

Minutes

February 19th, 2026
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143



1. Call to Order @ 6:02 p.m.
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. Sayre Absent. Quorum was established with Mayor Bennett Presiding.
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest.
 - A. No known Conflicts of Interest from any present Councilmember
5. **Appointments, Presentations, Proclamations and Recognitions**
 - A. Receive Proclamation for the placement of a peace pole at the Eight at Tool Park, from the Rotary Club of Cedar Creek Lake. The Rotary Club of Cedar Creek Lake requested the placement of a peace pole at the Eight at Tool Park. The City Council agreed to the acceptance of the peace pole donation by the Rotary Club of Cedar Creek Lake.
 - B. Receive financials from the Eight at Tool 501(C)3 for the months of October through December 2025. La Mon Chaney of the Eight at Tool 501(C)3 presented the financials and provided an update on the events happening at the Eight at Tool Park. Councilmember Dumont inquired regarding the use of Hotel Occupancy Tax (HOT Tax) funds being used for events in the park that would not promote tourism to the City of Tool.
 - C. Receive presentation for Council Member of the Year, as presented by the City Secretary. City Secretary Kimberley Price presented Councilmember Stykes the award of Councilmember of the Year.
 - D. Receive presentation for Staff Member of the Year, as presented by the City Secretary. City Secretary Price presented Police Investigator Stacy Hatcher the award of Employee of the Year.
6. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so (**3 Minute Maximum**) *The Council will not comment on items not on the agenda; however, the Council may refer the item to City Staff for research, resolution or referral of the matter to the Council as a future agenda item.*
 - A. La Mon Chaney spoke on Item 22 during Citizens Comments
 - B. Kevin Chaney spoke on Item 22 during Citizens Comments
 - C. Michael Fladmark spoke on Item 22 during Citizens Comments
 - D. Lisa Lopez spoke on Item Nine during the time of the Agenda Item
 - E. Marsha Goforth spoke on Item 21 during the time of the Agenda Item

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7. **Staff Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; Staff gives regards dealing with specific factual information or existing policy dealing within the City, that may have an impact on citizens, staff or the City Council of Tool. No formal action will be discussed or taken.*
- A. 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 13 new building permits for the month of January.
 - C. City Clerk Alicia Keith discussed the upcoming City Trash Off.
 - D. Court Clerk Stacy Hamaker provided an overview of the court monthly statistics which included how many cases were opened and closed in the court.
 - E. Code Enforcement Officer Kenny Boyle presented the Code Enforcement Report and highlighted the amount of warnings versus citations issued.
 - F. Chief of Police Robert Walker presented an overview of the police monthly statistics which included the amount of warnings versus citations issued.
 - G. City Administrator Julius Kizzee presented the Financial Expenditure Report along with his Executive Summary Report and highlighted the following: the Maintenance Barn Project back underway since the approval of the Engineered plans, the continuation of the Maintain-the-Block program and concluded by discussing the ongoing search to fill the vacancy of the City Controller position.

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

8. **Open, announce the time and conduct a public hearing to receive testimony on the following:**
- A. Public Hearing was opened at 6:37 p.m.
9. Discuss a variance request by Lonnie Harper of 112 Spring Branch Trail to encroach the side setback of five (5) feet in accordance with, Appendix C, in the City of Tool code of ordinances, for the purposes of building a patio. Lonnie Harper was present and presented his variance request citing that the patio that he had built was built on an existing slab on the property. Councilmember Figueroa inquired how close the patio was to the build line to which Building Technician Hamaker stated that in one section of the patio was almost on the property line.

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10. Discuss a variance request by Jenó Flores of 504 Plantation Dr., that would allow an eight (8) foot privacy fence in the required front yard. Jenó Flores was present and presented his variance request citing that this proposed fence would allow privacy to his property but that it would also hide away his multiple vehicles that he has on his property. Jenó Flores continued by stating the dimensions of the fence along with the building materials that would be used for the project and concluded by stating that the fence would be built back roughly 40 feet from the street. Councilmember Dumont inquired if the Property Owners Association would need to approve this as well, to which Building Technician Hamaker stated that the Property Owners Association had approved this request.

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

A. Public Hearing was closed at 6:46 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.*

12. Approve Minutes: January 6th, 2026 Special Meeting and January 15th, 2026 Regular Meeting. Motion to Approve Minutes: January 6th, 2026 Special Meeting and January 15th, 2026 Regular Meeting was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 4/0.

