



Town Council Meeting - Special

Monday, September 15, 2025 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

MINUTES

CALL TO ORDER

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

ROLL CALL

Those present were:

Council Member Ginger Deussen
Mayor Nick McGregor
Council Member Lael McWilliams
Mayor Pro-Tem John Estes
Council Member Mark Culpepper
Council Member Marc Shingelo

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor McGregor led the invocation and the pledge.

STAFF REPORTS

Scott Caster reported 336 calls for service no arrests, 19 traffic citations, and 62 warnings. Hired a new officer and a new administrative assistant. Working on the SRO contract.

Gary Morris reported that crews have finished up the small street project in Town. Number 4 well is up and running and going into the ground storage and has been online for three weeks. James St. Project is moving along quickly. Received the updated wastewater permit and it is good for five years.

Roman Boitsov - Still waiting on the billing company to let them know what it would take to go to winter averaging. Will bring more information to the next meeting. Circle M would like to be on the next agenda. Saddleside pre-construction meeting next month for Phase One. Lacking an agreement between them and the Town. Apartments: the community facilities are essentially complete and awaiting final inspection. Meridian: there have been discussion regarding the development agreement. Ranchman's pre-construction meeting was held. They are clear for construction. Water/Sewer: wholesale water meeting scheduled for Wednesday the 17th to discuss the draft water service agreement. Robinson Rd. Pump Station on hold. Road and drainage: halfway completed with the public parking plans and should advertise bids in October. Phase II Clairmont drainage.

Library - Things are rolling right along in the Library. Took some time off from the events and do some book inventory and cataloging. They had a wise and wonderful group and it is for the older community members. The Library is accredited. September is get a library card month.

PVFD - John Hester 58 calls in August. 10 were fire calls. 5 alarm, 1 severe weather. First round of physical agility testing. 52 applicants. Now working on background checks. EMS process. Blaine Burr passed his paramedic. Andrew Economedes is retiring as Assistant Fire Chief at the end of the month.

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.)*

Mayor read through the agenda. No discussion.

REGULAR SESSION AGENDA

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.)

Chelsae Phillips from 113 W. Bailey. She is excited about all the commercial growth but is concerned about parking and coming home at night because of the growth downtown.

Mayor stated that there will be increased parking and that she should not have a problem with having a parking space.

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.)*

- 1. Approval of the minutes from the August 11, 2025 and September 8, 2025 Town Council meetings.**

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

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

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

NEW BUSINESS

2. Consider and act on approval of a waiver for the Ponder Pizza Post for the requirement of a vent hood.

Mark Culpepper asked that the owners of Ponder Pizza Post speak.

Justin Schulz stated that they are take out and delivery only, their ovens are electric not gas. They have a ventilation system, but they are not frying food, just using an electric conveyer oven and that there is no open flame no gas, basically just plates inside of the oven that heat up. He is respectfully asking that the council lets the vent he has work.

Council Member Culpepper read from the Mechanical Code what it would take to be exempt from the hood.

Mr. Schulz stated that if he pulls out that much ventilation, he will mess with the integrity of building and might make it a sauna in there.

Culpepper said that if he can test below the 5mg he could get the waiver. Marc Shingelo asked for a fire official to speak on this.

John Hester stated that the inspection focused on the mechanical code. This and the Fire Code mirror each other.

Marc Shingelo asked if they are prepared to move forward with his options.

Mr. Schulz is and he is going to get in touch with the manufacturer to see if he meets the requirements.

John Estes reported that he called the manufacturer, and stated that the woman there said that the company would give them a waiver in writing.

No action taken.

3. Consider and act on approval of the Final Plat for the Wallis Addition.

Motion to approve the Wallis Plat contingent upon resolution of the Engineer's recommendation was made by Mayor Pro-Tem Estes, Seconded by Council Member Deussen.

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

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

4. Report from the Emergency Service Advisory Committee Chairman, Scott Caster.

Scott Caster, Chief of Police for the Town of Ponder reported to the Council that the ESAC has completed the task given to them. The committee recommends that the Town continue to contract with the Ponder Volunteer Fire Department until Denton County Fire takes over, then begin contracting with them.

