

## MINUTES

July 17<sup>th</sup>, 2014 - Public Hearing  
5:00 P. M. at the Oran White Civic Center

**ITEM 1:** The City of Tool, City Council meeting was called to order at 5:00 pm.

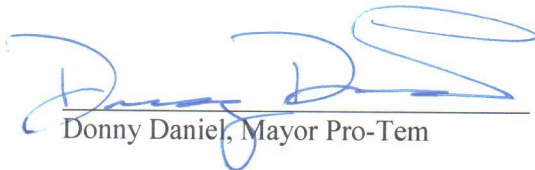
**ITEM 2:** Present were Council Member Pinnell, Council Member Whitehurst, Council Member Barr, Council Member Daniel, and Council Member Reeder. Quorum was established with Mayor Brickey presiding.

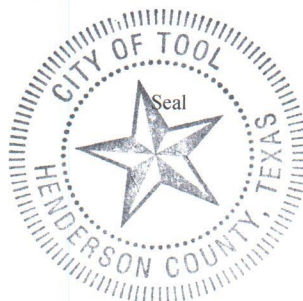
**ITEM 3:** Open Public Hearing for Citizen testimony on the future development and re-zoning located at 1301 S. Tool Drive. Ms. Morris, a member of the Malakoff ISD school board, read a resolution passed by the school district that states their opposition to the re-zoning and future development of Dollar General at 1301 S. Tool Drive. Representative of Dollar General developers, Erin Verrett, explained a prepared slideshow presentation demonstrating the benefits that it would bring to the City; including employment, and high sales volume. Mayor Brickey asked Ms. Verrett if the store is possible without the selling of beer and wine. Ms. Verrett stated that it is, but they do prefer to sell it; Brian Mathis, Dollar General Representative, explained that Dollar General Corporate handles the sale of beer and wine. Council Member Daniel advised that he is abstaining from the vote, but wants to state that the planning and zoning must remain at the highest and best use of the property; he feels that this would be spot zoning, and not in the best interest of the community. Mayor Brickey asked Ms. Verrett if there is another property in the City that they are interested in; Ms. Verrett advised that research has been performed at the property in discussion, there was one other location in the City that was looked at but that fell through. If the current site submitted is not approved, Dollar General will not consider site re-approval in Tool for many years. An audience member questioned the projected sales tax revenue; Ms. Verrett advised that the projected sales revenue is 1.2 million. Jason Dalrymple, Malakoff ISD School Board President, shared the board's concerns of security, traffic issues and the sale of beer and wine; their goal is safety. Mr. Mathis advised that the Dollar General will have a privacy fence on the back and sides of the property; and there are never more than six to eight cars on location at a time. Council Member Reeder asked if it is a guarantee that the Dollar General will be built at 1301 S. Tool Drive if the zoning is changed; Dollar General Representatives, Ms. Everett and Mr. Mathis both stated yes. Council Member Reeder made a motion to adjourn. Mayor Brickey attempted to take vote, with no response. Audience Member, Tony Ciardo, advised that the Dollar General engineers are working hard to be in this City.

**ITEM 4:** Public Hearing closed at 5:53

**ITEM 5:** Motion to adjourn was made by Council Member Reeder, second by Council Member Daniel. Motion carried 5-0 at 5:53 PM

**Passed and approved this 21<sup>st</sup>, day of August, 2014**

  
Donny Daniel, Mayor Pro-Tem



ATTEST:  
  
Makenzie Blaser, City Secretary