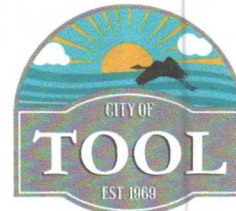


# Minutes

March 18<sup>th</sup>, 2025 @ 9:00 a.m.

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



1. Call to Order @ 9:00 a.m.
2. Roll Call: Bennett, Dumont, Figueroa, Fladmark, Sayre, Stykes. All Present. Quorum was established with Mayor Dumont Presiding.
3. Invocation and Pledge of Allegiance
4. Declare, if any, Council's Conflicts of Interest. No Conflicts of Interest were 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. Teresa Barth spoke on Item 14
  - B. Alan Terry Jr. spoke on Item 14

**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:*

6. Receive an update from Councilmember Sayre for the purchase and installation of warning sirens, in the amount of \$126,290.30 from OmniWarn, throughout the City of Tool. Councilmember Sayre stated that the delivery of the warning sirens had been delayed but the sirens should arrive in the first week of April. Councilmember Sayre continued by stating that once delivered, they would be installed as soon as possible. Councilmember Stykes inquired the location of the warning sirens to which Councilmember Sayre stated that the sirens would be installed in the following locations: the Arnold Hills subdivision, the Eight at Tool Park and the Coast Guard Auxiliary.
7. General Discussion on strategic priorities and goals, for the next five years. City Administrator Julius Kizzee presented this item highlighting the Strategic Plan that was adopted on January 16<sup>th</sup>, 2025.

Mayor Dumont allowed for Item Seven and Item Eight to be discussed at the same time.

- A. Councilmember Figueroa stated that he would like to see the Capital Improvement Fund grow and to see the drainage issues resolved. Councilmember Figueroa continued by discussing the need for bonds and grants to help fund city projects. Councilmember Figueroa concluded by stating that a financial structure plan was needed because how could you plan for what you need without knowing how much money you have to spend.
- B. Councilmember Sayre stated that the priority right now was to improve the drainage issues and stated that a bond would be needed to help fund the drainage project. Councilmember Sayre concluded by discussing the need to promote the Eight at Tool Park.



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- C. Councilmember Bennett discussed the need for a bond to fix drainage issues and continued by discussing the need for city beautification, an Economic Development Corporation, and a Municipal Development District. Councilmember Bennett concluded by stating that the City Council needed to calculate the costs of the goals so they could move from the talking phase to the action phase.
- D. Councilmember Fladmark discussed a potential sidewalk project along Highway 274 that would lead to the Eight at Tool Park. Councilmember Fladmark continued by discussing the need to finance a strategic plan, the creation of citizen committees, business councils and an Economic Development Corporation. Councilmember Fladmark continued by discussing the need for a sidewalk grant to lead to the Eight at Tool Park, a community garden project and the start of Phase Two on the Eight at Tool Park. Councilmember Fladmark concluded by discussing the need for a bond for continued maintenance of city streets.
- E. Mayor Dumont stated that the main priority was improving drainage issues, and that drainage trumps a sidewalk project.
- F. Councilmember Stykes stated that he would like to see the drainage improved, trails connecting neighborhoods to the Eight at Tool Park, the creation of a Chamber of Commerce and the potential of annexation of a section of the Arnold Hills subdivision.

Mayor Dumont called for a five-minute break and adjourned the meeting 10:37 a.m. and the meeting reconvened at 10:50 a.m.

- 8. General Discussion on incentives and strategies for future business growth in the City of Tool.

Mayor Dumont allowed for Item Seven and Item Eight to be discussed at the same time.

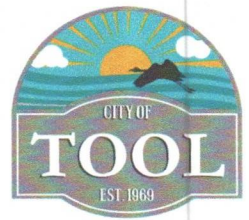
- 9. General Discussion on an ordinance for the creation of a Tree Preservation Fund, as presented by Councilmember Fladmark. Councilmember Fladmark presented this item stating that it had been previously presented but that he felt it deserved to be brought back to the City Council for consideration. Councilmember Fladmark continued by discussing the need for lots not to be clear cut prior and during construction. Councilmember Stykes stated that for aesthetic purposes, all front yards should have trees in them. Councilmember Sayre stated that some trees must be removed since they are blocking drainage but believed in replanting and relocating trees as needed. Councilmember Figueroa stated that fees associated with tree removal should be considered, since some fees could become large. Councilmember Fladmark stated that he believed there should be a separate Tree Preservation Fund for residential and commercial properties. Councilmember Figueroa inquired how the Tree Preservation Fund would operate. Councilmember Fladmark stated that he would like a tree survey to be included in the permit process for new construction.
- 10. Discuss and Take Action on a request for a signal warrant study from the Texas Department of Transportation (TXDOT) in the City of Tool. Councilmember Sayre stated that he felt that a traffic signal should be placed at the intersection of Arnold Hills Road and Highway 274. Councilmember



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Stykes agreed with Councilmember Sayre on the location of the traffic study and requested that the study take place during high traffic times to ensure accurate results. Councilmember Figueroa agreed that a traffic study would be needed at the intersection of Arnold Hills Road and Highway 274. Councilmember Bennett inquired who had the authority to change the speed limits to which Chief of Police Robert Walker stated that the Texas Department of Transportation (TXDOT) had the power to change speed limits on the state highway. Motion to Request for a Signal Warrant Study from the Texas Department of Transportation (TXDOT) in the City of Tool at the intersection of Arnold Hills Road and Highway 274 was made by Councilmember Bennett with second by Councilmember Sayre. Motion Passed 5/0.

