Travel-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 450.00
5470-8 Travel-Building	$ 872.42	$ 915.42	$ 682.64	$ 800.00	$ 1,200.00	$ 450.00
5470-9 Travel-Animal Control	$ 31.43	$ -	$ -	$ 100.00	$ 100.00	$ 100.00
5470-10 Travel-Council/Mayor	$ -	$ -	$ -	$ -	$ -	$ 200.00
Total Travel	**$ 2,402.16**	**$ 3,389.35**	**$ 3,756.68**	**$ 5,350.00**	**$ 5,320.00**	**$ 6,200.00**

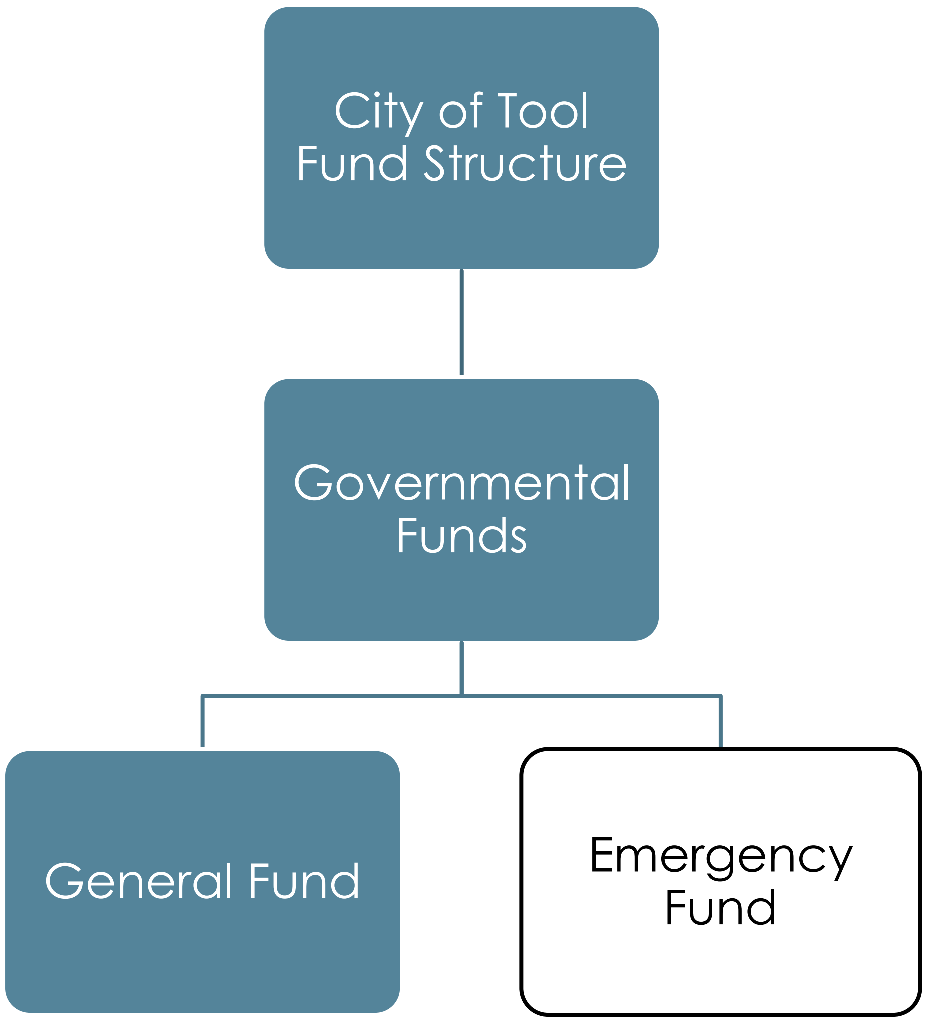
01 – GENERAL FUND DETAIL (cont.) (6 of 6)

5480-1 Training/Education Expense-Admin.	$ 1,575.35	$ 2,808.38	$ 2,606.22	$ 3,000.00	$ 7,000.00	$ 5,000.00
5480-2 Training/Education Expense-Police	$ 602.00	$ 2,259.00	$ 1,297.71	$ 2,000.00	$ 4,000.00	$ 3,000.00
5480-3 Training/Education Expense-Maint	$ -	$ -	$ -	$ -	$ -	$ -
5480-4 Training/Education Expense-Judicial	$ 330.00	$ 910.00	$ 100.00	$ 910.00	$ 1,000.00	$ 900.00
5480-7 Training/Education Expense-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
5480-8 Training/Education Expense-Building	$ 2,428.00	$ 2,421.80	$ 2,815.90	$ 3,500.00	$ 2,500.00	$ 1,500.00
5480-9 Training/Education Expense-Animal Control	$ 300.00	$ -	$ -	$ 100.00	$ 300.00	$ 200.00
5480-10 Training/Education Expense-Council/Mayor	$ -	$ 79.00	$ 67.50	$ 120.00	$ 200.00	$ 350.00
Total Training/Education	**$ 5,235.35**	**$ 8,478.18**	**$ 6,887.33**	**$ 9,630.00**	**$ 15,000.00**	**$ 12,450.00**
5490-2 Uniforms-Police	$ 2,606.26	$ 2,829.50	$ 4,372.29	$ 5,000.00	$ 2,500.00	$ 5,000.00
5490-3 Uniforms-Maint	$ 971.10	$ 2,967.69	$ 1,939.72	$ 2,400.00	$ 2,500.00	$ 2,200.00
5490-4 Uniforms-Court	$ -	$ 231.00	$ -	$ -	$ 250.00	$ 200.00
5490-6 Uniforms-Park	$ -	$ 231.30	$ 399.30	$ 500.00	$ 520.00	$ 520.00
5490-7 Uniforms-Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 500.00
5490-8 Uniforms-Building	$ 286.97	$ 210.00	$ 861.62	$ 900.00	$ 800.00	$ 400.00
5490-9 Uniforms-Animal Control	$ 60.00	$ 587.88	$ 861.62	$ 1,000.00	$ 1,040.00	$ 1,100.00
Total Uniforms	**$ 3,924.33**	**$ 7,057.37**	**$ 8,434.55**	**$ 9,800.00**	**$ 7,610.00**	**$ 9,920.00**
5500-0 Utilities/Electricity-Multi Dept	$ 9,674.63	$ 12,592.64	$ 10,647.92	$ 14,500.00	$ 14,000.00	$ 15,000.00
5500-1 Utilities/Electricity-Administration	$ -	$ -	$ -	$ -	$ -	$ -
5500-3 Utilities/Electricity-Maint	$ 465.16	$ 676.19	$ 1,001.50	$ 1,400.00	$ 2,400.00	$ 5,000.00
5500-6 Utilities/Electricity-Park	$ -	$ 3,036.60	$ 2,076.94	$ 3,500.00	$ 8,400.00	$ 5,000.00
Total Electricity	**$ 10,139.79**	**$ 16,305.43**	**$ 13,726.36**	**$ 19,400.00**	**$ 24,800.00**	**$ 25,000.00**
5510-0 Utilities/Water-Multi Dept-Multi Dept.	$ 80.00	$ 5,559.69	$ 4,291.44	$ 5,500.00	$ 7,000.00	$ 6,000.00
5510-1 Utilities/Water-Admin	$ 2,711.68	$ -	$ -	$ -	$ -	$ -
5510-3 Utilities/Water-Maint	$ 730.70	$ 80.00	$ 323.80	$ 800.00	$ 1,000.00	$ 3,000.00
5510-6 Utilities/Water-Park	$ -	$ 12,996.79	$ 9,558.57	$ 20,000.00	$ 23,000.00	$ 12,000.00
Total Water Utilities	**$ 3,522.38**	**$ 18,636.48**	**$ 14,173.81**	**$ 26,300.00**	**$ 31,000.00**	**$ 21,000.00**
5540-0 Website-Multi Dept.	$ 2,043.40	$ 4,463.40	$ 2,700.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
5540-1 Website-Admin	$ -	$ -	$ 719.65	$ -	$ -	$ -
Total Website	**$ 2,043.40**	**$ 4,463.40**	**$ 3,419.65**	**$ 3,600.00**	**$ 3,600.00**	**$ 3,600.00**
5999-0 Contingency	$ -	$ -	$ -	$ -	$ 36,713.33	$ 19,822.37
6500-1 Payroll Taxes - Admin	$ 13,688.57	$ 19,278.23	$ 15,229.14	$ 20,000.00	$ 20,580.13	$ 23,000.00
6500-2 Payroll Taxes- Police	$ 35,652.87	$ 39,166.04	$ 32,003.41	$ 41,086.80	$ 41,401.89	$ 44,000.00
6500-3 Payroll Taxes- Maint	$ 10,469.44	$ 11,246.66	$ 9,237.29	$ 12,609.00	$ 11,892.71	$ 13,000.00
6500-4 Payroll Taxes- Judicial	$ 3,182.24	$ 3,424.15	$ 2,879.27	$ 4,400.00	$ 4,588.54	$ 5,000.00
6500-6 Payroll Taxes- Park	$ -	$ 1,582.43	$ 2,119.64	$ 2,700.00	$ 3,878.71	$ 4,100.00
6500-7 Payroll Taxes - Code Enforcement	$ -	$ -	$ -	$ -	$ -	$ 4,100.00
6500-8 Payroll Taxes- Building	$ 7,176.13	$ 7,200.37	$ 5,390.55	$ 7,500.00	$ 10,364.67	$ 6,000.00
Total Payroll Taxes	**$ 70,169.25**	**$ 81,897.88**	**$ 66,859.30**	**$ 88,295.80**	**$ 92,706.65**	**$ 99,200.00**
6600-0 Quickbooks Payment Fees	$ -	$ 550.30	$ 600.00	$ -	$ 600.00	$ 600.00
Total Expenditures Before Transfer	**$ 2,548,425.03**	**$ 3,067,187.62**	**$ 2,606,653.45**	**$ 3,210,422.69**	**$ 3,056,099.27**	**$ 3,162,811.02**
9990-0 GF Transfer to CIP Fund-Multi Dept.	**$ 200,000.00**	**$ 200,000.00**	**$ -**	**$ 200,000.00**	**$ 200,000.00**	**$ 120,000.00**
Total Expenditures	**$ 2,748,425.03**	**$ 3,267,187.62**	**$ 2,606,653.45**	**$ 3,410,422.69**	**$ 3,256,099.27**	**$ 3,282,811.02**

02 - EMERGENCY FUND

The interest-bearing Emergency Fund consists of the excess General Fund amounts reserved from the previous years. In years past, more of the costlier expenses have been spent through Council action, including the purchase of the tower, police vehicles, park expenses and other Police Department upgrades.

In the 26'-27' fiscal year, the Emergency Fund could be used to "float" the city's General Fund during the first quarter, similar to what the City of Tool did during the FY 25'-26'.



02 - EMERGENCY FUND DETAIL

03 - CAPITAL IMPROVEMENT FUND

The Capital Improvement Fund is a fund for the City of Tool that is used for Capital Improvements such as drainage, street improvements, municipal building improvements, etc. The fund is also used for economic development. These uses are outlined in Ordinance 2026-02, Capital Improvement Fund. This fund will normally be expensed through City Council action.

In the 26'-27' fiscal year, the CIP fund will raise a projected $120,000 in revenue.

03 – CAPITAL IMPROVEMENT FUND DETAIL

04 - INTEREST & SINKING FUND

The Interest & Sinking Fund is a fund that is solely dedicated to paying off the City of Tool's current debt obligations. When a city takes out debt, it pledges the debt against Ad Valorem taxes to value the debt rate, which is calculated to determine a total property tax rate.

The proposed Tax Rate is a combination of the debt rate and the maintenance and operations rate. That total rate is outlined in the budget book as well as the I&S Fund Balance Sheet.

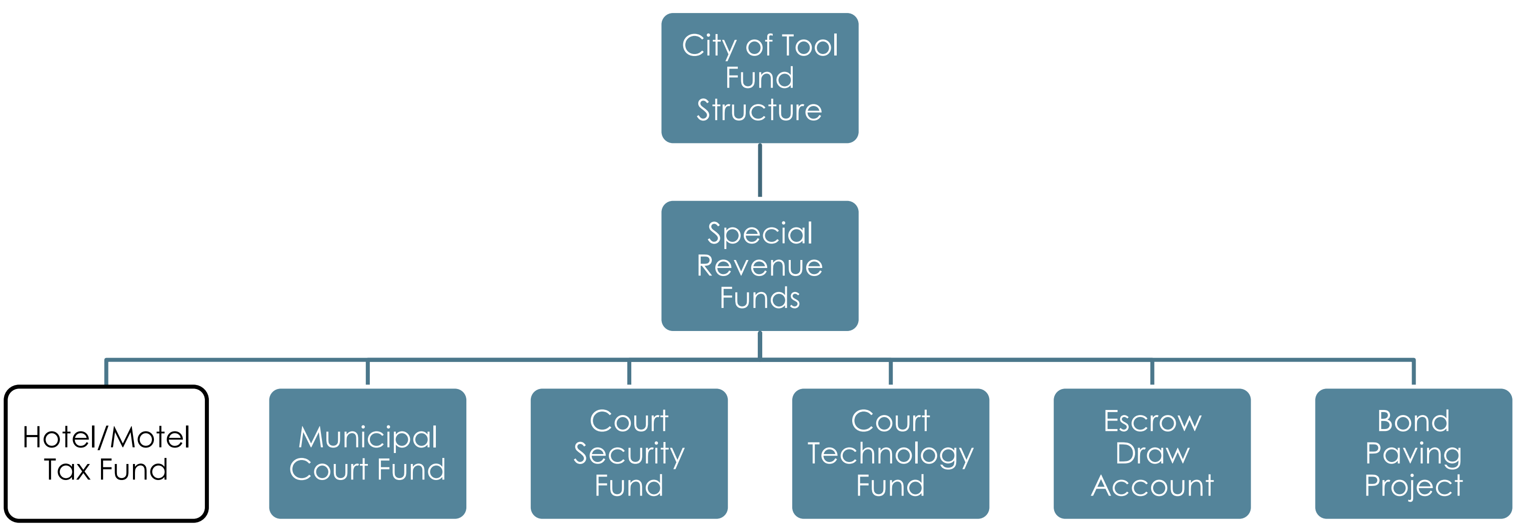
04 – INTEREST & SINKING FUND DETAIL

05 - HOTEL-MOTEL TAX FUND

The Hotel/Motel Tax Fund is a special revenue fund with the City of Tool, that is to be used by outlines from the Texas Tax Code Section 351. There are primarily nine criteria whereas the City can use the Hotel/Motel Tax Fund.

- Funding the establishment, improvement, or maintenance of a convention center or visitor information center
- Paying the administrative costs for facilitating convention registration
- Paying for advertising, solicitations, and promotions that attract tourists and convention delegates to the city or its vicinity.
- Expenditures that promote the arts.
- Funding historical restoration or preservation programs.
- Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population of under 1 million.
- Funding the enhancement or upgrading of existing sports facilities or sports fields for certain municipalities.
- Funding transportation systems for tourists
- Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality.

The newest staff member, the Parks Administrator, will have the ability to use these funds for tourism-related purposes.

