

Minutes

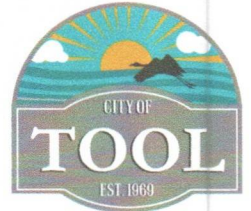
June 18th, 2026 @ 6:00 p.m.

Regular Council Meeting

Oran White Civic Center

701 N Tool Drive

Tool, TX 75143



1. Call to Order @ 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. Councilmember Figueroa stated that he would recuse himself from Item 11. No other Councilmember had a Conflict of Interest declared.
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. Jacqui Moses spoke on Item Five and Item Seven during Citizens Comments
 - B. Jacqui Moses spoke on Item 13 during the time Item 13 was discussed
 - C. Casey Watson spoke on Item 13 during the time Item 13 was discussed
 - D. Greg Figueroa spoke during Citizens Comments
 - E. Michael Fladmark spoke on Item 11 and Item 13 during the time Item 11 and Item 13 were discussed
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 the eight animals that were taken to the Humane Society of Cedar Creek Lake.
 - B. Code Enforcement Officer Kenny Boyle discussed his monthly report highlighting the completion of two abatement processes and 20 inspections completed.
 - C. City Clerk Alicia Keith discussed the blood drive with Carter Blood Care
 - D. City Secretary Kimberley Price discussed the upcoming November 3rd, 2026 General Election
 - E. Chief Robert Walker presented an overview of the police monthly statistics which included the amount of warnings versus citations issued.
 - F. City Administrator Julius Kizzee presented the Financials and Expenditure Report along with his Executive Summary Report and highlighted the following: the Maintenance Barn Project progress, the vacancy of the City Controller and Building Technician positions, the collaboration with GrantWorks for the for the GLO Resilient Communities Program in regards to a grant for a

Minutes

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

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



comprehensive plan, including drainage-related issues in the City of Tool and concluded by discussing the completed interviews for the Parks Administrator position.

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

7. Approve Minutes: May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting. Motion to Approve Minutes: May 21st, 2026 Regular Meeting and June 4th, 2026 Special Meeting was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0.
8. Approve Monthly Activity Reports for May as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control. Motion to Approve Monthly Activity Reports for May as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control was made by Councilmember Dumont with second by Councilmember Sayre. 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. Discuss and take action on a request by Burt and Margaret Bryan of 404 Winding Shore Drive, to replat lots 11, 12, 13 and part of lots 14 and 27 to create two 0.513 acre total lots, Lots 11R and 13R. Councilmember Dumont stated that this was an off water lot and that the owners had been given permission from their Home Owner's Association. Burt and Margaret Bryan discussed that they were wanting to replat these lots to build in the future. Motion to Approve on a request by Burt and Margaret Bryan of 404 Winding Shore Drive, to replat lots 11, 12, 13 and part of lots 14 and 27 to create two 0.513 acre total lots, Lots 11R and 13R was made by Councilmember Stykes with second by Councilmember Dumont. Motion Passed 4/0.
10. Approve the City Administrator to enter into a contract with Humane Society for the period of July 1st, 2026 – June 30th, 2028 for the purpose of humane services for animals within the City of Tool. City Administrator Kizzee presented this item highlighting the need to renew the contract for animal services for the City of Tool. Mayor Bennett inquired regarding the price increase to year two of the contract. City Administrator explained the price increase on year two of the contract and concluded by stating that it was a better deal for the city to enter into a two year contract with a known cost for the next two years opposed to signing a one-year contract and having a potential drastic increase in price the following year. City Administrator Kizzee concluded by stating that the price increase for year two of the contract would be a \$6,000.00 increase. Councilmember Figueroa stated that the Humane Society was a no kill shelter and that they work with the limited space they have. Motion to Approve the City

Minutes

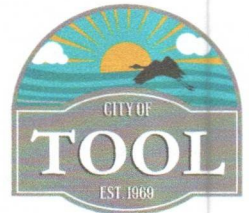
June 18th, 2026 @ 6:00 p.m.

Regular Council Meeting

Oran White Civic Center

701 N Tool Drive

Tool, TX 75143



Administrator to enter into a contract with Humane Society for the period of July 1st, 2026 – June 30th, 2028 was made by Councilmember Sayre with second by Councilmember Stykes. Motion Passed 4/0

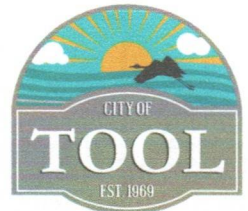
11. Consider, Discuss and Take Action to approve an Economic Development Incentive Agreement between the City of Tool, Texas and The Playground Bar & Grill, LLC, a Texas corporation, providing economic development incentives to the Company; and authorizing the City Administrator to execute all necessary documents. Councilmember Dumont stated that the City Attorney provided the city with the Economic Development Incentive Agreement between the City of Tool, Texas and The Playground Bar & Grill, LLC, a Texas corporation. Mayor Bennett provided recommended grammatical changes to the Agreement. Motion to Take Action to approve an Economic Development Incentive Agreement between the City of Tool, Texas and The Playground Bar & Grill, LLC, a Texas corporation, providing economic development incentives to the Company; and authorizing the City Administrator to execute all necessary documents was made by Councilmember Stykes with second by Councilmember Sayre. Motion Passed 3/0. Councilmember Figueroa Abstained from the discussion of this item along with the vote of this item.

