Minutes

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

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

   Motion to Change the Agenda Order allowing Item 22 to be discussed before Item 21 was made by Councilmember Dumont with second by Councilmember Stykes. Motion Passed 5/0.

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.***

   The following people spoke during the Citizens Comments Section:

   A. DeAnn Lund submitted her comments in regard to Item 15 via email to the City Secretary and were read by the Mayor
   B. Phyllis Byrd submitted her comments in regard to Item 15 via email to the City Secretary and were read by the Mayor
   C. Allen Anderson, Board President of Henderson County Emergency Services District Four, provided an update regarding Emergency Services District Four highlighting the new equipment and training that they were able to obtain since the increase in taxes.
   D. Eileen Jensen spoke in regard to Item 15, Item 23 and Item 24
   E. Marsha Goforth spoke on Item 15
   F. Brandi Sutton of Malakoff Independent School District discussed the upcoming school board election and discussed the ballot language for the proposition
   G. La Mon Chaney spoke of Item 23A
   H. Michael Fladmark spoke on Item 15, Item 17, Item 18 and Item 19

   The following people spoke on an Agenda Item during the time the Agenda Item was being discussed.

   A. La Mon Chaney spoke on Item 15
   B. Jacqui Moses spoke on Item 15 and Item 16
   C. Kent Larsen spoke on Item 15
   D. Diann Carroll spoke on Item 15
   E. Linda Burt spoke on Item 15
   F. Ron Young spoke on Item 16
   G. Michael Fladmark spoke on Item 23A
   H. Diann Carroll spoke on Item 23A

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 stated to never forget September 11th, 2001, and concluded by presenting his monthly reports for the Maintenance Department and Animal Control.
B. Court Clerk Stacy Hamaker presented the Court Monthly Report.
C. Chief of Police Robert Walker presented the Police Department Monthly Report, discussed the upcoming National Night Out event hosted by the Tool Police Department and concluded by welcoming new officer Chad Kraft.
D. City Administrator Julius Kizzee welcomed the new City Controller Jonathan Wilson and concluded by providing his monthly Executive Summary.

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

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

Public Hearing was opened at 6:32 p.m.

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

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

Public Hearing was closed at 6:33 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.*

11. Approve Minutes: August 18th, 2026 Budget Workshop/Special Meeting and August 20th, 2026 Regular Meeting. Motion to Approve Minutes: August 18th, 2026 Budget Workshop/Special Meeting and August 20th, 2026 Regular Meeting was made by Councilmember Sayre with second by Councilmember Stykes. Motion Passed 5/0.

12. Approve Monthly Activity Reports for August as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control. Motion to Approve Monthly Activity Reports for August as presented: (A) Executive Summary (B) Financial and Expenditure (C) Municipal Court; (D) Police (E) Maintenance; (F) Building (G) Code Enforcement and; (H) Animal Control was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

Minutes

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

Statutory Agenda - *The purpose of this section is to have full discussion upon request by the Tool City Council. Ideas, thoughts and decisions are formulated by City Council and staff plans, operations, policies, and/or future projects, including the following:*

13. Consider, Discuss and Take Action on a Managed Service Proposal for IT Services with Jantech Solutions. Bruce January of Jantech Solutions presented this item highlighting the offerings of his company along with his background in information technology. Bruce January concluded by discussing his current relationship regarding Information Technology with the Tool Police Department. Councilmember Dumont inquired regarding startup costs for the change in information technology services to which Bruce January stated that wiring was in good condition, and the desktops were in compliance. City Administrator Kizzee discussed the offboarding cost for the current Information Technology provider and concluded by stating that the computer server would need to be moved to the City Hall building. Mayor Bennett inquired the costs for services to which Bruce January stated that it was a flat monthly fee of $400 per month for City Hall and $400 per month for the Police Department. Councilmember Salvato inquired regarding software licenses to which Bruce January explained how his company handled software licenses. Motion to Take Action on a Managed Service Proposal for IT Services with Jantech Solutions as outlined in discussion was made by Councilmember Dumont with second by Councilmember Salvato. Motion Passed 5/0.

