

THE POST-SIGNAL.

AREA ATHLETES HEAD TO SUMMER TRACK STATE MEET / 6A

Pilot Point • Aubrey • Providence Village • Cross Roads • Krugerville • Tioga

Est. 1878 Volume 146, Number 46

www.postsignal.com

Friday, July 19, 2024 \$1.00



Town denies gas station permit

By Abigail Allen
Editor & Publisher

The Providence Village Town Council said no to a request for a Special Use Permit that would allow a third gas station to be built in town.

The town officials cited the suggested uses listed in the Comprehensive Plan, which the residents helped build, as well as the comments of a neighboring property owner about it being an incompatible use with the plans for the properties surrounding the 1.9 acre tract.

"While I always hate denying a property owner to do exactly what they want with their [land], it does not fit into what the entire residents want and what this community needs," Mayor Linda Inman said.

At the Planning and Zoning Commission meeting immediately before the council meeting, the commission voted to deny the request as well.

Although there were similar arguments about possible impacts to property values, public health, traffic increases and light pollution made when the 7-Eleven and Jiffy Lube SUP requests came to council, the town had not yet developed its Comprehensive Plan to tell developers what the vision was for



Lucy Summerhays, left, lets her mom, Tawna Summerhays, share the thoughts she wrote before the council meeting opposing the proposed gas station in Providence Village during the council meeting on Tuesday evening.

Abigail Allen/The Post-Signal

certain areas within the town.

That made a big difference, Inman said.

"The SUP gives us latitude to determine whether it is in line with what our Comprehensive Plan is,

whereas we did not have that [be-

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PPISD hears about growth

By Martin Edwards
Staff Writer

The Pilot Point ISD school board received crucial district demographic study updates during its July 10 meeting.

Davis Demographics and VLK Architects were on hand to brief the board and meeting attendees on the future of PPISD.

"Pre-K-12 Student Yield Factor is .366, which means PPISD could expect to gain about 36 students for every 100 new single-family homes built," said Georgia Leonard, Geographic Information System analyst director at Davis Demographics.

Davis Demographics GIS Analyst Cameron Arceneaux highlighted one of the key factors that is

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Pilot Point City Council digs into budget

By Basil Gist
Staff Writer

Director of Finance Michele Sanchez talked special revenue funds and debt service at the Pilot Point City Council meeting.

As the city swings into budget season again, Sanchez is working her way through a series of informative presentations.

"The city has a few special revenue funds," Sanchez said gesturing to a list.

Standout funds which sparked conversation included the remainder of the COVID Relief Fund, the debt service fund and the Tax Increment Reinvestment Zone funds.

"The city got just over \$1 million, and we made the decision that we were going to utilize it to pay for the comprehensive plans we're doing," Sanchez said. "The remaining balance will be transferred to our reserve funds."

Members of the council, the mayor and even the attorney were confused as to whether the monies' allocation to reserve fund counted as the city having 'spent' it by the federal deadline of 2025.

City Manager Britt Lusk and Sanchez cleared up the confusion explaining that because the money is classified as lost revenue, it

doesn't have to be 'spent,' saving it via the reserve fund still counts as allocating it.

"The important thing is it takes us up to a balance of 23%," Lusk said. "We're supposed to be at 25%, so it puts us right there. We did lose points at our last two ratings, and this gets us much closer. Within about a year or two, we'll be able to get that back. We don't want to spend this. We want it sitting in our reserves."

Regarding debt service, Sanchez offered a quick reminder to the council and gallery how the two aspects of debt service are classified. These are Maintenance and Operations and Interest and Sinking.

"You sell bonds," Sanchez said. "Every year after, we submit to the county when they're calculating our tax rate and what our debt service requirements are for the next fiscal year. Then they calculate what our debt service tax rate allocation needs to be to cover that debt. Our I&S rate this year is 20 cents, and I foresee it being flat for next year."

Council was more active in the TIRZ No. 1 portion. Council Member Andrew Ambrosio inquired as to whether economic devel-

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Steady start

Paul Allison takes pictures as raw water fills the new 19-million gallon diurnal pond at the Tom Harpool Regional Water Treatment Plant on July 11. He was involved in the construction of the pond. To learn more about it, see the Progress Issue inside.

Abigail Allen/
The Post-Signal

PPFFA 4 earn Lone Star degree

By Basil Gist
Staff Writer

Despite the hurricane in Houston, Pilot Point ISD students return from the State FFA Convention with high honors and ready for another year of academic leadership.

The Texas FFA State Convention is the largest in the country, with over 14,000 students in attendance, PPISD ag sciences teacher Bailee Kilgore said.

"It's just a sea of blue and gold," Kilgore said. "The kids get to meet and talk to people from all over the state. It's basically a 'Who, go FFA week.' It ends the year you just finished and begins the year you're going into on a high note."

A particular whoo moment for three of the students who attended, and one who could not attend, was receiving their Lone Star Degree.

"The Lone Star is the highest degree of membership for the Texas FFA," Kilgore said.

The degree is gated by several qualifications, including the perfor-

See PPFFA on Page 5A



Pilot Point FFA members Marshall Hennagir, left, Maddie Champion and Noah Pelzel take a moment to pose alongside their Lone Star Degrees. They also represented Cara Christensen, not pictured, who attained her Lone Star as well.

Basil Gist/The Post-Signal

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TOWN

Continued from Page 1A

fore]," she said.

In addition, Nitisha Me-kala, who owns and plans to develop a 25-acre tract adjacent to the 1.9 acre tract at the northwest corner of Gail Lane and Main Street, addressed the commission and then the council about feeling the gas station would be an incompatible use next to her plans for her property.

"We are currently in negotiations with several developers for an upscale town center development, which would greatly enhance the area and set a standard that will attract future residents and developments that the town of Providence Village and its residents would be extremely proud of," she said. "The presence of another gas station, particularly alongside a strip mall, ... would adversely affect the area and significantly hinder our development."

Eleven residents who live near the property, 10 Providence Village residents and one who lives in Aubrey's extraterritorial jurisdiction, shared their opposition in

person, and four additional Providence Village residents submitted written opposition.

The youngest speaker, Lucy Summerhays, had an assist by her mother, Tawna Summerhays.

"She wrote, 'I think we do not need another gas station because we already have like three or four,'" Tawna said, reading Lucy's planned comments when she got nervous. "'And as a kid, I do not find gas stations very interesting.'"

She acknowledged that it's up to the adults to decide.

"But us kids care about our neighborhood, too," Tawna read.

Resident Elise Jumbelick spoke about concerns, including "the widening of FM 2931 and the traffic that will bring," the town not imposing rental restrictions and "bringing business into the area that can also become hot spots for undesirable activities at all hours of the day and night," such as the proposed gas station.

Residents Aaron Miller



Providence Village Mayor Linda Inman and Deputy Mayor Pro Tem Jeff Doramus listen as Cindy Lawson shares her opposition to the proposed gas station.

and Russ Wise talked about wanting different types of businesses in town instead of continuing to oversaturate the immediate area with gas stations.

"I would like to see Providence Village be a unique village," Wise said. "We don't

have to be the Villages of Florida, but I would like to see something unique rather than something that's plain. A gas station doesn't contribute to that outcome in my view. I'd love to see a town center."

He mentioned wanting

nice restaurants and places for the town's residents to gather and enjoy themselves, not more fast food restaurants and convenience stores.

"That's not conducive in my view to community," Wise said.

Tariq Khan, the represen-

tative who filed the request on behalf of the developer, offered to answer any questions but was not asked to return to the podium.

Also at the meeting, the council voted to approve a replat of part of the Chatham Reserve development to allow Lennar to build homes within the development's boundaries up to the planned development standards to make accessing those homes more logistically feasible.

The council accepted an amended plat for the Enclave at Pecan Creek to correct some errors in figures that did not substantively change the development.

It also approved the preliminary plat for the Cottages at Providence Commons, which will develop off of an extension of Angel Lane south of Fishtrap Road.

That neighborhood will include single-family and duplex units the developer plans to "build to rent," Town Manager Brian Roberson said, and which will be a gated neighborhood, Inman added.

PPISD

Continued from Page 1A

driving the district's growth.

"We have nearly 8,000 new residential units included in the forecast," he said. "Over 6,000 of those are coming from the new developments along the future Dallas North Tollway Extension."

That forecast projects massive population growth within the Ranch Cities area over the next 10 years.

"A lot of districts that are in the inner cities are experiencing this mass exodus," Leonard said. "They're leaving these more densely populated areas and going into areas such as [yours]."

These increasing numbers are projected to cause most schools in the district to reach capacity within the next few years, with Pilot Point Middle School projected to be the first to reach

capacity in 2027.

The elementary school and high school are projected to reach capacity in 2028 and 2030.

"It's expected that you will receive about 200 students a year, districtwide, over the next few years," Leonard said.

VLK Architects Chief Operating Officer Jonathan Aldis updated the board on the status of multiple bond projects that should help the district prepare for the projected growth in the years ahead.

Aldis started with the Don Holly Transportation Center, which is projected to be completed this summer.

He then covered proposed major renovations of PPISD's current buildings, which included replacing the kitchen floors in every building to

a seamless epoxy quartz to meet current health department standards.

The briefing ended with a \$116,950 proposal to update the fencing at Massey Stadium, which the board later approved, to an interior powder black 4-foot-tall chain-link fence surrounded by a matching 8-foot chain-link fence with new gates and turnstiles installed as well.

