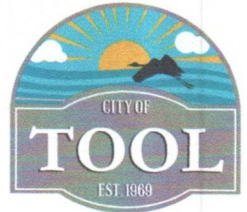


Minutes

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

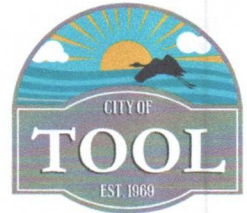


1. Call to Order @ 6:00 p.m.
2. Roll Call: Bennett, Dumont, Figueroa, Salvato, Sayre, Stykes. Salvato Absent. Quorum was established with Mayor Bennett presiding.
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest. No Known Conflicts of Interest.
5. **Citizen Comments:** 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*

Minutes

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



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.

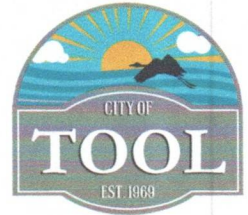
- Councilmember Salvato joined the meeting in person @ 6:29 p.m.

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.

Minutes

August 20th, 2026 @ 6:00 p.m.

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



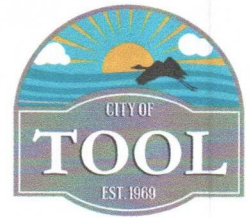
Councilmember Figueroa continued by stating that stop signs would not reduce speed and that the blind spot should be cleared along with removing trees and brush along the curve of the road. Councilmember Figueroa concluded by discussing the need for the city to keep the stop signs and use them in other 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

Minutes

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



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 item 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

Minutes

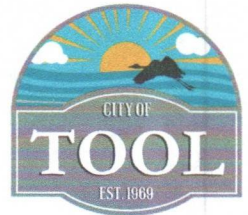
August 20th, 2026 @ 6:00 p.m.

Regular Council Meeting

Oran White Civic Center

701 N Tool Drive

Tool, TX 75143



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.

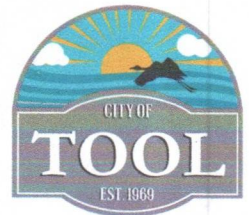
18. Consider, Act, and Take Record Vote on the proposed tax rate for Fiscal Year 2026-2027, as presented by the City Administrator. City Administrator Kizzee presented this item highlighting that after further research, the City of Tool could only approve the No New Revenue tax rate due to the City of 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 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

Minutes

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



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

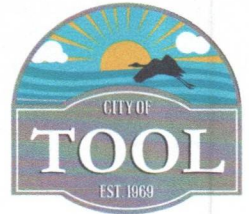
20. Consider, Discuss and Take Action on Ordinance 2026-08, Data Centers. Councilmember Figueroa stated that this Ordinance sends a message to data center developers and investors that data centers would not be allowed in Tool. Councilmember Figueroa concluded by stating that Tool would be one of the 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

Minutes

August 20th, 2026 @ 6:00 p.m.

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

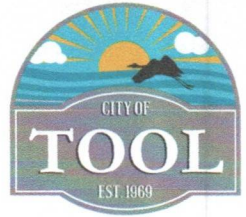


21. Consider, Discuss and Take Action to Adopt Resolution 2026-05R, Tax Rate Calculations. Mayor Bennett stated that this item was an administrative task. Motion to Take Action to Adopt Resolution 2026-05R, Tax Rate Calculations was made by Councilmember Dumont with second by Councilmember Stykes. Motion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

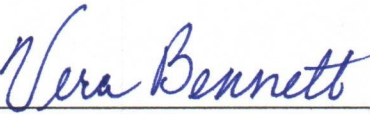
Minutes

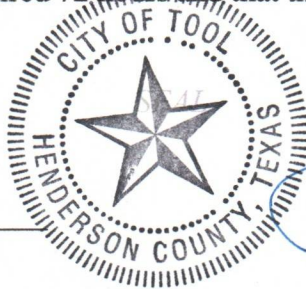
August 20th, 2026 @ 6:00 p.m.
Regular Council Meeting
Oran White Civic Center
701 N Tool Drive
Tool, TX 75143

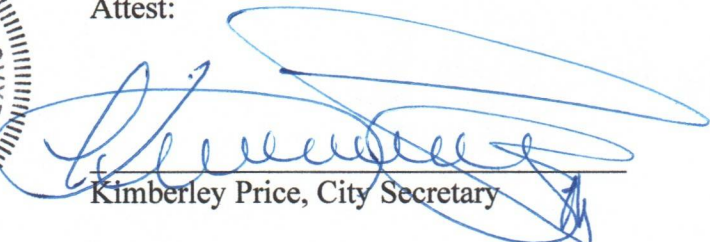


I certify that the above notice of meeting, a true and correct copy, was posted on the bulletin board in front of Tool City Hall prior to the required 72 hours and that the city's official newspaper was notified.

Attest:


Vera Bennett, Mayor




Kimberley Price, City Secretary