11. Consider, Discuss and Take Action on an Adopt-A-Road Program for the City of Tool, as presented by Councilmember Sayre. Councilmember Sayre discussed this program highlighting the need for city streets to become free of debris. Councilmember Fladmark stated that he agreed with this idea and that he would also like to see a citizen clean-up day quarterly. Councilmember Figueroa inquired if individuals who are given community service could assist with this program. City Administrator Kizzee stated that this program would be for City of Tool streets only. Motion to Approve the Adopt-A-Road Program for the City of Tool was made by Councilmember Sayre with second by Councilmember Figueroa. Motion Passed 5/0.
12. Review Police Station remodel bids and award the bid for Police Station Project #2025-02. City Administrator Kizzee presented this item and stated that only one bid was received, and that company was New Beginnings Custom Homes. City Administrator Kizzee continued by stating that the bid price was \$49,200.00 and that it was the same company who added on to the existing City Hall. City Administrator Kizzee concluded by stating that he felt comfortable for this project to be approved. Councilmember Fladmark requested additional information regarding the building façade and building layout for the remodel. Councilmember Figueroa requested additional information regarding the restrooms for the remodel. Councilmember Sayre inquired about a potential locker room for the remodel. Chief of Police Walker discussed the layout of the remodel and stated that the remodel would start at the front of the building and work towards the back of the building. Councilmember Fladmark inquired regarding entrances to the building and fire suppression for the building. Motion to Allocate \$70,000.00 from the Capital Improvement Fund, for the remodel of the Tool Police Station, including a construction bid amount, from New Beginnings Custom Homes, not to exceed \$49,999.99 was made by Councilmember Fladmark with second by Councilmember Stykes. Motion Passed 5/0.
13. Authorize the City Administrator to execute all necessary contract documents for Project #2025-02 for the remodel of the existing Police Station. City Administrator Kizzee stated that this item was a formality and that the City Attorney requested that authorizing the City Administrator to execute contracts should be a separate agenda item from the actual award of the contract. Motion to Authorize the City Administrator to execute all necessary contract documents for Project #2025-02 for the remodel of the existing Police Station was made by Councilmember Fladmark with second by Councilmember Sayre. Motion Passed 5/0.



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Mayor Dumont called for a 30 minute break for lunch and adjourned the meeting 12:00 p.m. and the meeting reconvened at 12:28 p.m.

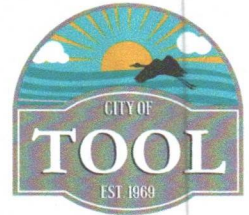
14. General Discussion on a drainage plan and drainage concerns throughout the City of Tool.  
Councilmember Sayre stated that drainage had been a long standing issue and that it would not be an overnight fix. Councilmember Sayre continued by stating that a ten million to twenty million dollar bond would be needed to completely fix the drainage issues in the city. Councilmember Sayre continued by stating that even though the Maintenance Department was cleaning culverts, builders were still pulling permits and following all guidelines from the Building Department. Sayre continued to state that the city was still having drainage problems. Mayor Dumont stated that the drainage issue was front and center and that the city was looking at all options to fix the drainage issue. Councilmember Sayre stated that it was important to remain strategic on how the ditches are being maintained to prevent putting water on neighbors. Councilmember Sayre continued by stating that when his subdivision was built, a drainage plan was not created which was not a huge problem at the time until increased development in his neighborhood happened over the past few years. Councilmember Figueroa stated that he did not feel that it was right for builders to be expected to figure out drainage issues and that it was the city's responsibility to correct the drainage issues. Councilmember Figueroa concluded by stating that fixing the drainage is the top priority for the City Council. City Administrator Kizzee provided a progress update on items that had been worked on by the Maintenance Department since the last meeting. Building and Code Official LaCosta Davis discussed the need for retention ponds and detention ponds. Building and Code Official Davis continued by stating that easements to private properties would be needed in some areas to help with the drainage issues. Building and Code Official Davis continued by stating that without easements, there was nothing the city could do in regard to private property. Director of Maintenance and Operations Frank Martin stated that there were many culverts that would need to be replaced and that it would involve cutting up concrete driveways. Councilmember Stykes stated that Paradise Bay particularly has three specific issues in regard to drainage: driveways, Oahu Loop holding water and a lack of easements. Councilmember Bennett stated that water on private property was a big part of the drainage problem. City Administrator Kizzee stated that an engineer would be needed to assess the drainage issues and provide a plan with how to fix drainage in the city. Councilmember Sayre inquired that what the timeline would be to obtain an engineer and if the city chose to go out for a bond to pay for drainage, would an engineered plan be included in that cost. Councilmember Figueroa stated that without knowing the true cost of the drainage issues in the city, how would the City Council know how much to ask for in regard to a bond to fix the drainage? Councilmember Bennett stated that she would first like to focus on the Paradise Bay Subdivision since that is the neighborhood with the most drainage issues. City Administrator Kizzee stated that Hayes Engineering would be placed on retainer to drive around the city and give their opinions on how and where to start on tackling the drainage issues.
15. Consider, Discuss and Take Action on the Eight at Tool, a 501(c)3 corporation, transitioning to a primarily citizen-led Park Board, implementing an overall budgetary and composition plan and amending the bylaws, as presented by Councilmember Bennett. Councilmember Bennett presented her plan for the Park Board by highlighting it being a primarily citizen ran board but that the City of Tool would still be