13. Approve Monthly Activity Reports for January 2026 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control. Councilmember Dumont inquired regarding the Police Monthly Report and the Executive Summary Report. Councilmember Stykes inquired regarding the Financial and Expenditure Report. Motion to Approve Monthly Activity Reports for January 2026 as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control was made by Councilmember Stykes 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:*

14. Discuss and Take Action on a variance request by Lonnie Harper of 112 Spring Branch Trail to encroach side setback of five (5) feet in accordance with, Appendix C, in the City of Tool code of ordinances, for the purposes of building a patio. Motion to Approve Action on a variance request by Lonnie Harper of 112 Spring Branch Trail to encroach side setback of five (5) feet in accordance with, Appendix C, in the City of Tool code of ordinances, for the purposes of building a patio was made by Councilmember Figueroa with second by Councilmember Stykes. Motion Passed 4/0.

15. Discuss and Take Action on a variance request by Jenó Flores of 504 Plantation Dr., to allow a zoning variance that would allow an eight (8) foot privacy fence in the required front yard. Motion to Approve

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a variance request by Jenó Flores of 504 Plantation Dr., to allow a zoning variance that would allow an eight (8) foot privacy fence in the required front yard which would be 30 feet by eight feet was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 4/0.

16. Consider and nominate two candidates, in accordance with Section 6.03 of the Texas Tax Code, to serve on the Henderson County Appraisal Board of Directors. Mayor Bennett presented this item and discussed its purpose which was to nominate two candidates to fill the two vacancies on the Henderson County Appraisal District Board of Directors. Motion to Nominate Vera Bennett and Michael Fladmark to serve on the Henderson County Appraisal District Board of Directors was made by Councilmember Stykes with second by Councilmember Bennett. Motion Passed 4/0.
17. Consider, Discuss and Take Action to approve a professional services agreement with MuniCap, Inc. for Public Improvement District ("PID") administrative services. Motion to Approve a professional services agreement with MuniCap, Inc. for Public Improvement District ("PID") administrative services was made by Councilmember Figueroa with second by Councilmember Dumont. Motion Passed 4/0.
18. Consider, Discuss and Take Action to perform additional water well service at the Eight at Tool Park. Mayor Bennett presented this item highlighting the need for additional water well services at the park that would in turn greatly reduce the cost of irrigation at the park. Mayor Bennett continued by stating that the additional water well service would pay for itself in the first year of use for irrigation. Mayor Bennett continued by discussing the proposed vendor to perform the water well services. Councilmember Dumont inquired regarding finding a grant for this project. Councilmember Figueroa inquired regarding how it would be determined if an area was a good water source to which Mayor Bennett stated that seismic testing was included in the quote. Councilmember Figueroa inquired regarding the output to the existing well to which Director of Maintenance and Operations Martin explained. Councilmember Figueroa inquired what the turnaround time for the project once the work was started if the City Council went with the existing quote to which Mayor Bennett stated that the project would be completed in a few weeks once it started. Councilmember Salvato inquired how competitive well service in this area was to which City Administrator Kizzee stated that well service in this area was not very competitive. Councilmember Stykes stated that he would like to wait 30 days before allocating funds. Councilmember Figueroa inquired from what account would the funding for this project come from to which Mayor Bennett stated that she was recommending that this project be charged against the Park Construction Account. Motion to allow for a 30-day grace period before allocating \$18,754.00 for the construction of a well at the Eight at Tool park was made by Councilmember Stykes with second by Councilmember Dumont. Motion Passed 4/0.
19. Consider, Discuss and Take Action to contract arborist work at the Eight at Tool Park. Mayor Bennett presented this item highlighting the request to provide maintenance treatment for several of the trees at the Eight at Tool Park due to the construction of the Eight at Tool park. Mayor Bennett continued by stating that after discussion with an arborist, it was recommended to provide treatment to six trees with an estimated cost of \$9,100.00. Mayor Bennett continued by discussing the nine trees in the park and their likelihood of survival with and without treatment. Councilmember Dumont stated that he would like to save as many trees in the park as possible. Councilmember Salvato stated that he would like to receive another bid from another arborist as well to compare prices. Motion to Take Action to contract arborist work at the Eight at Tool Park for \$9,100.00 was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 4/0.

