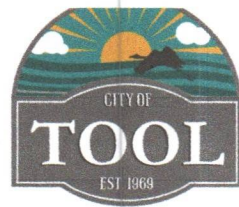


# Minutes

February 15<sup>th</sup>, 2024 @ 6 p.m.  
Regular Council Meeting

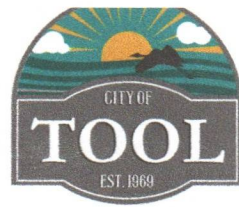


1. Call to Order @ 6:00PM
2. Roll Call: Bennett, Dumont, Figueroa, Fladmark, Holley, Sayre. All Present. Quorum established with Mayor Dumont Presiding.
3. Invocation and Pledge of Allegiance
4. **Presentations, Proclamations and Recognitions**
  - (a) Leslie Anderson, Chair of the Eight at Tool Park Construction Committee, to give updates via committee reports
    - During the Eight at Tool Park Groundbreaking, \$1900 was raised.
    - Received five grading bids for the park and met with one of the five grading bid contractors
    - Request for Proposals for concrete will be issued on April 1<sup>st</sup> 2024.
    - The Trails Grant was submitted to Texas Parks and Wildlife and the award will be awarded on May 1<sup>st</sup> 2024, to the winner.
  - (b) Kathy Donoghue, Chair of the Eight at Tool Park Garden & Beautification Committee, to give updates via committee reports
    - The committee held their meeting on February 13<sup>th</sup>, 2024.
    - The committee had decided to use container trees in the Eight at Tool Park with an estimated cost of \$300 - \$600 per tree.
    - The committee had chosen to use Bermuda Grass along with native grasses and have found two vendors for these grasses.
    - The committee had chosen the colors green and brown for the aesthetic of the park.
    - The committee applied for a grant through Lowe's and a grant through American Association of Retired Persons (AARP)
5. **Citizen Comments:** Citizens wishing to speak on an agenda item must sign up to do so (**3 Minute Maximum**)
  - None
6. **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.*
  - A. Approve Minutes: January 8<sup>th</sup>, 2024 Special Meeting and January 18<sup>th</sup>, 2024 Regular Meeting. City Administrator Julius Kizzee stated that Councilmember Fladmark had requested grammar changes to the Minutes. Motion to Approve Minutes: January 8<sup>th</sup>, 2024 Special Meeting and January 18<sup>th</sup>, 2024 Regular Meeting was made by Councilmember Holley with second by Councilmember Figueroa. Motion Passed 5/0.
  - B. Approve Monthly Activity Reports for January 2024 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.

City Administrator Kizzee presented the Executive Summary and highlighted the installation of the new recycling sign provided by Republic Services, the upcoming Eight at Tool Park Board Meeting and the execution of the Henderson County Plat Approval Agreement at the County level. City Administrator Kizzee continued by discussing CodeRed which is the emergency alert

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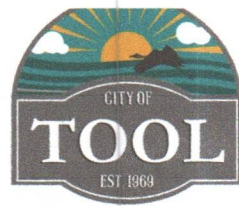


system for the City of Tool which had been in place since 2018. Councilmember Holley inquired if part time residents could receive CodeRed notifications to which City Administrator Kizzee stated that anyone who is signed up to receive alerts regardless of location would receive the alerts. City Administrator Kizzee then presented the Finance and Expenditure Report and noted the following: Bond Debt payment was paid, Building Permits Fees were above average, and that the interest rates for all city bank accounts were above five percent. Councilmember Figueroa requested an update on the Trinity Valley Electric Cooperative (TVEC) substation valuation. Councilmember Fladmark stated that there is a different formulation for valuation calculation for cooperatives compared to private companies. Councilmember Figueroa inquired about the upcoming FY 2022-2023 Audit. City Administrator Kizzee stated that the expected audit start date would be in June 2024 and that the audit would be conducted by Yeldell, Wilson, Reeve & Wood (YWRD) who has done the City's audit for many years. City Administrator Kizzee concluded by stating that the City Controller started sending over documents to the auditor back in December 2023. Councilmember Bennett requested to see a Profit and Loss Statement for the Eight at Tool Park, a Balance Sheet for the Eight at Tool Park and requested clarification on engineering expenses for the Eight at Tool Park. Councilmember Figueroa explained the difference between a Balance Sheet and a Profit and Loss. Motion to Approve Monthly Activity Reports for January 2024 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 Holley with second by Councilmember Figueroa. Motion Passed 5/0.