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involved to some degree. Councilmember Bennett continued by presenting her proposed composition plan, budget for the new board and bylaws for the board. Councilmember Figueroa stated that he was under the impression that the 501(c)3 corporation was going to be given to the citizens. Councilmember Fladmark stated that currently the member of the Eight at Tool, a 501(c)3 corporation, was the City of Tool and that it should not be anymore. Councilmember Fladmark continued by inquiring the current funds available in the Hotel Occupancy Tax Fund. Councilmember Sayre inquired how City Clerk Alicia Keith would be involved going forward since she has always planned events for the city, as it is part of her job description. City Administrator Kizzee stated that he felt that City Controller Kimberly Kroha would be a good fit to be on the Park Board and that she would be a good tie between the Park Board primarily led by the citizens and the City of Tool. City Administrator Kizzee continued by stating that City Clerk Keith planning events would be separate from the Park Board itself. Councilmember Fladmark stated that he had a problem with the City of Tool being listed as the member for the Park Board. Councilmember Bennett inquired that if the Park Board was given fully to the citizens, how would the City of Tool provide oversight. City Clerk Alicia Keith stated that she would like to see the Park Board fully citizen led as she no longer has the ability to plan multiple events due to personal commitments outside of work. After Amendment, Motion to approve the proposal and bylaws as submitted, subject to any changes by the City Attorney, and allocate \$25,000.00 for the Park Budget through the end of the year was made by Councilmember Bennett with second by Councilmember Figueroa. Motion Passed 5/0.

Mayor Dumont called for a 5-minute break and adjourned the meeting at 2:23 p.m. The meeting reconvened at 2:30 p.m.

### **Resolution Adoption**

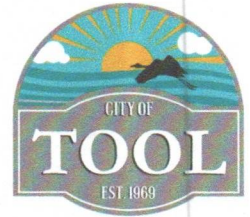
16. Consider, Discuss and Take Action on first reading to Adopt Resolution 2025-02R, Council Rules of Procedure, as presented by Councilmember Fladmark. Motion to Adopt Resolution 2025-02R, Council Rules of Procedure was made by Councilmember Fladmark with second by Councilmember Sayre. Motion Passed 5/0.
17. **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 Martin discussed drainage progress in Paradise Bay Subdivision
  - B. Building and Code Official Davis provided an update on the City Hall Remodel highlighting final inspections to happen this week
  - C. City Clerk Keith discussed the upcoming City Hall Grand Opening and the Eight at Tool Park Grand Opening
  - D. Chief of Police Walker thanked the City Council for the approval of the Police Department Remodel



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- E. City Controller Kroha provided an update on the FY 2022-2023 Audit stating that the audit was 86% completed with an estimated completion date of April 2025.

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. Councilmember Fladmark thanked everyone for their hard work in regard to the City Hall Grand Opening and was pleased for the passage of the Resolution on Council Rules of Procedure
- B. Councilmember Sayre thanked everyone for their hard work and stated that he appreciated everyone for all that they do for the City
- C. Councilmember Bennett stated that it had been an interesting meeting and was hopeful that the drainage would be fixed as soon as possible. Councilmember Bennett concluded by providing a Park Construction update highlighting nearing the end of park funds.
- D. Councilmember Figueroa congratulated Councilmember Bennett on the park almost being completed and thanked the City Council and City Staff for all that they do
- E. Councilmember Stykes thanked the staff for all of their hard work

19. **Closing**

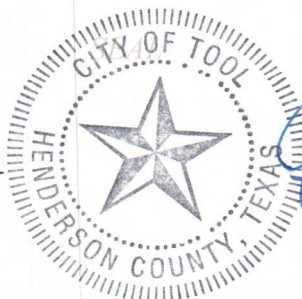
- A. Next Meeting: March 20<sup>th</sup>, 2025
- B. Adjourn @ 3:00 p.m.

**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:

Mike Dumont, Mayor



Kimberley Price, City Secretary