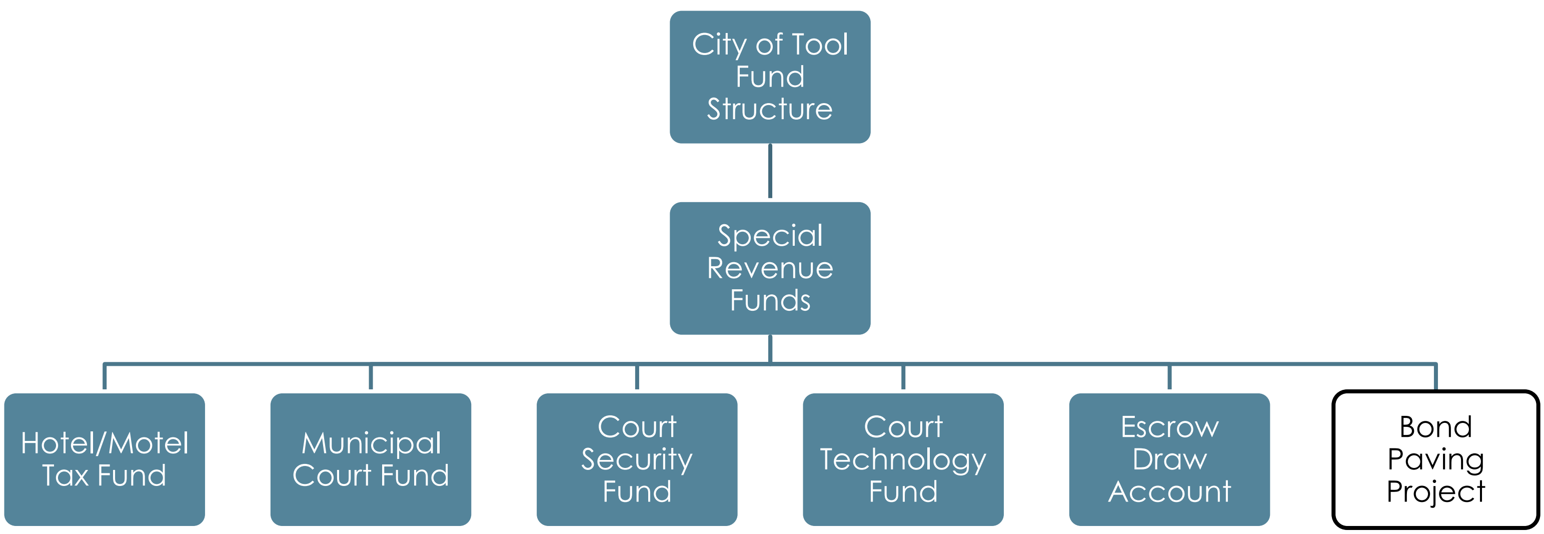


05 – HOTEL-MOTEL TAX FUND DETAIL

06 - BOND PAVING PROJECT (City Hall Addition)

This account is solely used as a more local and accessible way to account and manage the excess bond funds from the Certificates of Obligation and General Obligation bonds. This account was formerly TexSTAR, but the interest rates offered by Simmons Bank provide a similar yield of interest, from a local standpoint.

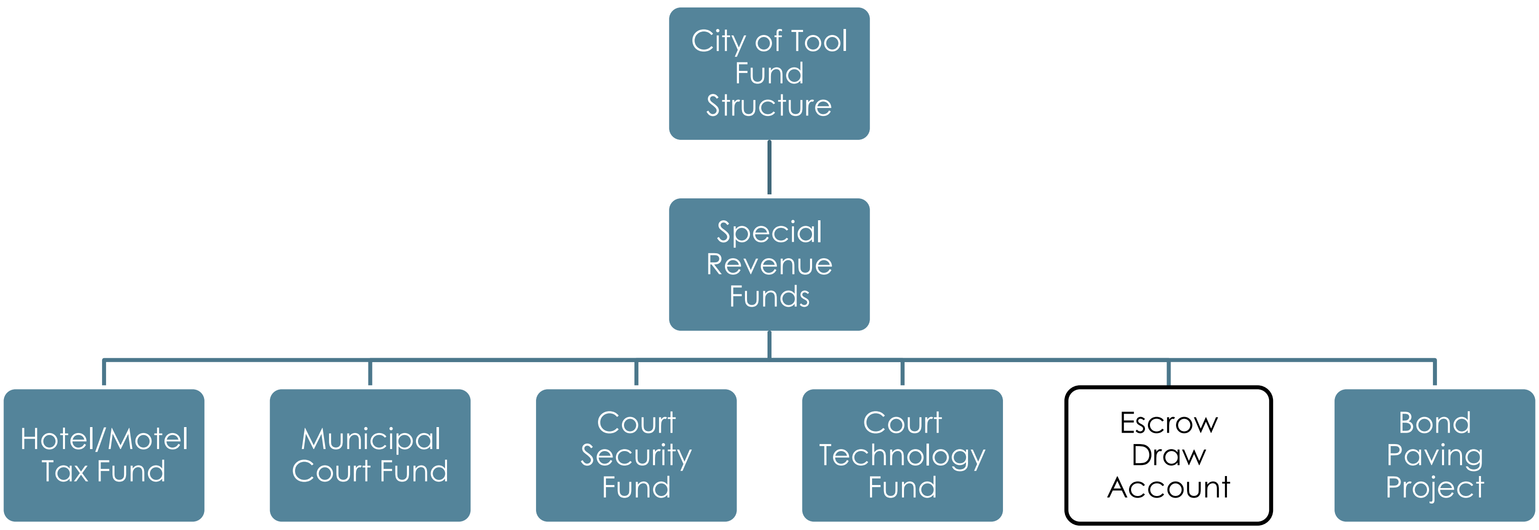
This account will be expensed for the City Hall Addition and should be expended by the first quarter of 2026.



06 – BOND PAVING PROJECT FUND DETAIL

08 - ESCROW DRAW ACCOUNT

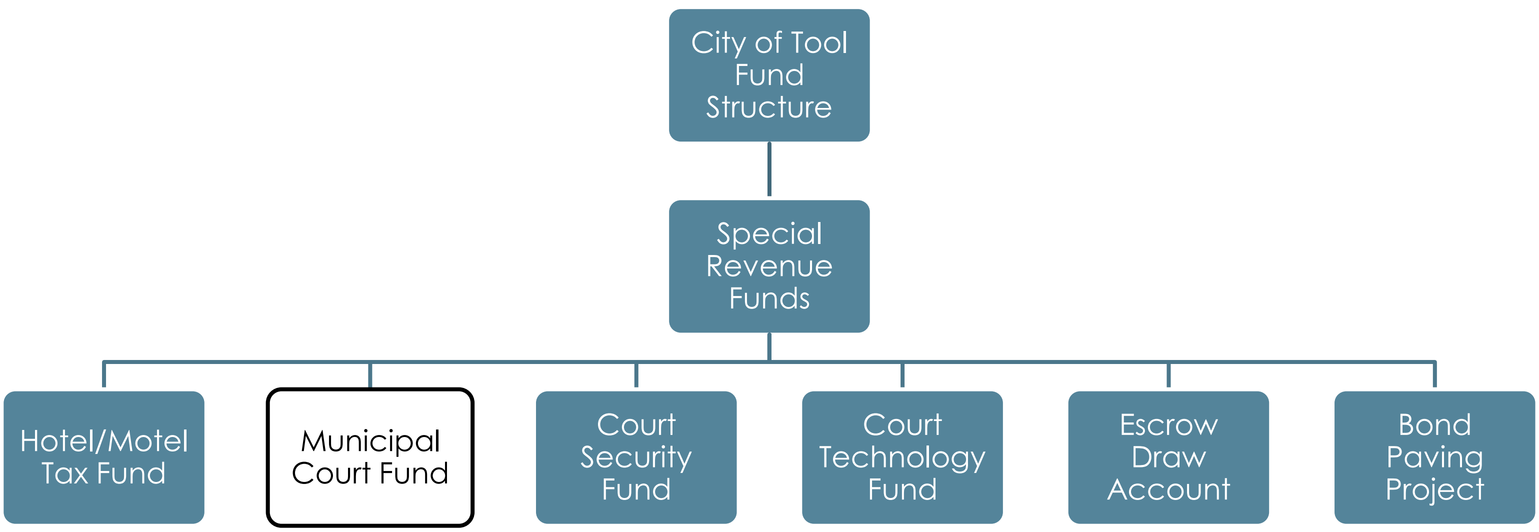
The Escrow Draw Account is the fund solely used for the Chapter 380 Agreement the City of Tool entered into with the Litchfield Development in February 2023. This fund is to be expended after the completion of the first 17 homes are built into the development.



08 – ESCROW DRAW ACCOUNT FUND DETAIL

10 – MUNICIPAL COURT FUND

The City of Tool's Municipal Court Fund houses most of the functionalities and income for the Municipal Court of Tool. This fund is especially unique as it houses all of the Fines and Forfeitures income and it is then expensed across several different categories.



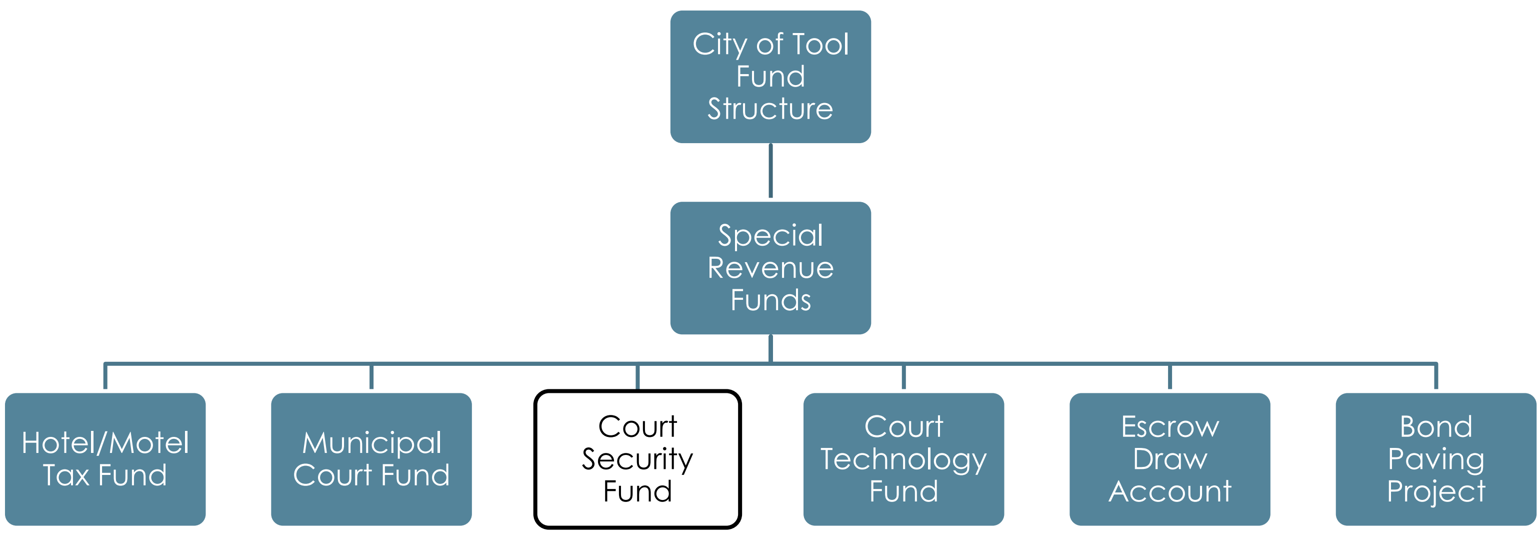
10 – MUNICIPAL COURT FUND DETAIL

11 - MUNICIPAL COURT SECURITY DETAIL

According to Article 102.017 of the Code of Criminal Procedure, the allowed uses for this fund are as follows:

- May only be used for security personnel, services, and items related to buildings that house the operation of municipal court.

There are no anticipated major expenses for the next fiscal year.

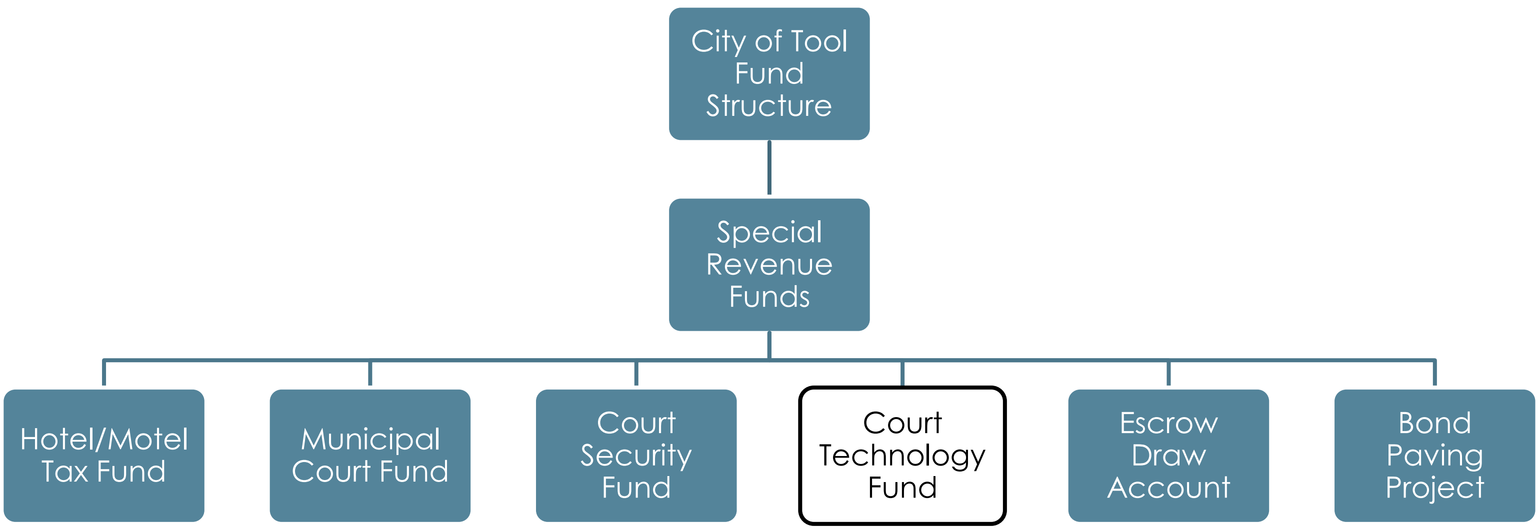


<u>11 – MUNICIPAL COURT SECURITY FUND DETAIL</u>

<u>12 - MUNICIPAL COURT TECHNOLOGY FUND</u>

The Municipal Court Technology Fund is legislated by Article 102.0172, Code of Criminal Procedure, similar to the Court Security Fund. This fund may be used "to finance the purchase of or to maintain technological enhancements for a municipal court."