7. **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:*
8. Discuss and Consider Action on the approval of the 2023 Racial Profiling Report by the Tool Police Department. Chief of Police Robert Walker presented the 2023 Racial Profiling Report describing its purpose which is to ensure no traffic stops are made due to racial profiling. Chief of Police Walker continued by stating that this report is required by the Texas Commission on Law Enforcement annually. Councilmember Holley inquired about the findings of the report to which Chief of Police Walker stated that the City of Tool Police Department did not show evidence of Racial Profiling since the majority of the stops were conducted on white males, which is not a minority of the City of Tool's population. Motion to Approve the 2023 Racial Profiling Report by the Tool Police Department was made by Councilmember Figueroa with second by Councilmember Sayre. Motion Passed 5/0.
9. Receive and give direction to city staff regarding architectural plans for a City Hall Remodel and Addition. City Administrator Kizzee stated that he had received the final plans for the City Hall Remodel from architect Paul Canup. City Administrator Kizzee continued by stating that the new building would be less than 4,000 square feet, the current City Hall building would become the Police Department and that the estimate for the new City Hall building is between \$787,000 and \$875,000. City Administrator Kizzee continued by stating that a Payment and Performance Bond would be required since the project is over \$100,000 and that the City must go through the bid process since the project is over \$50,000. City Administrator Kizzee concluded by stating that if plans are approved, he would like to start the bid process on February 22<sup>nd</sup>, 2024 and close March 10<sup>th</sup>, 2024. Councilmember

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Fladmark requested an estimate for the cost of upgrading the space that would become the Police Department. Chief of Police Robert Walker stated that he estimated \$30,000 to do the necessary upgrades to the Police Department. Councilmember Figueroa stated that he estimated closer to \$50,000 for all necessary upgrades. Councilmember Figueroa continued by stating that he believes that the developer of the 81 acres on Arnold Hills Road will come before the City Council and possibly gift the city some land to build a brand-new City Hall. Councilmember Sayre stated that he would like to hold on off on going out for City Hall bids right now. Councilmember Figueroa stated that the city should still go out for bids so the City Council could compare the costs of a renovation compared to building a new building. Mayor Dumont inquired if there would be changes to the building plan if the location of the City Hall changed to which Building Official LaCosta Davis stated that the building design would stay the same. City Administrator Kizzee stated that he felt that looking at all options and cross comparing to find the best option was the best option. Councilmember Holley inquired what direction by the City Council was being requested by city staff to which City Administrator Kizzee stated that he needed City Council approval to go out for bids. Councilmember Fladmark stated that the American Rescue Plan Act funds must be obligated by December 31<sup>st</sup> 2024. Councilmember Figueroa stated that these funds had already been obligated for city hall previously. After an Amendment, motion to advise city staff to issue the submitted architectural plans out for bid for the City Hall remodel and addition was made by Councilmember Fladmark with second by Councilmember Holley. Motion Passed 5/0.

(Mayor Dumont called for a five-minute adjournment for a break @ 6:52 pm and reconvened @ 6:55 pm)

**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](mailto: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 agency's public record.*

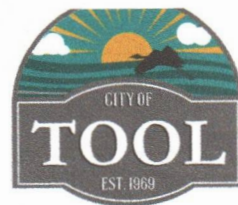
**Public Hearing was opened @ 6:55pm. No one signed up to speak, however Mayor Dumont allowed citizens to speak during this hearing.**

10. Consideration of Ordinance 2024-03, as requested by Developer Yaniv of 1450 N. Tool Dr., to amend the Comprehensive Zoning Ordinance of the City of Tool, 2006-0921, so as to rezone 4.79 acres of land located adjacent to the County Road 2403 in the City of Tool, Henderson County, Texas, from B-1 (Local Business District) to a multi-use zoning of B-1 (Local Business District) and MF1 (Multi-Family Residential District).