Ordinance Readings

12. Discuss and Take Action to adopt Ordinance 2023-08D, International Codes, relating to the adopted codes for building regulations. City Administrator Kizzee stated that the purpose of this item was to only separate the International Building Codes from the Permit Fee Schedule. Motion to take action on the first reading to adopt Ordinance 2023-08D, International Codes, relating to the adopted codes for building regulations was made by Councilmember Sayre with second by Councilmember Dumont. Motion Passed 4/0.
13. Consider, Discuss and Take Action to adopt Ordinance 2026-06, Permit Fee Schedule. City Administrator Kizzee presented his recommended changes to the ordinance. City Administrator Kizzee highlighted the removal of the food truck permit from this ordinance and further discussed special event permits along with large event permits. Councilmember Dumont inquired regarding permits for events held by local Property Owner's Associations. Mayor Bennett stated that the Eight at Tool had to obtain permits for everything that they did and that everyone should be required to obtain permits and concluded by stating that everyone should be treated the same. Councilmember Dumont requested additional information regarding the proposed Permit Fee Schedule. Motion to Take Action to adopt Ordinance 2026-06, Permit Fee Schedule minus the mention of Food Truck Fees was made by Councilmember Stykes with second by Councilmember Figueroa. Motion Passed 4/0.
14. Consider, Discuss and Take Action on repealing Ordinance 2023-08C, International Codes. Motion to Take Action on repealing Ordinance 2023-08C, International Codes was made by Councilmember Sayre with second by Councilmember Dumont. Motion Passed 4/0.

Minutes

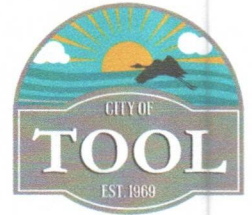
June 18th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143



15. Consider, Discuss and Take Action to adopt Ordinance 2026-05, Short Term Rental Regulations, as presented by Councilmember Greg Figueroa. Councilmember Figueroa stated that the Short Term Rental fee needed to be increased and that additional promotion for Short Term Rentals should be offered. Councilmember Figueroa continued by discussing possible advertising opportunities for Short Term Rentals via social media sites along with the city website. Councilmember Figueroa continued by stating that putting heads in beds was mandatory to allow the use of Hotel Occupancy Tax for projects in the city. Councilmember Figueroa concluded by discussing short term rentals in his neighborhood. Councilmember Dumont stated that while he was not in favor of the purposed increase to a \$500 short term rental permit, he did feel that raising the fee from a \$200 permit to a \$300 of \$350 permit fee was a better option. Mayor Bennett stated that while she agreed that an increase in the fee would be beneficial, she felt that slowly increasing the permit fee would be a better option. Mayor Bennett concluded by discussing her conversation with the City Attorney and highlighted that the city could not raise fees just to bring in additional revenue. Councilmember Figueroa discussed the metrics obtained from Everything Cedar Creek Lake in regard to short term rentals and requested that the City Council use the increase in the permit fee from Short Term Rentals to pay for those metrics. Motion to Take Action to adopt Ordinance 2026-05, Short Term Rental Regulations raising the permit fee from \$200.00 to \$300.00 for registration was made by Councilmember Dumont with second by Councilmember Figueroa. Motion Passed 4/0.
16. Consider, Discuss and Take Action on repealing Ordinance 2022-07, Short Term Rental Regulations. Motion to Take Action on repealing Ordinance 2022-07, Short Term Rental Regulations was made by Councilmember Sayre with second by Councilmember Stykes. Motion Passed 4/0.
17. Consider, Discuss and Take Action to Adopt Ordinance 2026-07, Abandoning Right-Of-Way, Isle of View – Lover’s Lane. Homeowner Jeremy Sain was present and presented his request highlighting the plans of tearing down his existing home to build a bigger house. Jeremy Sain continued by stating that the proposed house would encroach the Right of Way and that it why he was requesting additional space in the Right of Way to build. Motion to Take Action to Adopt Ordinance 2026-07, Abandoning Right-Of-Way, Isle of View – Lover’s Lane was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 4/0.
18. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*
 - A. All Present Councilmembers thanked everyone for coming to the meeting
19. **Future Agenda Items** - *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*
 - A. Councilmember Dumont requested a Resolution for the Texas Parks and Wildlife Department grant application to be placed on the next agenda

Minutes

June 18th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143



- B. Councilmember Sayre requested that additional warning sirens be placed on the next agenda
- C. Councilmember Figueroa requested that the Texas Parks and Wildlife Department grant application be placed on the next agenda
- D. Councilmember Stykes requested that the resolution in regard to replats be amended at the next meeting
- E. Mayor Bennett requested that the resolution in regard to replats be amended at the next meeting

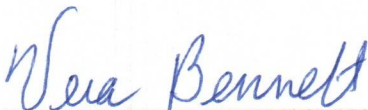
20. Closing

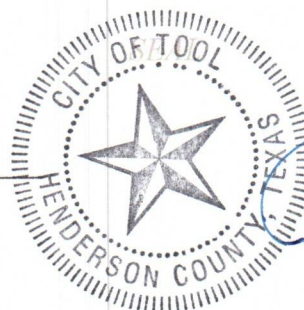
- A. Next Meeting: July 16th, 2026
- B. Adjourn. Motion to Adjourn was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0. Meeting Adjourned @ 7:28 p.m.

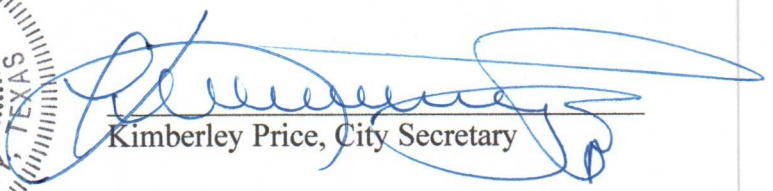
A meeting that is “open to the public”, pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this 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