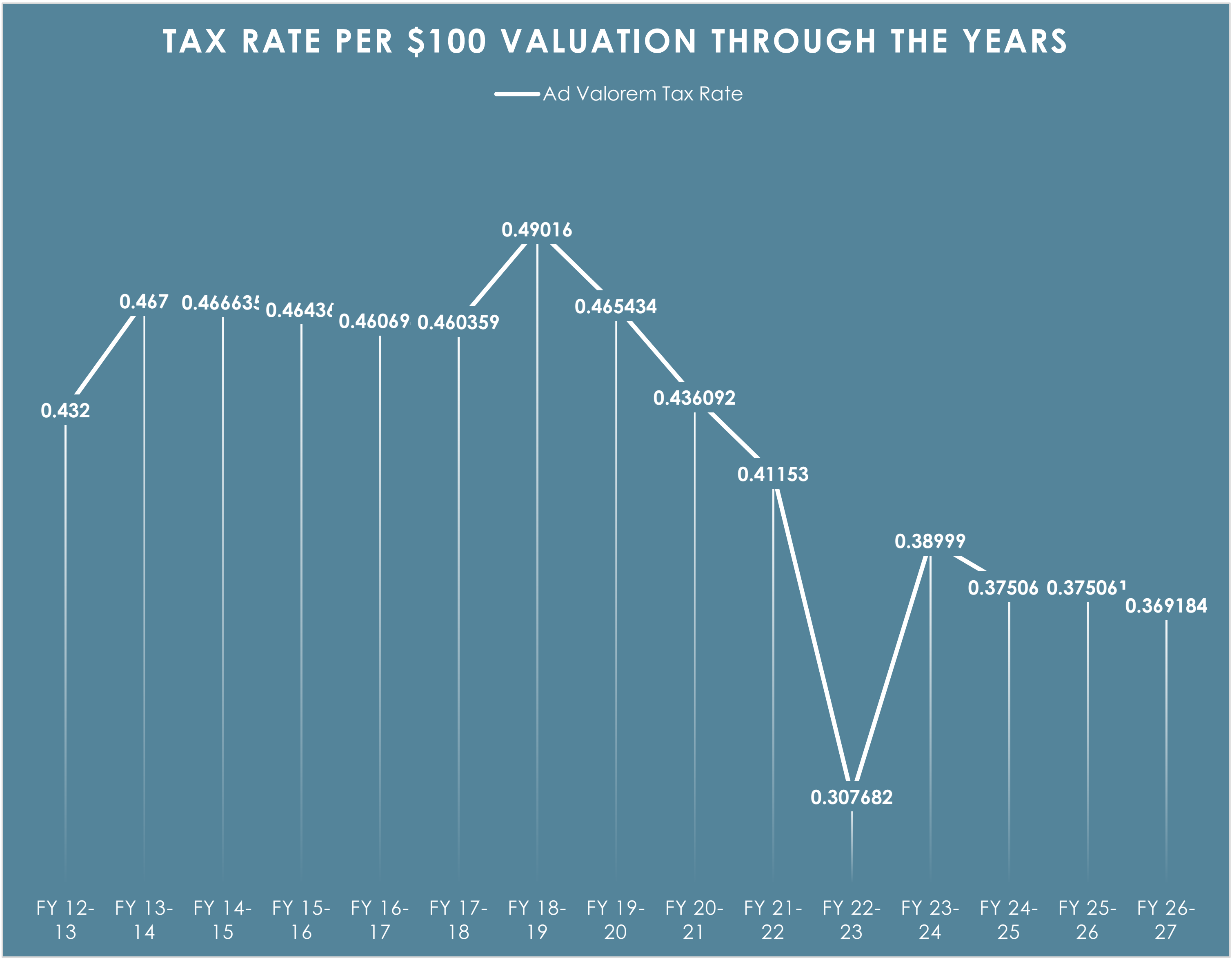
In Fiscal Year 26-27', similar to FY 25'-26, expenses are to be minimal.



12 - MUNICIPAL COURT TECHNOLOGY FUND DETAIL

SECTION 3 – TAX RATE SUMMARIES

PROPERTY TAX RATES THROUGH THE YEARS



Ad Valorem Tax Rate through the Years	
FY 12-13	0.432
FY 13-14	0.467
FY 14-15	0.466635
FY 15-16	0.46436
FY 16-17	0.460694
FY 17-18	0.460359
FY 18-19	0.49016
FY 19-20	0.465434
FY 20-21	0.436092
FY 21-22	0.41153
FY 22-23	0.307682
FY 23-24	0.389999
FY 24-25	0.375061
FY 25-26	0.375061
FY 26-27	0.369184

The City of Tool's average tax rate over the last 15 years is .42475, with the highest at .49016 in FY 2018-2019. This year's tax rate of 0.369184, is the lowest tax rate since FY 22-23'.

This tax rate has a M&O rate of $0.268191 and a debt rate of $0.100993. The total tax rate of .369184, would levy approximately $1,987,036.72 in total Ad Valorem revenue for the City of Tool. With this tax rate, our debt is covered, as well as other objectives outlined in those meetings as well.

The three tax rate thresholds are a change from years prior, due to both the institution of an Over 65+ Tax Limitation Freeze on residential Homesteads for Property Owners aged 65 years of age or older (Ordinance 2024-11) and a $20,000 residential homestead exemption on homesteaded properties of people ages 65 years of age or older, up from $10,000 in years prior. (Ordinance 2024-12).

Tax Rate Classifications	Rate Threshold
No-New Revenue Rate	.369184
Voter-Approval Tax Rate	.484896
De Minimis Rate	.512872
Proposed Tax Rate	**.369184**

SECTION 4 – DEPARTMENTAL EXPENSE SUMMARIES

0 – Multi-Departmental

This year, the Multi-Departmental budget will include expenses that involve third-party contractors, records management for the city and website costs, among other things.

Additionally, the City of Tool will begin building up it's General Fund to float over to the next year's budget, highlighted in line item 5999-0 Contingency, which helps keep the city operations maintained.

The Multi-Departmental Department has a 27.3% share of the General Fund Budget.

Expenditures Summary through the Years					
	FY 2023-24 Actual	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
General Expenses	$882,288.21	$1,124.806.42	$1,114,217.17	$897,942.57	$897,949.20
Total	**$882,288.21**	**$1,124,806.42**	**$1,314,217.17**	**$835,029.24**	**$897,949.20**

MULTI-DEPARTMENTAL					
	FY 2023-2024 Actuals	FY 2024-2025 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5010 - Accounting Services	$ 3,798.85	$ 5,553.00	$ 5,000.00	$ 5,700.00	$ 5,500.00
5070 - Bank Charges	$ 5,423.44	$ 6,405.27	$ 6,000.00	$ 6,000.00	$ 6,000.00
5082a Emergency Sirens	$ -	$ 126,290.30	$ 2,968.00	$ -	$ -
5082b Maintenance Barn	$ -	$ 86,538.06	$ 266,087.26	$ -	$ -
5082c Police Department Building Remodel	$ -	$ 39,797.12	$ 33,903.19	$ -	$ -
5082d Paradise Bay Subdivision Drainage (Phase 1A and 2B)	$ -	$ 11,000.00	$ 75,000.00	$ -	$ -
5082e City Hall Remodel	$ -	$ -	$ 6,350.00	$ -	$ -
5082f Parks Development	$ -	$ -	$ 500.00	$ -	$ -
5082d Equipment Purchases - Excavator	$ -	$ -	$ 54,995.74	$ -	$ -
5097-0 Computers, Software & Supplies	$ 417.29	$ -	$ -	$ 200.00	$ 150.00
5101 Contract Services - IT	$ 31,710.52	$ 39,626.04	$ 38,000.00	$ 36,000.00	$ 30,000.00
5102 - Contract Services - Accounting	$ 53,945.00	$ 4,506.25	$ 10,000.00	$ 3,000.00	$ 5,000.00
5121-0a Admin GO Bond (Series 2020 JPMorgan Chase): Princ	$ 282,368.75	$ 280,000.00	$ 280,000.00	$ 280,000.00	$ 290,000.00
5121-0b Admin GO Bond (Series 2020 JPMorgan) Int	$ -	$ 9,301.00	$ 5,633.00	$ 5,633.00	$ 1,889.50
5121-0c Admin CO Bond (Series 2020 Combo) Principal	$ 139,367.50	$ 105,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00
5121-0d Admin CO Bond (Series 2020 Combo) Interest		$ 64,627.50	$ 62,370.00	$ 62,370.00	$ 62,370.00
5121-0e Admin Bond (2026 Limited Tax Note) Principal	$ -	$ -	$ -	$ -	$ 49,000.00
5121-0f Admin Bond (2026 Limited Tax Note) Interest		$ -	$ -	$ -	$ 32,617.33
5122-0 General Debt Service	$ -	$ 400.00	$ -	$ 943.74	$ -
5140-0 Dues and Subscriptions	$ -	$ 129.00	$ -	$ 200.00	$ 200.00
5170-0 Equipment Purchases	$ 1,000.00	$ 1,197.47	$ 39.91	$ -	$ -
5171-0 - City Events	$ -	$ 17,606.33	$ 5,570.07	$ 5,000.00	$ 20,000.00
5200 HCAD Collections	$ 33,893.40	$ 48,879.66	$ 50,000.00	$ 52,000.00	$ 54,000.00
5220-0 Insurance Property & Liability	$ -	$ 2,338.75	$ 4,500.00	$ 3,782.50	$ 3,200.00
5220-1 Insurance-Prop.&Liability	$ 6,827.75	$ 7,098.00	$ 8,000.00	$ 6,400.00	
5263-1 Interest Expense	$ 38,432.50	$ -	$ -	$ -	
5265-0 Janitorial Supplies	$ 4,446.03	$ 5,023.14	$ 17,000.00	$ 6,000.00	$ 15,000.00
5290-0 Lease Expense Equipment	$ -	$ -	$ 11,500.00	$ 11,000.00	$ 12,000.00
5302-0 Marketing	$ 3,000.00	$ -	$ -	$ 3,000.00	$ 6,000.00
5320 Maintenance-Building	$ 7,174.23	$ 7,059.30	$ 4,000.00	$ 10,000.00	$ 4,500.00
5320-1 Maintenance Building-Admin	$ 1,748.37	$ 4,166.24	$ 4,500.00	$ 3,500.00	
5335-0 Maintenance - Park	$ 44,966.07	$ -	$ 200.00	$ -	$ -
5355-0 Meals-Multi	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00
5355-1 Meals-Admin	$ 830.01	$ 1,412.15	$ 1,500.00	$ 2,000.00	$ 2,000.00
5357-0 Employee Recognition/Events	$ -	$ 2,471.27	$ 2,000.00	$ 3,000.00	$ 2,500.00
5358-0 HR/Employee Procurement Expense	$ -	$ -	$ 500.00	$ 300.00	$ 500.00
5365 Miscellaneous Expense	$ -	$ 1,992.47	$ -	$ -	$ -
5371-0 Building Supplies	$ -	$ 9,874.87	$ 10,000.00	$ 5,000.00	$ 5,000.00
5400-0 Printing	$ -	$ -	$ -	$ -	$ -
5460-0 Telephone and Internet	$ 11,140.47	$ 13,013.49	$ 14,500.00	$ 13,000.00	$ 13,500.00
5470-0 Travel-Multi	$ -	$ 333.71	$ -	$ -	$ -
5500-0 Utilities - Electricity	$ 9,674.63	$ 12,592.64	$ 14,500.00	$ 14,000.00	$ 15,000.00
5510-0 Utilites - Water	$ 80.00	$ 5,559.69	$ 5,500.00	$ 7,000.00	$ 6,000.00
5540-0 Website Expenses	$ 2,043.40	$ 4,463.40	$ 3,600.00	$ 3,600.00	$ 3,600.00
5999-0 Contingency	$ -	$ -	$ -	$ 36,713.33	$ 19,822.37
6600-0 Quickbooks Payment Fees	$ -	$ 550.30	$ -	$ 600.00	$ 600.00
General Expenses before CIP Transfer	$ 682,288.21	$ 924,806.42	$ 1,114,217.17	$ 697,942.57	$ 777,949.20
9990 GF Transfer to CIP Fund	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 120,000.00
Department Total	$ 882,288.21	$ 1,124,806.42	$ 1,314,217.17	$ 897,942.57	$ 897,949.20

0 – Multi-Departmental Account Codes

Account Code	Description of Line Item
5197-0 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by the city collectively and not attributed to a specific department
5111 Contract Services - IT	IT Managed Services
5112 Contract Services - Accounting	Consulting fees for PT Controller
5121-0a Admin GO Bond (Series 2121 JPMorgan Chase): Principal	Annual Principal payment on General obligation bond to Chase Bank
5121-0b Admin GO Bond (Series 2121 JPMorgan) Interest	Semiannual interest payments on General Obligation Bond to Chase Bank
5121-0c Admin CO Bond (Series 2121 Combo) Principal	Annual Principal payment on Certificate of Obligation to Wilmington Trust
5121-0d Admin CO Bond (Series 2121 Combo) Interest	Semiannual interest payments on Certificate of Obligation to Wilmington Trust
5122-0 General Debt Service	Annual Registrar Fee for Debt Service
5141-0 Dues and Subscriptions	Dues & Subscriptions (other than computer related) attributable to the city as a whole vs an individual department
5171-0 Equipment Purchases	Equipment purchased and used by all departments of the city
5171-0 - City Events	Expenditures for Community events that would not be allowable under the requirements for Hotel/Motel Tax expenditures
5211 HCAD Collections	Appraisal district fees, Tax collection fees
5221-0 Insurance Property & Liability	General Liability, E & O Insurance, Cyber Liability, Crime Coverage, Real & Personal Property Coverage
5263-0 Interest Expense	
5265-0 Janitorial Supplies	Contract Cleaning for City Hall & Oran White Civic Center
5291-0 Lease Expense Equipment	Pitney Bowes Postage Machine Rental, Computer System Lease from Great America
5312-0 Marketing	Costs for city events specific to marketing and promotion
5321 Maintenance-Building	Supplies, services to maintain City Hall & Oran White Center, other than equipment & tools
5357-0 Employee Recognition/Events	Expenses for meetings, team building events, employee functions
5358-0 HR/Employee Procurement Expense	Background checks, pre-employment screening
5371-0 Building Supplies	Supplies purchased for city hall, not including office supplies
5461-0 Telephone and Internet	Cytracom for office phone service, Optimum for internet
5511-0 Utilities - Electricity	TVEC for electrical service for City Hall Building & Oran White Civic Center
5511-0 Utilities - Water	West Cedar Creek MUD for City Hall Building & Oran White Civic Center
5999- Contingency	General Fund Balance Reserve

1 – Administration

The Administrative team is comprised of the City Administrator, City Controller, City Secretary and City Clerk. Their main duties are to provide administrative support to all City Staff as well as to the Mayor and Council members.

The main duties are budget preparation, City Council meeting preparation, Human Resources support and also administrative leadership. The financial direction and guidance of the city is headed by the City Controller but is supported by the City Secretary and City Administrator as well. Other duties by the Administrative Department include responding to citizen inquiries, managing city operations in an efficient, thoughtful and thorough way with a sensible level of professionalism.

