

Minutes

January 15th, 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. Stykes Absent. Quorum was established with Mayor Bennett Presiding.
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest

A. None

Motion to move Item 16 in front of Item Nine was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0.

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 Item 12 and Item 16 at the time of the Agenda Items
 - B. David Moses spoke on Item Nine at the time of the Agenda Item
 - C. Diann Carroll spoke on Item Nine and Item 16 at the time of the Agenda Items
 - D. Ron Dunbar spoke in Agenda Item 13 at the time of the Agenda Item
 - E. Michael Fladmark spoke on Agenda Items 12,13,15,16 at the time of the Agenda Items
 - F. Jacqui Moses spoke on Agenda Item 15 at 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. Director of Maintenance and Operations Frank Martin presented the Monthly Report for the Maintenance Department and Animal Control highlighting road repairs and two animals that were taken to the Humane Society of Cedar Creek Lake
 - B. Building Technician Heath Hamaker highlighted the 10 new building permits for the month of December
 - C. Court Clerk Stacy Hamaker provided an overview of the court monthly statistics which included how many cases were opened and closed in the court
 - D. Code Enforcement Officer Kenny Boyle presented the Code Enforcement Report and highlighted the amount of warnings versus citations issued
 - E. Chief of Police Robert Walker presented an overview of the police monthly statistics which included the amount of warnings versus citations issued.
 - F. City Controller Kimberly Kroha stated that the Building Permit Fees were up 21% compared to this time last year, Ad Valorem collections were relatively flat, the Emergency Fund Reserves utilized by the General Fund Operating Budget in the fall had been replaced and the account balances reflect it. City Controller Kroha concluded by stating that the auditors had received all requested documents from City Staff, and that the Fiscal Year 2023-2024 audit is nearing completion.

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- G. City Administrator Julius Kizzee stated that the engineered plans for the Maintenance Barn project were still outstanding, discussed the continued work with GrantWorks for the GLO Resilient Communities Program in regard to a grant for a comprehensive plan and concluded by discussing the ongoing Maintain-the-Block program.

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

7. Approve Minutes: December 18th, 2025 Regular Meeting. Motion to Approve Minutes: December 18th, 2025 Regular Meeting was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0.
8. Approve Monthly Activity Reports for December 2025 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 December 2025 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control was made by Councilmember Sayre with second by Councilmember Figueroa. Motion Passed 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:*

9. Consider, Discuss and Take Action to approve a professional services agreement with MuniCap, Inc. for Public Improvement District (“PID”) and administration services. City Administrator Kizzee presented this item highlighting the current relationship the City of Tool had with MuniCap, Inc. and that this company was well known for Public Improvement District (“PID”) and administration services. City Administrator Kizzee continued by discussing what responsibilities MuniCap, Inc. would be responsible for highlighting that they would be the ones to provide documentation in the forms of Ordinances to the City and administer the Public Improvement District (“PID”). Jennifer Sloan of MuniCap, Inc. discussed the services in regard to Public Improvement District offered by MuniCap Inc, including total Public Improvement District (“PID”) administration services. Jennifer Sloan continued by explaining the process from beginning which starts with the submission of a petition for a Public Improvement District (“PID”) to the end which includes the life of the Public Improvement District (“PID”) and how each person in the Public Improvement District (“PID”) pays for the project. Councilmember Figueroa stated that a Public Improvement District (“PID”) would allow for neighborhoods to take out a low-interest rate bond for improvement projects in their neighborhoods and that the Public Improvement District (“PID”) has a longer life for repayment compared to traditional loans. Councilmember Salvato discussed his experience with Public Improvement District’s (“PID”) stating that while these projects are typically developer driven, his experience was citizen driven projects. Councilmember Sayre inquired how the citizens in a proposed Public Improvement District (“PID”) would be assessed to which Jennifer Sloan with MuniCap, Inc. discussed the calculation and assessment of fees to each person in the Public Improvement District (“PID”) and concluded by stating that the total fees for the Public Improvement District (“PID”) would be listed on their Property Tax