A : Jeff Porter stated that the city had previously changed the zoning on this property and inquired about the drainage plan since the land had been cleaned up and the drainage removed. Mayor Dumont stated that the original plan from the developer was to build 216 apartments which would allow for bottom story to allow retail shopping and for the second and third story to allow multifamily living space along

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Highway 274. Mayor Dumont continued by stating that the developer had now stated that the units would only be a two-story building and only allow multifamily living space. Mayor Dumont concluded by stating that the drainage would need to be vetted out and that he had seen some plans for this project. Councilmember Fladmark stated that this project would have to meet all Federal Emergency Management Agency approvals.

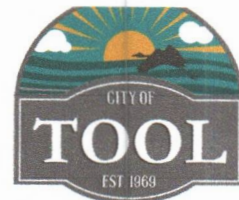
B David Moses inquired if the property would allow for adequate parking space for the 216 apartments currently. Mayor Dumont stated that currently no, there was not enough parking space but that the city had recently acquired property in that area that could possibly be used for additional parking. David Moses inquired if the city would allow apartment parking on city owned property and what was the location of the recently purchased city property. Mayor Dumont stated that the new city property was located in between the proposed development and the Humane Society of Cedar Creek Lake. David Moses inquired that if the land that the city bought would be used for apartment parking, how would that work? Mayor Dumont stated that the city would sell the property to the apartment developer to allow for enough parking. David Moses stated that he felt that the city was now in the real estate business. Mayor Dumont stated that the city is not in the real estate business. Mayor Dumont continued by stating that an opportunity came up to purchase property and the city wanted to assist the developer.

C Jacqui Moses stated that there would be a total of 216 total apartments. Jacqui Moses continued by inquiring why the developer would not build less apartments if there are not enough parking spaces. Jacqui Moses concluded by inquiring if a three-story building fits the aesthetic of Tool. Councilmember Figueroa stated that if parking does not become available, the developer will reduce the number of buildings built. Councilmember Holley stated that this was a \$40,000,000.00 opportunity that was not only a need but a want for this community. Jacqui Moses inquired about the monthly rental fee for the apartments to which City Administrator Kizzee stated that the apartments were a minimum of \$900 per month and that this cost is the average cost for apartments around the lake area.

Councilmember Bennett stated that she had reviewed the City of Tool Planned Development District Ordinance. Councilmember Bennett continued by stating that the plan the City Council is being presented is the Conceptional Plan. Councilmember Bennett continued by stating once the City Council approves the Conceptional Plan the next step would be to approve the Development Plan which would need to be substantially the same as the approved Conceptional Plan. Councilmember Bennett continued by stating that approving this plan without the parking issue being fixed would be a huge problem. Councilmember Bennett continued by stating that if the developer is not planning to do retail business, we need to remove the multi-use zoning change and proceed with just the multi-family zoning change. Councilmember Bennett continued by stating that the developer must submit a Planned Development Application and that the city had not received this document. Councilmember Bennett concluded by stating that if the city approves this ordinance with the short parking spaces, the developer could sue the city for

