



Town Council Meeting

Monday, February 10, 2025 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

MINUTES

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 Nick McGregor
Council Member Lael McWilliams
Mayor John Bassler
Mayor Pro-Tem John Estes
Council Member Mark Culpepper

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Rocky Ellison of the Methodist Church led the invocation.

Mayor Bassler led the pledge of allegiance.

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.)

No one signed up to speak.

CONSENT AGENDA

1. **Approval of January 13, 2025 and January 27, 2025 minutes.**
2. **Acceptance of the January 2025 Financial Statement.**

Motion to approve the consent agenda was made by Council Member Culpepper,
Seconded by Mayor Pro-Tem Estes.

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

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

ORAL STAFF REPORTS

Gary reported that the well is coming along. Should be up to 210 feet of screen. Have already received the first pay app for the improvements. Ground storage bid is going in the paper this month.

Scott Caster reported 103 calls and have a new officer hired. Will start FTO training next week. His name is Ryan Babcock.

Andrew 62 runs 39 in county. They have one new member. Additional funds with the Town contract they have been able to keep people in the station and it has been beneficial.

Kelly Goudeau reported that the Library is open. Has had 60 people come in the library since they opened last week. Getting ready for library report and summer reading program.

Sheri Clearman reported that the library abatement is completed and the contractor will begin construction as soon as the new doors arrive. Sheri also reported that the audit will be a little later than normal. A new auditor has been assigned to the task and will begin the audit on February 12, 2025.

ITEMS OF BUSINESS

3. Consider and act on giving the Denton County Cowboy Church a waiver for Impact Fees on new construction.

Ginger asked Gary what the size of the line now. He stated 1". The DCCC is requesting 1.5". Gary stated that the issue is the impact fee. He has offered the discounts to the church already so the total amount that they would owe is \$8,761.00. The Town attorney advised Gary that the Statute would not allow him to waive impact fees.

Mr. Jacobs, with the Denton County Cowboy Church gave some background and reported that the impact fee on the larger meter was more than they budgeted for, and would like to get some relief if anyone has options.

Motion to reduce the Denton County Cowboy Church impact fee to \$8,761.00 was made by Council Member McGregor, Seconded by Mayor Pro-Tem Estes.

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

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

4. Public Hearing to hear public comment and consider recommendations concerning a request for rezoning for Lot 41C, A1060A N. Rudder, TR 41C from Agriculture zoning to Planned Development.

Motion to open. made by Council Member McGregor, Seconded by Council Member Deussen.

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

Mark Culpepper stated that during PZ there were a lot of questions regarding the development. He stated that tonight's discussion is regarding zoning.

Mr. Lane Anderson stated that moving from AG to PD is permanent. He stated that he is for it as long as proper planning and utilities are prepared for. He does not want to not get it done due to a non-answer. He stated that it is time. He thinks a lot of Ponder and is excited for Ponder. It is time to have us look like the Aubrey's of the world. They said no on their letter because he had no information.

Nick McGregor stated that the new sewer line was paid for by the ISD and the Town of Ponder. The town took funds from a bond to go toward that sewer line to support this development and will allow the PISD to get refunded for a portion of that line with development. Water is also being taken into consideration. They are all separate conversations. Unfortunately this is only talking about zoning. He agrees that this is long overdue but will consider current land owners.

Ms. Wymer spoke about wanting larger lots, she is concerned about the traffic and is worried about the two entrances on either side of her property.

Motion to close was made by Council Member McGregor, Seconded by Council Member Deussen.

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

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

5. Consider and act on approval of a rezoning for Lot 41C, A1060A N. Rudder, TR 41C from Agriculture zoning to Planned Development.

Motion to approve the zoning for Circle M development from Agriculture to Planned Development contingent upon the recommendations from the Town Engineer being addressed was made by Council Member Culpepper, Seconded by Mayor Pro-Tem Estes.

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

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

6. Consider and act on approval of Ordinance 25-04, calling for a Special Election regarding the Sale of All Alcoholic Beverages Including Mixed Beverages.

Motion to approve Ordinance 25-04, calling a special election was made by Council Member McGregor, Seconded by Mayor Pro-Tem Estes.

Council Member McGregor stated that he had a hand in this. He is a member of the Chamber of Commerce and businesses have requested this who are interested in coming to Ponder. This ordinance is to get it on the ballot for public vote.

Council Member McWilliams said that it will be beneficial to bringing business to town.

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

Voting Nay: Council Member Deussen

Motion passed with 4 yeas, 1 nay and 1 abstention.

7. Consider and act on approval of Ordinance 25-02, Ordering an election to be held on May 3, 2025.

Motion to approve Ordinance 25-02, ordering a General Election was made by Council Member McGregor, Seconded by Mayor Pro-Tem Estes.

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

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

8. Consider and act on approval of Resolution 25-04, approving the SmartBuy municipal purchasing membership.

Motion to approve Resolution 25-05 was made by Council Member McGregor, Seconded by Council Member Culpepper

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

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

9. Consider and act on approval of Resolution 25-03, releasing TCCI land from the Town of Ponder ETJ.

Motion to approve Resolution 25-03 was made by Mayor Pro-Tem Estes, Seconded by Council Member McGregor.

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

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

10. Consider and act on approval of Ordinance 28-06, amending zoning districts.

Motion to approve Ordinance 25-06 with change to amend SF-2 density to 4 units per gross acre was made by Mayor Pro-Tem Estes, Seconded by Council Member McGregor.

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

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

11. Presentation, update and discussion regarding the Master Thoroughfare Plan and the Future Land Use Plan.

Roman Boitsov showed updated FLUP and MTP. He said that once council is comfortable with all of the updates, we will schedule a public hearing and then bring back for approval. The current plan was updated in 2002.

ITEMS FOR THE NEXT AGENDA

Public hearing for Master Thoroughfare Plan & Future Land Use Plan
Update - TXDOT meeting

ADJOURN

Motion to adjourn at 7:10 pm was made by Mayor Pro-Tem Estes, Seconded by Council Member Deussen.

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

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

APPROVED:

DATE:

John Bassler, Mayor

ATTEST:

Sheri Clearman, Town Secretary