Brad Sebastian and Sheldon Gilbert, of the Denton County Fire Marshal's Office presented the Denton County Fire Plan. The intent is for the plan to be in operation by the 2028-2029 Fiscal Year. At present the County has purchased the Fire Department building and leased it back to the PVFD.

5. Discussion, consideration and possible action regarding the appointment of a Town Administrator.

Mayor McGregor introduced Fred Tillman, the final candidate for Town Administrator.

Council Member Culpepper moved to adjourn into executive session at 7:29pm to discuss the Town Administrator. Motion seconded by Marc Shingelo. 5-0 passed

Regular Session reconvened at 8:23 pm.

Motion to appoint Fred Tillman as the Town Administrator was made by Council Member Shingelo, Seconded by Council Member Deussen.

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

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

6. Conduct a Public Hearing to hear comment regarding the 2025-2026 Fiscal Year General Fund Budget.

Council Member Culpepper moved to open the public hearing. Motion seconded by Council Member Estes.

No one present to speak for or against the General Fund Budget.

Council Member Culpepper moved to close the public hearing. Motion seconded by Council Member Shingelo.

7. Conduct a Public Hearing to hear comment in reference to setting the Tax Rate.

Council Member Culpepper moved to open the public hearing. Motion seconded by Council Member Shingelo.

No one was present to speak for or against the Tax Rate.

Council Member Culpepper moved to close the public hearing. Motion seconded by Council Member Estes.

8. Consider and act on approval of Ordinance 25-18, Appropriations for the support of the Town of Ponder and adopting the FY2025-26 Annual Budget.

Motion to approve Ordinance 25-18, appropriations for the support of the Town of Ponder and adopting the FY2025-26 Annual Budget was made by Mayor Pro-Tem Estes, Seconded by Council Member Shingelo.

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

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

9. Consider and act on approval of Ordinance 25-19, making appropriations for the support of Ponder Water & Sewer and adopting the FY2025-26 Annual Budget.

Motion to approve Ordinance 27-19, making appropriations for the support of Ponder Water & Sewer and adopting the FY2025-26 Annual Budget was made by Council Member Shingelo, Seconded by Mayor Pro-Tem Estes.

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

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

10. Consider and act on approval of Ordinance 25-20, setting a Tax Rate.

Motion to approve Ordinance 25-20, setting a tax rate was made by Council Member Shingelo, Seconded by Council Member Deussen.

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

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

11. Consider and act on approval of a contract between the Town of Ponder and the Ponder Volunteer Fire Department for Emergency Services.

Motion to approve was made by Mayor Pro-Tem Estes, Seconded by Council Member Deussen.

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

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

12. Discussion, consideration and possible action regarding a Non-standard Water Service Agreement between the Town of Ponder and Forestar Real Estate Group (Saddleside).

No action taken.

13. Consider and act on approval of a drainage plan and extension of SUP for Syracuse Sausage's temporary parking lot.

Syracuse representatives are waiting on engineers. He plans to have the project done on November 1. He can get bids and submit at the October meeting if all goes well.

Fiber optic cable where they intend to bring the drainage through but they are working through the details with them and working with TXDOT for drainage and these are the only two things that are holding this up. When the plans are completed they will resubmit.

Mayor sent Cory an email and asked that they get going on this but would like for no action to be taken on this.

No action taken on this item.

OLD BUSINESS

ITEMS FOR THE NEXT AGENDA

Town square

Contract with town secretary

ADJOURN

Motion to adjourn at 8:30 pm was made by Mayor Pro-Tem Estes, Seconded by Council Member Deussen.

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

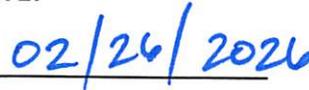
Motion passed with 5 yeas, 0 nays and 0 abstentions.

APPROVE:

DATE:



Nick McGregor, Mayor



02/26/2026

ATTEST:



Secretary