14. Discuss and Take Action on a request by Michael and Jessica Hatton of Wood Canyon Road to replat lots 100, 101 and 102 to create two 0.432 acre total lots, Lots 100R and 101R. Motion to Take Action on a request by Michael and Jessica Hatton of Wood Canyon Road to replat lots 100, 101 and 102 to create two 0.432 acre total lots, Lots 100R and 101R was made by Councilmember Dumont with second by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

15. Consider and Discuss a Planned Development consideration for Live Oak Vista, located at Property ID #230004, as identified in Henderson County Appraisal District Records. Mayor Bennett stated that she felt that this Planned Development consideration was premature. Mayor Bennett continued by discussing a meeting she had with the City of Kaufman highlighting the need for a Development Review Committee. Mayor Bennett continued by stating that this development has so many unanswered questions and that she recommended that Item 23 should be tabled tonight. Mayor Bennett continued by inquiring how much the city had already paid for this project in terms of city staff time. Mayor Bennett continued by stating that she believes in orderly growth, however, she did not feel the need to rush a project and bootstrap the incoming City Council. Mayor Bennett concluded by inquiring how much the city was giving this development. Councilmember Stykes stated that he was not against growth, however, he did not feel that the City Council has the resources needed to handle a development this size. Councilmember Stykes continued by stating that a development of this size was outside of the scope of the City Council and an outside company was needed to assist. Councilmember Figueroa stated that were many assumptions being made regarding this development. Councilmember Figueroa continued by stating that nothing with this development was being rushed. Councilmember Figueroa continued by stating that this item

was for discussion only. Councilmember Figueroa continued by stating that the citizens should trust their city officials and that he was happy to have a town hall meeting to discuss more about the proposed development. Councilmember Figueroa continued by stating that this proposed development would not require any upfront money from the city. Councilmember Figueroa continued by stating that the city needed more citizens to allow for a larger tax base which in turn would allow for more funds to allow for the repairs of roads and other projects needed for the city. Councilmember Figueroa continued by stating that without additional revenue, the revenue would have to come from somewhere. Councilmember Figueroa continued by requesting that the citizens should be patient and let the process work itself out. Bobby Gaddis, the engineer for the Live Oak Vista project, presented the project so far and stated that the developer was currently trying to get the property base zoning and to find out what was allowed in each development zone. City Administrator Kizzee stated that yes, that this item was discussion only and that the developers were requesting the city to define the zoning allowed. Mayor Bennett inquired why the drawings of the Live Oak Vista Development listed on their website was different information than what was being presented tonight. Councilmember Figueroa stated that the developer is needing zoning so they can prepare the land and concluded by stating that building the actual buildings would come later. Bobby Gaddis stated that Exhibit 4 presented to the City Council shows their proposed zoning for the development. Councilmember Figueroa stated that step one of the project was this item tonight which was deciding what zoning would be allowed in this development. Councilmember Dumont inquired regarding will serve letters from the utilities to which Bobby Gaddis stated that the utilities have the capacity to serve, however, upgrades to the utilities would need to made first. Councilmember Dumont continued by inquiring regarding what tract of the proposed development would be best for development to which Bobby Gaddis stated that tract two would be best for multi-family development and the tracts at the back of the property be zoned single family. Councilmember Sayre discussed how a previous city he lived in was late to the game in regard to development and concluded by stating that kicking the can down the road only would hurt the city in the long run. Mayor Bennett stated that this council would be making a decision for the next council and continued by stating that only City Administrator Kizzee, along with Councilmember Figueroa, have attended meetings with the developer. Mayor Bennett concluded by stating that Councilmember Figueroa was leaving the City Council so that left City Administrator Kizzee as the only one fully aware of the proposed development. Tufan Kilinc, the developer of the proposed development Live Oak Vista, presented the project history along with his experience in project development. Tufan Kilinc continued by stating that he has been visiting this lake area for over 25 years and was a proud member of this community. Tufan Kilinc continued by stating that building a development project with over 250 lots for homes is completely different than just building a single house. Tufan Kilinc continued by stating that he was not trying to pull something quick and that he only had good intentions in creating this development. Tufan Kilinc continued by stating that he would like to arrange an open house to further discuss the project however, no one has reached out to offer that as an option. Tufan Kilinc continued by discussing his project history along with his property buy transactions highlighting that people have spoken highly and that those purchases had changed people's lives. Tufan Kilinc concluded by stating that he has spent lots of his own money and time on this project and wants to put Tool on the map for the right reasons. Mayor Bennett stated that she felt the City Council needed more time and would

like to see the zoning more defined and concluded by stating that more time would be needed to do so.

Mayor Bennett called for a ten-minute recess at 7:58 p.m. Meeting was reconvened at 8:09 p.m.

16. Consider, Discuss and Take Action on recommended engineer's opinion for Plantation Dr. traffic issues. Jody Short, President of Lee Engineering, presented this item highlighting his opinions and possible remedies for the traffic issues on Plantation Drive. Councilmember Stykes stated that he would like to see raised payment markers and a speed advisory signs showing a speed of 20 MPH. Mayor Bennett stated that the exhibits provided in the meeting packet are different than the exhibits that are being presented tonight. City Administrator Kizzee stated that he was provided with the new exhibits days after the meeting packet was sent out. Councilmember Dumont inquired regarding the cost of the project to which City Administrator Kizzee stated that the engineering cost was $6,500.00 plus what options are selected to be installed. Councilmember Salvato stated that he would like to see option two since it allows for broader coverage along with a curved speed sign as well. Motion to make a recommendation to approve an agreement with Lee Engineering for recommendations along Planation Drive with an amount not to exceed $6,500.00, was made by Councilmember Stykes with second by Councilmember Salvato. Motion Passed 5/0.