Also at the meeting, the board voted unanimously to approve changes to local board policy.

The board voted to approve the district's application to renew the Flexible School Day Program, which allows flexible days and hours of attendance for students who meet the requirements of the Texas Education Code 29.0822.



VLK Architects Chief Operations Officer Jonathan Aldis, center, updates the PPISD School Board on the status of the district's ongoing bond projects.

Martin Edwards/The Post-Signal

COUNCIL

Continued from Page 1A

opment on the Square was a valid use of those funds.

"The TIRZ has a financing plan that says what money can be spent on," City Attorney Brenda McDonald said. "I believe the financing plan can be amended to identify specific projects, but the overall use of TIRZ funds is limited by statute."

Back at the top of the meeting, council recessed into executive session to discuss council member Elizabeth Jones' recall petition, which was also included on the regular agenda. Upon their return, council took no action and further passed over the item when they came to it on the agenda.



Pilot Point Mayor Elisa Beasley, left, and council member Elizabeth Jones turn as council member Chad Major asks for budget clarification during the council's July 11 meeting.

Basil Gist/The Post-Signal

Water concerns need to rise to top of priority list

OPINION



ABIGAIL ALLEN

Our water situation has me feeling a bit parched.

Less than a month ago, we were covering the flooding that was prevalent throughout our area.

From the tornadoes on May 25 to early July, that flooding and accompanying chaos kept the majority of the Ray Roberts Lake State Park closed.

Even still, portions of our coverage area have already plunged back into the early stage of drought restrictions.

If you turn on the regional and national news, water access is becoming an increasingly concerning topic.

Based on the research reported in such publications as *Texas Monthly*, outdoor watering of large lawns is endangering our water supply sources, as that sustained level of use draws more than the area's rain and watershed supply can replenish.

When you have thousands of homes in a high-density development, that creates a

huge demand for treated water.

When you add to that the years of little rainfall we've had, it's hard to keep enough water on hand.

In the case of Texas' man-made surface water lakes, flood water becomes runoff that heads down the watershed, eventually making its way to the Gulf of Mexico.

We don't get to keep our excess.

I applaud Upper Trinity Regional Water District on encouraging us to conserve water, finding creative ways to park water on existing facilities and on its research into using reclaimed water for purposes such as irrigation.

I also want to compliment the Pilot Point Public Works Department for finding ways to improve the equipment

they already have to deal with the increased demand the city faces, because other solutions would be astronomical.

That said, our aquifers need the chance to recharge when we have rain.

If we draw out water faster than they can refill, eventually there won't be enough to come through the straw.

We need creative solutions to handle the question of how we will have enough water to meet the area's need.

As we've been saying at this newspaper since before I came on staff in 2017, growth is coming to our area.

I find it concerning that several factors have opened the flood gates for such growth.

The Texas Legislature

needs to rein in some of these freedoms they have given developers to build extensive residential neighborhoods in rural areas that do not have the infrastructure in place to handle said influx of people and traffic that comes with them.

Entities like Mustang Special Utility District and other non-traditional taxing entities need to be realistic about the amount of water such developments will demand and to stop promising to serve more and more such developments when doing so stresses our existing infrastructure.

I don't want us or our children paying exorbitant amounts for access to a basic human need, clean drinking water.

That requires our leaders to take action before our options all dry up.

Abigail Allen is the Editor & Publisher of the Post-Signal. She can be reached at aallen@postsignal.com.

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Published by Post-Signal Newspapers Inc.
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111 E. Main • Box 249
Pilot Point, Tex. 76258
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Member Texas Press Assn.
Established Aug. 31, 1878, By D.J. Moffitt and J.T. Jones
Published Every Friday

Deadline: To place news or advertising, call by noon the Monday prior to publication. Second Class Postage paid at Pilot Point, Texas 76258. POSTMASTER: Send address changes to The Pilot Point Post-Signal, P.O. Box 249, Pilot Point TX 76258. Subscription Rate: One year \$49⁹⁰; Two years \$59⁹⁰.

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POLICE REPORT

Aubrey Police Department logged 141 calls from July 8-14. Cross Roads Police Department received 48 calls for service between July 8-14. Krugerville Police Department reported calls the week of July 8-14. Pilot Point Police Department had 106 events from July 7-12.

CRASH – Krugerville police assisted with a major accident involving multiple vehicles Monday morning near the intersection of U.S. 377 and FM 424.

CRASH – A man, 54, was arrested by CRPD on a charge of driving while intoxicated second in the 2500 block of Oak Point Drive during a crash investigation involving a

truck hitting a residential fence and tree on Sunday.

SUSPICIOUS PERSON – Pilot Point PD investigated a suspicious person/vehicle around 8:30 p.m. July 12 in the 700 block of East Liberty Street.

TRAFFIC – A traffic stop investigation by CRPD on July 12 resulted in a man, 39, being issued a citation for drug paraphernalia in the 8500 block of U.S. 377.

CRIMINAL TRESPASS – A criminal trespass call was received by Pilot Point PD at 2:46 p.m. July 12 in the 1400 block of North Saint James Road.

SUSPICIOUS PERSON – A suspicious person/ve-

hicle was investigated by PPPD around 1:30 a.m. July 12 in the 900 block of Buttercup Drive.

SHOPLIFTING – A woman, 40, was arrested July 11 by Cross Roads PD on a charge of shoplifting in the 11700 block of U.S. 380.

DWI – A man, 27, was arrested on a charge of driving while intoxicated by Aubrey police July 11 in the 2100 block of Prospect Lane.

DISTURBANCE – A disturbance was reported to PPPD at 12:11 p.m. July 11 in the 400 block of West Holford Street.

CRASH – A two-vehicle crash was dispatched to Cross Roads police July 10 in the 2300 block of U.S. 380. No injuries

were reported.

CITATION – A man, 23, received a citation for drug paraphernalia during a traffic stop investigation July 10 by CRPD in the 11000 block of U.S. 380.

CRASH – Cross Roads PD investigated a four-vehicle accident July 10 near the intersection of U.S. 380 and Walmart Drive. One injury was reported.

ALARM – Pilot Point police were dispatched to an alarm call around 8 a.m. July 10 in the 1200 block of U.S. 377.

WELFARE CONCERN – At 2 p.m. July 9, Pilot Point police responded to a welfare concern call in the 1400 block of North Saint James Road.

AUTO THEFT – An auto theft was investigated by Pilot Point PD at 10 a.m. July 9.

MISSING PERSON – A missing person was reported to PPPD at 8:43 p.m. July 8 in the 500 block of East Division Street.

AGENCY ASSIST – Pilot Point police assisted an outside agency around 8:30 p.m. July 8 in the 600 block of East Roewe Street.

NARCOTICS – Pilot Point PD investigated a call involving narcotics at 7:20 p.m. July 8 in the 1800 block of U.S. 377.

RECKLESS DRIVER – Around 10:30 p.m. July 7, Pilot Point police responded to a reckless driver call near the in-

tersection of FM 455 and Fritch Road.


THEFT – A theft call was dispatched to Pilot Point PD around 3 p.m. July 7 in the 600 block of South Washington Street.

SUSPICIOUS PERSON – A suspicious person/vehicle was reported to PPPD at 2:49 p.m. July 7 in the 900 block of South Washington Street.

DEADLY CONDUCT – Pilot Point police responded to a deadly conduct call around 3 a.m. July 7 in the 100 block of North Jefferson Street.


– Kim Fleming

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Sports

Bulldogs fill sidelines with new coaches

By Martin Edwards
Staff Writer

A plethora of new faces will be on the sidelines this year for Tioga Athletics as multiple coaching vacancies have been filled this summer.

With a successful inaugural season behind him, Athletic Director Zach Birdwell is working hard to ensure the Bulldogs are even more ferocious in his second.

"It was a really solid first year," he said. "We came into it with a vision. ... We wanted to dig out everything that we didn't want and make sure the base standard was established, and I feel like that standard has been set. Year 2 is all about these kids."

Birdwell shared what the process of adding new members to the program's coaching staff has looked like.

"The hiring process is always a stressful one," he said. "... When you're hiring people, you're looking for role models for [the] kids. [We] got really lucky and were able to find a lot of great individuals. ... [They're] good people that are going to pour into our kids. Now that they're all hired, it's a big sigh of relief."

Birdwell detailed the specific characteristics the program was looking for during its search.

"I'm a guy that's big on energy," he said. "I was looking for coaches that are going to bring the juice daily. Our kids are going to feed off of that. [We] wanted good, quality



Zach Birdwell, center, Tioga athletic director and head football coach, beams with pride as he's flanked by the newest members of his coaching staff.

Martin Edwards/The Post-Signal

people that are going [to] ultimately do anything to see our these kids be successful."

Two key additions to Birdwell's staff include offensive line coach Cole Wills and receivers coach Rickey Smith

who both worked with Birdwell at Lubbock Coronado High School.

"I love both of them," Birdwell said. "... These guys

know the vision. They know the standard. [They] were able to jump in day one, and it was like we never skipped a beat."

Willis echoed the senti-

ments of his athletic director and good friend.

"We go back to year 1," he said. "... It's just great being around someone that believes in you as much as you

believe in them and the trust between each other, it's awesome."

Willis joins the Tioga See COACHES on Page 7A

Summer track leads to state

By Martin Edwards
Staff Writer

The summer track season is racing toward the finish line with the North Texas Track Club competing in the Texas Amateur Athletic Federation Regional Track meet July 11-12 at Kangaroo Stadium in Weatherford.