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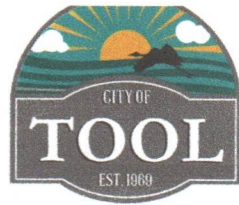


requiring more parking spaces in the Development Plan. Councilmember Bennett continued by stating that minor adjustments to the Development Plan were allowed, however anything more than a minor adjustment would require the Planned Development process to start over with another Public Hearing. Councilmember Fladmark stated that he felt that this ordinance needed to be flushed out more and recommended including a two-year limit to this Ordinance. Councilmember Bennett stated that this ordinance would be changing existing ordinances and that is not the purpose of a Planned Development. Councilmember Bennett continued by stating her reservations on allowing the developer to use their own engineering and not have the engineering oversight by the City. Councilmember Bennett continued by stating that she felt that an expiration date be added to the ordinance for the period of six months and that this variance would apply only to this developer. Councilmember Bennett continued by stating that we need someone to protect the city's interest and keep the city from lawsuits. Councilmember Fladmark read Section Eight of the ordinance and stated that he felt that Councilmember Bennett was interpreting the ordinance incorrectly. Councilmember Bennett stated that the City Council needed to decide if they were going to send the construction plans to the City of Tool third party inspector Bureau Veritas. Councilmember Figueroa stated that he felt that the city should send the plans to the City of Tool third party inspector Bureau Veritas for Plan Review. Councilmember Figueroa stated that the plan had always been to send the plans to plan review through Bureau Veritas, but the developers would use their own engineers to develop their building plans. Councilmember Fladmark inquired if there will be commercial business on the first floor of this development. Councilmember Figueroa stated that the original plan was to have commercial business on the first floor, but that plan has now changed due to the lack of parking. Councilmember Bennett stated that she felt that Section Eight of the ordinance needed to be removed. Councilmember Fladmark stated that he agreed that Section Eight of the ordinance needed to be removed and noted that he was not made aware until this meeting that the developers were now not doing commercial business on the first floor. Councilmember Holley inquired if there was a problem with leaving Section Eight in the ordinance to which Councilmember Fladmark stated that yes, it would be a problem to leave the Section Eight in the ordinance because agenda item is a request for multi-use zoning. Councilmember Bennett stated that the developer would only need the zoning to change from Business District to Multifamily. Councilmember Bennett continued by saying that if the zoning is changed to Multi-Use, what would stop people from running a retail business out of their apartment? Councilmember Bennett continued by stating that the City Council should not approve this ordinance just to push this project along. Councilmember Bennett concluded by stating that a Conceptual Plan was still needed that shows updates in regard to parking. Councilmember Holley stated that the city risks losing this opportunity based on parking.

- D Jacqui Moses inquired the company name of the developer for the proposed apartments to which City Administrator Kizsee stated that the company name was MFC Construction. Jacqui Moses stated that she felt like things were being rushed to secure something and does not agree with making concessions and changing ordinances to make the development work. Jacqui Moses continued by stating that if

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the developer wants to come to Tool then they should have to change their plans on their own and that the city should not have to go out and find land for the developer to use. Councilmember Figueroa stated that the developer would like to build three buildings in the first phase to see if they would lease. Councilmember Figueroa continued by stating that there would be more than enough time after first phase to see if there would be additional phases of buildings and that the city can entice builders to come build in Tool. Councilmember Figueroa continued by stating that he would like to see the city grow and that he believed that this development would help with the drainage issue in that area. Jacqui Moses stated that she is for growth and development, but this development had only been discussed for two months and feels very rushed. Councilmember Figueroa stated that this developer had built other apartments in six months with a planning stage of 90 days.

Councilmember Bennett stated that the developer had nothing worked out with West Cedar Creek Municipality Utility District and the City is not the one who is holding up the development. Councilmember Figueroa stated that West Cedar Creek Municipality Water District stated that the development had not received a zoning change and that was required before the developer could proceed.