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Statement. Councilmember Figueroa requested additional information regarding who would be responsible for paying for Public Improvement District (“PID”) to which Jennifer Sloan of MuniCap, Inc. stated that only property owners inside the Public Improvement District (“PID”) were responsible for paying for the Public Improvement District (“PID”). Councilmember Figueroa stated that a Public Improvement District (“PID”) was needed due to the large cost of drainage and road projects and that the city’s budget did not allow for projects of this size to be completely fixed but just band-aid the problem. Councilmember Figueroa continued by stating that a Public Improvement District (“PID”) was not considered a city tax and that the City of Tool would pay nothing for the creation of a Public Improvement District (“PID”). Councilmember Figueroa continued by stating that the creation of a Public Improvement District (“PID”) allows for a city to be an administrator to allow for a low-interest rate bond for fixing issues such as drainage and road projects. Councilmember Bennett inquired if the fees in the agreement from MuniCap, Inc. was for the life of the agreement to which Jennifer Sloan stated that yes, the fees were for the life of the agreement. City Administrator Kizzee stated that there had been a few amendments to the agreement from MuniCap, Inc. that were not included in the presented agreement, however, the City Council could make a motion approving the agreement as amended. Mayor Bennett inquired what the changes were to the agreement to which City Administrator Kizzee stated that he did have red lined changes to the agreement that he could provide to the City Council. Mayor Bennett stated that the City Council would have to make a motion to approve an agreement they have not been able to view the changes and that she did not agree with doing so. Councilmember Dumont stated that he would like to review the amendments to the agreement and would like to come back next meeting to vote on the agreement. Motion to Table Item Nine was made by Councilmember Sayre with second by Councilmember Dumont. Motion Tabled 4/0.

10. Consider, Discuss and Take Action to allocate funds from the Capital Improvement Fund for Paradise Bay Subdivision Drainage Phase 2. City Administrator Kizzee stated this item would require a Request for Proposals would need to be placed in the Mabank Monitor in order to receive bids for this project. City Administrator Kizzee continued by stating that the City Council would need to consider engineering for the project prior to ensure proper project management. City Administrator Kizzee continued by stating that he had received a bid for engineering services for this project from Hayes Engineering, a company in which currently has a relationship with the city. City Administrator Kizzee continued by stating that for engineering of the project along with the ditching and culvert work was quoted at \$49,960.00. City Administrator Kizzee concluded by stating that the City Council would need to make a motion to allocate funds from the Capital Improvement Fund for this project. Councilmember Salvato stated that he was not in favor of this item citing that while he feels for the people affected in Paradise Bay Subdivision, he stated he did not agree with a band-aid fix for this drainage issue. Councilmember Salvato continued by stating that a proper plan which would include pipe and backfilling to provide a better solution to the people of Paradise Bay Subdivision. Councilmember Figueroa stated that while the Paradise Bay Subdivision Drainage Phase 1 was successful in improving the flow of water, he did agree with Councilmember Salvato that a long-term solution was needed to provide actual relief to the affected citizens. Mayor Bennett stressed the importance of the need to have an engineered plan to help with the drainage in Paradise Bay along with other areas in the City to which City Administrator Kizzee stated that the fee for the engineering services were included in the bid received and that the cost was \$11,000.00 to engineer Guam Steet and Will White Road only. Councilmember Figueroa stated that he would like to receive a bid for engineering for all of the affected streets who have drainage issues to be able to look at real world numbers to create a plan to provide a permanent fix to these issues. Councilmember Figueroa

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concluded by stating that it was not prudent to spend money to band-aid an issue. Councilmember Dumont and Councilmember Sayre stated that they agreed with Councilmember Figueroa and would like to receive a plan from the engineer for several of the affected areas of the city at one time. Motion to Approve to hire Hayes Engineering for \$11,000.00 to provide us with an engineering study on Guam Street was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 3/1. Councilmember Salvato Opposed.

11. Consider, Discuss and Take Action on a Request for Proposals #2026-01, Tool Depository Services. Motion to Approve action on a Request for Proposals #2026-01, Tool Depository Services was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 4/0.
12. Discuss allocating \$100,000 from the Capital Improvement Fund for the purposes of property abatements in the FY 2025-2026, as presented by Greg Figueroa. Councilmember Figueroa presented this item highlighting the need to help beautify the city. Councilmember Figueroa continued by stating that he would like to see funds allocated so that a large abatement of properties could be done at once to provide a larger cleanup since multiple abatements can be done at one time during a City Council Meeting. Councilmember Figueroa continued by stating that most properties that have been at risk for possible abatement, the homeowners did clean up the property which in turn prevented the abatement of the property but also cleaned up the neighborhood. Councilmember Figueroa continued by stating that with an estimated cost of \$5,000.00 to \$8,000.00 per home abatement, much improvement could be made in a short amount of time. Councilmember Figueroa continued by stating that citizens are always reaching out to him asking him to help with cleaning up their neighborhoods and abating dangerous buildings and structures. Councilmember Dumont inquired if there was a current list of properties that need to be abated such as a top five or top ten. Councilmember Dumont continued by stating that there was currently \$35,000.00 in the budget for property abatements this year that has not been used. Code Enforcement Officer Kenny Boyle stated that even if there was a property abatement list from a previous Code Enforcement Officer, he would like to create his own list to ensure the homes on the list are homes he has personally identified as being eligible for possible abatement. Councilmember Dumont inquired regarding the timeframe needed for the legal process for an abatement to which City Administrator Kizzee stated it would take around two months to ensure all legal requirements are met. Councilmember Dumont concluded by stating that while he agrees that the city needs to be cleaned up, he was unsure of allocating money for abatements when there is currently not a list of homes from the current Code Enforcement Officer. Councilmember Figueroa stated that this item was for discussion only but to consider in the future allocating additional funds for abatements if they were to arise. Mayor Bennett inquired if the Capital Improvement Account could be used to provide funding for property abatements to which City Administrator Kizzee stated that property abatements was not an approved funding source from the Capital Improvement Account. City Administrator Kizzee continued by stating that funds could be allocated from the General Fund for property abatements. Mayor Bennett stated that she felt that a list needed to be first created by the City of Tool's current Code Enforcement Officer and then the City Council could make a decision on allocating General Funds for this project in the future. Councilmember Sayre inquired when Code Enforcement Officer Boyle could provide the City Council with an eligible for abatement list to which Code Enforcement Officer Boyle stated that he could provide a partial list to the City Council next City Council meeting. Mayor Bennett inquired if the funds recouped from the property abatements were then deposited in the property abatement line item as revenue to which City Controller Kimberly Kroha stated that funds from property abatements would be deposited into the General Fund.