NTTC put together another stellar performance with eight members qualifying for the Texas Amateur Athletic Federation State Championship.

"We threw well," throwing coach Mike Hall said. "It's kind of late in the season. Some of us have been throwing since November, and we're kinda worn down. Some of our distances weren't as good as we have been, but for the time of the year and the weather, we threw really well."

In the 14 & Under group, Max Zielinski of Gunter and Jonathan Rensberger of Van Alstyne secured the first medals of their young careers.

See TRACK on Page 7A

Celina skates circles around Allen

By Abigail Allen
Editor & Publisher

The Celina Bobcats clobbered the Allen Eagles, claiming a 7-1 win on Sunday in McKinney.

The Celina Orange team's offensive display paired with an impressive showing on defense, with the Bobcats holding the Eagles to 14 shot attempts.

"They played well," Assistant Coach Jason Magusiak said. "The first period was really good; the end of the third was really good. There should have been a few more goals earlier on. We won 7-1, which is a great outcome, but we [want to] make sure we keep up the hard work all the way through."

Passing has also improved over the summer season.

"They were moving the puck well," Magusiak said.

See HOCKEY on Page 8A



Bobcat Remington Kaminski watches the puck fly into the net, breaking the scoring dam on Sunday against Allen.

Abigail Allen/The Post-Signal

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Collinsville pitcher Logan Jenkins was named Small School National Player of the Year. Jenkins tied the national lead in wins with 15 and had 156 strikeouts while batting .549 and hitting 65 RBIs during his stellar senior season.

Photos by Jenna Agerlid/The Post-Signal

National recognition



Collinsville pitcher Rylan Newman was named Second Team, Small School All-American. Newman tied the national lead in wins with 15 and had 127 strikeouts while batting .365 and hitting 41 RBIs during his final season as a Pirate.

HOCKEY

Continued from Page 6A

"I think as we get into the play-offs and the last couple of games here for the season, it's going to become more important to keep those strong passes and offensive pressure."

At the start of the game, Celina and Allen traded the puck evenly.

That trend broke with a breakaway goal by Remington Kaminski of Collinsville.

Kaminski forced an Eagle turnover, wrestled the puck away and raced down the ice to score an unassisted goal and kicking off a Bobcat scoring barrage.

William "Bulldog" Martinez of Celina took his opportunity to make a breakaway across the rink, scoring an unassisted goal less than two minutes after Kaminski.

Nathan Castanon of Celina, assisted by Landon Bridges of Pilot Point, brought the score to 3-0 Celina less than 30 seconds later.

Those Bobcat goals remained

unanswered throughout the second period and into the third.

With 10:39 remaining in the game, the Allen Red team's Darrick Skuza, assisted by Landon Deppe, scored his team's only goal.

Bridges replied with Celina's fourth goal of the game, assisted by Jon Gray of Celina.

Castanon, assisted by Alex Martin, scored his second goal of the game.

Bridges made his second goal of the game, this one unassisted, a little more than 30 seconds later.

Castanon followed that up with his third goal, an unassisted one, to complete his hattrick.

"At first, I had that one point, and then I [thought], 'I can't end the game with just one point; I need to get that hattrick,'" Castanon said. "So, I kind of pushed myself to get the three points."

He identified reducing turnovers as a way he and his teammates can

continue to improve.

Kaminski, who Magusiak said gave an impressive performance on both sides of the ice, said he's excited to see his team working together.

"We're getting better every game at playing as a team," Kaminski said. "We're kind of starting to think alike and just playing better together."

He also complimented goaltender Blake Renowden for his consistency in defending the net.

"When he did [need to stop shots], he played great," Kaminski said. "We're thankful to have our goalies. They're really good."

The win secured the Bobcats a place in the playoffs for the summer season.

"It's been consistent this summer season," Magusiak said.

Celina Orange is set to face off against McKinney Blue at noon on Sunday.



Landon Bridges preps to launch the puck past Allen goalie Benjamin Jacklin. Bridges, of Pilot Point, scored two points in Sunday's game.

Abigail Allen/The Post-Signal

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CITY	MEDIAN PRICE	DAYS MARKET	# LISTINGS
Pilot Point	\$404,665	111	44
Sanger	\$300,000	73	41
Aubrey	\$299,000	150	8
Tioga	\$362,500	44	12
Collinsville	\$235,000	97	9
Whitesboro	\$370,000	92	37
Gainesville	\$258,000	82	83
Oak Point	\$492,500	91	43
Cross Roads	\$2,900,000	81	22
Denton	\$400,340	78	386
Gunter	\$692,500	43	20
Celina	\$502,500	74	66

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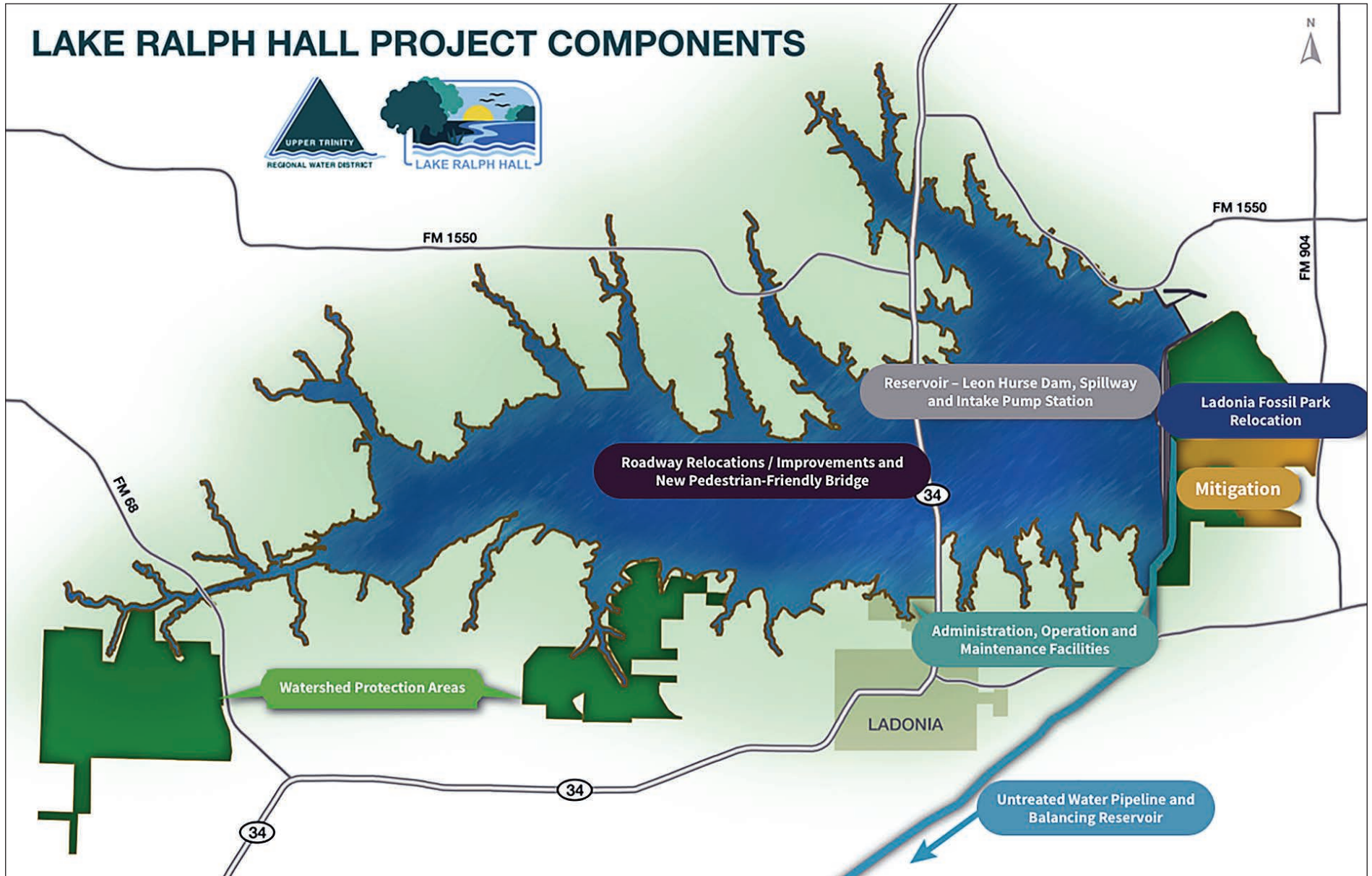


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Upper Trinity works on water access



Lake Ralph Hall features a large bridge along Hwy. 34 with an opening large enough for a sailboat to clear the bottom of the bridge, as well as the Leon Hurse Dam, named for a former mayor of Ladonia.

Graphic Courtesy of Upper Trinity

By Abigail Allen
Editor & Publisher

The growth throughout the Dallas-Fort Worth Area has water access concerns on the forefront.

Comparing the historic growth rate, which hovered around 5% to 6%, to the recent growth figures of 15% to 23%, the strain on the existing infrastructure is increasing.

"In those rapid spikes, you have infrastructure issues, you've got supply issues," said Jason Pierce, the manager of governmental affairs and communications for the Upper Trinity Water Regional Water District.

How to tackle that question is something Upper Trinity has been focused on since 1989.

Part of the answer is Lake Ralph

Hall, the Fannin County lake-in-progress that has been in planning since 2003 and under construction since 2021.