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20. Discuss the future placement of shades over the playground at the Eight at Tool Park. Councilmember Salvato presented this item highlighting the need for shades over the playground equipment for children's safety. Councilmember Salvato continued by discussing possible grants to fund this project along with discussions he has had with a potential shade vendor. Mayor Bennett along with Councilmember Dumont discussed the Trails Grant from Texas Parks and Wildlife. Councilmember Salvato stated that he would love for the city to look further into this grant. Mayor Bennett stated that the Trails Grant was an 80/20 match grant so it will benefit the city. Councilmember Dumont stated that he would like to further discuss this item at a workshop. All councilmembers agreed to discuss this item further at the next workshop meeting.
21. Consider, Discuss and Take Action to hire a part-time parks administrative assistant for the City of Tool. Councilmember Salvato presented this item highlighting the need for an additional position in the city who would oversee the planning and implementation of rentals at the Eight at Tool Park. Councilmember Salvato continued by stating that with the addition of this position, it would take the heaviness of the daily park tasks off the current city administration. City Administrator Kizzee discussed his and staff's current involvement in rentals and providing information regarding the park. Mayor Bennett inquired if the addition of this position was an immediate need today in his opinion to which City Administrator Kizzee stated that no, this position was not an immediate need. Mayor Bennett inquired why Councilmember Salvato did not wait to request this item at budget time to which Councilmember Salvato stated that he would like to have processes and staff in place prior to the requests for the park to come flooding in. Councilmember Salvato concluded by stating that it was better to get ahead and prevent a problem instead of doing something after it becomes a problem. City Administrator Kizzee stated that funding for this position was not in the budget and that if the position was approved, a budget amendment would be needed to show the additional cost of an employee on the budget. Mayor Bennett inquired how this position would be funded to which City Administrator Kizzee stated that funding for this position could come from Hotel Occupancy Tax revenues or reduce other budgetary items with a budget amendment. Mayor Bennett continued by stating that she was not opposed to this position, however, she was against creating this position mid-budget year and concluded by stating that creating an additional position mid-budget year would go against the local government code. Councilmember Dumont stated that this position could be funded from the Hotel Occupancy Tax as long they are driving heads to beds. Councilmember Figueroa stated that he would like to discuss this item further at a workshop and to allow time for finding the right person for the job. Mayor Bennett stated that the city needed to be better at advertising the Eight at Tool Park to which Councilmember Figueroa stated that an additional position was needed to assist in advertising the park. Councilmember Stykes requested additional information regarding salary, work hours and working location for the proposed position to which City Administrator Kizzee explained. Motion to Take Action to post the job for a part-time park's administrative assistant for the City of Tool was made by Councilmember Dumont with second by Councilmember Salvato. Motion Passed 3/1. Councilmember Stykes Opposed.
22. Receive update on Eight at Tool Park operations, as presented by the City Administrator. City Administrator Kizzee stated that he had received the Eight at Tool Event schedule for this year and continued by further discussing future events in the park along with the logistics of private rentals of the park. City Administrator Kizzee continued by discussing the permits needed to rent a space at the park along with the required documentation such as insurance. Mayor Bennett discussed her requested changes to the proposed vendor applications to which City Administrator Kizzee provided additional

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information regarding her requests to the language in the mentioned documents. Mayor Bennett concluded by stating that she felt that all requirements for park rentals should be the same regardless of the group's affiliations to which all Councilmembers along with City Administrator Kizzee stated that they felt the same way. City Administrator Kizzee along with the present Councilmembers agreed that this item should be further discussed at the scheduled workshop.