The Administration Department has a 13.2% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
City Administrator	1	1	1	1
City Secretary	1	1	1	1
City Controller	0	1	1	1
City Clerk	1	1	1	1
Total	**3**	**4**	**4**	**4**

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$228,998.44	$316,808.62	$297,359.97	$338,486.56	$352,181.49
General Expenses	$136,103.63	$134,544.66	$117,480.55	$122,556.00	$83,450.00
Total	**$365,102.07**	**$451,353.28**	**$414,840.52**	**$461,042.56**	**$435,631.49**

ADMINISTRATION					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5045-1 Executive Auto Allowance	$ 4,800.12	$ 4,800.12	$ 4,800.00	$ 4,800.00	$ 4,800.00
5160-1 Employee Benefits - Retirement	$ 7,766.48	$ 9,989.75	$ 16,000.00	$ 18,496.39	$ 22,000.00
5430-1 Salaries	$ 177,711.79	$ 248,090.14	$ 222,059.97	$ 257,251.64	$ 261,481.49
5230-1 Insurance - Medical	$ 25,031.48	$ 34,650.38	$ 34,500.00	$ 37,358.40	$ 40,900.00
5230-1a Hospitalization	$ 22,324.54	$ 31,703.92	$ 32,000.00	$ 34,560.00	$ 38,000.00
5230-1b Dental & Vision	$ 2,384.14	$ 2,595.71	$ 2,200.00	$ 2,457.60	$ 2,500.00
5230-1c Life Insurance	$ 322.80	$ 350.75	$ 300.00	$ 340.80	$ 400.00
6500-1 Payroll Taxes	$ 13,688.57	$ 19,278.23	$ 20,000.00	$ 20,580.13	$ 23,000.00
Personnel Services	$ 228,998.44	$ 316,808.62	$ 297,359.97	$ 338,486.56	$ 352,181.49
5020 - 1 Advertising Expense	$ 4,223.69	$ 4,192.85	$ 4,000.00	$ 4,700.00	$ 4,250.00
5050-1 Auto Fuel	$ -	$ -	$ -	$ -	$ -
5060 - Audit Fees	$ 57,000.00	$ 61,669.48	$ 66,000.00	$ 60,000.00	$ 35,000.00
5070-1 Bank Charges	$ 5,423.44	$ 6,405.27	$ 6,000.00	$ 6,000.00	$ 6,000.00
5097-1 Computers, Software & Supplies	$ 3,170.85	$ 5,972.76	$ 500.00	$ 3,200.00	$ 2,500.00
5140-1 Dues & Subscriptions	$ 4,527.26	$ 5,148.30	$ 5,100.00	$ 5,000.00	$ 5,000.00
5150 - Election Expense	$ 3,234.79	$ 3,369.45	$ 3,559.63	$ 3,700.00	$ 3,700.00
5170-1 Equipment Purchases	$ 6,985.27	$ 1,686.49	$ 2,865.69	$ 4,000.00	$ 1,000.00
5190 Filing/Notary Fees	$ 275.62	$ 254.53	$ 100.00	$ 175.00	$ 200.00
5225-1 Insurance/Auto-Admin	$ 296.00	$ -	$ -	$ -	$ -
5250-1 Workers Comp. Insurance	$ 694.48	$ 863.50	$ 1,100.00	$ 841.00	$ 1,300.00
5265-1 Janitorial Cleaning	$ 959.58	$ -	$ 304.23	$ -	$ -
5290-1 Lease Expense Equipment	$ 328.54	$ 5,902.16	$ -	$ -	$ -
5300-1 Legal Fees	$ 17,859.64	$ 19,423.15	$ 8,500.00	$ 12,500.00	$ 10,000.00
5302-1 Marketing	$ -	$ 123.57	$ 200.00	$ 100.00	$ 150.00
5320-1 Maintenance Building-Admin	$ -	$ 1,748.37	$ 5,000.00	$ 2,700.00	$ -
5330-1 Maintenance - Equipment	$ 43.96	$ -	$ -	$ -	$ -
5340-1 Maintenence-Vehicle	$ 2.00	$ -	$ -	$ -	$ -
5370-1 Office Supplies	$ 4,320.97	$ 4,355.30	$ 3,750.00	$ 3,750.00	$ 3,750.00
5380-1 Postage	$ 1,941.24	$ 861.12	$ 500.00	$ 500.00	$ 500.00
5390-1 Records Management	$ 1,171.39	$ 3,412.00	$ 2,381.00	$ 4,040.00	$ 500.00
5400-1 Printing	$ 3,351.18	$ 3,271.94	$ -	$ -	$ -
5460-1 Telephone and Internet	$ 2,553.29	$ 2,533.89	$ 2,520.00	$ 2,600.00	$ 2,600.00
5470-1 Travel Expense	$ 464.57	$ 542.15	$ 2,100.00	$ 1,750.00	$ 2,000.00
5480-1 Training/Education	$ 1,575.35	$ 2,808.38	$ 3,000.00	$ 7,000.00	$ 5,000.00
5510-1 Utilities/Water-Admin	$ -	$ -	$ -	$ -	$ -
5510-1 Utilities/Water-Admin	$ 2,711.68	$ -	$ -	$ -	$ -
5540-1 Website Admin	$ -	$ -	$ -	$ -	$ -
General Expenses	$ 123,114.79	$ 134,544.66	$ 117,480.55	$ 122,556.00	$ 83,450.00
Department Total	$ 352,113.23	$ 451,353.28	$ 414,840.52	$ 461,042.56	$ 435,631.49

1 – Administration Account Codes

Account Code	Description of Line Item
5010-1 - Accounting Services	QuickBooks Monthly Charge, Yearly 1199's, W2 processing
5070-1 Bank Charges	Bank service charges, QB service fees
5097-1 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by Administration specifically
5140-1 Dues and Subscriptions	Dues & Subscriptions (other than computer related) for Administration
5150-1 Election Expense	Expenses to have November election
5160-1 Employee Benefits-Retirement	Contributions to Texas Municipal Retirement System (TMRS)
5170-1 Equipment Purchases	Equipment purchased and used by all departments of the city
5190-1 Notary Fees	Fees for Notary Bonding, Registration
5220-1 Insurance Property & Liability	General Liability, E & O Insurance, Cyber Liability, Crime Coverage, Real & Personal Property Coverage
5230-1 Insurance Medical	Total of all medical Insurance paid
5230-1a Hospitalization	Medical Insurance
5230-1b Dental & Vision	Dental & Vision Premiums
5230-1c Life Insurance	Life Insurance Premiums
5250-1 Workers Comp Insurance	Worker's Compensation Portion of Insurance
5300-1 Legal Fees	Fees paid to City Attorney for general advice
5320-1 Maintenance Building	Maintenance of City Hall
5330-1 Maintenance Equipment	Expenses to Maintain Equipment
5355-1 Meals	Meals for Workshop Days, Public Relations Events
5365-1 Miscellaneous	
5357-1 Employee Recognition/Events	Expenses for meetings, team building events, employee functions
5370-1 Office Supplies	Pens, pencils, paper, etc.
5430-1 Salaries	Salaries for City Administrator, City Controller, City Secretary, City Clerk
5460-1 Telephone and Internet	Cytracom for office phone service, Optimum for internet, ATT for Cell phones
5470-1 Travel Expense	Travel to training events, meals, hotel, mileage
5480-1Training Education	Webinars, Seminars, Training Materials
6500-1 Payroll Taxes	Payroll Taxes, Medicare, FICA

2 - Police

The Tool Police Department is one of the prides of the west side of Cedar Creek Lake. Led by Chief Robert Walker, the Tool Police Department prides itself on traffic control, but also community relations through familial understanding.

The Police Department has a 27.1% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Chief of Police	1	1	1	1
Lieutenant	1	1	1	1
Sergeant	1	1	1	1
Investigator	1	1	1	1
Patrol Officers	4	3	3	3
Dispatchers	1.5	1.5	1.5	1.5
Total	**9.5**	**8.5**	**8.5**	**8.5**

Expenditures Summary through the Years					
	FY 2023-24 Actual	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$590,581.96	$629,952.69	$669,816.80	$682,591.83	$694,922.61
General Expenses	$146,718.21	$173,776.37	$210,831.06	$189,929.42	$196.850.00
Total	**$737,300.17**	**$803,729.06**	**$880,647.86**	**$872,521.25**	**$891,772.61**

TOOL POLICE DEPARTMENT					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5160-2 Employee Benefits-Retirement	$ 20,819.05	$ 20,055.85	$ 34,000.00	$ 37,209.95	$ 38,000.00
5230-2 Insurance - Medical	$ 72,737.53	$ 67,293.02	$ 81,145.00	$ 86,456.40	$ 87,800.00
5230-2a Hospitalization	$ 66,719.50	$ 62,766.22	$ 75,000.00	$ 80,160.00	$ 81,500.00
5230-2b Dental & Vision	$ 5,204.49	$ 3,795.94	$ 5,200.00	$ 5,529.60	$ 5,300.00
5230-2c Life Insurance	$ 813.54	$ 730.86	$ 945.00	$ 766.80	$ 1,000.00
5430-2 Salaries	$ 461,372.51	$ 503,437.78	$ 513,585.00	$ 517,523.60	$ 525,122.61
6500-2 Payroll Taxes	$ 35,652.87	$ 39,166.04	$ 41,086.80	$ 41,401.89	$ 44,000.00
Personnel Services	$ 590,581.96	$ 629,952.69	$ 669,816.80	$ 682,591.84	$ 694,922.61
5050-2 Auto Fuel	$ 25,582.43	$ 27,959.53	$ 30,000.00	$ 15,600.00	$ 36,500.00
5097-2 Computers, Software & Supplies	$ 6,435.62	$ 6,784.27	$ 15,104.37	$ 2,000.00	$ 2,000.00
5104 - Contract Services - PD	$ 38,625.00	$ 35,442.90	$ 45,507.89	$ 44,700.00	$ 44,700.00
5140-2 Dues & Subscriptions	$ 672.00	$ 930.00	$ 700.00	$ 700.00	$ 700.00
5170-2 Equipment Purchases	$ 9,267.15	$ 8,852.61	$ 8,000.00	$ 8,000.00	$ 8,000.00
5210-2 Investigation/Test Expense	$ -	$ -	$ -	$ 650.00	$ 1,550.00
5220-2 Insurance Property-Liability	$ 6,819.00	$ 7,243.00	$ 7,400.00	$ 8,490.00	$ 7,700.00
5225-2 Insurance/Auto-Police	$ 8,879.00	$ 10,777.25	$ 14,000.00	$ 11,057.75	$ 11,000.00
5250-2 Workers Comp. Insurance	$ 10,029.94	$ 12,580.50	$ 14,000.00	$ 12,251.00	$ 15,000.00
5264-2a Vehicle Interest	$ 6,486.39	$ 6,164.38	$ 5,366.18	$ 5,366.18	$ 5,400.00
5264-2b Vehicle Principal	$ -	$ 29,802.86	$ 30,597.82	$ 30,597.82	$ 31,000.00
5264 2c Vehicles (Electric Vehicles) Prin	$ -	$ -	$ -	$ 15,666.67	$ -
5264-2d Vehicles (Electric Vehicles) Int	$ -	$ -	$ -	$ 940.00	$ -
5301-LEOSE	$ 2,780.00	$ -	$ 4,119.80	$ 1,000.00	$ -
5305 MTPF-Public Awareness & Education	$ -	$ -	$ -	$ -	$ -
5330-2 Maintenance - Equipment	$ 7,305.79	$ 474.00	$ 7,000.00	$ 7,000.00	$ 4,500.00
5340-2 Maintenance - Vehicle	$ 13,502.06	$ 14,348.77	$ 9,000.00	$ 9,000.00	$ 9,000.00
5370-2 Office Supplies	$ 1,349.57	$ 1,229.03	$ 3,000.00	$ 1,000.00	$ 2,500.00
5380-2 Postage-Police	$ 43.80	$ 69.93	$ 25.00	$ 60.00	$ 50.00
5390-2 Records Management	$ 811.00	$ 666.40	$ 480.00	$ -	$ -
5400-2 Printing	$ 119.00	$ -	$ 3,200.00	$ 3,300.00	$ 3,350.00
5460-2 Telephone and Internet	$ 3,865.43	$ 5,237.59	$ 4,730.00	$ 4,730.00	$ 4,700.00
5470-2 Travel Expense	$ 936.77	$ 124.85	$ 1,600.00	$ 1,320.00	$ 1,200.00
5480-2 Training/Education	$ 602.00	$ 2,259.00	$ 2,000.00	$ 4,000.00	$ 3,000.00
5490-2 Uniforms	$ 2,606.26	$ 2,829.50	$ 5,000.00	$ 2,500.00	$ 5,000.00
General Expenses	$ 146,718.21	$ 173,776.37	$ 210,831.06	$ 189,929.42	$ 196,850.00
Department Total	$ 737,300.17	$ 803,729.06	$ 880,647.86	$ 872,521.26	$ 891,772.61

2 – Police Account Codes

Account Code	Description of Line Item
5050-2 – Auto Fuel	Fuel for Vehicles
5097-2 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by Administration specifically
5104-2 Contract Services PD	Kologik, Crimes against Children Task Force, Peacemaker Technologies
5140-2 Dues and Subscriptions	Dues & Subscriptions (other than computer related) for Administration
5160-2 Employee Benefits-Retirement	Contributions to Texas Municipal Retirement Systems (TMRS)
5170-2 Equipment Purchases	Equipment purchased and used by all departments of the city
5210-2 Investigation/Test Expense	
5220-2 Insurance Property & Liability	General Liability, E & O Insurance, Cyber Liability, Crime Coverage, Real & Personal Property Coverage
5225-2 Auto Insurance	Insurance on Vehicles
5230-2 Insurance Medical	Total of all medical Insurance paid
5230-2a Hospitalization	Medical Insurance
5230-2b Dental & Vision	Dental & Vision Premiums
5230-2c Life Insurance	Life Insurance Premiums
5250-2 Workers Comp Insurance	Worker's Compensation Portion of Insurance
5264-2a Vehicle Interest	Interest on Loan for 3 Tahoes
5264-2b Vehicle Principal	Principal on Loan for 2 Tahoes
5264-2c Vehicle Interest	Interest on Loan for Electric Vehicle
5264-2d Vehicles Interest	Principal on Loan for Electric Vehicle
5301 LEOSE	Training that certifies under LEOSE expenditure rules
5330-2 Maintenance Equipment	Expenses to Maintain Equipment
5340-2 Maintenance Vehicles	Expenses to maintain autos, oil changes, tires, etc.
5370-2 Office Supplies	Pens, pencils, paper, etc.
5380-2 Postage Police	Postage
5400-2 Printing	Copier Lease
5430-2 Salaries	Salaries for Chief, Sergeant, Lieutenant, Sergeant, Investigator, Patrol Officers, Dispatchers
5460-2 Telephone and Internet	Cytracom for office phone service, Optimum for internet, ATT for Cell phones
5470-2 Travel Expense	Travel to training events, meals, hotel, mileage
5480-2 Training Education	Webinars, Seminars, Training Materials
5490-2 Uniforms	Police uniforms
6500-2 Payroll Taxes	Payroll Taxes, Medicare, FICA

3 - Maintenance

The Tool Maintenance Department is responsible for the upkeep of the city of Tool, as well as city buildings. The maintenance department is responsible for not only operational efficiency, but also is the focal point of maintenance of city right-of-ways and roadways.

The Maintenance Department's expenses are relatively stable. In the 25'-26' Fiscal Year, the City of Tool is looking to finance a mini-excavator, which would help drainage issues around the city.

The Maintenance Department has an 9.7% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Director Of Maintenance and Operations	1	1	1	1
Maint. Laborers	2	2	2	2
Total	**3**	**3**	**3**	**3**

Expenditures Summary through the Years					
	FY 2023-24 Actual	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$181,075.42	$194,671.36	$205,393.84	$205,843.23	$217,579.44
General Expenses	$70,608.94	$59,682.27	$67,603.80	$89,057.75	$103,289.00
Total	**$251,684.36**	**$254,353.63**	**$272,997.64**	**$294,900.98**	**$320,868.44**