## 11. **Close public hearing and take any action necessary from the public hearing period @ 7:30PM.**

- No Action Taken

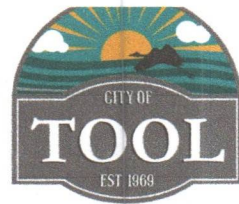
### **Ordinance Readings**

## 12. Consider and Take Action to adopt Ordinance 2024-03, Planned Development – Lakeview.

City Administrator Kizzee stated that the City of Tool's third-party engineering service Bureau Veritas assisted in writing this ordinance. City Administrator Kizzee continued by recommending the addition of a section in the ordinance to read that the developer would only have ability to have retail use on the first floor of District A facing Highway 274. City Administrator Kizzee continued by stating that another Council meeting could be had but it would be a minimum of two weeks - but most likely would not take place until the next regular meeting. City Administrator Kizzee continued by stating that, per citizen Jeff Porter, this zoning change may have had already been done roughly five years ago. Councilmember Fladmark stated that he recalled discussion of a zoning change prior to the start of the Coronavirus pandemic. City Administrator Kizzee stated that as of this meeting, he had found no such records confirming what Councilmember Fladmark said but would continue to search. City Administrator Kizzee requested that the City Council provide recommendations on what changes they would like to see in this ordinance. Councilmember Bennett stated that she felt that the City of Tool's third-party inspector Bureau Veritas should meet with the City Attorney to discuss the structures and setbacks ordinances being in conflict with this ordinance. Councilmember Bennett concluded by stating that she would like to see Section Six and Section Eight removed from this ordinance. Councilmember Figueroa stated that he would like to amend the language now to pass the ordinance, so the property is zoned Multi-Use to allow the developer to continue on this project. Councilmember Fladmark requested that there be a timeline in the ordinance so if retail business is not developed in that timeframe, the zoning will revert. Councilmember Holley inquired what the benefit would be to adding a timeframe in the ordinance. Councilmember Fladmark stated that the timeline would incentivize the developer to have retail business in the beginning of development. Councilmember Figueroa stated that the developer only wanted the Multi-Family Zoning.

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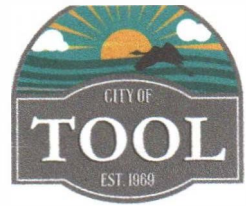


- A. Leslie Anderson inquired if the zoning is restricted to Multi-Family now, would this take away any possibility of commercial business in the future. Councilmember Fladmark stated that the developer could come back in the future and ask for a zoning change if needed. Councilmember Figueroa agreed that the developer would have to come back to the City Council and ask for a zoning change if needed.

Councilmember Figueroa requested that the zoning should be changed to Multi-Family and hoped that the ordinance would be passed tonight so the developer could continue to work with West Cedar Creek Municipal Water District. Councilmember Figueroa continued by stating that if the City Council came out of this meeting saying we needed another 30 days, we would risk losing this project. Councilmember Bennett inquired if the developer would have something from West Cedar Creek Municipal Water District in the next 30 days, to which Councilmember Figueroa stated that the developer expected to hear from West Cedar Creek Municipal Water District tomorrow. Councilmember Holley inquired if the ordinance language could be changed tonight, to which City Administrator Kizzee stated that yes, the ordinance language could be amended tonight. Councilmember Bennett stated that she would like to see a section added to the ordinance that said that all first-floor units facing Highway 274 were not to be combined with a residence. Mayor Dumont stated that the developer was only requesting Multi-Family zoning, so the City Council needed to focus on making this zoning Multi-Family. Councilmember Fladmark stated that the developer could come before the City Council and request a zoning change.