23. Receive update on bids received for bank depository services for the City of Tool. City Administrator Kizzee stated that two bids were received for bank depository services which were from Prosperity Bank and Simmons Bank. City Administrator Kizzee continued by stating that during the bid opening process, it was discovered that both bids were deemed incomplete due to missing Conflict of Interest Forms. City Administrator Kizzee concluded by stating that the bid would be placed back out in the coming months for bank depository services for a second time.
24. Discuss and Allocate the General Fund Overage from the 2024-2025 Fiscal Year, in accordance with Ordinance 2024-02, General Fund Overage. City Administrator Kizzee stated that the General Fund Overage from the 2024-2025 Fiscal Year was \$138,843.69 and continued by stating that Ordinance 2024-02 stated that the City Council could allocate up to \$69,421.84 from the overage and that the remaining balance would be placed in the Capital Improvement Account. Councilmember Figueroa inquired on the current Emergency Fund Balance to which City Administrator Kizzee stated that as of February 1st, 2026, the Emergency Fund balance was \$393,441.29. Councilmember Figueroa continued by stating that he would like to see the entire overage balance be allocated to the Capital Improvement Fund. Councilmember Stykes stated that he would like to see 80% of the General Fund Overage from the 2024-2025 Fiscal Year be allocated to the Capital Improvement Fund and the remaining 20% be allocated to the Emergency Fund. Councilmember Figueroa stated that the Emergency Fund was a restricted fund while the Capital Improvement Fund was an unrestricted fund. Councilmember Dumont stated that it was important not to tie up all of the funds if the City Council decides a purchase was needed. Councilmember Stykes stated that it was important to contribute to the Emergency Fund so once that fund reached its cap, all of the General Fund Overage in the future could be allocated solely to the Capital Improvement Fund. Motion to Allocate the General Fund Overage from the 2024-2025 Fiscal Year to allocate 80% of the Capital Improvement Fund and 20% to the Emergency Fund was made by Councilmember Figueroa with second by Councilmember Stykes. Motion Passed 4/0.

Ordinance Readings

Motion to change the Agenda order to discuss Item 26 before Item 25 was made by Councilmember Stykes with second by Councilmember Figueroa. Motion Passed 4/0.

25. Consider, Discuss and Take Action on repealing Ordinance 2023-13, Capital Reserve Fund. Motion to Repeal Ordinance 2023-13, Capital Reserve Fund was made by Councilmember Figueroa with second by Councilmember Dumont. Motion Passed 3/1. Councilmember Stykes Opposed.
26. Consider, Discuss and Take Action to adopt Ordinance 2026-02, Capital Improvement Fund. Councilmember Figueroa stated that this ordinance would allow the City Council a broader scope on the uses of the Capital Improvement Fund. Councilmember Figueroa continued by stating that business and residential development would be what drives the city forward. Councilmember Figueroa continued by stating that the Capital Improvement Fund would be what would allow the developments to happen in

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the future along with city improvements. Mayor Bennett stated that she felt that capital improvements should be budgeted for and should be included in a strategic plan for the city. Councilmember Stykes stated that the current regulations for the Capital Improvement Account was not broken, and he did not feel comfortable allowing the broadness of use in this new ordinance. Motion to Adopt Ordinance 2026-02, Capital Improvement Fund was made by Councilmember Dumont with second by Councilmember Figueroa. Motion Passed 3/1. Councilmember Stykes Opposed.

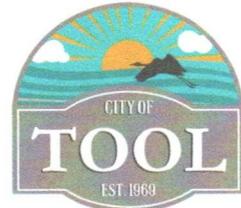
27. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*
- A. Councilmember Dumont thanked everyone for coming to the meeting and concluded by congratulating Councilmember Stykes and Police Investigator Hatcher on the awards of Councilmember of the Year and Employee of the Year
 - B. Councilmember Salvato thanked everyone for coming to the meeting and concluded by congratulating Councilmember Stykes and Police Investigator Hatcher on the awards of Councilmember of the Year and Employee of the Year
 - C. Councilmember Stykes thanked everyone for coming to the meeting and concluded by congratulating Police Investigator Hatcher on his award of Employee of the Year and thanked everyone for selecting him as Councilmember of the Year
 - D. Mayor Bennett thanked everyone for coming to the meeting and concluded by congratulating Councilmember Stykes and Police Investigator Hatcher on the awards of Councilmember of the Year and Employee of the Year
28. **Future Agenda Items** - *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*
- A. Councilmember Figueroa asked that an agenda item for Telemed for the City of Tool be placed on the March Council Agenda.
29. **Closing**
- A. Next Meeting: March 19th, 2026
 - B. Adjourn

Motion to Adjourn was made by Councilmember Dumont with second by Councilmember Figueroa. Motion Passed 4/0. Meeting Adjourned @ 8:24 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

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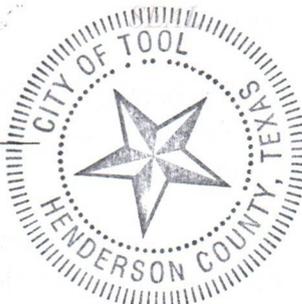
determine that an executive session is required, then such executive session, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.001 et seq., will be held by the Council at the date, hour and place given in this notice, concerning but not limited to the following sections 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