MAINTENANCE					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5160-3 Employee Benefits-Retirement	$ 6,090.37	$ 5,808.75	$ 10,000.00	$ 10,688.57	$ 11,000.00
5430-3 Salaries	$ 136,502.69	$ 144,544.69	$ 146,034.84	$ 148,658.86	$ 150,679.44
5250 Workers Comp	$ 5,126.97	$ 6,411.00	$ 8,000.00	$ 6,243.25	$ 9,000.00
5230-3 Insurance - Medical	$ 22,885.95	$ 26,660.26	$ 28,750.00	$ 28,359.84	$ 33,900.00
5230-3a Hospitalization	$ 20,292.45	$ 24,247.85	$ 26,000.00	$ 25,920.00	$ 31,000.00
5230-3b Dental & Vision	$ 1,790.46	$ 1,832.97	$ 2,000.00	$ 1,843.20	$ 2,100.00
5230-3c Life Insurance	$ 803.04	$ 579.44	$ 750.00	$ 596.64	$ 800.00
6500-3 Payroll Taxes	$ 10,469.44	$ 11,246.66	$ 12,609.00	$ 11,892.71	$ 13,000.00
Personnel Services	$ 181,075.42	$ 194,671.36	$ 205,393.84	$ 205,843.23	$ 217,579.44
5050-3 Auto Fuel	$ 4,763.80	$ 5,236.13	$ 6,500.00	$ 5,300.00	$ 10,000.00
5097-3 Computers, Software and Supplies	$ 1,089.47	$ 5.94	$ 150.00	$ 350.00	$ 1,000.00
5170-3 Equipment Purchases	$ 16,682.05	$ 15,748.15	$ 14,500.00	$ 13,000.00	$ 13,000.00
5172-3 Minor Tools	$ -	$ -	$ 100.00	$ 300.00	$ 300.00
5173-3 Equipment Rentals	$ -	$ 912.48	$ -	$ 12,000.00	$ 13,189.00
5220-3 Insurance-Prop.&Liab.	$ 3,810.00	$ 5,073.50	$ 4,609.00	$ 4,517.75	$ 5,000.00
5225-3 Insurance Auto	$ 1,420.00	$ 1,763.25	$ 1,799.00	$ 1,800.00	$ 2,000.00
5320-3 Maintenance Building-Maint	$ -	$ 657.52	$ -	$ -	$ 6,000.00
5330-3 Maintenance-Equipment	$ 11,250.41	$ 2,525.82	$ 5,000.00	$ 5,000.00	$ 5,000.00
5340-3 Maintenance-Vehicle-Maint	$ -	$ 1,546.39	$ 1,000.00	$ 2,000.00	$ 1,500.00
5350-3 Maintenance - Road Materials	$ 24,912.36	$ 20,053.92	$ 25,000.00	$ 35,000.00	$ 32,000.00
5370-3 Office Supplies	$ 150.17	$ 617.75	$ 600.00	$ 400.00	$ 800.00
5373-3 Signs, Posts, Hardware	$ -	$ -	$ 1,200.00	$ 900.00	$ 1,300.00
5380-3 Postage	$ 430.97	$ -	$ -	$ -	$ -
5460-3 Telephone & Internet	$ 1,003.36	$ 1,017.54	$ 1,018.00	$ 540.00	$ 1,000.00
5470-3 Travel Expense	$ -	$ -	$ -	$ 50.00	$ 1,000.00
5480-3 Training/Education Expense	$ -	$ -	$ -	$ -	$ -
5490-3 Uniforms	$ 971.10	$ 2,967.69	$ 2,400.00	$ 2,500.00	$ 2,200.00
5500-3 Utilities/Electricity-Maint	$ 465.16	$ 676.19	$ 1,400.00	$ 2,400.00	$ 5,000.00
5510-3 Utilities/Water-Maint	$ 730.70	$ 80.00	$ 800.00	$ 1,000.00	$ 3,000.00
General Expenses	$ 70,608.94	$ 59,682.27	$ 67,603.80	$ 89,057.75	$ 103,289.00
Department Total	$ 251,684.36	$ 254,353.63	$ 272,997.64	$ 294,900.98	$ 320,868.44

3 – Maintenance Account Codes

Account Code	Description of Line Item
5160-3 Employee Benefits-Retirement	Contributions to Texas Municipal Retirement Systems (TMRS)
5230-3 Insurance Medical	Total of all medical Insurance paid
5230-3a Hospitalization	Medical Insurance
5230-3b Dental & Vision	Dental & Vision Premiums
5230-3c Life Insurance	Life Insurance Premiums
5430-3 Salaries	Salaries Paid
6500-3 Payroll Taxes	Payroll Taxes, Medicare, FICA
5050-3 – Auto Fuel	Fuel for Vehicles
5097-3 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by Administration specifically
5170-3 Equipment Purchases	Equipment purchased and used by all departments of the city
5173-3 Equipment Rentals	Rentals of equipment not purchased
5220-3 Insurance Property & Liability	General Liability, E & O Insurance, Cyber Liability, Crime Coverage, Real & Personal Property Coverage
5225-3 Auto Insurance	Insurance on Vehicles
5250-3 Workers Comp Insurance	Worker's Compensation Portion of Insurance
5330-3 Maintenance Equipment	Expenses to Maintain Equipment
5340-3 Maintenance Vehicles	Expenses to maintain autos, oil changes, tires, etc.
5350-2 Maintenance Road Materials	Road Materials
5370-3 Office Supplies	Pens, pencils, paper, etc.
5373-3 Signs, Posts, Hardware	Maintenance that fits into these categories
5380-3 Postage	Postage
5460-3 Telephone and Internet	Cytracom for office phone service, Optimum for internet, ATT for Cell phones
5470-3 Travel Expense	Travel to training events, meals, hotel, mileage
5480-3 Training Education	Webinars, Seminars, Training Materials
5490-3 Uniforms	uniforms
5500-3 Utilities-Electricity	Electricity
5510-3 Utilities-Water	Water utilities

4 – Municipal Court

The Tool Municipal Court is one of the driving forces of the city, processing all citations and working hand-in-hand with the Tool Police Department.

The Municipal Court will have some of its general expenses, taken out of the other four funds that are dedicated, by state law, to support the court.

The Municipal Court has an 8.9% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Court Clerk	1	1	1	1
Total	**1**	**1**	**1**	**1**

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actual	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$62,350.31	$59,732.20	$64,647.69	$65,512.74	$70,513.94
General Expenses	$186,055.39	$218,341.18	$219,035.00	$223,165.00	$224,500.00
Total	**$248,405.70**	**$278,073.38**	**$283,682.69**	**$288,677.74**	**$295,013.94**

MUNICIPAL COURT					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5160-4 Employee Benefits-Retirement	$ 1,911.48	$ 1,769.71	$ 3,000.00	$ 3,299.16	$ 3,150.00
5430-4 Salaries	$ 41,519.85	$ 43,936.46	$ 44,897.69	$ 45,885.44	$ 46,913.94
5230-4 Insurance - Medical	$ 15,736.74	$ 10,601.88	$ 12,350.00	$ 11,739.60	$ 15,450.00
5230-4a Hospitalization	$ 13,603.17	$ 10,064.79	$ 11,040.00	$ 11,040.00	$ 14,000.00
5230-4b Dental & Vision	$ 1,886.61	$ 508.50	$ 1,100.00	$ 614.40	$ 1,200.00
5230-4c Life Insurance	$ 246.96	$ 28.59	$ 210.00	$ 85.20	$ 250.00
6500-4 Payroll Taxes	$ 3,182.24	$ 3,424.15	$ 4,400.00	$ 4,588.54	$ 5,000.00
Personnel Services	$ 62,350.31	$ 59,732.20	$ 64,647.69	$ 65,512.74	$ 70,513.94
5097-4 Computers, Software & Supplies (MTF)	$ 717.15	$ 1,923.60	$ 1,000.00	$ 1,000.00	$ 1,000.00
5120-4a Court Costs (Omnibase)	$ 150,821.70	$ 1,579.54	$ 1,300.00	$ 1,440.00	$ 1,400.00
5120-4b (Inmate Housing Fees)	$ -	$ 2,690.00	$ 2,000.00	$ 3,400.00	$ 2,500.00
5120-4c GHS Collections	$ -	$ 25,588.13	$ 23,700.00	$ 23,700.00	$ 24,000.00
5120-4d Bailiff Pay	$ -	$ 225.00	$ 125.00	$ 125.00	$ 500.00
5120-4e Comptroller Quarterly Payments	$ -	$ 149,212.67	$ 158,250.00	$ 158,250.00	$ 160,000.00
5140-4 MTF (FUND) Dues & Subscriptions-Judicial - (MTF FUND)	$ 3,000.00	$ 3,055.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
5170-4 Equipment Purchases (MSF)	$ 1,776.96	$ -	$ -	$ -	$ -
5270 Juror Fees (MJF)	$ 2,293.00	$ 100.00	$ -	$ 2,000.00	$ 2,000.00
5300-4 Legal Fees	$ 24,914.96	$ 22,605.04	$ 25,000.00	$ 25,000.00	$ 25,000.00
5330-4 Maintenance-Equipment-Judicial	$ -	$ 7,233.00	$ -	$ -	$ -
5355-4 Meals-Judicial	$ -	$ 129.68	$ -	$ -	$ -
5370-4 Office Supplies	$ 1,404.65	$ 603.32	$ 1,400.00	$ 1,400.00	$ 1,400.00
5380-4 Postage	$ 700.00	$ 781.98	$ 600.00	$ 700.00	$ 800.00
5470-4 Travel Expense	$ 96.97	$ 1,193.10	$ 750.00	$ 900.00	$ 800.00
5470-4b Travel Expense	$ -	$ 280.12	$ -	$ -	$ -
5480-4 Training/Education	$ 330.00	$ 910.00	$ 910.00	$ 1,000.00	$ 900.00
5490-4 Uniforms	$ -	$ 231.00	$ -	$ 250.00	$ 200.00
General Expenses	$ 186,055.39	$ 218,341.18	$ 219,035.00	$ 223,165.00	$ 224,500.00
Department Total	$ 248,405.70	$ 278,073.38	$ 283,682.69	$ 288,677.74	$ 295,013.94

4 – Municipal Account Codes

Account Code	Description of Line Item
5097-4 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by Administration specifically
5120-4b Inmates Housing Fees	Fees Paid to Henderson County Jail
5120-4c GHS Collections	Fees paid to GHS to collect Fines
5120—4d Bailiff Pay	Paid to Court Bailiff
5120-4e Comptroller Quarterly Payments	Paid to State Comptroller
5120-4 Court Costs and Arrest Fees	
5120-4 MTF (Dues & Suscriptions Judicial Court)	Dues to Municipal Court Organizations
5160-4 Employee Benefits-Retirement	Contributions to TMRS
5170-4 Equipment Purchases	Equipment purchased and used by all departments of the city
5230-4 Insurance Medical	Total of all Insurance paid
5230-4a Hospitalization	Medical Insurance
5230-4b Dental & Vision	Dental & Vision Premiums
5230-4c Life Insurance	Life Insurance Premiums
5270-4 Juror Fees	Paid to Jurors for service
5300-4 Legal Fees	Paid to City Attorney on behalf of Court
5370-4 Office Supplies	Pens, pencils, paper, etc.
5380-4 Postage	Postage
5430-4 Salaries	Salaries Paid
5470-4 Travel Expense	Travel to training events, meals, hotel, mileage
5480-4 Training Education	Webinars, Seminars, Training Materials
5490-4 Uniforms	Uniforms
6500-4 Payroll Taxes	Payroll Taxes, Medicare, FICA

6 - Park

The Park Division is the newest addition to the City of Tool's budget structure, expanding the line item 5335 Maintenance – Park from FY 23'-24'. These expenses are for the progression and installation of a majority of the park expenses.

The Park Department has a 3.5% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Park Laborer	0	1	1	1
Total	**0**	**1**	**1**	**1**

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$0	$25,869.40	$54,097.05	$54,942.47	$58,831.47
General Expenses	$15,858.66	$77,504.96	$70,270.07	$108,919.25	$58,920.00
Total	**$15,858.66**	**$103,374.36**	**$124,367.12**	**$163,861.72**	**$117,751.47**

PARKS					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5160-6 Employee Benefits-Retirement	$ -	$ 824.23	$ 2,000.00	$ 2,788.79	$ 3,000.00
5430-6 Salaries	$ -	$ 19,861.76	$ 38,787.05	$ 38,787.05	$ 39,681.47
5230-6 Insurance - Medical	$ -	$ 3,600.98	$ 10,610.00	$ 9,487.92	$ 12,050.00
5230-6a Hospitalization	$ -	$ 3,248.92	$ 9,700.00	$ 8,640.00	$ 11,000.00
5230-6b Dental & Vision	$ -	$ 254.76	$ 700.00	$ 614.40	$ 800.00
5230-6c Life Insurance	$ -	$ 97.30	$ 210.00	$ 233.52	$ 250.00
6500-6 Payroll Taxes	$ -	$ 1,582.43	$ 2,700.00	$ 3,878.71	$ 4,100.00
Personnel Services	$ -	$ 25,869.40	$ 54,097.05	$ 54,942.47	$ 58,831.47
5050-6 Auto Fuel	$ -	$ 507.01	$ 1,100.00	$ 3,000.00	$ 2,000.00
5140-6 Contract Services	$ -	$ -	$ -	$ -	$ -
5170-6 Equipment Purchases	$ -	$ 21,587.28	$ -	$ -	$ 2,000.00
5171-6 HOT Events	$ 15,858.66	$ 33,180.22	$ 5,570.07	$ 5,000.00	$ 6,300.00
5172-6 Minor Tools	$ -	$ -	$ 750.00	$ 300.00	$ 700.00
5173-6 Equipment Rentals -Park	$ -	$ -	$ -	$ -	$ -
5174-6a Food Truck Rental Fees Transfer to 8 @ Tool	$ -	$ -	$ 2,000.00	$ 6,000.00	$ -
5174-6b Amphitheater Rental Fees Transfer to 8 @ Tool	$ -	$ -	$ 300.00	$ -	$ -
5174-6c Transfer general funds to Park Event Revenue Fund	$ -	$ -	$ 2,750.00	$ 6,000.00	$ -
5174-6d Transfer HOT Funds to Park Event Revenue Fund	$ -	$ -	$ 7,750.00	$ 42,000.00	$ -
5220-6 Insurance-Property & Liability	$ -	$ 348.00	$ 400.00	$ 414.25	$ 500.00
5265-6 Janitorial Supplies	$ -	$ 1,891.99	$ 500.00	$ 2,500.00	$ 700.00
5302-6 Marketing-Park (HOT)	$ -	$ -	$ -	$ -	$ 6,000.00
5330-6 Maintenance-Equipment	$ -	$ 477.29	$ 6,000.00	$ 7,000.00	$ 5,200.00
5334-6 Parks Development	$ -	$ -	$ -	$ -	$ -
5336 Park Grounds/Landscaping	$ -	$ 3,220.59	$ 18,000.00	$ 4,000.00	$ 10,000.00
5370-6 Office Supplies	$ -	$ 27.89	$ 300.00	$ 185.00	$ -
5372-6 Recreational Items	$ -	$ -	$ 150.00	$ 500.00	$ 1,000.00
5373-6 Signs, Posts, Hardware	$ -	$ -	$ 700.00	$ 100.00	$ 1,000.00
5379-6 Special Events (HOT)	$ -	$ -	$ -	$ -	$ 6,000.00
5490-6 Uniforms	$ -	$ 231.30	$ 500.00	$ 520.00	$ 520.00
5500-6 Utilities - Electricity	$ -	$ 3,036.60	$ 3,500.00	$ 8,400.00	$ 5,000.00
5510-6 Utilites - Water	$ -	$ 12,996.79	$ 20,000.00	$ 23,000.00	$ 12,000.00
General Expenses	$ 15,858.66	$ 77,504.96	$ 70,270.07	$ 108,919.25	$ 58,920.00
Department Total	$ 15,858.66	$ 103,374.36	$ 124,367.12	$ 163,861.72	$ 117,751.47

<u>6 – Park Account Codes</u>

Account Code	Description of Line Item
5050-6 Auto Fuel	Fuel for vehicles at park
5160-6 Employee Benefits-Retirement	Contributions to TMRS
5170-6 Equipment Purchases	Equipment purchased
5172-6 Minor Tools	Small tools purchased
5174-6a Food Truck Rental Fees Transfer	Transferred to the Eight at Tool 501(C)3
5174-6b Amphitheater Rental Fees to Eight at Tool	Transfer to the Eight at Tool 501(C)3
5174-6c Transfer General Funds to Park Revenue Fund	Transfer to the Eight at Tool 501(C)3
5174-6d Transfer Hot Funds to Park Revenue Fund	Transfer to the Eight at Tool 501(C)3
5220-6 Insurance-Property & Liability	Insurance for Park Property
5230-6 Insurance Medical	Total of all Insurance paid
5230-6a Hospitalization	Medical Insurance
5230-6b Dental & Vision	Dental & Vision Premiums
5230-6c Life Insurance	Life Insurance Premiums
5265-6 Janitorial Supplies	For Park Restroom, etc.
5330-6 Maintenance Equipment	Maintenance of equipment
5336-6 Park Grounds & Landscaping	Maintenance of park grounds
5370-6 Office Supplies	Pens, pencils, paper, etc.
5380-6 Postage	Postage
5372-6 Recreational Items	Pickleball Equipment, Nets, etc.
5373-6 Signs, Posts, Hardware	Signs, Posts, Hardware
5430-6 Salaries	Salaries Paid
5490-6 Uniforms	Uniforms for Park Laborer
5500-6 Utilities	Electricity for Eight at Tool park
5510-6 Utilities	Water for Eight at Tool park
6500-6 Payroll Taxes	Payroll Taxes, Medicare, FICA

7 – Code Enforcement

The Code Enforcement Department helps city properties and property owners regulate the Code of Ordinances throughout the City of Tool. The Code Enforcement Division is a new division inside of the Police Department, starting this year.

