

STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF BARTONVILLE §

The regular meeting of the Planning and Zoning Commission of the Town of Bartonville was held on November 7, 2007, at 7:00 p.m., in the Bartonville Town Hall. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted at 3:00 p.m. on November 2, 2007, at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

Present:

Ralph Arment, Chairman
Gloria Mc Donald, Vice Chairman
Don Abernathy
Jim Langford
Betty Medlock

Absent:

None

Also present: Kristi Gilbert, Town Secretary

This constituting a quorum, the following business took place:

Chairperson Arment called the meeting to order at 7:00 p.m.

The Commissioners considered the October 3, 2007, regular monthly meeting minutes. Betty Medlock moved to approve the October 3, 2007 minutes as corrected. Jim Langford seconded the motion. For: Unanimous. Against: None. The motion carried 5 to 0.

No one chose to speak during the citizens' appearances for non agenda items portion of the meeting.

The Commission held discussions relative to recommendations to the Town Council regarding the permit application for the Rachwal #4H, #5H and #6H wells. The pad site is located approximately 3,900 feet west of FM 407 and 3,900 feet north of East Jeter Road. The proposed well sites are in the D. Cook Survey, Abstract No. 230; the A. Loving Survey, Abstract No. 736; and, the A. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas. The applicant is Braden Exploration, LLC. The surface and mineral owner of the pad sites is Kathie Dreiske Rachwal, *et.al.*

Town Engineer Gary Vickery stated that the Town had received the drainage study required for the low water crossing and stated they would eventually need to submit a Letter of Map Revision to FEMA. Mr. Vickery stated that the application met the requirements of the ordinance and he recommended approval.

Call to Order

ACTION: Approve Minutes

Open Forum

Discussion: Rachwal #4, #5 & #6 Gas Wells

Gloria McDonald moved to recommend to Town Council the approval of the Rachwal #4, #5 and #6 wells. Don Abernathy seconded the motion. For: Unanimous. The motion carried 5 to 0.

ACTION: Approve Rachwal #4, #5 & #6 Wells

Chairperson Arment abstained from discussion or consideration of the Willis Development plat due to conflict of interest. Chairperson Arment removed himself and Vice-Chairperson McDonald took control of the meeting. Chairperson Arment has filed a conflict of interest statement that is attached to these minutes.

Abstention Due to Conflict of Interest

The Commission held discussions relative to recommendations to the Town Council regarding the development plat for Willis #1H through #8H Wells. The development plat indicates a total of eight wells located on one pad site. The pad site is located on the east side of McMakin road approximately 1,350 south of McMakin/East Jeter/FM 407 intersection. The proposed well site is in the B.B.B. & C.R.R. Survey, Abstract No. 152, Town of Bartonville, Denton County, Texas. The applicant and surface owner is XTO Energy, Inc.

Discussion: Willis Gas Well Development Plat

Mike Gary – 1690 Broome Road – Mr. Gary stated that he had concerns regarding the drainage and post development maintenance of the structural controls.

Town Engineer Gary Vickery reviewed his comments from the October 30, 2007 letter, specifically addressing drainage concerns. Mr. Vickery stated that he recommended approval contingent on amendments to the drainage plan to show the culverts. Discussion was also held with regard to performing independent sound studies and the location of buildings on individual tracts of land. Discussion included the Town reserving the right to require the operator to mitigate any drainage problems during and after drilling activities.

Don Abernathy moved to recommend to Town Council the approval of the Willis gas well development plat contingent upon meeting the drainage requirements set forth by the Engineer and with the Town reserving the right to require the Operator to modifying any drainage problems during and after drilling activities. Betty Medlock seconded the motion. For: Abernathy, Langford, McDonald and Medlock. Against: None. Abstained: Arment. The motion carried 4-0-1.

ACTION: Approve Willis Development Plat

The Commission had no requests for future agenda items.

There being no further business, Vice-Chairperson McDonald adjourned the meeting at 7:35 p.m.

ADJOURNMENT

APPROVED this the 5th day of December, 2007.

Approved:

(Seal)

Ralph Arment, Chairperson

Attest:

Kristi Gilbert, Town Secretary, TRMC, CMC

Attached: Arment Conflict of Interest Statement