"It took us close to 20 years just to get a single permit to build the lake," Pierce said.

The lake, which is on the North Sulphur River, will produce around 54 million gallons of water daily, split between 35 million gallons of raw water and 19 million gallons of reuse water.

"We need more water supply beyond that," Pierce said.

That's because of the development in the more than 20 members—cities and utility entities—continues to grow.

Members such as Aubrey, which

does not fully take its water from Upper Trinity now.

However, the city has worked with Upper Trinity to be able to make that switch in January 2028.

"They told us two years ago, which is great, because it takes us from ground up, with no right of way, ... it takes a while," Pierce said.

Pilot Point and Celina are also members of the district, as is the Mustang Special Utility District, and Providence Village is a customer of Upper Trinity.

Beyond water access, the construction of the Lake Ralph Hall is intended to provide an economic boost and a recreation draw connected to Ladonia in the northeast Texas county.

There will be two boat launch ar-

reas, a fossil hunting facility, visitors center and possibly a marina, Pierce said.

The dam, named after former Ladonia Mayor Leon Hurse, is under construction.

"[He] went around, trying to find out what he could do for his city to bring people back for an economic driver," Pierce said.

Hurse and Congressman Ralph Hall discussed the idea of creating a lake with a partner who could expand the footprint of the lake.

"That's how we married the relationship, formed that relationship," Pierce said.

As of now, UTRWD owns the entire shoreline and will allow controlled access to the lake once it is ready.

Lake Ralph Hall, additional measures underway

Also in Fannin County is the new Bois d'Arc Lake, which is owned and managed by the North Texas Municipal Water District.

Bois d'Arc began producing water for NTMWD in 2023, according to boisdarclake.org.

Lake Ralph Hall is set to be ready for Upper Trinity to draw water starting in 2026, with the entity depending on natural sources to fill the reservoir.

The lake will fill the area that was previously a channelized area of the Sulphur River, which means it will be a deep but narrow lake.

"The deepest part of the lake at the dam will be about 90 feet," Pierce said.

Unlike Jim Chapman Lake, which Upper Trinity draws from along with the city of Irving, Upper Trinity will be the only entity drawing water from Lake Ralph Hall.

Similar to the Lake Ray Roberts Planning and Zoning Commission that handles zoning requests around Ray Roberts, both Ralph Hall and Bois d'Arc have zoning districts set up.

"So as development occurs, it can be orderly," Pierce said.

Upper Trinity will connect a 32-mile pipeline from Lake Ralph Hall to the existing 80-mile line from Chapman.

That saves Upper Trinity from having to construct a pipeline the entire distance from the new lake to the Tom Harpool Water Treatment Plant in Providence Village and the Tom Taylor Water Treatment Plant in Lewisville.

In Providence Village, Upper Trinity has constructed a new diurnal pond that adds extra holding capacity for 19 million gallons of raw water.

The pool has a concrete lining.



Construction Project Manager Chris Jones, left, and Jason Pierce, manager of governmental affairs and communications for Upper Trinity Regional Water District, look over the diurnal pond as it fills for the first time on July 11 at the Tom Harpool Water Treatment Plant in Providence Village.

Abigail Allen/The Post-Signal

"We just have to find ways of parking water over here just in case the pipeline goes down, or a valve breaks, ... that we've got additional storage on site to be able to pump it out," Pierce said.

The pond can draw from and be

pumped into Lake Providence in addition to being able to be filled by the pipeline from Chapman and eventually Ralph Hall, based on need and other conditions of the system.

Planning ahead is also something Upper Trinity prioritizes.

"Generally what we try to do with our facilities is we try to build in some extra capacity," Pierce said. "Our pipelines are usually built for 25-to-30-year capacity where we can and where we can afford it."

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Pilot Point growth projects to over 80K

By Abigail Allen
Editor & Publisher

Explosive growth remains on the horizon for Pilot Point.

With 10 developments in process as well as nine developments proposed, all with development agreements in place, the city is expected to boom in population, similar to its neighbors to the south.

“Not only do we have these, we get these ones that pop up out of nowhere that we didn’t even know that property was for sale,” City Manager Britt Lusk said.

Shifts in timelines can also happen when a development changes company hands and the new developer has a different approach and plan.

The level of growth in Pilot Point has seen a steady increase.

In 2016, the city issued 17 permits for the entire year. By 2022, that had grown to 400 a year.

There was a small dip in 2023 to 372, but there have already been 215 issued in 2024, with the total likely to reach at least 550.

If that projected figure holds true, the population of Pilot Point will likely reach about 8,500 people.

When all of the developments that are proposed are built out, the city’s population would be over 82,000.

“They’re happening,” Lusk said. “At what rate, we can’t tell you. Especially with the economy and interest rates and stuff like that. But, on top of that, now we have to deal with water. Water is another big one that we’ve got to figure out in North Texas.”

Bryson Ranch, which is a Centurion American development at the intersection of Moberly Road and Lights Ranch Road near FM 1385, has 3,000 single-family lots and 120 townhome lots proposed, and the development is going to be in the city, not the extraterritorial jurisdiction.

It will be near two other Centurion American developments, Moberly Farms with its 1,986 single-family lots and Creekview Meadows with its 2,415 lots, both of which are along FM 1385 northeast of the FM 428 intersection.

The developer may also build two additional developments, one along FM 455 and one along the Dallas North Tollway extension.

Another developer has a contract on the Pecan Creek development, with 4,060 single-family lots, and the Eland Farms development, which does not yet have an estimate of lots on the mixed-use development that would fill 900 acres.

Maverick Farms, which is factored



An excavator sits waiting for its crew in the Creekview Meadows development, south of neighboring Moberly Farms. Both developments will have thousands of homes within them at buildout.

Abigail Allen/The Post-Signal

into the proposed developments the city is tracking, is in the deal stage.

That development would build 1,314 single-family lots on 364 acres.

An additional development, Burks Ranch, would be further north off of Emberson Chapel near U.S. 377.

“Nobody’s ever talked about it until this group came in,” Lusk said.

The bulk of development will happen east of U.S. 377, away from the initial core of the city.

One purpose of the Comprehensive Plan that the city is working to build, Lusk said, is to help direct the growth coming to Pilot Point.

“In our comprehensive plan, we’ll look at future land use so that it’ll identify what the city ... grows into,” Lusk said, based on the input of the residents about the future land use plans.

However, recent legislative changes make it challenging for the city to influence what happens if a developer wants to not be in the city or even the ETJ.

The city uses development agree-



City Planner Darrell Gentry sits in his new office within the Development Services annex the day the staff moved into the new building.

Basil Gist/The Post-Signal

Residential growth remains on uptick



The Pilot Point water tower under construction sits across Burks Street from one of the city's wells near the intersection of U.S. 377. The tower will have a capacity of 1 million gallons.

Abigail Allen/
The Post-Signal

ments as a way to work with developers to compromise on certain features that the city otherwise cannot require based on changes to state laws.

"It's important for people to understand that all these [developments] over here could happen without the city," Development Services Director John Taylor said. "... If we can talk them into coming into the city limits, then we can have a little bit more control over it than we could otherwise."

Some compromise means the city gets to have a say on "roof pitches and certain depths of driveways and garages," Lusk said, as well as having a say in the quality of the homes built, which the legislature took away from municipalities in 2019.

The primary interest in Pilot Point remains residential for now, but there have been more inquiries about commercial development as well.

"We have had more interest," Lusk said. "I would think tire kickers going, 'Oh, well, Pilot Point's the next Celina, the next Frisco.' We've had those types of conversations, but nobody's pulled the trigger on anything yet."

To keep up with the growth, additional members of the Development Services

Department have been hired—a building official and two building inspectors as well as an additional code official.

In addition to expanding the Development Services Department in staff and in office space, the city staff has focused on its utility services.

Lusk credited Public Works Director Trent Vandagriff and his staff with their work to improve the flow of the city's wells, increasing water production for the city.

The city's new 1-million-gallon water tower is under construction, and the city should be going out to bid for the wastewater plant in August.

"Trent and his team's been super busy doing maintenance and refreshing all of our water wells," Lusk said. "Through that process, ... the wells are generating more water than they had been."

The city is also performing a geohydrological study to check on the status of the aquifers the city draws from and is looking at the need for purchasing surface water from Upper Trinity Regional Water District in the future.

"Water's a precious commodity," Lusk said.

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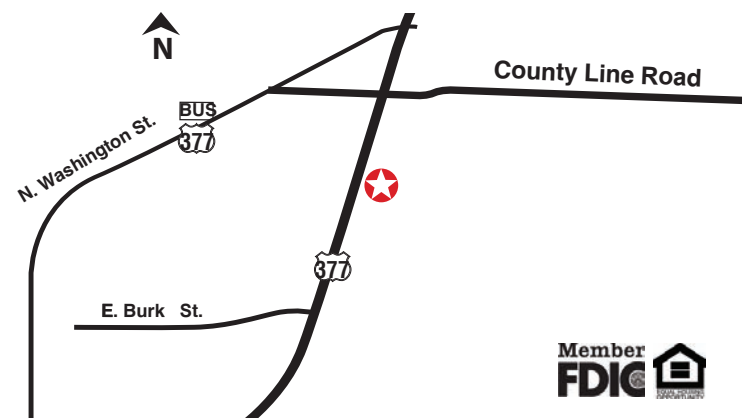
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A way to keep skills on Point

Sportsplex opens in Pilot Point to offer indoor option

By **Martin Edwards**
Staff Writer

The Pilot Point area has a brand-new indoor space for athletic activities with the opening of the Point Sportsplex this summer.