The Code Enforcement Department has a 3.9% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Code Enforcement Officer	1	1	1	1
Total	**1**	**1**	**1**	**1**

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$21,458.70	$0	$0	$47,877.52	$70,895.00
General Expenses	$21,458.70	$36,104.11	$35,877.52	$47,877.52	$59,875.00
Total	**$21,458.70**	**$36,104.11**	**$35,877.52**	**$47,877.52**	**$130,770.00**

CODE ENFORCEMENT					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5160-7 Employee Benefits-Retirement	$ -	$ -	$ -	$ -	$ 4,000.00
5430-7 Salaries	$ -	$ -	$ -	$ -	$ 52,795.00
5230-7 Insurance - Medical	$ -	$ -	$ -	$ -	$ 10,000.00
5230-7a Hospitalization	$ -	$ -	$ -	$ -	$ 9,000.00
5230-7b Dental & Vision	$ -	$ -	$ -	$ -	$ 750.00
5230-7c Life Insurance	$ -	$ -	$ -	$ -	$ 250.00
6500-7 Payroll Taxes	$ -	$ -	$ -	$ -	$ 4,100.00
Personnel Services	$ -	$ -	$ -	$ -	$ 70,895.00
5050-7 Auto Fuel	$ -	$ -	$ -	$ -	$ 1,500.00
5096-7 Property Abatements	$ 14,390.37	$ 24,686.10	$ 24,000.00	$ 35,000.00	$ 37,500.00
5097-7 Computers, Software & Supplies	$ -	$ -	$ -	$ -	$ 2,000.00
5140-7 Dues & Subscriptions	$ -	$ -	$ -	$ -	$ -
5170-7 Equipment Purchases	$ -	$ -	$ -	$ -	$ 800.00
5225-7 Auto Insurance	$ -	$ -	$ -	$ -	$ 600.00
5250-7 Workers Comp Insurance	$ -	$ -	$ -	$ -	$ 675.00
5264-7a Vehicle Principal	$ -	$ 6,193.89	$ 5,649.91	$ 5,649.91	$ 5,700.00
5264-7b Vehicle Interest	$ -	$ 1,683.63	$ 2,227.61	$ 2,227.61	$ 2,300.00
5340-7 Maintenance-Vehicle	$ -	$ -	$ -	$ -	$ 250.00
5366-7 - Neighborhood Infrastructure Reinvestment Program	$ 7,068.33	$ 3,540.49	$ 4,000.00	$ 5,000.00	$ 5,000.00
5370-7 Office Supplies	$ -	$ -	$ -	$ -	$ 200.00
5380-7 Postage	$ -	$ -	$ -	$ -	$ 200.00
5460-7 Telephone and Internet	$ -	$ -	$ -	$ -	$ 700.00
5470-7 Travel Expense	$ -	$ -	$ -	$ -	$ 450.00
5480-7 Training/Education	$ -	$ -	$ -	$ -	$ 1,500.00
5490-7 Uniforms	$ -	$ -	$ -	$ -	$ 500.00
General Expenses	$ 21,458.70	$ 36,104.11	$ 35,877.52	$ 47,877.52	$ 59,875.00
Department Total	$ 21,458.70	$ 36,104.11	$ 35,877.52	$ 47,877.52	$ 130,770.00

7 – Code Enforcement Account Codes

Account Code	Description of Line Item
5050-7 Auto Fuel	Fuel for Vehicles
5096-7 Property Abatements	Abatements through Council action to clean blighted properties
5097-7 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by Administration specifically
5140-7 Dues & Subscriptions	Dues & Subscriptions (other than computer related)
5160-7 Employee Benefits-Retirement	
5170-7 Equipment Purchases	Equipment purchased
5225-7 Auto Insurance	Auto Insurance for Chevy Colorado
5230-7 Insurance - Medical	Total Medical Insurance Costs
5230-7a Hospitalization	Medical Insurance
5230-7b Dental & Vision	Dental & Vision Premiums
5230-7c Life Insurance	Life Insurance Premiums
5250-7 Workers Comp Insurance	Worker's Compensation Benefits Payout
5264-7a Vehicle Principal	Principal payments for Chevy Colorado
5264-7b Vehicle Interest	Interest payments for Chevy Colorado
5340-7 Maintenance-Vehicle	Regular vehicle maintenance for Chevy Colorado
5366-7 - Neighborhood Infrastructure Reinvestment Program	Neighborhood cleanup program for eligible initiatives
5370-7 Office Supplies	Pens, pencils, paper, etc.
5380-7 Postage	Postage for Code Enforcement mailings
5460-7 Telephone and Internet	ATT for cell phones
5470-7 Travel Expense	Travel to training events, meals, hotel, mileage
5480-7 Training/Education	Webinars, Seminars, Training Materials
5490-7 Uniforms	Code Enforcement Officer uniforms
5430-7 Salaries	Salaries Paid for employees
6500-7 Payroll Taxes	Payroll Taxes, Medicare, FICA

8 – Building

The Building Department is the epicenter of growth in the City of Tool. Through residential and commercial development, short-term rentals and hotel occupancy tax collections, the Building Department is tasked with bringing Tool into the future.

The Building Department has a 5.2% share of the General Fund Budget.

Positional Breakdown through the Year				
	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Building Technician	1	1	1	1
Total	**1**	**1**	**1**	**1**

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$112,269.15	$110,519.79	$112,866.23	$124,590.74	$76,988.87
General Expenses	$109,256.62	$95,578.77	$95,407.00	$92,791.70	$94,075.00
Total	**$221,525.77**	**$206,098.56**	**$208,273.23**	**$217,382.44**	**$171,063.87**

BUILDING					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5160-8 Employee Benefits-Retirement	$ 3,968.16	$ 3,665.64	$ 6,000.00	$ 7,452.20	$ 4,000.00
5430-8 Salaries	$ 92,429.77	$ 91,367.08	$ 78,966.23	$ 103,646.67	$ 56,988.87
5230-8 Insurance - Medical	$ 8,695.09	$ 8,286.70	$ 20,400.00	$ 3,127.20	$ 10,000.00
5230-8a Hospitalization	$ 6,764.15	$ 5,983.39	$ 13,500.00	$ 1,728.00	$ 9,000.00
5230-8b Dental & Vision	$ 1,058.43	$ 1,573.05	$ 6,500.00	$ 1,228.80	$ 750.00
5230-8c Life Insurance	$ 872.51	$ 730.26	$ 400.00	$ 170.40	$ 250.00
6500-8 Payroll Taxes	$ 7,176.13	$ 7,200.37	$ 7,500.00	$ 10,364.67	$ 6,000.00
Personnel Services	$ 112,269.15	$ 110,519.79	$ 112,866.23	$ 124,590.74	$ 76,988.87
5050-8 Auto Fuel	$ 2,290.60	$ 1,879.18	$ 1,000.00	$ 3,000.00	$ 800.00
5097-8 Computers, Software & Supplies	$ 6,913.02	$ 2,416.88	$ 500.00	$ 2,000.00	$ -
5103 - Contract Services - Bureau Veritas	$ 69,069.06	$ 59,850.08	$ 60,000.00	$ 50,000.00	$ 65,000.00
5104-8 Contract Services - GIS, Engineering	$ -	$ 4,575.00	$ 5,000.00	$ 7,000.00	$ 5,000.00
5140-8 Dues & Subscriptions	$ 15,345.00	$ 15,878.35	$ 16,000.00	$ 16,500.00	$ 16,500.00
5170-8 Equipment Purchases	$ 2,845.87	$ 1,137.61	$ 2,000.00	$ 2,000.00	$ 400.00
5225-8 Auto Insurance	$ 506.00	$ 923.50	$ 940.00	$ 935.25	$ 600.00
5250-8 Workers Comp Insurance	$ 604.61	$ 624.00	$ 1,100.00	$ 607.75	$ 675.00
5264-8a Vehicle Principal	$ -	$ -	$ -	$ -	$ -
5264-8b Vehicle Interest	$ -	$ -	$ -	$ -	$ -
5340-8 Maintenance-Vehicle	$ 4,397.86	$ 1,435.16	$ 250.00	$ 2,500.00	$ 250.00
5370-8 Office Supplies	$ 1,106.18	$ 634.65	$ 600.00	$ 1,000.00	$ 500.00
5380-8 Postage	$ 1,200.00	$ 1,359.72	$ 1,500.00	$ 1,300.00	$ 1,300.00
5460-8 Telephone and Internet	$ 1,391.03	$ 1,317.42	$ 1,317.00	$ 1,448.70	$ 700.00
5470-8 Travel Expense	$ 872.42	$ 915.42	$ 800.00	$ 1,200.00	$ 450.00
5480-8 Training/Education	$ 2,428.00	$ 2,421.80	$ 3,500.00	$ 2,500.00	$ 1,500.00
5490-8 Uniforms	$ 286.97	$ 210.00	$ 900.00	$ 800.00	$ 400.00
General Expenses	$ 109,256.62	$ 95,578.77	$ 95,407.00	$ 92,791.70	$ 94,075.00
Department Total	$ 221,525.77	$ 206,098.56	$ 208,273.23	$ 217,382.44	$ 171,063.87

8 – Building Account Codes

Account Code	Description of Line Item
5050-8 – Auto Fuel	Fuel for Vehicles
5097-8 Computers, Software & Supplies	Computers, Software subscriptions & computer related supplies that are used by Administration specifically
5103-8 Contract Services	Bureau Veritas
5104-8 Contract Services-GIS Engineering	Engineering Services for 3rd party
5140-8 Dues and Subscriptions	Dues & Subscriptions (other than computer related)
5160-8 Employee Benefits-Retirement	
5170-8 Equipment Purchases	Equipment purchased
5225-8 Auto Insurance	Insurance on Vehicles
5230-8a Hospitalization	Medical Insurance
5230-8b Dental & Vision	Dental & Vision Premiums
5230-8c Life Insurance	Life Insurance Premiums
5250-8 Workers Comp Insurance	Worker's Compensation Portion of Insurance
5264-8a Vehicle Interest	Interest on Loan for Chevy Colorado
5264-8b Vehicle Principal	Principal on Loan for Chevy Colorado
5340-8 Maintenance Vehicles	Expenses to maintain autos, oil changes, tires, etc.
5370-8 Office Supplies	Pens, pencils, paper, etc.
5380-8 Postage	Postage
5430-8 Salaries	Salaries Paid for employees
5460-8 Telephone and Internet	Cytracom for office phone service, Optimum for internet, ATT for cell phones
5470-8 Travel Expense	Travel to training events, meals, hotel, mileage
5480-8 Training Education	Webinars, Seminars, Training Materials
5490-8 Uniforms	Building Technician uniforms
6500-8 Payroll Taxes	Payroll Taxes, Medicare, FICA

9 – Animal Control

The Animal Control Budget is a division under the Maintenance Department, which it is still tied to.

The salary for both Animal Control officers will still come from the Maintenance Department. But the expenses related to the department will be isolated to the Animal Control Department.

The biggest expense for this upcoming year will be 5030-9 Animal Care, which is budgeted to be $23,140.00, which is the same expenses as last year.

The Animal Control Division has less than a 1% share of the General Fund Budget.

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
General Expenses	$20,671.26	$21,700.64	$22,525.00	$26,120.00	$25,440.00
Total	**$20,671.26**	**$21,700.64**	**$22,525.00**	**$26,120.00**	**$25,440.00**

ANIMAL CONTROL					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5030-9 Animal Care	$ 19,753.50	$ 21,036.00	$ 21,125.00	$ 23,140.00	$ 23,140.00
5170-9 Equipment Purchases	$ -	$ 4.75	$ -	$ 200.00	$ 200.00
5340-9 Maintenance-Vehicle	$ 363.76	$ -	$ 200.00	$ 700.00	$ 700.00
5370-9 Office Supplies	$ 146.07	$ 72.01	$ -	$ 100.00	$ -
5460-9 Telephone & Internet	$ 16.50	$ -	$ -	$ 540.00	$ -
5470-9 Travel Expense	$ 31.43	$ -	$ 100.00	$ 100.00	$ 100.00
5480-9 Training/Education	$ 300.00	$ -	$ 100.00	$ 300.00	$ 200.00
5490-9 Uniforms	$ 60.00	$ 587.88	$ 1,000.00	$ 1,040.00	$ 1,100.00
General Expenses	$ 20,671.26	$ 21,700.64	$ 22,525.00	$ 26,120.00	$ 25,440.00
Department Total	$ 20,671.26	$ 21,700.64	$ 22,525.00	$ 26,120.00	$ 25,440.00

9 – Animal Control Account Codes

Account Code	Description of Line Item
5030-9 Animal Care	Paid to Humane Society of CCL
5170-9 Equipment Purchases	Equipment purchased
5340-9 Maintenance Vehicle	Repairs, Oil Changes, Tires, etc.
5370-9 Office Supplies	Pens, pencils, paper, etc.
5460-9 Telephone & Internet	Animal Control Officer's Phone
5470-9 Travel Expense	Mileage, Hotel, Meals for Training
5480-9 Training/Education	Webinars, Seminars, Training Materials
5490-9 Uniforms	Uniforms

10 – Mayor/Council

The City of Tool has a legislative body of a mayor and five council members tasked with guiding staff on direction via legislation.

This legislative body monitors and contributes to the budget through their own department, in an effort to better track expenditures year over year in anticipation of expenses. The Mayor and Council will be able to better track the training and continuing education for their positions.

The Mayor/Council Department has less than a 1% share of the General Fund Budget.

