



Town Council

Monday, December 11, 2023 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 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 the invocation and pledge of allegiance.

OPEN FORUM FOR CITIZEN INPUT

Payne Randell, a resident of Ponder stated that he would like to see a 3rd party to help hire a Town Manager. He anticipates the growth and thinks that we should hire a consultant to help with the hiring.

Jared Thomas, a resident of rural Ponder stated that he wants to see the Town hire someone who cares about the Town and someone new who wants to see this Town grow.

CONSENT AGENDA

Motion to pull Item 1 and Item 2 for discussion made by Mayor Pro-Tem McGregor, Seconded by Council Member McWilliams.

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.

- 1. Approval of the November 13, 2023, Town Council Meeting.**

Mayor Pro-Tem McGregor stated that the minutes were incorrect. He said that Sheri Clearman had not spoken about the difference between a Town Manager and Town Administrator. Sheri Clearman stated that she would strike this from her staff report from November 13, 2023.

Motion made to approve with the amendment stated above by Mayor Pro-Tem McGregor, Seconded by Council Member Estes.

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.

2. Approval of the November 2023 Financial Statement.

Mayor Pro-Tem McGregor stated that there was an expenditure under Office & Supplies-Council for \$10,318. He asked what this was and why 100% of the budget was already spent when we are only a few months into the fiscal year. Council Member Couch stated that she believed this expenditure was laptops for the Council. Sheri Clearman looked at the General Ledger and confirmed that this expenditure was the Council laptops and that this was a one time purchase for the budget year.

Motion to made to approve the Financial Statement by Mayor Pro-Tem McGregor, Seconded by Council Member McWilliams.

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.

ORAL STAFF REPORTS

Gary Morris, Scott Caster, Andrew Economedes, James Longbrake and Kelly Goudeau all gave updates on their departments.

ITEMS OF BUSINESS

3. Consider and act on an interlocal agreement between the Town of Ponder and Denton County for the use of the Denton County Radio Communications System.

Motion to discuss 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

Mayor Pro-Tem McGregor pointed out that the agreement stated that the Town of Ponder was a Home Rule City. Sheri Clearman stated that she would have the County correct that to read General Law.

Motion to approve with corrections noted was 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 yaes, 0 nays and 0 abstentions.

4. Consider and act on approval of a Subdivider's Agreement between the Town of Ponder and Edgar and Veronica Gonzalez.

Motion for discussion made by Council Member Estes, Seconded by Mayor Pro-Tem McGregor.

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

Council Member Estes asked about #20 on the agreement, concerning an HOA. Mayor Pro-Tem McGregor stated that he understands it to be non-applicable. Council Member McWilliams asked Gary Morris if he was for this agreement. Gary Morris said that he was because it is a very small amount of water usage.

Motion 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.

5. Consider and act on approval of 1.250 acre land purchase from TALCORP II, in the amount of \$60,000.

Mayor Pro-Tem McGregor moved to discuss, Seconded by Council Member Couch.

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

Gary Morris reported that this was land for Well #8. He stated that staff asked the landowner for an easement but that they only wanted to sell. Gary also stated that the funds for this land are coming from the 2022 CO bond money. Council Member McWilliams asked if 1.25 acres was enough land and Gary Morris replied yes.

Motion to approve the purchase of 1.25 acres of land from TALCORP II not to exceed \$60,000, made by Mayor Pro-Tem McGregor, Seconded by Council Member McWilliams.

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

6. Discussion relative to providing or continuing to provide water service to those who petition out of the Ponder Extraterritorial Jurisdiction.

Motion to discuss 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

Sheri Clearman stated that this Item was requested by Mayor Pro-Tem McGregor at the November 2023 meeting.

Mayor Pro-Tem McGregor stated that the Town is a business, and he would like to see what our options are. He also asked if there was a specific rate for ETJ water.

Gary Morris stated that the majority of water services in the ETJ are also in the Ponder Water CCN and that the landowner would need to request to decertify the CCN if they don't get water from Ponder.

7. Discussion, consideration and action regarding appointment of a Town Administrator.

Motion to discuss 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 to adjourn into Executive Session made by Mayor Bassler, Seconded by Council Member McWilliams.

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

Regular Session reconvened: Council Member McWilliams excused himself during the Executive Session as he had another engagement.

Motion made to table this item by Mayor Pro-Tem McGregor, Seconded by Council Member Couch.

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

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

8. Update regarding the Rockwood MUD negotiations.

Mark Allen, with Rockwood MUD presented a layout map of the Rockwood MUD. He again went over a handout labeled Clairemont Development Group, Rockwood Development

Agreement (attached). Mr. Allen stated that he is willing to pay a 6% administrative fee on top of permit fees. He said that a MUD spends funds on infrastructure and once the funds are paid back, the Town may annex the development into the Town limits.

Mayor Pro-Tem McGregor said that if they permit through the Town, it will obviously provide an influx in work for employees paid by the Town, and asked how the MUD will account for that so that the taxpayers don't foot the bill.

Council Member Couch asked what the lot sizes were. Mark Allen replied that they are 40' and 50' lots, and that they are not required to follow the Town's guidelines regarding lot sizes. He stated that they would break ground the 2nd half of 2024 and that it will be the 3rd quarter of 2026 before the first homes are occupied and that it will be economy driven.

Mayor Pro-Tem McGregor asked if the water and sewer was phased.

Thomas Fletcher, engineer for the developer said that they would drill a well that would hopefully produce 280-300 gallons per minute and would support around 500 homes. He also reported that water would be 3 major phases, in hopes that the Town would be able to work with the City of Denton to purchase wholesale water and provide to the MUD for purchase.

Mike Anderson, engineer for the Town reported that he has been in talks with the City of Denton and have put together some projections, a 20-year outlook. This MUD and other MUDs will need around 4 million gallons per day. The City of Denton can meet these needs. The next step is to figure out the cost for this water and the goal is to minimize the cost of this water.

ITEMS FOR THE NEXT AGENDA

None

ADJOURN

Motion to adjourn at 7:55 pm made by Council Member Estes, Seconded by Council Member Deussen.

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

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

APPROVED:

DATE:

John Bassler, Mayor

ATTEST:

Sheri Clearman, Town Secretary