The 6,000 square-foot facility located on JC Lane is air-conditioned with one court that can be used for full-court basketball, full-court volleyball or three pickleball courts.

"We wanted to create something local because ... we knew that a lot of youth sports are going on here, [and] they don't always have access to a gym to use for practice," co-owner Taylor Chandler said.

The Chandlers cited their children, who participate in various sports, as their inspiration for the sportsplex.

"We wanted somewhere good and close for our kids to be able to practice



Personal trainer Becky Phillips, right, leads her summer volleyball clinic at the Point Sportsplex on July 9.

Martin Edwards/The Post-Signal



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Indoor facility provides options for athletes

their sports," co-owner Daniel Chandler said. "There was nothing in the area, so we figured we'd try to offer it to the community as well."

The Chandlers also own and operate C4 Enterprises, which provides steel erection and general contracting services in the Pilot Point area.

Daniel shared how their experience with erecting buildings helped the Chandlers with the process of putting the sportsplex together.

"It was pretty easy," he said. "We kept [the building] clean and simple. The hardest part was deciding on the floor because there's not a perfect floor for volleyball, pickleball and basketball, so we had to go with something you can play all three on."

He also explained the reasoning behind building the space to accommodate those three sports.

"Basketball and volleyball, that's what our kids and close friends play the most," Daniel said. "Pickleball seemed like a growing sport, and we saw a lot of people online asking [and] looking for venues."

The Chandlers plan to host a grand opening event in August, which they hope will spread awareness of the new



athletic facility.

"We're going to do [an] open pickleball and open basketball day," Taylor said.

The Point Sportsplex offers multiple pricing options to help fit the needs of any potential clients.

Basketball starts at \$35 an hour for

half of the court and goes up to \$70 an hour for the entire court.

Volleyball is \$65 an hour, and pickleball is \$45 per hour per court.

"We have it set up where whenever you rent it, the gym is yours," Daniel said. "It's private."

Basketball and volleyball bring the

most traffic into the sportsplex.

Local personal trainer Becky Phillips expressed her appreciation for the new facility.

"I love that [the floor] is lined," she said. "We don't have anywhere in this area to put on a [volleyball] clinic. I've been using my gym, which is a 12 x 12 space. To have this facility here ... is an advantage."

Phillips also spoke glowingly of the pricing and activities the Point Sportsplex has to offer.

"It's very reasonably priced for what you get," she said. "You can play pickleball, you can play basketball, [and] you can play volleyball. It's a multi-surface court that you're getting on. It's well-lit, and it's closer than Frisco, Plano [or] Dallas."

The Chandlers said they hope the Point Sportsplex can continue to grow and become a fixture in the community for years to come.

"We would like to get to where a bunch of people in the community come up and enjoy it," Daniel said. "The goal is really to help. We're a big sports family, and ... we wanted something for them and the community to be able to use here."

Taylor Chandler, left, co-owner of the Point Sportsplex, beams beside her daughter Reese. The new athletic facility is located on JC Lane in Pilot Point.

**Martin Edwards/
The Post-Signal**

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ADVOCACY

PPISD keeps pushing forward on center



PPISD Superintendent Dr. Shannon Fuller heads through the bay doors of the Don Holly Transportation Center.

Martin Edwards/The Post-Signal

By Martin Edwards
Staff Writer

Pilot Point ISD is continuing to work hard to maintain its current structures while moving into the future of the Ranch Cities area.

Pilot Point ISD Superintendent Dr. Shannon Fuller offered insight into the status of the PPISD Don Holly Transportation Center, which is scheduled to be the next bond project to reach completion and was funded through a \$38.4 million bond passed in 2021.

“As we continue to grow, we’re going to need more buses,” she said. “Those buses are going to need more maintenance, so it will allow us to house and store our buses and ... be able to service more [vehicles]. The facility [also] has newer

technology. It’s an upgrade over where we are now.”

The transportation center on Fouch Road lies about four miles from the current facility on East Main Street.

The new location will also be on the site of the future Pilot Point High School.

“It is a little bit larger,” Fuller said. “The area where the buses will be parked is [also] larger, and it is paved. There’s also a new fueling area where the buses can pull up. All of that is new.”

The facility will have offices, a common area for breaks and meetings, a kitchenette and a space for the district’s maintenance team.

It will also service and store the white fleet, which are the vehicles used by the

maintenance team.

The new facility will be able to refuel vehicles on-site with the installation of a new fuel tank.

“They have installed the tank, and now they’re in the process of testing to make sure everything was done properly,” Fuller said. “Once that’s finished, then we [can] call for the fuel delivery. We’re hoping to do that in the next couple of weeks.”

Crews are still working on the beautification and securing of the grounds surrounding the facility, which is one of the final obstacles before the district can move into it.

“The team will grade it [and] make it all great,” Fuller said. “Then, they’ll clean all of the area up, install the sod and put the

fencing in.”

The district also plans to install cameras on the facility for security purposes.

Once that contract is complete, Fuller said the district plans to add a vehicle lift to the facility.

“We have three quotes,” she said. “As we get a little closer, we’ll pick one, but ... we’re working with our architect and the specifications of the building to see which one would be the best.”

The remaining bond projects for the district focus on maintaining the health of PPISD’s current school buildings.

“Our goal is to replace the kitchen flooring at the Early Childhood Center, elementary, middle and high school,” Fuller said. “They recently went out of code,

so this upgrade is to get us [back] within code.”

The district has discussed which type of flooring should be the safest and is receiving quotes on costs.

Jonathan Aldis of VLK Architects explained why the current flooring was deemed unsafe by the health department and what it will be replaced with.

“They don’t like any joints or grooves,” he said. “What most people have gone to now is called seamless epoxy quartz. ... It’s a little bit more difficult to maintain, but it is safer for walking on. If grease or water spills on it, you don’t have the slip hazard.”

Aldis also shared how the new flooring, because of its seamless design, will prevent water from migrating and improve the clean-

PPISD continues bond upgrades

ing process. The next project on the district's list will be replacing the gym floor at the elementary school, which is over 20 years old.

"That's a pretty straightforward, simple project and also signals to all the folks that are in the elementary school and every campus that we care," Aldis said.

Fuller added that redoing the flooring in the hallways of Selz Middle School and paving the parking lot at the agricultural center are also high on the district's list of upcoming renovations.

The district will also look into renovating the roof and HVAC systems of the high school once repairs from the May 25 tornadoes have been completed.

The final project for the district is installing new fencing around Massey Stadium, which is scheduled to be completed before the first kickoff of the season.

"The community has been wanting to do this for a while," Fuller said. "We're excited about getting it done as well. We've received the quote and, hopefully, they'll get started in the next couple of weeks."

The new fencing will include a 4-foot-tall chain link fence around the field and will be painted powder black.

The inner fencing will also be surrounded by a matching 8-foot chain link fence as the outer wall, complete with a new entrance gate and turnstiles.

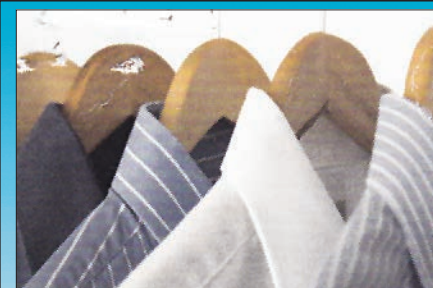
Fuller shared the district's vision for the road ahead.

"While we focus on the future, we've got to make sure we maintain," she said. "We also want to take good care of what we have now. We're going to have these buildings for a while [but] also prepare for the future. That's been our goal."

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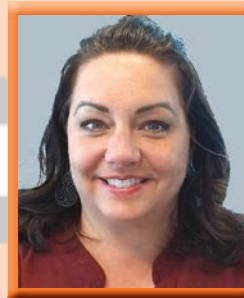
**Superintendent
Dr. Shannon Fuller**

Our commitment to excellence in education remains steadfast, and together, we will continue to nurture a supportive environment where every student can thrive and achieve their fullest potential. Let us embrace this opportunity to learn, grow and build a brighter future for our children and our community.



**Director of
Human Resources
Valerie Wall**

The family feel we have in Pilot Point ISD is truly special and I'm eager to continue to build and strengthen relationships within our community and district and see where the future takes us.



**Executive Director
of Curriculum &
Education
Alicia Bonnett**

I look forward to collaborating with the dedicated students, staff, and community members of Pilot Point. My focus will be on building upon the district's many existing strengths and fostering innovative learning opportunities for both students and educators.



**Chief Financial
Officer
Brittany Floyd**

I am very excited for the upcoming year to get to know everyone here at Pilot Point ISD and continue the great work at the Business Office.



**Executive Director
of Admin. Services
& Operations
Dr. Brant Perry**

My passion lies in building relationships. I am eager to serve and engage with the staff, students, and the community not only during the traditional school day but beyond it. I look forward to participating in student activities and town events.

Campus Leadership



**PPECC
Principal
Lisa Herring**

I am looking forward to working with parents, staff and our youngest students this year as their learning adventure begins. Together we can ensure great things are happening here at the Early Childhood Center!



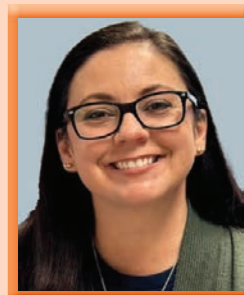
**PPES
Assistant Principal
DeeAnn Woolson**

I am so excited to move to the elementary school and continue to grow with PPISD! This next year will be one full of learning, working, and fun! Go Bearcats!



