



Town Council

Monday, November 13, 2023 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

MINUTES

REGULAR SESSION AGENDA

CALL TO ORDER

Mayor Bassler called the meeting to order at 6:00 pm.

ROLL CALL

Those present were:

Council Member Ginger Deussen

Council Member Brandy Couch

Mayor Pro-Tem Nick McGregor

Council Member Lael McWilliams

Mayor John Bassler

Council Member John Estes

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bassler led both.

OPEN FORUM FOR CITIZEN INPUT (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name.)

This is a time for the public to address the Town Council on any subject. However, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action.

No one signed up to speak.

CONSENT AGENDA

1. Approval of the October 16, 2023 minutes.

2. Approval of the October 2023 Financial Statement.

Motion to approve the consent agenda was made by Council Member Estes. Motion seconded by Mayor Pro-Tem McGregor.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

ORAL STAFF REPORTS

Mayor Bassler recognized Assistant Fire Chief Andrew Economedes for his trip to Israel.

Gary - purchased the sanitary control easement. Will be working on the well beginning sometime after Thanksgiving.

Fire Chief James Longbrake - events with the schools and daycares, sent a guy overseas to help. He is working to get acquainted with everything.

Assistant Fire Chief Andrew Economedes- EMS is now 75% of their run volume now. Still considering the ESD for EMS and Fire. Ambulance is coming and depending on funding, they may start staffing part time within 2 years. MUDs could help speed this up.

Kelly Goudeau- new carpet and it is gorgeous. Wants to get the entryway painted and get a drop box.

ITEMS OF BUSINESS

3. Consider and act on approval of Resolution 23-17, releasing A1060A N. Rudder, TR 39b, 3.48 acres from the Town of Ponder Extraterritorial Jurisdiction.

Motion to approve Resolution 23-17 made by Council Member McWilliams. Motion seconded by Council Member Couch.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion passed with 5 yeas, 0 nays and 0 abstentions.

4. Consider and act on approval of Resolution 23-18, releasing A1060A N. Rudder, TR 39A, 3.477 acres and

Motion to approve Resolution 23-18 made by Mayor Pro-Tem McGregor, Seconded by Council Member Deussen.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion passed with 5 yeas, 0 nays and 0 abstentions.

5. Public hearing to hear public comment concerning the zoning change from SF-2 to C-1 of OT PONDER BLK 15 LOT 9 and 10.

Motion to open public hearing made by Council Member Couch, Seconded by Mayor Pro-Tem McGregor.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion passed with 5 yeas, 0 nays and 0 abstentions.

No one to speak

Motion to close the public hearing made by Council Member Estes, seconded by Council Member Couch.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion passed with 5 yeas, 0 nays and 0 abstentions.

6. Consider and Act on approval of zoning change from SF-2 to C-1 of OT PONDER BLK 15 LOTS 9 and 10.

Motion to approve the zoning change of OT Ponder Blk 15, Lots 9 and 10 from SF-2 to C-1 made by Mayor Pro-Tem McGregor, Seconded by Council Member Couch.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion passed with 5 yeas, 0 nays and 0 abstentions.

7. Discussion with Mark Allen regarding the Rockwood Municipal Utility District.

Mark Allen regarding the Rockwood MUD - Introduced himself. Developer and live and work out of Ft. Worth. Do business in lots of municipalities. Prior to 6 months ago, they just planned to purchase the property in the ETJ only and not work with the Town. Lately they have had conversations with the Mayor and the Engineers regarding working with the Town. He provided an outline of what will be in the agreement. See below.

Town will consent to the MUD creation.

Town may annex once all of debt is paid off (20-30 years)

Water/Wastewater - MUD will be essentially paying for themselves, will provide their own water within their MUD with fire protection, pay for it all and then donate it to the Town and sell water back to the residents of the district. Sewer would drain all of the sewer into the Town's existing sewer plant and pay for any upgrades necessary for this at 100% cost of the MUD. Infrastructure would be donated to the Town once it is completed.

Permitting stage - \$2000 connection fee to Ponder.

Preferred if they can actually participate in bring UTRWD water or another source of surface water to the Town.

Sewer Plan B is to construct an on-site sewer treatment plant to be self-sufficient and paid for entirely by the MUD

Development of Property - Property is to be developed per the Ponder subdivision ordinance with a few exceptions. Plans and construction plans will be reviewed and approved by the Town and the Town's Engineer.

Homebuilding permits are to be obtained through the Town.

Proposing an ILA stating that all of the sales tax dollars, 1/2 will go to the Town.
Said that he plans to start talks back up with the PVFD.

Mike Anderson - One of the things that he is trying to do is to come up with things that are mutually beneficial. One thing that they are trying to do is to make improvements for all of the MUDS to sort out the sewer and have a meeting set up with Thomas KH to discuss this. Meeting with the City of Denton to purchase water from them (sorting this out now). Improvements at Robinson rd pump station and the well and what can these folks do to help up with a solution for everyone. Should hear back from Denton and have the option of getting water from UTRWD. Will try to bring a plan to the Council that works for the Town. The great new about these projects is that they fall in line with improvements that can be done fairly easily ased on their placement.

ITEMS FOR THE NEXT AGENDA

Developer's agreement - El Rancho
ETJ - regarding water if they deannex

ADJOURN

Motion to adjourn made by Mayor Pro-Tem McGregor at 7:20 pm, Seconded by Council Member Couch.

Voting Yea: Council Member Deussen, Council Member Couch, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion passed with 5 yaes, 0 nays and 0 abstentions.

APPROVED:

DATE:

John Bassler, Mayor

ATTEST:

Sheri Clearman, Town Secretary