



## Special Meeting - Town Council

Monday, January 27, 2025 at 6:00 PM  
102 W. Bailey Street, Ponder, TX 76259

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### 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 Culpepper was absent.

#### **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.)

No one signed up to speak.

#### **ITEMS OF BUSINESS**

- 1. Discuss, consider and act regarding a Petition for Removal from the Extraterritorial Jurisdiction filed by TCCI.**

City of Denton, TCCI and the Town of Ponder. Tom Cansler spoke about how to get water to Ponder through their developments. Met with the Town and Scott McDonald and Steven Gay. They are here to answer questions about how we all work together to get water and possibly sewer to the Town of Ponder for his future developments. They would like to take the opportunity to help the Town. He stated that there are some experiences that they have been through that the Town has not. He has other property interests on the west side of Town also. He worked with Coppell when they went through their growth. Their interest is to lend their experience with the Town of Ponder. He suggested interim help from the City Manager of Justin to the Town of Ponder. He believes that the district can do the heavy lifting. They can use their bonds to do this.

Steven Gay City of Denton. Have been in conversations with Tommy and other Districts for a while now. Denton would prefer regional solutions. They are willing to help to preserve the groundwater table, which is part of Denton's long term strategy. He has been in the water utility field for over 30 years. He is here to answer any questions regarding their long term plan. Denton is here to help where he can.

Carson Ledeke, attorney for TCCI asked if we are aware what MUDs are. He said that it is a reimbursement tool. Happy to answer questions about anything.

Mike Anderson reported to the Council that they had worked with Steven since last year about projections on water needs. There are some limitation with water from upper trinity. Ponder has access to about 1 million gallons of water with UTRWD. Town Staff has some idea about how to serve water on the west side but no clear. City of Denton contracted with TCCI for water. He believes that we have a good opportunity for the Town with the Development of these properties. They plant was to construct waterline to get 1m per day of water plus another \$5million to double that. UTRWD is finalizing their plan for water on the west side of the system. He does not believe that upper trinity has enough water to supply us until at least ten years from now. Ponder Farms and Webster Meadows are ready to go next month and will have infrastructure in the ground that can help us get the water we need from the City of Denton. This would help meet our wholesale needs. Ready to move forward with the design and that piece of the system. Would like to talk about wholesale treatment of sewer through the City of Denton also.

Nick asked if we had projections of the amount of water that we need.

Mike Anderson stated that they do and continue to work on them with the coming development. Roughly 8mgd for water. sewer 3.5mgd. He believes that this is a good opportunity.

Mr. Cansler stated that the first thing of importance is the need for water. He understands that we can't keep tapping into the water table. He is here first but others are coming to develop the west side of Ponder.

Nick stated that the word that keeps coming to his head is accountability. He wonders what the language sounds like.

Mr. Cansler said that Denton Staff put that in writing and made it real. Just hitting it on highlights right now. Long term, the developers that are here are accustomed to doing their part.

Nick McGregor stated that there has been a culture shift on the Council in not wanting to fight development. He does though understand that with growth comes need for infrastructure such as roads, schools det.

TCCI expects a developer's agreement. He understands that there will be a lot of heavy lifting and is prepared to do it.

Mayor bassler stated that we have an opportunity to put one line in.

Scott (Denton) said that they Mayor is right and that now is the time to do this before the pipe goes into the ground. City Mgr. of Denton is trying to consolidate to provide utilities. Offers to be a partner with Ponder. They have the water resources and have plenty of water. Spending the money today is better than spending more in the future. They are happy to provide and it would be done with an interlocal agreement. Denton will be building a wastewater facility at Hickory Creek. Could be another opportunity for the two cities to work together.

Nick is concerned if we have the volume available.

City of Denton employee assured that they have the capacity to service long term. Scott also stated that they have the capacity to serve others. In 2022 they mapped out all of the MUDs. They were planning to drill wells to service but have changed their outlook on this. Denton compiled their master plan based on what if everything gets built. He said that Ponder's next problem will be roads. They were looking at their thoroughfare plan and hope to give ponder another crossing north of town.

Motion to accept TCCI's petition to be removed from the Ponder ETJ 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

Motion passed with 4 yeas, 0 nays and 0 abstentions.

## **ADJOURN**

Motion to adjourn at 6:56 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

Motion passed with 4 yeas, 0 nays and 0 abstentions.

**APPROVE:**

**DATE:**

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**John Bassler, Mayor**

**ATTEST:**

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**Sheri Clearman, Town Secretary**