Expenditures Summary through the Years					
	FY 2023-24 Actuals	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-27 Budget
Personnel Services	$2,200.00	$1,200.00	$1,200.00	$1,200.00	$1,200.00
General Expenses	$5,064.13	$5,643.21	$8,545.00	$3,950.00	$9,350.00
Total	**$7,264.13**	**$6,843.21**	**$9,745.00**	**$5,150.00**	**$10,550.00**

MAYOR & CITY COUNCIL					
	FY 2023-24 Actual	FY 2024-25 Actuals	FY 2025-26 Projected	FY 2025-26 Budget	FY 2026-2027 Proposed
5430-10 Salaries	$ 2,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00
Personnel Services	$ 2,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00
5140-10 Dues & Subscriptions	$ -	$ -	$ -	$ -	$ -
5300-10 Legal Fees	$ 4,581.07	$ 4,106.25	$ 8,000.00	$ 2,500.00	$ 8,000.00
5302-10 Marketing	$ -	$ 866.30	$ 200.00	$ 1,000.00	$ 500.00
5355-10 Meals	$ -	$ -	$ -	$ -	$ -
5370-10 Office Supplies	$ 483.06	$ 591.66	$ 225.00	$ 250.00	$ 300.00
5470-10 Travel Expense	$ -	$ -	$ -	$ -	$ 200.00
5480-10 Training/Education Expense	$ -	$ 79.00	$ 120.00	$ 200.00	$ 350.00
General Expenses	$ 5,064.13	$ 5,643.21	$ 8,545.00	$ 3,950.00	$ 9,350.00
Department Total	$ 7,264.13	$ 6,843.21	$ 9,745.00	$ 5,150.00	$ 10,550.00

10 – Mayor/Council Account Codes

Account Code	Description of Line Item
5430-10 Salaries	Stipend paid to Mayor
5140-10 Dues & Subscriptions	Dues to organizations, Subscriptions not computer related
5300-10 Legal Fees	Fees paid to City Attorney for Mayor/Council discussions
5302-10 Marketing	Marketing on behalf of Mayor/Council
5355-10 Meals	Meals for Council-related meeting
5370-10 Office Supplies	Pens, pencils, paper, etc.
5470-10 Travel Expense	Mileage, Hotel, Meals for Training
5480-10 Training/Education	Webinars, Seminars, Training Materials

SECTION 5 – DEBT SERVICE SCHEDULE

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020

SAMCO Capital

BOND DEBT SERVICE

City of Tool, Texas
General Obligation Refunding
Bonds, Series 2020 JPMorgan
Chase Bank Bid

Dated Date	05/13/2020
Delivery Date	05/13/2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2021	255,000	1.310%	19,003.73	274,003.73	
08/15/2021			10,905.75	10,905.75	
09/30/2021					284,909.48
02/15/2022	270,000	1.310%	10,905.75	280,905.75	
08/15/2022			9,137.25	9,137.25	
09/30/2022					290,043.00
02/15/2023	270,000	1.310%	9,137.25	279,137.25	
08/15/2023			7,368.75	7,368.75	
09/30/2023					286,506.00
02/15/2024	275,000	1.310%	7,368.75	282,368.75	
08/15/2024			5,567.50	5,567.50	
09/30/2024					287,936.25
02/15/2025	280,000	1.310%	5,567.50	285,567.50	
08/15/2025			3,733.50	3,733.50	
09/30/2025					289,301.00
02/15/2026	280,000	1.310%	3,733.50	283,733.50	
08/15/2026			1,899.50	1,899.50	
09/30/2026					285,633.00
02/15/2027	290,000	1.310%	1,899.50	291,899.50	
09/30/2027					291,899.50
	1,920,000		96,228.23	2,016,228.23	2,016,228.23

SAMCO Capital

BOND DEBT SERVICE

City of Tool, Texas
$3,500,000 Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2020 Callable 2/15/2029 at Par

Dated Date 05/13/2020
Delivery Date 05/13/2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2021	70,000	2.100%	55,533.33	125,533.33	
08/15/2021			36,015.00	36,015.00	
09/30/2021					161,548.33
02/15/2022	95,000	2.100%	36,015.00	131,015.00	
08/15/2022			35,017.50	35,017.50	
09/30/2022					166,032.50
02/15/2023	100,000	2.100%	35,017.50	135,017.50	
08/15/2023			33,967.50	33,967.50	
09/30/2023					168,985.00
02/15/2024	105,000	2.100%	33,967.50	138,967.50	
08/15/2024			32,865.00	32,865.00	
09/30/2024					171,832.50
02/15/2025	105,000	2.100%	32,865.00	137,865.00	
08/15/2025			31,762.50	31,762.50	
09/30/2025					169,627.50
02/15/2026	110,000	2.100%	31,762.50	141,762.50	
08/15/2026			30,607.50	30,607.50	
09/30/2026					172,370.00
02/15/2027	110,000	2.100%	30,607.50	140,607.50	
08/15/2027			29,452.50	29,452.50	
09/30/2027					170,060.00
02/15/2028	375,000	2.100%	29,452.50	404,452.50	
08/15/2028			25,515.00	25,515.00	
09/30/2028					429,967.50
02/15/2029	385,000	2.100%	25,515.00	410,515.00	
08/15/2029			21,472.50	21,472.50	
09/30/2029					431,987.50
02/15/2030	390,000	2.100%	21,472.50	411,472.50	
08/15/2030			17,377.50	17,377.50	
09/30/2030					428,850.00
02/15/2031	400,000	2.100%	17,377.50	417,377.50	
08/15/2031			13,177.50	13,177.50	
09/30/2031					430,555.00
02/15/2032	410,000	2.100%	13,177.50	423,177.50	
08/15/2032			8,872.50	8,872.50	
09/30/2032					432,050.00

02/15/2033	420,000	2.100%	8,872.50	428,872.50	
08/15/2033			4,462.50	4,462.50	
09/30/2033					433,335.00
02/15/2034	425,000	2.100%	4,462.50	429,462.50	
09/30/2034					429,462.50
	3,500,000		696,663.33	4,196,663.33	4,196,663.33

City of Tool

Limited Tax Note, Series 2026

Dated Date = 01/16/2026 Delivery Date = 01/16/2026

Maturity Dates	Term Bond Maturities	Bond Redemptions	Proceeds	Coupon Rate	Yield	Price	Interest Amount	Total Debt Service	FY(ends 09/30) Debt Service	Debt Service to Call
01/15/2027	-	49,000.00	49,000.00	4.750	4.750000	100.000000	22,499.83	71,499.83	-	71,499.83
07/15/2027	-	-	-	-	-	-	10,117.50	10,117.50	81,617.33	10,117.50
01/15/2028	-	63,000.00	63,000.00	4.750	4.750000	100.000000	10,117.50	73,117.50	-	436,117.50
07/15/2028	-	-	-	-	-	-	8,621.25	8,621.25	81,738.75	-
01/15/2029	-	66,000.00 *	66,000.00	4.750	4.750000	100.000000	8,621.25	74,621.25	-	-
07/15/2029	-	-	-	-	-	-	7,053.75	7,053.75	81,675.00	-
01/15/2030	-	69,000.00 *	69,000.00	4.750	4.750000	100.000000	7,053.75	76,053.75	-	-
07/15/2030	-	-	-	-	-	-	5,415.00	5,415.00	81,468.75	-
01/15/2031	-	72,000.00 *	72,000.00	4.750	4.750000	100.000000	5,415.00	77,415.00	-	-
07/15/2031	-	-	-	-	-	-	3,705.00	3,705.00	81,120.00	-
01/15/2032	-	76,000.00 *	76,000.00	4.750	4.750000	100.000000	3,705.00	79,705.00	-	-
07/15/2032	-	-	-	-	-	-	1,900.00	1,900.00	81,605.00	-
01/15/2033	-	80,000.00 *	80,000.00	4.750	4.750000	100.000000	1,900.00	81,900.00	81,900.00	-
Total	**-**	**475,000.00**	**475,000.00**				**96,124.83**	**571,124.83**	**571,124.83**	**517,734.83**
Acc Int	**-**	**-**	**-**				**-**	**-**	**-**	**-**
Grand Ttls	**-**	**475,000.00**	**475,000.00**				**96,124.83**	**571,124.83**	**571,124.83**	**517,734.83**

* - Bonds callable ... 01/15/2028@100.000

TIC (Incl. all expenses) .... 6.19068602% Average Coupon 4.75000018%

TIC (Arbitrage TIC) .... 4.73578576% Average Life (yrs) ... 4.26 IRS Form 8038-G NIC = 4.750000% (with Adjstmnt of $0.00).

Bond Years .... 2,023.68 WAM (yrs) .... 4.260380 NIC = 4.750000% (with Adjstmnt of $0.00).

CITYOFTOOL: NEW2026 Prepared by: Government Capital Securities Corporation 12/09/2025 @ 16:09 v12.9

SECTION 6 – CAPITAL IMPROVEMENT PROGRAM

CIP PROGRAM PRIORITIES

The Capital Improvement Program will outline and sanction the priorities for the CIP Fund, a new fund for the City of Tool this year.

This fund is accounting for the maintenance of City Hall, drainage improvements, Emergency Fund expenditures, equipment purchases and other quality improvements for the City of Tool.

This fiscal year, the CIP Fund is created and will have its revenue generated from the General Fund. The Capital Improvement Fund can be supported by a number of different funding sources that the City Council wants to identify in future years.

SECTION 7 – COMPENSATION INFORMATION

5.1 PROPOSED 26-27' SALARIES

This budget, each employee will receive a pay raise, in accordance with the Salary Range Schedule, of 2%.

Department / Position	PAY	Annual Salary	Certifications	Holiday (Hours)	Holiday	Longevity (Calc. by 09/30/2026)	Overtime	Overtime Rate	Overtime Total	Cumulative Annual Total
Administration										
City Administrator	*Salary*	$ 86,561.28	$ -		$ -	$ 480.00			$ -	$ 87,041.28
City Controller **(22E)**	*Salary*	$ 65,362.67			$ -	$ 120.00			$ -	$ 65,482.67
City Secretary **(18H)**	*Salary*	$ 61,728.12	$ 2,441.00		$ -	$ 590.00			$ -	$ 64,759.12
City Clerk **(3H)**	Salary	$ 42,107.29	$ 1,701.13		$ -	$ 390.00			$ -	$ 44,198.42
		$ 255,759.36	$ 4,142.13		$ -	$ 1,580.00			$ -	$ 261,481.49
Judicial										
Court Clerk **(5K)**	Salary	$ 44,534.74	$ 1,799.20		$ -	$ 580.00		$ -		$ 46,913.94
		$ 44,534.74	$ 1,799.20		$ -	$ 580.00			$ -	$ 46,913.94
Building/Code Enforcement										
Building Official **(14H)**	*Salary*	$ 54,756.70	$ 2,212.17		$ -	$ 20.00		$ -		$ 56,988.87
		$ 54,756.70	$ 2,212.17	$ -	$ -	$ 20.00	$ -	$ -	$ -	$ 56,988.87
Maintenance										
Director of Maint. and Operations	*Salary*	$ 61,066.00	$ 1,000.00		$ -	$ 2,750.00		$ -	$ -	$ 64,816.00
Senior Laborer **(4H)**	$ 19.59	$ 40,743.88	$ 814.88		$ -	$ 660.00	40	$ 29.39	$ 1,175.40	$ 43,394.16
Maint Laborer **(4H)**	$ 19.59	$ 40,743.88	$ -		$ -	$ 550.00	40	$ 29.39	$ 1,175.40	$ 42,469.28
		$ 142,553.76	$ 6,239.22		$ -	$ 3,960.00			$ 2,350.80	$ 150,679.44
Park										
Park Laborer (4E)	$ 18.46	$ 38,393.87			$ -	$ 180.00	40	$ 27.69	$ 1,107.60	$ 39,681.47
		$ 38,393.87	$ -	$ -	$ -	$ 180.00			$ 1,107.60	$ 39,681.47
Police (Officers)										
Chief	*Salary*	$ 86,561.28	$ 1,560.00		$ -	$ 460.00		$ -	$ -	$ 88,581.28
Lieutenant **(22D)**	*Salary*	$ 64,081.05	$ 2,080.00		$ -	$ 450.00		$ -	$ -	$ 66,611.05
Sergeant **(15D)**	$ 25.05	$ 52,104.25	$ -	168	$ 4,208.40	$ 420.00	50	$ 37.58	$ 1,878.75	$ 58,611.40
Investigator **(15B)**	$ 24.08	$ 51,082.60	$ 2,080.00	168	$ 4,045.44	$ 120.00	50	$ 36.12	$ 1,806.00	$ 59,134.04
Patrol Officer **(14E)**	$ 25.30	$ 50,586.72	$ 2,080.00	168	$ 4,250.40	$ 220.00	50	$ 37.95	$ 1,897.50	$ 59,034.62
Patrol Officer **(14E)**	$ 25.30	$ 50,586.72	$ -	168	$ 4,250.40	$ 370.00	50	$ 37.95	$ 1,897.50	$ 57,104.62
Patrol Officer **(13B)**	$ 22.70	$ 47,206.01	$ -	168	$ 3,813.60	$ 230.00	50	$ 34.05	$ 1,702.50	$ 52,952.11
		$ 402,208.63	$ 7,800.00	$ 840.00	$ 20,568.24	$ 2,270.00			$ 9,182.25	$ 442,029.12
Code Enforcement										
Code Enforcement Officer **(12G)**	*Salary*	$ 50,600.73	$ 2,044.27		$ -	$ 150.00		$ -		$ 52,795.00
		$ 50,600.73	$ 2,044.27	$ -	$ -	$ 150.00	$ -	$ -	$ -	$ 52,795.00
Police (Dispatch)										
Dispatch Supervisor **(1I)**	$ 18.28	$ 38,032.23	$ 1,560.00	168	$ 3,071.04	$ 1,360.00	144	$ 27.42	$ 1,096.80	$ 45,120.07
Dispatcher **(1E)**	$ 16.89	$ 35,135.90	$ -	168	$ 2,837.52	$ -	0	$ 25.34	$ -	$ 37,973.42
		$ 73,168.13	$ 13,448.54	$ 336.00	$ 5,908.56	$ 1,360.00			$ 1,096.80	$ 83,093.49
		Base Salary	Certification		Holiday Pay	Longevity			Overtime	Total Salaries
		$ 1,011,375.19	$ 35,641.26		$ 26,476.80	$ 9,950.00			$ 13,737.45	$ 1,133,662.82

5.2 SALARY SCHEDULE

The salary schedule are 30 Classes, with 15 grades in between them. Each year, an employee will receive a 2% pay raise, moving up in their class. At Year 15, an employee will "max out" in their class for their position.

The Salary Schedule breaks down an employee's pay by the total, month, biweekly and hourly rates. A position may step out of the range by City Administrator or Council Approval.