City Administrator Kizzee requested that in "District A" all mentions of Local Business District be removed and only allow Muti-Family. Councilmember Bennett stated that there should be a timeline for the Business District Zoning. Councilmember Figueroa recommended that there be a 24-month timeframe for Multi-Use zoning and if no retail business were built during that timeframe, the zoning would revert back to Multi-Family. Councilmember Bennett and Councilmember Fladmark agreed with Councilmember Figueroa's recommendation of a Multi-Use timeframe. Councilmember Bennett stated that she would like to see Section Eight removed from this ordinance. Mayor Dumont stated that he would like Section Eight included in the ordinance since it would protect the city. Councilmember Holley stated that he would like to see Section Eight included in the ordinance for the same reason. Councilmember Bennett stated that the city had a right to refuse anyway, so there is not a need for that language in the ordinance. City Administrator Kizzee inquired if it would be better to remove Section Six and keep Section Eight in the Ordinance. Councilmember Bennett stated that she felt it would be best to remove Section Six and Section Eight from the Ordinance. City Administrator Kizzee recommended the following additions to the Ordinance: a section added to read that all first-floor units facing Highway 274 were not to be combined with a residence, a 24-month timeframe for Multi-Use zoning and if no retail business were built during that timeframe, the zoning will revert back to Multi-Family. Councilmember Bennett stated that she is good with the language changes, but that the developer would still need 1.75 parking spaces per unit. Councilmember Figueroa stated that the recommendation of 1.75 parking spaces came from the City of Tool's third-party inspector Bureau Veritas. Councilmember Figueroa continued by stating that the City of Dallas required 1.50 parking spaces per unit. Councilmember Bennett stated that the Conceptual Plan does not have enough parking spaces. Councilmember Bennett continued by stating that currently this plan has less than one parking space per unit. Councilmember Bennett concluded by inquiring how can the City Council approve the Conceptual Plan without enough parking spaces. Councilmember Fladmark stated that the approval of the ordinance would be accepting the requirement of 1.75 parking spaces per unit. Councilmember Bennett discussed the current Planned Development Ordinance. Councilmember Fladmark reiterated to Councilmember Bennett that this Ordinance is for changing of zoning of this particular piece of property only. Councilmember Figueroa agreed with

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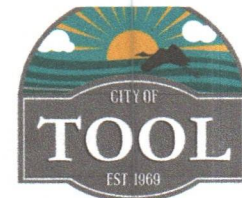
Councilmember Fladmark by stating that this Ordinance is for this property only. Councilmember Figueroa continued by stating that the City Council had not approved a Conceptual Plan. Councilmember Fladmark inquired if the developer had discussed their plans for Phase One to which City Administrator Kizzee stated that the furthest back three buildings in District B would be built in Phase One. Councilmember Bennett stated that the current Planned Development Ordinance talked about a Development Plan and that the City Council needed to add language to include the requirement of 1.75 parking spaces per unit. City Administrator Kizzee stated that any language changes to the Ordinance could be made at this time. Councilmember Bennett stated that the City Council was trying to approve a plan that does not have 1.75 parking spaces per unit. Councilmember Sayre stated that the purpose of the meeting tonight was to approve the zoning ordinance, not the developer's plans. Councilmember Bennett stated that Exhibit C was attached to this ordinance in the meeting packet. Councilmember Figueroa inquired if exhibits could be removed from the ordinance and stated that the purpose of the meeting tonight is to approve a zoning change, not approve plans. City Administrator Kizzee inquired if we could remove the attached exhibits to which Building and Code Official LaCosta Davis stated that yes, the exhibits could be removed since the City Council are only voting on a zoning change tonight. Building and Code Official Davis continued by stating that the Ordinance 2024-03, Planned Development – Lakeview states that 1.75 parking spaces per unit is required so if the ordinance passed tonight, the developer would have to follow this guideline. City Administrator Kizzee inquired if exhibits could be removed and then at a later date be added back in to which Councilmember Figueroa stated that you can always add an exhibit to an agreement at any time. Councilmember Fladmark stated that the purpose of this meeting tonight is to either approve or deny a zoning change. Councilmember Figueroa stated that for the developer to move forward they need this zoning change. Councilmember Figueroa continued by stating that the developer would then bring their conceptual plan before City Council for approval at the next Council Meeting. Councilmember Figueroa continued by stating that before the developer could move forward with West Cedar Creek Municipal Utility District, they needed this the zoning change. Councilmember Fladmark agreed that the City Council would not approve anything for the development until they had a service letter from West Cedar Creek Municipal Utility District. Councilmember Figueroa stated that the current issue was West Cedar Creek Municipal Utility District pricing, and that developer was quoted \$3500.00 per meter. Councilmember Figueroa continued by stating that the City Council should approve the zoning change, get final pricing from West Cedar Creek Municipal Utility District and let the developer decide how to move forward. Councilmember Bennett read City of Tool Ordinance 155.183 which states that in establishing a Planned Development District, the City Council shall approve and file as part of the amending ordinance appropriate plans and standards for each Planned Development District During the review and public hearing process, the City Council shall require a conceptual plan and a development plan (or detail site plan). Councilmember Bennett continued by stating that the City Council must follow this ordinance. Councilmember Fladmark agreed that Ordinance 155.183 must be followed due to the language of "Shall" being listed. Councilmember Figueroa stated that the City Council could amend the standards in Ordinance 2024-03, Planned Development – Lakeview and that the developer would have to meet standards for parking. After Amendment, Motion to Modify Lakeview plans that were presented to remove Section Six, remove Section Eight, add a section that states the developer will only be able to have retail space on the first floor in District A facing Highway 274, that the developer would provide 1.75 parking spaces per unit and that this Agreement only applies to this developer was made by Councilmember Bennett with second by Councilmember Fladmark to also include the language of "minimum of " before the words 1.75 parking spaces per unit. Motion Passed 5/0.