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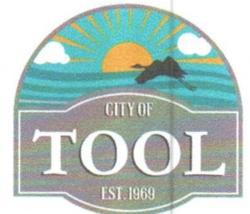
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13. Discuss the creation of a task force for crime issues inside the city limits of Tool, presented by Greg Figueroa. Councilmember Figueroa stated that drug use was a problem in the city and that he would like to get drugs out of the city. Councilmember Figueroa continued by stating that he would like for the individuals who were drug users to get the help they needed from charitable organizations who specialize in this. Councilmember Figueroa continued by stating that he wanted to bring this before the City Council so the City Council could speak about these types of issues. Councilmember Figueroa continued by stating that these drug-related issues had made Dallas news and have been highly discussed on social media, and he felt that it was time to further discuss these issues and create a plan to help reduce and hopefully eliminate drug issues in Tool and around Cedar Creek Lake. Chief of Police Robert Walker stated that in regard to drug issues in the City of Tool's Extraterritorial Jurisdiction, the City of Tool Police is extremely limited on what they are able to do legally but had met with an individual who was having issues with alleged drug sales near his home in Henderson County right outside of the city limits of Tool. Chief of Police Walker continued by stating that Henderson County Sheriff's Office is the authority to investigate drug issues in the County. Chief of Police Walker continued by stating that unless the Tool Police Department witnesses a crime happening in real time, Tool Police Department does not have the authority to investigate issues outside of the City limits. Chief of Police Walker continued by stating that during the times of his department patrolling the area where the alleged drug sales are happening, only one person was found to be in possession of drugs. Chief of Police Walker continued by stating that in regard to seeing suspicious individuals, please call and make a report to the Police Department, as we can not investigate something if it is not reported to us. Councilmember Dumont inquired if the Tool Police Department was able to assist in regard to the patrolling the area of the alleged drug sales to which Chief of Police Walker stated that his department had in the past but that once again this area is outside of the City of Tool therefore in was in the jurisdiction of the Henderson County Sheriff's Office. Councilmember Sayre stated that while yes there were drug issues in the City of Tool, that this issue was not only a City of Tool issue by an issue around the entire Cedar Creek Lake Community. Councilmember Sayre concluded by stating that the Tool Police Department was working tirelessly to keep the citizens of Tool safe and that the city would need collaboration from neighboring cities in regard to drug issues around the lake citing that the City of Tool should not be held to clean up drugs for the entire lake area on their own. Mayor Bennett stated that the Police Department had done everything they could to help with this situation. Mayor Bennett continued by stating that when the police receives a call for alleged drugs, the police officer can not just go inside someone's home on a suspicion of drugs. Mayor Bennett concluded by stating that there was a legal process that must be followed and that the Police Department follows all protocols. Chief of Police Walker stated that in regards for the potential need of a K9 drug dog for the Police Department, he did not think it was necessary due to the fact that a K9 drug dog was most commonly used for identifying hidden drugs in vehicles. Chief of Police Walker continued by stating that in regard to probable cause to enter someone's property, smelling possible drug fumes is not a probable cause. Chief of Police Walker continued by stating that there were established processes in place for handling possible drug houses and that the City of Tool Police Department shall and will follow all laws and regulations in regard to handling those individuals and situations. Mayor Bennett inquired if the Police Department had enough officers for the creation of a task force as requested to which Chief of Police Walker stated that the City of Tool already had a task force which was the Tool Police Department. Councilmember Figueroa thanked the Police Department for all of their hard work and concluded by stating that the drug issues are county wide and that he would like to see the drug users get the help that they need.