City of Tool Salary Schedule

	Range				Range				Range				Range				Range		
Class	Minimum	Midpoint	Maximum	Class	Minimum	Midpoint	Maximum	Class	Minimum	Midpoint	Maximum	Class	Minimum	Midpoint	Maximum	Class	Minimum	Midpoint	Maximum
1	$ 32,460.14		$ 42,830.47	**7**	$38,759		$ 51,141.68	**13**	$ 46,280.40		$ 61,066.00	**19**	$ 55,261.22		$72,916.01	**25**	$ 65,984.78		$ 86,946.76
Monthly	$ 2,705.01		$ 3,569.21	Monthly	$ 3,229.93		$ 4,261.81	Monthly	$ 3,856.70		$ 5,088.83	Monthly	$ 4,605.10		$ 6,076.33	Monthly	$ 5,498.73		$ 7,245.56
Biweekly	$ 1,248.47		$ 1,647.33	Biweekly	$ 1,490.73		$ 1,966.99	Biweekly	$ 1,780.02		$ 2,348.69	Biweekly	$ 2,125.43		$ 2,804.46	Biweekly	$ 2,537.88		$ 3,344.11
Hourly	$ 15.61		$ 20.59	Hourly	$ 18.63		$ 24.59	Hourly	$ 22.25		$ 29.36	Hourly	$ 26.57		$ 35.06	Hourly	$ 31.72		$ 41.80
2	$33,434		$ 44,115.45	**8**	$39,922		$ 52,676.23	**14**	$47,669		$ 62,898.23	**20**	$56,919		$75,103.41	**26**	$67,964		$ 89,677.05
Monthly	$ 2,786.16		$ 3,676.29	Monthly	$ 3,326.82		$ 4,389.69	Monthly	$ 3,972.40		$ 5,241.52	Monthly	$ 4,743.25		$ 6,258.62	Monthly	$ 5,663.69		$ 7,473.09
Biweekly	$ 1,285.92		$ 1,696.75	Biweekly	$ 1,535.46		$ 2,026.01	Biweekly	$ 1,833.42		$ 2,419.16	Biweekly	$ 2,189.19		$ 2,888.59	Biweekly	$ 2,614.01		$ 3,449.12
Hourly	$ 16.07		$ 21.21	Hourly	$ 19.19		$ 25.33	Hourly	$ 22.92		$ 30.24	Hourly	$ 27.36		$ 36.11	Hourly	$ 32.68		$ 43.11
3	$34,437		$ 45,438.89	**9**	$41,120		$ 54,256.97	**15**	$49,099		$ 64,785.09	**21**	$58,627		$77,537.08	**27**	$70,003		$ 92,367.47
Monthly	$ 2,869.75		$ 3,786.57	Monthly	$ 3,426.63		$ 4,521.41	Monthly	$ 4,091.57		$ 5,398.76	Monthly	$ 4,885.55		$ 6,461.42	Monthly	$ 5,833.60		$ 7,697.29
Biweekly	$ 1,324.50		$ 1,747.65	Biweekly	$ 1,581.52		$ 2,086.81	Biweekly	$ 1,888.42		$ 2,491.73	Biweekly	$ 2,254.87		$ 2,982.20	Biweekly	$ 2,692.43		$ 3,552.60
Hourly	$ 16.56		$ 21.85	Hourly	$ 19.77		$ 26.09	Hourly	$ 23.61		$ 31.15	Hourly	$ 28.19		$ 37.28	Hourly	$ 33.66		$ 44.41
4	$35,470		$ 46,801.91	**10**	$42,353		$ 53,883.88	**16**	$50,572		$ 66,728.68	**22**	$60,385		$79,676.73	**28**	$72,103		$ 95,138.38
Monthly	$ 2,955.84		$ 3,900.16	Monthly	$ 3,529.43		$ 4,490.32	Monthly	$ 4,214.32		$ 5,560.72	Monthly	$ 5,032.12		$ 6,639.73	Monthly	$ 6,008.61		$ 7,928.20
Biweekly	$ 1,364.23		$ 1,800.07	Biweekly	$ 1,628.97		$ 2,072.46	Biweekly	$ 1,945.07		$ 2,566.49	Biweekly	$ 2,322.52		$ 3,064.49	Biweekly	$ 2,773.21		$ 3,659.17
Hourly	$ 17.05		$ 22.50	Hourly	$ 20.36		$ 25.91	Hourly	$ 24.31		$ 32.08	Hourly	$ 29.03		$ 38.31	Hourly	$ 34.67		$ 45.74
5	$36,534		$ 48,205.84	**11**	$43,624		$ 57,560.94	**17**	$52,089		$ 68,730.33	**23**	$62,197		$82,067.62	**29**	$74,266		$ 97,992.41
Monthly	$ 3,044.51		$ 4,017.15	Monthly	$ 3,635.31		$ 4,796.75	Monthly	$ 4,340.75		$ 5,727.53	Monthly	$ 5,183.08		$ 6,838.97	Monthly	$ 6,188.87		$ 8,166.03
Biweekly	$ 1,405.16		$ 1,854.07	Biweekly	$ 1,677.84		$ 2,213.88	Biweekly	$ 2,003.42		$ 2,643.47	Biweekly	$ 2,392.19		$ 3,156.45	Biweekly	$ 2,856.40		$ 3,768.94
Hourly	$ 17.56		$ 23.18	Hourly	$ 20.97		$ 27.67	Hourly	$ 25.04		$ 33.04	Hourly	$ 29.90		$ 39.46	Hourly	$ 35.71		$ 47.11
6	$37,630		$ 49,651.99	**12**	$44,932		$ 59,286.82	**18**	$53,652		$ 70,792.67	**24**	$64,063		$84,529.77	**30**	$76,494		$ 100,932.21
Monthly	$ 3,135.85		$ 4,137.67	Monthly	$ 3,744.37		$ 4,940.57	Monthly	$ 4,470.97		$ 5,899.39	Monthly	$ 5,338.57		$ 7,044.15	Monthly	$ 6,374.54		$ 8,411.02
Biweekly	$ 1,447.32		$ 1,909.69	Biweekly	$ 1,728.17		$ 2,280.26	Biweekly	$ 2,063.53		$ 2,722.80	Biweekly	$ 2,463.96		$ 3,251.15	Biweekly	$ 2,942.09		$ 3,882.01
Hourly	$ 18.09		$ 23.87	Hourly	$ 21.60		$ 28.50	Hourly	$ 25.79		$ 34.03	Hourly	$ 30.80		$ 40.64	Hourly	$ 36.78		$ 48.53

5.3 SALARY PROJECTIONS

The salary projections provided are to be applied through the years, to account for general accounting purposes. These projections include future certifications as well as the salary schedule steps between classes.

Salary Projections Schedule

Position:	FY 23-24'	FY 24-25'	FY 25-26'	FY 26-27'
City Administrator	$ 80,300.00	$ 82,300.00	$ 85,224.00	$ 87,041.28
City Controller	$ 70,859.75	$ 65,474.55	$ 66,809.92	$ 65,482.67
City Secretary	$ 56,119.54	$ 60,720.87	$ 62,099.28	$ 64,759.12
City Clerk	$ 35,580.60	$ 40,954.09	$ 43,118.44	$ 44,198.42
Court Clerk	$ 43,105.40	$ 44,767.59	$ 45,885.44	$ 46,913.94
Building Official	$ 54,024.73	$ 55,099.22	$ 57,308.87	$ 56,988.87
Director of Maintenance and Ope	$ 61,073.22	$ 63,376.89	$ 64,696.00	$ 64,816.00
Senior Laborer	$ 39,027.05	$ 41,374.78	$ 42,435.88	$ 43,394.16
Maintenance Laborer	$ 39,027.05	$ 40,711.55	$ 41,526.98	$ 42,469.28
Park Laborer	$ -	$ 36,902.99	$ 38,787.05	$ 39,681.47
Chief	$ 80,540.00	$ 82,860.00	$ 86,764.00	$ 88,581.28
Lieutenant	$ 56,489.54	$ 63,972.70	$ 65,234.55	$ 66,611.05
Sergeant	$ 53,373.52	$ 55,943.46	$ 57,350.69	$ 58,611.40
Sergeant	$ 53,113.52	$ 53,280.15	$ 59,430.68	$ 59,134.04
Patrol Officer	$ 53,113.52	$ 57,481.87	$ 58,676.48	$ 59,034.62
Patrol Officer	$ 53,113.52	$ 55,401.87	$ 56,746.48	$ 57,104.62
Patrol Officer	$ -	$ 51,570.15	$ 51,797.15	$ 52,952.11
Code Enforcement Officer	$ 42,931.25	$ 47,533.95	$ 46,337.80	$ 52,795.00
Dispatch Supervisor	$ 40,241.99	$ 40,800.30	$ 44,294.54	$ 45,120.07
Dispatcher 1	$ 28,410.20	$ 28,974.40	$ 37,229.04	$ 37,973.42
Dispatcher 1	$ -	$ -	$ -	$ -
Dispatcher 1	$ -	$ -	$ -	$ -
Total for Year:	**$ 940,444.40**	**$ 1,069,501.38**	**$ 1,111,753.27**	**$ 1,133,662.82**

SECTION 8 – TAX RATE WORKSHEET

TNT TAX RATE WORKSHEET OVERVIEW

Each year, Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the city of Tool. These tax rates are expressed in dollars per $100 of taxable value calculated.

This calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. (Usually after July 25th) The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

The tax rates calculated are from Form 50-856, include the No-New-Revenue, Voter-Approval and De Minimis Rate.

No-New-Revenue Tax Rate: The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

Voter-Approval Tax Rate: The Voter-Approval tax rate is the rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate: The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate: The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

De Minimis Tax Rate: The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. This section of the worksheet should only be completed by a taxing unit that is a municipality of less than 30,000 people or a taxing unit that does not meet the definition of a special taxing unit.

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Tool	903-432-3522
Taxing Unit Name	Phone *(area code and number)*
701 N. Tool Dr., Tool, TX 75143	tooltexas.org
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 528,232,860
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 90,561,741
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 437,671,119
4.	**Prior year total adopted tax rate.**	$ 0.375061 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** .... $ 984,000 **B. Prior year values resulting from final court decisions:** .... - $ 937,000 **C. Prior year value loss.** Subtract B from A.[4]	$ 47,000

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** .... $ 0 **B. Prior year disputed value:** .... - $ 0 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 47,000
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 437,718,119
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 2,500 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 3,506,695 **C. Value loss.** Add A and B. [7]	$ 3,509,195
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 0 **B. Current year productivity or special appraised value:** .... - $ 0 **C. Value loss.** Subtract B from A. [8]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 3,509,195
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 434,208,924
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 1,628,548
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 1,250
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 1,629,798

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12]	
	A. Certified values: . . . . . $ 557,005,099	
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office: . . . . . + $ 0	
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: . . . . . - $ 0	
	D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110 . . . . . - $ 0	
	E. Total current year value. Add A and B, then subtract C and D.	$ 557,005,099
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15]	
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16] . . . . . $ 8,614,115	
	B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17] . . . . . + $ 0	
	C. Total value under protest or not certified. Add A and B.	$ 8,614,115
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]	$ 104,521,746
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]	$ 461,097,468
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 19,638,786

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 19,638,786
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 441,458,682
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.369184 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ______ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.287582 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 437,718,119
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 1,258,798
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. + $ 941	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 941	
	E. Add Line 31 to 32D.	$ 1,259,739
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 441,458,682
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.285358 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose.	$ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.000000/$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.000000/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100 . . . . $ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.285358/$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 0	
	B. Divide Line 41A by Line 33 and multiply by $100 . . . . $ 0.000000/$100	
	C. Add Line 41B to Line 40.	$ 0.285358/$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.295345/$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of:	
	A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] . . . . $ 0.000000/$100	
	- or -	
	B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B).	
	a. Enter the **disaster relief cost.** . . . . $ 0	
	b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100 . . . . $ 0.000000/$100	
	c. Add Line D42(B)(b) to Line 42. . . . . $ 0.000000/$100	
	d. Enter the **current year unused increment rate** from Line 68 . . . . $ 0.000000/$100	
	e Add Line D42(c) to Line D42(d). . . . . $ 0.000000/$100	
	The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred.	
	C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35]	$ 0.000000/$100
	If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount .... $ 543,577 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 543,577
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 0
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 543,577
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] .... 99.00 % **B.** Enter the prior year actual collection rate. .... 100.13 % **C.** Enter the 2024 actual collection rate. .... 100.33 % **D.** Enter the 2023 actual collection rate. .... 99.00 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	99.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 549,067
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.119078 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.414423 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ 0.000000 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.369184 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.369184 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.414423 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.414423 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [45] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.414423 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.448848/$100
	B. Unused increment rate (Line 68)	$ 0.000179/$100
	C. Subtract B from A	$ 0.448669/$100
	D. Adopted Tax Rate	$ 0.375061/$100
	E. Subtract D from C	$ 0.073608/$100
	F. 2025 Total Taxable Value (Line 61)	$ 440,389,504
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 324,161
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.375061/$100
	B. Unused increment rate (Line 67)	$ 0.000157/$100
	C. Subtract B from A	$ 0.374903/$100
	D. Adopted Tax Rate	$ 0.375061/$100
	E. Subtract D from C	$ -0.000157/$100
	F. 2024 Total Taxable Value (Line 60)	$ 501,958,826
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.410821/$100
	B. Unused increment rate (Line 66)	$ 0.020647/$100
	C. Subtract B from A	$ 0.390174/$100
	D. Adopted Tax Rate	$ 0.389999/$100
	E. Subtract D from C	$ 0.000175/$100
	F. 2023 Total Taxable Value (Line 60)	$ 452,893,053
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 792
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 324,953
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.070473/$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.484896/$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.285358 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 461,097,468
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.108436 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.119078 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.512872 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.375061 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 434,208,924
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 441,458,682
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.000000 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.484896 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.369184 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate .... $ 0.484896 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. .... $ 0.512872 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here Julius Kizzee
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

08 /11 /2026
Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

Ordinance 2026-08T

Tax Rate 2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS, FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE CITY OF TOOL, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, ENDING SEPTEMBER 30, 2027, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED DIRECTING THE ASSESSMENT AND COLLECTION THEREOF.

WHEREAS, the City Council finds that the tax for tax year 2026, hereinafter levied for current expenses of the City and road improvements and capital improvements must be levied to provide the revenue requirements of the budget for the ensuing year;

Now, therefore, be it ordained by the City Council of the City of Tool:

SECTION 1. For the current expenses of the City of Tool and road expenses and capital improvements, there is hereby levied and ordered to be assessed and collected for the year 2026, and for each year thereafter until it be otherwise provided and ordained, on all property situated within the limits of the City of Tool, an Ad Valorem tax at the rate of **$0.369184** on the one hundred ($100.00) dollars valuation of such property.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF $59,338, WHICH IS A 3.61 PERCENT INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS $72,503.

The City of Tool hereby grants a local option General Homestead exemption for all qualified homeowners with the following limitations:

(1) To qualified homeowners 65 years of age or older, a $20,000.00 exemption.
(2) To qualified homeowners a $5,000.00 general exemption.
(3) To qualified homeowners a Disabled Veteran Exemption.

City of Tool Ordinance 2024-11, adopted by the City of Tool on August 17th, 2024, hereby grants a local option tax ceiling for all qualified homeowners 65 years of age or older.

To be eligible for the above exemptions, an application must be filed with the Henderson County Appraisal District Office in Athens, Texas prior to April 1st of the year that an exemption is desired;

SECTION 2. For current expenses and road improvements and capital improvements for the City of Tool, and meeting its adopted budget for the year 2026, there is hereby levied and ordered to be assessed and collected for the year 2026 and for each year thereafter until it be otherwise provided and ordained, on all property situated within the limits of the City of Tool, an Ad Valorem tax of **$0.369184** on the one hundred ($100.00) dollars valuation of such property.

SECTION 3. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public that requires this Ordinance become effective immediately, therefore, it shall be effective from and after the date of its passage.

PASSED AND APPROVED this day of 17th day of September 2026.

APPROVED: ATTEST:

seal

Vera Bennett, Mayor

Kimberley Price, City Secretary

CITY OF TOOL EST. 1969

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Ordinance # 2026-09B

Budget for FY 2026-2027

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOOL, TEXAS, ADOPTING THE ANNUAL BUDGET FOR THE CITY OF TOOL FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027.

WHEREAS, providing the appropriations for the support of the City of Tool for the Fiscal Year beginning October l, 2026 and ending September 30, 2027; appropriating money to a sinking fund to pay interest and principal due on any City's indebtedness; and adopting the budget of the City of Tool for the 2026-2027 Fiscal Year.

WHEREAS, the budget appended here as "Exhibit A", for the fiscal year beginning October l, 2026 and ending September 30, 2027, was duly presented to the Tool City Council by the City Administrator and City Controller and said tax notice was published in the city's newspaper.

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

SECTION 1: That the appropriations for the fiscal year beginning October l, 2026, and ending September 30, 2027, for the support of the general government of the City of Tool, Texas to be fixed and determined for said terms in accordance with the expenditures shown in the City's fiscal year 2026-2027 budget, a copy of which is appended hereto as Exhibit A;

SECTION 2: That the budget, as shown in words and figures in Exhibit A, is hereby approved in all respects and adopted as the City's budget for the fiscal year beginning October l, 2026 and ending September 30, 2027;

SECTION 3: That there is hereby appropriated the amount shown in said budget necessary to provide for maintenance and operations, and a sinking fund for the payment of the principal and interest and the retirement of the bonded debt, if any of the City of Tool.

PASSED AND APPROVED this 17th day of September, 2026.

APPROVED: ATTEST:

Seal

____________________________ ____________________________

Vera Bennett, Mayor Kimberley Price, City Secretary

City of Tool
City Council

City Council Agenda Request

Meeting Date Requested: September 17th, 2026

Requested By: Julius Kizzee, City Administrator

Department: Administration

Agenda Item No.
23a

Is this a Budgeted Item? ☐ Yes ☐ No

● Contract/Agreement ○ General Discussion ○ Ordinance ○ Report ○ Resolution

Attachments:

Summary of Agenda Item to be considered:

Staff has been contacted and engaged with Tufan Kilinc, the developer of the 79-acre project, "Live Oak Vista," in the northern part of town.

Staff is bringing forth the Letter of Intent, in Executive Session, in accordance with Section 551.087 of the Government Code. This LOI has been reviewed by staff, the developer and the city attorney.

Agenda Item, as listed on the agenda:

Section 551.087 (Economic Development) to discuss economic incentives for Project "Live Oak Vista," located at Property ID #230004, in Henderson County Appraisal District Records

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.

Signature of Sponsoring Officer

Julius Kizzee

Printed name of Sponsoring Officer