13. **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.*



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- A Councilmember Fladmark thanked everyone for attending the meeting and stated that Primary Election Day was March 5<sup>th</sup>, 2024. Councilmember Fladmark concluded by stating that the Oran White Civic Center would be a Vote Center on Election Day.
- B Councilmember Sayre thanked everyone for attending the meeting.
- C Councilmember Holley stated he was proud that the City Council was able to come up with a solution tonight that was best for the city.
- D Councilmember Fladmark discussed the Texas Municipal League conference on Ethics that he recently attended highlighting the use of a message board that would allow the City Council to discuss ideas without violating the Open Meeting Act. Councilmember Fladmark continued by stating that citizens would not have the capability to respond on this message board but would be able to view all discussion had by the City Council on the message board. Councilmember Fladmark stated that the message board would allow the City Council to better vet ideas before the City Council Meetings while still providing viability and transparency. Councilmember Bennett and Councilmember Figueroa stated that they would love to have a message board to better vet ideas and to hopefully shorten the meetings.
- E Councilmember Figueroa stated that a lot of money and time had been spent on the Lakeview project and that a message board would help move things along. Councilmember Figueroa continued by stating that projects like this development would help advance the City. Councilmember Figueroa continued by stating that nothing is a done deal until it is voted on by the City Council. Councilmember Figueroa continued by stating that he appreciates everyone's questions and concerns and that the City Council is concerned as well. Councilmember Figueroa continued by stating a lot of time was spent on this development and that no one on City Council had to get the developer to the table.
- F Councilmember Bennett stated that the City is not in the real estate business and stated that the purchase land would have to through a public bid to be sold, or it could be used in a Chapter 380 Agreement.
- G Mayor Dumont stated that he had discussed a website redesign/update with City Administrator Kizzee and City Secretary Kimberley Price and advised them to solicit quotes for this project to bring before the City Council at a future meeting. Mayor Dumont concluded by stating that he had a meeting with Hayes Engineering the next day to finalize the Eight at Tool Park plans.

14. **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 Clerk Alicia Keith stated that the Trash Off will be held on April 20<sup>th</sup>, 2024.
- B Court Clerk Stacy Hamaker stated that Warrant Round Up would start on February 24<sup>th</sup> 2024.
- C Chief of Police Robert Walker stated that the Police Department had received two Tahoe's with the last one expected to arrive next week.

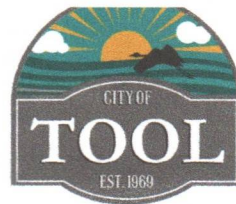
15. **Closing**

- A. Next Meeting: March 21<sup>st</sup>, 2024
- B. Adjourn @ 8:16 PM

**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

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February 15<sup>th</sup>, 2024 @ 6 p.m.  
Regular Council Meeting



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.

Mike Dumont, Mayor



Attest:

Kimberley Price, City Secretary