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Mayor Bennett called for a five minute break @ 8:23p.m.. Meeting reconvened @ 8:31p.m.

Resolution Adoption

14. Consider, Discuss and Take Action on repealing 2021-10R Agenda Items. City Administrator Kizzee stated that this resolution was in direct conflict of the Resolution 2025-11R, Council Rules of Procedure which stated that it only took one Councilmember to place an item on the agenda whereas Resolution 2024-10R states that it takes two Councilmembers to place an item on the agenda. Motion to Repeal Resolution 2021-10R, Agenda Items was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 4/0.
15. Consider, Discuss and Take Action, on amending Resolution 2025-11R, Council Rules of Procedure, as presented by Mayor Vera Bennett. Mayor Bennett presented this item stating that this item was put on the agenda to amend language in regard to Section 2.11 of the Social Media Policy in the Council Rules and Procedures. Mayor Bennett continued by presenting her recommended changes to the resolution and continued by highlighting that Councilmember Stykes had approached her with his recommend changes to the resolution as well. Councilmember Dumont stated that he was not in favor of the recommended changes that were presented by Mayor Bennett. Councilmember Dumont requested that Section 2.11, paragraphs four and six should remain in the resolution. Councilmember Figueroa stated that he did not think Councilmembers Sykes had issues with paragraph four and paragraph six of the Council Rules and Procedures since they were a function of the City. Councilmember Salvato stated that paragraph four and paragraph six of the resolution would become paragraph two and paragraph three of the resolution if approved to which City Administrator Kizzee stated that yes, that was correct. Motion to Amend Resolution 2025-11R, Council Rules of Procedure subject to adding back paragraph four and paragraph six and renumbering them to be paragraph one and paragraph two in the new Council Rules of Procedure and to include the paragraph prior to paragraph one was made by Councilmember Dumont with second by Councilmember Salvato. Motion Passed 4/0.
16. Consider, Discuss and Take Action to Adopt Resolution 2026-01R, Tool Public Improvement District Policy. City Administrator Kizzee presented this item by highlighting that this Resolution would be the framework for how Public Improvement Districts ("PID's") are created and what projects were eligible for use of the Public Improvement District in the City of Tool. City Administrator Kizzee continued by discussing the funding structure of a Public Improvement District and how a Public Improvement District must be initiated by the citizens of the proposed project. City Administrator Kizzee concluded by stating that while there was not currently a proposed Public Improvement District project at this time, it was common for cities to have a policy in place prior to receiving an application for a Public Improvement District project. Councilmember Sayre inquired how many cities around the lake have active Public Improvement Districts to which City Administrator Kizzee stated that there were zero Public Improvement Districts around the lake. City Administrator Kizzee stated that he believed that the lack of Public Improvement Districts around the lake was due to the fact that the majority of Public Improvement Districts were developer-driven and individual property owner driven. City Administrator Kizzee continued by stating that since there must be at least 51% of property owners in favor of the Public Improvement District, it was more difficult to create a Public Improvement District when there were multiple property owners. Councilmember Figueroa stated that Henderson County has had only one economic deal in the past 16 years. Councilmember Figueroa continued by stating that larger counties in the state do use Public Improvement Districts. Mayor Bennett stated that she felt that the City of Tool was not large enough for a Public Improvement District. Councilmember Figueroa stated

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that this resolution was necessary in the event the city is presented with a Public Improvement District request. Councilmember Figueroa continued by stating that it was better to be prepared than behind the eight ball if a Public Improvement District request was received. Motion to Adopt Resolution 2026-01R, Tool Public Improvement District Policy was made by Councilmember Salvato with second by Councilmember Dumont. Motion Passed 4/0.

17. **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 thanked everyone for coming to the meeting
 - B. Councilmember Sayre thanked everyone for coming to the meeting
 - C. Mayor Bennett thanked everyone for coming to the meeting
 - D. Councilmember Salvato thanked everyone for coming to the meeting
 - E. Councilmember Figueroa thanked everyone for coming to the meeting

18. **Closing**

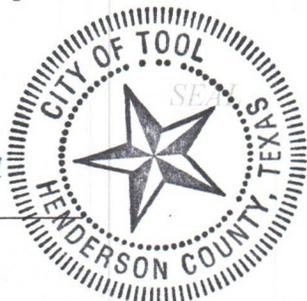
- A. Next Meeting: February 19th, 2026
- B. Adjourn – Motion to Adjourn was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0. Meeting was Adjourned @ 8:53 p.m.

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


Vera Bennett, Mayor




Kimberley Price, City Secretary