**PPES
Principal
Kelli Brown**

We're thrilled to welcome fresh faces to our Pilot Point Elementary family, while also looking forward to reuniting with our returning students and staff, all of whom bring their unique energy and enthusiasm to our school. Our focus is on fostering a learning environment where every student can thrive. Our theme this year is "Learning is a Journey that Never Ends."



**PPMS
Assistant Principal
Shana Pike**

My focus is on creating a dynamic learning environment that nurtures both academic excellence and personal growth. I'm especially eager to implement initiatives that enhance problem-solving abilities and build resilience—skills that are crucial for success in middle school and beyond.



**PPMS
Principal
Taylor Penn**

I have been blessed to work alongside some great educators and learn from a great mentor in Angie Jurecka during my past two years as a Bearcat. I'm honored for the opportunity to serve as the principal of Pilot Point Middle School and excited for all the great things happening at Pilot Point ISD.



**PPHS
Assistant Principal
Dr. John Middleton**

I am excited to be part of a great team of experienced educators and administrators who are dedicated to moving the district forward with a growth mindset focusing on student success and positive school culture.



**PPHS
Principal
Marzia Infante**

I am particularly looking forward to seeing our Pilot Point High School community thrive and achieve new heights of success and unity.

Aubrey continues residential growth

By Basil Gist
Staff Writer

The city of Aubrey continues to fill out its 45 miles of city limits and ETJ with just under 20 developments either under construction or in talks.

City Manager Charles Kreidler explained that the city continues to grow at a quick clip on the housing side.

“We have 10 developments in progress in some form,” Kreidler said. “That’s around 7,000 homes.”

Another eight developers looking to build 4,000 homes between them are in conversations with the city and at every stage of the process.

“It depends on the developer,” Kreidler said. “The eight or so that we have in review run the timeline of just getting started to being ready to do a development agreement. There are things to work out—considerations on the developer side.”

The question of whether to annex, for developers, is one of the big ones, though for the city the answer is almost always a clear yes.

“The state legislature has made many changes that limit what the city can and cannot do in the ETJ, so for us it’s best for the people who live in that development to come into the city limits and annex,” Kreidler said. “Part of that is the development agreement sets standards.”

These standards are both aesthetic and practical, from the siding to brick ratio on the houses to internal construction.

“We work with them to come up with what’s best,” Kreidler said. “Usually, we come out somewhere in the middle, but that’s part of the negotiation process with developers.”

It’s not just houses on the horizon for Aubrey, as commercial development is also on the agenda, though Kreidler had less definitive information to offer on that front.



Workers for the High Pointe Development install a sewer entrance along Spring Hill Road.

Basil Gist/
The Post-Signal

“We have a number of commercial developments in progress, but commercial is a little different than residential in that a lot of it is confidential,” Kreidler said. “There are things that we don’t even know, [but] we know the land is there and that businesses are looking.”

He did, however, share that a collection of small strip malls in the vein of the Domino’s Pizza and Giulia’s Café location are in the works.

“There are two more of those coming next to it and two more over on Pine Ridge,” Kreidler said.

He further explained the city has even less control over businesses moving in than housing developments.

“Businesses are in business to make a profit,” Kreidler said. “They want traffic counts, and there are specific things they want to see when they come to a city. It has to be the right fit for that corporation to come.”

The Municipal Development District works to court favorable businesses, but beyond presenting the facts and starting the conversation, the final say is always up to the business.

“We are working to have more businesses downtown and have a developer that wants to do some work on [FM] 428 for some retail,” Kreidler said. “I think that will be a very positive thing for the downtown. It should be something very exciting for us in the future.”

As the city continues to grow, so too will its staff and services with Kreidler projecting the current 100 to look more like 140 employees by the end of next year.

One public facing facet of growth he pointed out is the area library.

“For our citizens here in Aubrey, our citizens in the ETJ and the communities around us, our library is growing every day,” Kreidler said. “We just added two

more employees. The employees there are awesome, and it’s something to behold when you see the number of programs they’re offering.”

As houses continue to go up and businesses continue to plant roots, the city manager said he believes Aubrey will remain Aubrey, a “small-town feel with a vibrant downtown and people who care.”

However, the completion of the U.S. 377 expansion will force residents to change where they think of as the heart of the city to a few steps east of the burgeoning parkway.

“I don’t think Aubrey will look much different than it does now,” Kreidler said. “When you talk about Aubrey itself, the home feeling we have, that’s not going away anytime soon. I think you’ll begin to see the change in Aubrey when 377 goes under construction and it’s a six-lane parkway.”

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Aubrey plans changes to existing city parks



A crew works on the dirt work for changing the green space at Lesley Park on July 12.

Abigail Allen/
The Post-Signal

By Basil Gist
Staff Writer

After the completion of its Parks Master Plan, Aubrey has started working toward the green-space saturated final design.

With an interconnected trails system and a bevy of outdoor centers, the plan is split into the long and short term, said Leanne Wilson, the director of Public Works and Development Services.

“We completed the Parks Master Plan last year,” Wilson said. “Now we’re trying to put it in motion. The short-term goals were to obtain property so we could construct the parks that were necessary or lacking.”

Among those amenities currently missing, Wilson listed a sports complex for baseball and softball, basketball, tennis and soccer. Community parks, trails and open space, a senior center, a rec center and a splash pad were also identified.

“Starting with the three parks we already had, we started in our last year’s budget cycle to provide some improvements to those parks,” she said.

Lesley Field by the library is getting a basketball and pickleball court, and Matthew’s Park is getting its over 15-year-old playground equipment replaced.

Veterans Memorial got some additional space thanks to a house demolition, additional parking, sidewalks, greenspace lighting and trees.

“That’s Phase 1,” she said. “Phase 2 of that project will continue down Main Street to Sherman with sidewalks, drainage, parking, lighting and landscaping.”

With Veterans as the city’s central park, its renovations will continue.

“We have plans in motion to add restrooms,” Wilson said.

As the city continues to grow, staff will employ several tools to get the property it needs to build out the facilities.

“In the plan, they did four separate quadrants and showed the different types of uses we needed there,” Wilson said. “We are actively looking for property. When developers come in, it’s among the first things we ask for. Also, as we see larger parcels that might be for sale, we reach out and try to purchase if we can.”

Regarding the long term, a major undertaking is the trail system, or “The Arches.”

“By looking at what was already there, they were able to envision connecting from 1385 over to the Greenbelt,” Wilson said. “As these developments are coming into the ETJ, we are building a map, trying to get those to connect so each one of the larger developments had put in trails, and as they come in, we’re trying to connect them across.”

Wilson explained each development is responsible for their own trails, but with the Master Plan in hand, the city can suggest routes for those trails to take to help further the end goal.

She said she’s working on a living map that will feature completed, platted and needed trails as they fit the puzzle together.

“Some of the areas we’ll be able to connect to sidewalks within a subdivision,” Wilson said. “The four large developments we have at Spring Hill and 377 are connecting. We coordinated between the four different developments, and it will connect all the way to 377.”

For Aubrey, the parks, like the housing and commercial, will continue to come as the area grows.

“That happens through development,” Wilson said. “When we did our Parks Master Plan, it included the city and the ETJ. It also included what’s available out there in HOAs in the developments and also included any public space.”



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Aubrey ISD to open West for fall start

By Martin Edwards
Staff Writer

As Aubrey's population rises, Aubrey Independent School District is doing everything it can to keep pace with it.

Aubrey ISD Superintendent Dr. Shannon Saylor shared a detailed look at Pete and Myra West Elementary School, which is scheduled to open this fall and was funded through a \$385.9 million bond passed in 2022.

"West Elementary School will be opening this school year for pre-K to fifth grade," she said. "It will be our fourth elementary school."

Saylor said that the district made it a point to name the new elementary school after Pete and Myra West to honor their dedication to Aubrey ISD and the community.

