



## Town Council Meeting

Monday, December 08, 2025 at 6:00 PM  
102 W. Bailey Street, Ponder, TX 76259

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### NOTICE

**THE TOWN COUNCIL FOR THE TOWN OF PONDER, TEXAS, WILL CONVENE IN PRE-COUNCIL AT 6:00 P.M. AND REGULAR SESSION AT 6:30 P.M. IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.**

### **CALL TO ORDER**

*Mayor McGregor called the meeting to order at 6:00pm*

### **ROLL CALL**

#### *PRESENT*

*Mayor Nick McGregor*

*Council Member Lael McWilliams*

*Mayor Pro-Tem John Estes*

*Council Member Mark Culpepper*

*Council Member Marc Shingelo*

#### *ABSENT*

*Council Member Ginger Deussen*

### **INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**

Texas Pledge "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

*Mayor McGregor led the invocation and pledges.*

### **STAFF REPORTS**

1. Staff Reports

**PRE-COUNCIL MEETING - 6:00PM** *(Council members may have preliminary discussions about agenda items, allowing them to come to the regular meeting with a better understanding of the items.)*

## REGULAR MEETING - 6:30PM

**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.*

**CONSENT AGENDA** (All matters listed as Consent Agenda are considered to be routine by the Town Council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item may be removed from the consent agenda and considered separately.)

*Motion to approve consent agenda made by Council Member Shingelo, Seconded by Mayor Pro-Tem Estes.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

2. Approve minutes from Town Council meeting held November 10, 2025 and November 17, 2025.

## ITEMS FOR INDIVIDUAL CONSIDERATION

3. Discuss and take action regarding Waste Connections Bulk Pickup Program.

*Motion to table item made by Council Member Culpepper, Seconded by Council Member Shingelo.*

*Council Member Culpepper is concerned about recycling and bulk trash pickup. There have been inconsistencies regarding service and pick up. Would like to speak with Waste Connections about commitment and Town's expectations in service. Waste Connections will be in attendance at next month's meeting.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

4. Discuss, consider, and possibly take action on development agreement between Bloomfield Homes and the Town of Ponder.

*Motion to table item made by Council Member Culpepper, Seconded by Council Member Shingelo.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

*Motion to bring back item # 4 from table made by Council Member Culpepper, Seconded by Council Member Estes.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

*Motion to allow Mayor and Town Administrator to negotiate and execute development agreement made by Council Member Culpepper, Seconded by Council Member Shingelo.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

5. Discuss, consider, and possibly take action on preliminary plat for McPherson Farm (Circle M Ranch), a 443-lot single family development

*Motion to conditionally approve preliminary plat with engineers' recommendations made by Council Member Culpepper, Seconded by Council Member Shingelo.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

#### **EXECUTIVE SESSION**

The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Texas Government Code

*Motion to enter executive session at 6:43pm made by Mayor Pro-Tem Estes, Seconded by Council Member Shingelo.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

*Motion to return from executive session at 9:18pm made by Mayor Pro-Tem Estes, Seconded by Council Member Shingelo.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

D. Discuss the appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee. Section 551.074.

a. Town Administrator

b. Town Attorney Services

#### **ADJOURN**

*Motion to adjourn at 9:20pm made by Mayor Pro-Tem Estes, Seconded by Council Member Shingelo.*

*Voting Yea: Council Member McWilliams, Mayor Pro-Tem Estes, Council Member Culpepper, Council Member Shingelo*

Approve:

Date:

Nick McGregor, Mayor

Attest:

Rebecca Zielinski, Town Secretary