

Minutes

December 15, 2022 @

6:00pm

Regular Council Meeting

1. Call to Order @ 6:05pm
2. Roll Call: Fladmark, Dumont, Lawhon, Brasfield, Figueroa and Holley
3. Invocation and Pledge of Allegiance
4. Citizen Comments: Citizens wishing to speak on an agenda item must sign up to do so (3 Minute Maximum)
 - a. Susan Hall thanked everyone for the success of the Holiday Home Tour hosted by Cedar Creek Lake Garden Club.
5. Approve Minutes: November 17th, 2022 Regular Meeting and November 18th, 2022 Special Meeting. Motion to approve was made by Councilmember Fladmark with second by Councilmember Dumont. Motion Passed 5/0.
6. Approve Consent Agenda Items "A" thru "F"; Monthly Activity Reports for November 2022 as presented: (A) Executive Summary (B) Municipal Court; (C) Maintenance; (D) Building; (E) Animal Control and (F) Financial and Expenditure. Motion to approve was made by Councilmember Fladmark with second by Councilmember Figueroa. Motion Passed 5/0.
7. Action on a request by Janice Powers of 417 Shore Line Dr to replat lots 141 and 142 creating one 0.227-acre lot, lot 141-A. Motion to replat lots 141 and 142 creating one 0.227-acre lot, lot 141-A was made by Councilmember Fladmark with second by Councilmember Dumont. Motion Passed 5/0.
8. Discuss and take action to hire a part-time City Controller. Motion to hire a temporary part-time City Controller was made by Councilmember Figueroa with second by Councilmember Brasfield. Motion Passed 5/0.
9. Discuss and take action to adopt Ordinance 2022-07, Short-Term Rental Regulations.
 - a. Councilmember Holley stated that he personally identified 35 properties and the city could be looking at \$80,000 to \$104,000 in additional revenue.
 - b. Gary Sestito asked Council what the city would be adding. It was answered that there would be permit fees for Short Term Rentals.
 - c. Phil Ringley asked Council how this ordinance would be enforced.

Motion to adopt Ordinance 2022-007, Short-Term Rental Regulations was made by Councilmember Fladmark with second by Councilmember Dumont. Motion Passed 5/0.

10. Discuss and take action on a Letter of Intent with Cedar Creek LotCO, LLC and The Groves at Cedar Creek, LLC on a possible annexation.
 - a. Tawnya Austin stated that it is these types of things as we are growing, we will be looking for opportunities and that it doesn't happen without an investment. She estimated that over 15 years it will bring in over \$2 million in revenue. She concluded by saying that she is very much for it and thinks this is a huge opportunity for Tool.
 - b. Roland Napoles stated that he thinks it is a good deal.
 - c. Summer Harrison stated that the development previously went to the county and asked for 42 exemptions. She asked where the escrow account would be held, who the builders for the project were, what the permit fees would be if other builders came in, if the city has seen any rules/regulations for this project and if it was going to be a gated community.
 - d. Scott Felton stated that he felt that this is exactly what the city needs and that he has seen the development and it is one heck of an opportunity. He concluded that he is glad to see ex-mayor Tawnya Austin behind this.

Motion to approve the Letter of Intent with Cedar Creek LotCO, LLC and The Groves at Cedar Creek, LLC on a possible annexation was made by Councilmember Fladmark with second by Councilmember Holley. Motion Passed 5/0.

11. General discussion on the latest project numbers for the proposed Eight at Tool City Park.
 - a. The council stated that park numbers came back at \$1.9 Million and that we cannot make that happen. The council also stated that they have been in talks with TPWD, and they are willing to work with us to see this out. The council concluded by stating that we will be able to render the park plan and resubmit it for approval.
 - b. Tawnya Austin stated that the new bid is not concrete that she has talked with David Barnes and the cost of concrete is up.
 - c. Kathy Donoghue stated that there were six meetings about the park, a park committee was formed, and they have never met.
12. General discussion for possible City Hall Design and Renovative Services.

Closing

13. Next Meeting: January 19th, 2023
14. Adjourn @ 8:11pm

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 with regard to 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.

"Pursuant to Texas Government Code section 551.007, members of the public may speak on an agenda item during the citizens comment section of the meeting or at the time the agenda item is called for discussion by the Mayor. Speakers must sign up with the City Secretary to speak and shall be given three (3) minutes to speak. A speaker needing a translator and/or interpreter may be given six (6) minutes to speak. Criticism of city employees or staff is prohibited. Those wishing to address the Council regarding an item not on the agenda must be a citizen, property owner or business owner of Tool. Comments on such non-agenda items shall be limited to three minutes. 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."

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.

Passed and approved this 19th day of January 2023.

Tommy Lawhon, Mayor



Attest:

Kimberley Price, City Secretary