



November 9, 2021

Shawn Wilkinson, President
Ponder Independent School District
400 W. Bailey Street
Ponder, TX 76259

Re: Ponder ISD 2021 Bond Program for Campus Improvements in the Town of Ponder

Dear Mr. Wilkinson:

The Ponder ISD and the Town of Ponder previously agreed to various items via letter dated January 13, 2009 in lieu of a Subdivider's Agreement as required by the Town's development ordinances. This method of agreement was chosen to assist the Town in its following of a responsible process for the benefit of both parties and to assure the District of a timely opportunity for occupancy of proposed buildings.

The purpose of this letter is to supplement our prior letter agreement with those items of understanding that have been agreed upon as necessary for the PISD (District) to obtain an early building permit and an eventual Certificate of Occupancy from the Town of Ponder. Both parties were and remain in agreement that fulfilling the Town's legal requirements to the best ability of the District is a reasonable attempt to ensure the health, safety and interests of both parties' constituents and stakeholders.

On November 9, 2020, the Town Council conditionally approved a Preliminary Plat for the District. The conditional items were summarized in the meeting minutes and fully described in a letter dated November 4, 2020 by the Town Engineer. It was our understanding that the District's project team would work towards resolution of the issues delineated and resubmit to the Town for further processing. We have held several working meetings in an attempt to assist the District in furthering its project. I understand that the District feels strongly that it needs to fully begin its construction contract in its attempt to have the project in operation fall 2023.

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After significant work and discussions between our staffs, I am providing the following summary points of agreement in an attempt to help the District accomplish its goal. These points delineate major tasks to be completed in order to offset impacts on Town infrastructure and to continue a safe environment for the students, teachers and administrators of Ponder ISD as well as for the citizens of the Town of Ponder in which this campus is located. These points are understood to be consistent with the Town's Building Codes and Subdivision Ordinance.

On December 11, I will ask the Ponder Town Council to approve the following supplemental points of agreement. These requirements must be completed so that the Town may issue interim permits prior to eventual issuance of a Final Certificate of Occupancy by the Town.

Early grading permit – (at the discretion of Mayor Poole)

1. Approval of this MOU by District and Town
2. Resubmittal and approval of conformed Preliminary Plat that conforms to the Town Engineers letter dated Nov. 4, 2020 and to include notes of conditional approval:
 - a. District to provide ¼ funding of North-South Connector (M4U) upon request from Town to include:
 - i. left and right turn lanes at main E-W High School access
 - ii. left and right turn lanes at FM 2449 intersection
 - iii. left turn lane and right deceleration lane along FM 2449
 - iv. left and right turn lanes at January Lane
 - v. left turn lane and right deceleration lane along January Lane
 - b. District to provide for left turn lane and right deceleration lane along FM 2449 at Lion Lane access drive
 - c. District to develop coordinated Traffic Management Plan for entire PISD campus for Town concurrence prior to New High School occupancy with emphasis on –
 - i. emergency services access (especially reduction in blocking/vehicle stacking in designated fire lanes)
 - ii. minimize eastbound original town traffic/optimize patterns
 - d. District to provide proportional funding participation in offsite FM 156 sewer line upgrade by Town upon request -
 - i. 8” sewer replacement/upgrade between Wolff St (at FM 156) and Remington Channel (at FM 2449)
 - e. District to provide offsite 8” sewer line between Campus and FM 156 connection point as shown
 - i. District will be eligible for potential (partial) reimbursement by future connections for a period of 30 years beyond final acceptance by the Town of the offsite sewer line.