17. Consider and nominate two candidates, in accordance with Section 6.03 of the Texas Property Tax Code, to serve on the Henderson County Appraisal Board of Directors. Motion to Nominate Michael Fladmark and Robert Stykes in accordance with Section 6.03 of the Texas Property Tax Code, to serve on the Henderson County Appraisal Board of Directors was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 4/0. Councilmember Figueroa Abstained.

18. Consider, Discuss and Take Action to Approve the Notice of Election for the General Election that will take place on November 3rd, 2026. Motion to Take Action to Approve the Notice of Election for the General Election that will take place on November 3rd, 2026 was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

19. Consider and Take Action to approve the Fiscal Year 2024-2025 Audit (Annual Financial Report) from YWRD, P.C.. Motion to Take Action to approve the Fiscal Year 2024-2025 Audit (Annual Financial Report) from YWRD, P.C as presented was made by Councilmember Stykes with second by Councilmember Dumont. Motion Passed 5/0.

20. Consider and Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2025 to September 30th, 2026. Motion to Take Action to engage YWRD, P.C for auditing services for the fiscal year periods of October 1st, 2025 to September 30th, 2026 was made by Councilmember Dumont with second by Councilmember Sayre. Motion Passed 5/0.

Minutes

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

Ordinance Readings

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

    A. I, Mike Dumont, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    B. I, Daniel Sayre, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    C. I, Tommy Salvato, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    D. I, Greg Figueroa, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

    E. I, Robert Stykes, move that the property tax rate be adopted at the tax rate of 0.369184, which is effectively a 0.00 percent increase in the tax rate

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

    A. I, Robert Stykes, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    B. I, Greg Figueroa, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    C. I, Tommy Salvato, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    D. I, Daniel Sayre, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget
    E. I, Mike Dumont, make a motion to vote "Yes" on the Proposed 2026-2027 Fiscal Year Budget

Executive Session

23. Convene into executive session pursuant to Texas Government Code Chapter 551 (2) sections:

    Motion to have Agenda Item 23A discussed in Open Session was made by Councilmember Stykes. Motion Failed due to the lack of a second.

    The City Council Convened into Executive Session at 8:50 p.m.

    a. Section 551.087 (Economic Development) to discuss economic incentives for Project "Live Oak Vista," located at Property ID #230004, in Henderson County Appraisal District Records

24. Reconvene in open session and take any action necessary resulting from executive session. The City Council reconvened into Open Session at 10:23 p.m. No Action was taken. A statement was made by Mayor Bennett stating that no Letter of Intent was going to be approved tonight.

25. **Council Comments** - *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*

A. Councilmember Dumont thanked everyone for coming to the meeting, discussed current water restrictions, discussed an upcoming Rotary Club event and concluded by stating that the City Council was not taking the Letter of Intent lightly and they are wanting to make the best decision for the city.

B. Councilmember Sayre discussed an upcoming car show in Kemp and concluded by thanking Councilmember Figueroa and Councilmember Salvato for assisting Ron Young in regard to his property.

C. Mayor Bennett stated that she would be on vacation from October 5th – October 20th so she would not be at the next Council meeting, discussed the upcoming Meet the Candidate Night, discussed Tool-O-Ween, discussed the Maintenance Barn progress and concluded by thanking the citizens for coming to the meeting.

D. Councilmember Salvato thanked everyone for coming to the meeting and concluded by thanking City Staff for their hard work.

E. Councilmember Figueroa thanked everyone for coming to the meeting and continued by stating that the community should be rest assured that the City Council are going to negotiate a good deal for the city. Councilmember Figueroa concluded by stating that the City Council has the community's best interest.

26. **Future Agenda Items -** *The Council may request items to be placed on a future agenda at this time. No discussion or deliberation of the items may take place at this time, other than a determination of Council consensus to direct staff to place the item on a future agenda.*

27. **Closing**
    A. Next Meeting: October 15th, 2026
    B. Adjourn

A meeting that is "open to the public", pursuant to the Open Meetings Act, is one that the public is permitted to attend. The act does not entitle the public to choose the items to be discussed or to speak about items on the agenda. If the City Council, during the course of the meeting covered by this notice, should determine that an executive session is required, then such executive session, as authorized by the Texas Open 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

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

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

Attest:

SEAL

Vera Bennett, Mayor

Kimberley Price, City Secretary