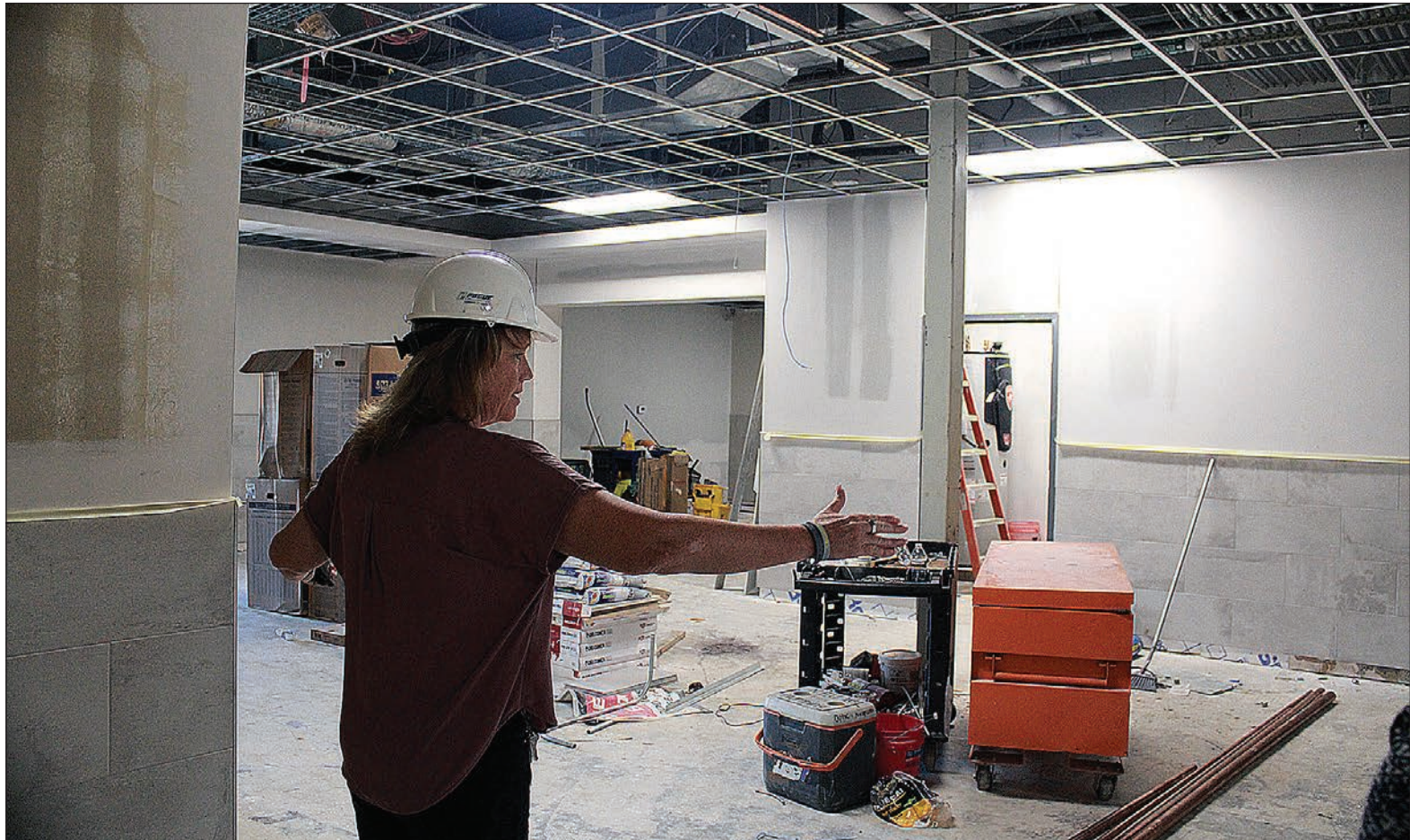
"It was important to our board to name it after a legendary family that worked here and impacted us," she said. "Pete and Myra are both deceased, but their kids have been involved in the process. It was a huge honor to have named it after them."

Pete worked in the district for 15 years, serving as a teacher, principal and superintendent.

Myra taught second grade for 23 years until her retirement in 1992.

The next bond project on the district's list is building a second middle school.

"Construction on middle school No. 2 is underway on the east side of town," Saylor said. "It's in the southeast portion of our district and will be ready to open in the fall of '25. Hopefully, we can get some of the steelwork done this fall, get



Aubrey ISD Superintendent Dr. Shannon Saylor showcases the current additions at Aubrey High School. The renovations are scheduled to be completed before classes begin this fall.

Martin Edwards/The Post-Signal



Pete and Myra West Elementary is nearly ready for the students and teachers who will fill its classrooms starting in August.

Abigail Allen/
The Post-Signal

'They figure out the needs of their families and purchase a house in our community.' *Dr. Shannon Saylor, AISD Superintendent*

AISD continues new builds, renovations

things off the ground and dried by January, so that we can be ready for August of '25."

The second middle school, which is yet to be named, has an estimated capacity of 1,000 students.

The additions at Aubrey High School, which began last school year, have also ramped up with interior construction scheduled to be completed before classes begin.

"We are currently undergoing some interior renovations including flooring, wall tiles and ceiling structures," she said. "They're doing the piers now for a two-story wing in the front of the building that will come out in front of North Drive with a brand new, grand entrance."

The new entrance, scheduled for completion in 2026, will stretch into the school's main parking lot, necessitating parking lot expansion.

More than aesthetic alteration, the updates to Aubrey High School ultimately serve the function of increasing the number of students the school can comfortably house.

"The plan is to increase it to a capacity of 2,000 students," Saylor said. "We have about 1,044 kids right now, so the 2,000 seats will double our capacity."

Saylor also shared updates on the renovations taking place on the remaining campuses around the district.

"We have two staff bathrooms being added to [Brockett] right now," she said. "We have a ramp for the disabled, and we're adding sidewalks for ADA accessibility to the playgrounds."

In addition to those changes, the cafeteria at the middle school also received an upgrade with work being done to its interior walls.

The remaining bond projects for the district concentrate on improving the district's athletic facilities.

"A new turf practice field has been installed," Saylor said. "We're walking it next week for it to be done. Now we have somewhere for soccer to practice during football season or for the band to use during the playoffs or even for community

use."

The district also plans on taking its practice facilities one step further by building an indoor multi-purpose facility.

"We are hoping to have that one break ground in October," Saylor said. "We're just now in the construction document phase. We've done the design development, so we know exactly what it should look like. We'll do the construction design, get some pricing and, hopefully, come up with our guaranteed maximum price this fall."

The new facility will be available to dance teams, flag corp, band and all of Aubrey ISD's athletic teams.

Saylor also mentioned renovations to the athletic field house, which should coincide with the installation of the indoor practice facility.

Saylor cited Aubrey ISD's excellence as one of the driving factors for the area's growth.

"Silverado is the fastest growing community in North Texas," she said. "That comes with having

great schools. ... People do their research and figure out what district they want to enroll in. They figure out the needs of their families and purchase a house in our community."

Aubrey ISD has 13 active housing developments with about 8,000 platted homes ready to be built, along with about 800 that are vacant.

Estimates show that each new home yields an average of 0.4 students, or four kids for every 10 homes, according to the demography report the district commissioned.

Saylor emphasized that all of the current and future changes are done with the intent to better the education and experiences of the young people who matriculate through the district.

"We try to plan so that we have somewhere interior for kids to sit and learn that's nice [and] that they want to attend and meets the values of the community," she said.

AUBREY ISD



BY THE NUMBERS

OUR STUDENTS

Attendance Rate 20-21	96.04%
Attendance Rate 21-22	93.38%
Attendance Rate 22-23	94.5%
Graduation Rate	98.2%
Emergent Bilingual Students	13%
In Special Education Services	15.22%

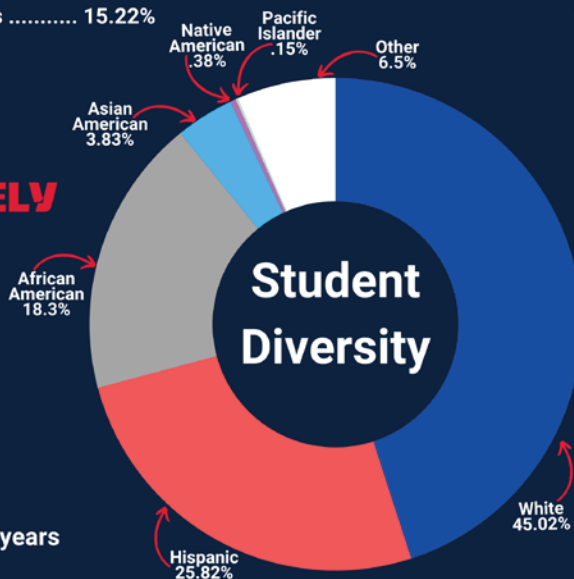
AUBREY ISD SERVES APPROXIMATELY

4065

students and is expected to increase enrollment to

9667

students within the next 10 years



OUR SCHOOLS

- 4 Elementary Schools
- 1 Middle School
- 1 High School
- 1 Alternative School
- 1 Daycare

DUAL LANGUAGE PROGRAM

offered on one elementary campus

MORE THAN

95

students received

114

industry certifications last year

Last year, Aubrey High School seniors earned more than

\$1.5 MILLION

in scholarships

OUR TEACHERS

- Teachers 244
- Student/teacher ratio 16
- Beginning teacher salary ... \$54,500

52%

teachers with more than 10 years of experience

47

languages are spoken in Aubrey ISD

Providence sees two-pronged growth



Commercial development, including a Sprouts Farmers Market, will be coming to the area north of Shell 380 at the intersection of U.S. 380 and Main Street in Providence Village.

Abigail Allen/The Post-Signal

Commercial interest picks up around town along Main Street

By Abigail Allen
Editor & Publisher

As more rooftops come to Providence Village, so do additional commercial and service-based developments.

One such business coming to town, Sprouts Farmers Market, has been met with excitement in the community.

The grocery store, which has what Town Manager Brian Roberson called “a more aggressive timeline for construction,” was set to break ground in mid-July.

Roberson is excited as Sprouts

has a cadre of businesses that typically crop up next to the grocer, as well as a strict policy of not allowing certain uses to go into the same development.

“They’re a discerning company, and so by virtue of that, we’ll have some better quality development in there with them, so that’s exciting,” Roberson said.

“Having that type of development with such a notable occupant helps act as “a beacon to other big-name uses,” Development Services Manager Brian Markheim said.

The town’s leadership—staff and elected officials alike—have worked with property owners to zone certain areas of town to aid the development to occur smoothly, such as the planned development that was established with a grocery

store included that Sprouts will be the anchor of.

“A lot of these have planned developments on them that they got the PD three years ago, ... and now they’ve found the right buyer and it just makes it move a lot quicker and smoother for them,” Roberson said.

The town also benefits from having FM 2931 as Main Street, Roberson and Markheim said, with its proximity not only to the homes within Providence Village itself but also in the Silverado, Aspen Meadows and other Aubrey developments to the north, as well as Spiritas Ranch to the south.

Markheim noted that Providence has had luck with the developers who have expressed interest in coming into the town.

Roberson agreed, describing

the Shell 380 at the corner of Main Street and U.S. 380 as a “cool-looking building.”

“I love the fact that they embraced what our community wants, which is the Cape Cod style, and they wholeheartedly embraced it,” he said.

That extends, too, to the residential developments.

Roberson and Markheim feel the town’s comprehensive plan has been a critical tool in bringing varied development into the town.

“It asked for some diversity in housing, but people were very clear—they did not want multifamily near existing neighborhoods,” Roberson said. “It’s sort of worked out to where we’ve got some townhomes and some build-to-rent single-family and duplex-style homes

Town population grows along with commercial

in the Providence Commons area.”

Although the residential growth has been in the works for years, the pace has increased of late.

“We knew that the homebuilding was coming a year ago, with Lennar and Woodstone,” Markheim said. “Basically, the already established residential neighborhoods [including the Enclave]. We didn’t think they were going to build as fast as they have been.”

The Enclave is nearly at build-out.

Foree Ranch, which features Lennar-built homes, has picked up speed, with several homes constructed and more underway.

Inside that development, in addition to the average size of home available in Providence Village, there are a swath of one-car garage, 15-foot-wide houses on 30-foot-wide lots that might be a more affordable entry point for those looking for their starter home.

“They’re at a lower price point, so people can have homeownership without having to maintain a huge yard and all of those things,” Roberson said.



Crews work on the construction of several types of homes in the Lennar-developed Foree Ranch in Providence Village.

Abigail Allen/The Post-Signal

It also will have some larger lots with higher-end homes within the same development, he added.

“They’re kind of, all within that one development, going to touch on all the different things that we’ve been trying to get more of here,” Roberson said.

Nearby, the Chatham Reserve development will feature commercial along Main Street, separated by the Brazos Electric transmission lines from the residential portion of the development, where the homes will likely start in the \$700,000 range at least.

It has long been the hope of Roberson and the city’s leaders that there would be a variety of housing types available for residents who wish to stay within the town limits but who want larger homes with larger lots.

Chatham Reserve, along with Woodstone, allows long-time Providence Villagers who are looking for a higher-end home to stay within the community.

“I feel like we’ll have the market covered on every potential step,” Roberson said.

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Krugerville adds more business space

By Basil Gist
Staff Writer

Unlike many area towns with rooftops raising in spades, Krugerville's Mayor Jeff Parrent said his city is flush with commercial development.

The Woodlands, Krugerville's sole residential development, is wrapping up its Phase 5, and Parrent said there are no other developments in the works.

"We don't have anything in place for more homes like our neighbors north and south of us," Parrent said. "We've done a lot of that over the last five years, but we're at the end unless we annex more land, and currently that's not in the works."

The homes going up in the Woodlands range from starting prices of \$700,000 to \$1 million with five underway in Phase 5, 64 more lots platted and 14 submitted.

"Unlike our neighbors north and south, our growth is much smaller because we don't have the land available," Parrent said. "The residential growth is minimal, but the commercial growth is where I think we'll see the biggest change in the next 12 months."

H&E Equipment moved into town and opened for business in recent months.

"That's a tremendous sales tax generator for us," Parrent said. "[But] the biggest thing commercially for us is the interlocal agreement between us, the city of Aubrey and Mustang. Now we have sewer connectivity [between Giulia's and Surveyors], and because of that we started marketing the commercial product there. That's a total of 36.3 acres."

The agreement is wrapping up, with Krugerville's engineer finishing the infrastructure plans to take to Mustang and Aubrey.

"Then we'll go to a Request for Proposal, and the city's going to try to finance that ourselves internally," Parrent said.

After passing its certificates of obligation at the June meeting, the city will have monies not just to purchase the police building but also for road repair or infrastructure.

"We're hoping there's enough money there after the procurement of the PD building to actually put in the infrastructure from the sewer connectivity," Parrent said. "We



Several industrial reserve lots are being developed north of Hooves and Paws within Krugerville. The city has been drawing continual commercial development and interest.

Abigail Allen/The Post-Signal

have a conceptual design that we started with prior to the connectivity, but now that we have sewer, all of that changes. I'm thinking we should have that by end of July."

He explained the city has received some interest regarding that stretch of land.

"We've had four different people approach in the last 45 days," Parrent said. "Ideally, we would have multiple sit-down restaurants, we would have a 10-12,000 square foot retail facility and smaller stores."

One type of business Parrent shared having shown interest is a retailer who will likely require a liquor license.

"There are rules in place that don't allow the city to guide you through that process, but TABC could guide them and we would currently support the efforts to allow liquor sales if that's the entity that

decided to come in here," Parrent said. "We have been approached by a company that is most likely going to petition, so there would be a vote."

The other commercial build happening is the industrial reserve lots south of Hooves and Paws which will see 10 5,800-square-foot buildings, as well as a lot north of there that will have work starting on it in the next 30 days.

"There's almost 60,000 square foot of retail space," Parrent said. "Clint Riley, the owner, hasn't gotten an end user yet. It could be industrial and or commercial. [If it's commercial], it would be companies that sell products to another commercial entity."

He referenced Schuyler Signs and wholesale vendors as examples.

Regarding nondevelopment progress for the city, Parrent

shared that the city is working to provide residents another east-west corridor by way of Stewart Road.

"Currently, we're working with the city of Aubrey, D.R. Horton and the county to take Stewart Road all the way through and line it up with McNatt, which is very important for the east-west thoroughfare," Parrent said. "Right now, Spring Hill is our only east-west thoroughfare until 380."

Smaller in footprint than the other Ranch Cities, Krugerville's growth is at a different point.

"Our appraised value for our city is going to substantially increase like it has over the last several years," Parrent said. "I would think that in the next 12 months it's going to increase by probably another \$40-50 million. For the town of Krugerville, that's a lot."



Going up

Pylons sit ready to support the U.S. 380 overpass at the intersection of U.S. 380 and FM 720/Oak Grove Parkway in Cross Roads. The ongoing expansion of the highway has shifted traffic patterns and altered the way people access the town's businesses.

Abigail Allen/
The Post-Signal

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Tioga ISD makes strides on rebounding



Tioga ISD officials are working to correct the district's financial position so it can be poised to handle the growth that will come in the near future, including through the restructuring of the debt for Tioga High School through the \$26.3 million May bond election.

Abigail Allen/The Post-Signal

By Abigail Allen
Editor & Publisher

Preparing for Tioga ISD's growth means getting a handle on the issues that have plagued its recent past.

That's what the school administration and elected officials have been working on with the help of TEA Conservator Dr. Karen Wiesman, work that seems to be helping recuperate the district's credit.

"When they [issue] a rating, they try to project into the future how much of a risk it is for people to buy bonds that are issued by Tioga ISD,"

Superintendent Josh Ballinger said. "For us to be able to say that what was looking not so optimistic, ... to where we were headed down a path where we couldn't even sell bonds, we're now at least stopped at the moment down that path."

In March 2023, the financial concerns facing Tioga ISD led to Moody's Investors Service dropping the district's rating from Ba3 to B1 with a negative outlook.

Although the firm did not improve the rating, it opted to remove the negative outlook status.

"My understanding of it means

there's hope to not only stop the downgrades, but start moving in the other direction," Ballinger said. "The risk level is not as high any more, and so our ability to still sell bonds is there."

That change coincided with when Tioga ISD was pursuing an insurance company to help guarantee the sale of the May 2024 bond issue, which will restructure the outstanding debt for the Tioga High School building.

"Which certainly helps with what we're dealing with right now with the bond election and trying to

get all of that straight for the rest of the country to see so we can sell bonds," Ballinger said.

That bond passed with 179 voters for and 149 against, 54.6% of the vote.

While the district has not climbed out of the financial hole fully yet, it's a work in progress, Ballinger said.

"It took four or five years to get to these levels where we owe what the state, taking out TAN notes, all the different things and avenues that we've tried to correct issues with over the last five years," Ball-

TISD works to improve financial standing

inger said. "It's going to take four or five years to get completely out of the red."

Being in a high-growth area helps Tioga ISD turn around quicker than would be possible in a stagnant growth area, he added.

"Just because we happen to be in a location that will produce more value in the future and is an area that people want to live," he said.

At the same time as the district has worked on its fiscal health, it has had help from a group of professional volunteers to restore the wing of the elementary campus, freeing up additional classroom space and capacity.

"Getting the opportunity to get eight classrooms back for a district our size is huge," Ballinger said. "We don't have to limit ourself on not only people that are moving into town. We don't have to say we're moving in portables. We don't have to limit transfers."

Keeping the small-town feel is the goal across the community, Ballinger said, and that the city has been a good partner to work with in that process.

"From the developers I've met with just this summer, that's what they want to maintain," he said. "And they understand that as well, which is why most of them work in phases."

Ideally, Ballinger said, the grow would be "slow, organic."

"We would love to stay a 2A district, which [was] just counted for high school, for at least one more count, which would account for about four more years," he said. "Whether or not that's going to happen is kind of up to [other factors] and who comes in and how fast they move. Sometimes things are a little bit out of your hands."

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