

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

The regular monthly meeting of the Bartonville Town Council was held on August 17, 2004, 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. August 13, 2004, at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

Present:	Absent:
Ron Robertson, Mayor	Carla Anderson
Dave Howell, Mayor Pro Tem	
Wayne Hoyt	
Ryan Litherland	
Barry Gray	

Also present: Debbie E. Millican, Town Secretary
Karen Nelson, Assistant Town Attorney
Todd Parton, Town Planner

This constituting a quorum, the following business took place:

Mayor Robertson called the meeting to order at 7:00 p.m., and led the recitation of the Pledge of Allegiance to the American Flag. **Call to Order**

Dave Howell moved to approve the following consent agenda as presented: **Consent Agenda**
*A) Approval of Minutes: 1) July 20, 2004, regular monthly meeting, 2) July 31, 2004 Budget Work Session Minutes; *B) Approval of Resolutions: Resolution 2004-11, Re-appointing Ralph Arment to the P&Z Commission; Resolution 2004-12, Re-appointing Gloria McDonald to the P&Z Commission; Resolution 2004-13, Re-appointing Betty Medlock to the P&Z Commission; Resolution 2004-14, Re-appointing Steve Harris to the Board of Adjustment; Resolution 2004-15, Re-appointing Kathy Daum to the Board of Adjustment; Resolution 2004-16, Re-appointing Brenda Whatley as an Alternate to the Board of Adjustment; Resolution 2004-17, Appointing Kristi Gilbert as Municipal Court Clerk. Wayne Hoyt seconded the motion. For: Unanimous. The motion carried 4-0.

No one chose to speak during the Citizens Appearances for Non Agenda Items. **Citizen's Input**

The Town Council received reports from Appointed Representatives. No action was taken. **Appointed Representatives**

Dave Howell moved to Resolution 2004-18, a Resolution of Commendation for Town Secretary, Debbie E. Millican on her educational accomplishments. Barry Gray seconded the motion. For: Unanimous. The motion carried 4-0. **APPROVE: Resolution 2004-18**

The Council considered Planning and Zoning Commission recommendations relative to the proposed Quail Run Estates, a 54.498 acre tract of land located within the R. Keith Survey Abstract No. 1643 and the N. Alsup Survey Abstract No. 3 and including all of Lot 7 of Dyer Estates, located within the corporate limits of the Town of Bartonville. Said tract being generally described as an irregularly shaped tract of land located on the south side of Frenchtown Road approximately 600 feet west of Dyer Road. Town Planner, Todd Parton presented the recommendations from the Planning and Zoning Commission to approve the land study and the preliminary plat subject to the following conditions: (1) the placement of an emergency break-away gate with a “knock-box” at the entrance of the emergency access easement; (2) the emergency access easement must have an all-weather surface approved by the Town Engineer; (3) all outstanding issues from the Town Engineer and the Town Planner must be satisfied; and (4) a “knuckle” must be placed on Walling Way between Lots 2 and 3 of Block 2. Mayor Robertson asked that the developer consider naming one of the streets, I.T. Neely Lane to honor the long time resident and community leader. Bobby Dollak of G&A Consultants speaking on behalf of his client, Drew Walling, presented the preliminary plat and informed the Council that a fire hydrant in Brasher Estates would be installed due to their upgrading of water lines in the area. Mr. Dollak also stated that he was certain that his client would be amenable to the suggestion to name a road after Mr. Neely.

**Discussion:
Preliminary Plat for
Quail Run Estates**

Dave Howell moved to approve the land study and the preliminary plat of Quail Run Estates as recommended by staff and the Planning and Zoning Commission. Ryan Litherland seconded the motion. For: Unanimous. The motion carried 4-0.

**ACTION: Approve
Preliminary Plat for
Quail Run Estates**

The Council considered to a request for consideration of a Concept Plan for a proposed Sanitary Sewer Extension to serve commercial properties at the intersection FM 407 and East Jeter Road. Bobby Dollak of G&A Consultants spoke on behalf of the business owners along FM 407 at or near the intersection of McMakin and East Jeter Road. Mr. Dollak stated that in order for the commercial properties along FM 407 to have sanitary sewer available to them, the Council would have to contract with the UTRWD as they had for the Bartonville Town Center. Mr. Dollak presented a conceptual plan indicating the areas that he thought could be served by gravity flow to a metering station near FM 407 and Post Oak Lane. He asked that the Council contact the UTRWD to explore the feasibility of extending sanitary sewer to the commercial properties at or near East Jeter and McMakin Road. Annemarie Moore congratulated the Town Secretary for obtaining her CMC designation and thanked the Mayor for recognizing I.T. Neely and seeking to have a street named after the long time resident and community leader. Ms. Moore stated that the property located in the southeast corner of the FM 407 and McMakin Road was not zoned commercial and that the Town had denied a request for zoning change on three different occasions in the past. She expressed concerns regarding a

**Discussion: Concept
Plan - Sewer
Extension on FM
407**

potential zoning change request for the property. Ms. Moore stated that having three corners zoned commercial was not an excuse to zone all four corners commercial. Tommy Jackson, Chairman of the Building Committee for the Lantana Community Fellowship Church, stated that the church was currently on a septic system and that in order for them to grow, they would need to tie onto a sanitary sewer system. He asked that the Council pursue sanitary sewer with the UTRWD. Tim Williams, Pastor of the Church reiterated the request for sewer. Keith Acklie, owner of the commercially zoned Acklie Addition, stated that he was the landowner who initiated the request in order to serve his property. He said that in order to attract services or businesses to his property such as a restaurant or day care, he would have to have sewer. Mr. Acklie stated that the owners of the Uni-Mark building also needed sewer for their property. He asked that the Council consider the request to investigate sewer availability for the area near FM 407 and Jeter Road. The Mayor and Councilmembers discussed sewer availability for existing commercial areas and cautioned that they were not interested in creating any additional commercial areas or providing sewer to any residentially zoned areas.

Ryan Litherland moved to pursue exploring the availability of sanitary sewer to existing commercially zoned properties on or near the intersection of FM 407 and McMakin Road. Dave Howell seconded the motion. For: Unanimous. The motion carried 4-0.

ACTION: Approve Pursuing Availability of Sewer

The Town Council held a public hearing regarding the Proposed Fiscal Year 2004-05 Budget and 2004 Ad Valorem Tax Rate. The proposed total tax rate for 2004 is \$.17944 per one hundred-dollar evaluation. The current tax rate is \$.17806/\$100. The proposed general operating budget for Fiscal Year 2004-2005 is \$443,119 with a debt service budget of \$166,787.

Public Hearing: FY-04/05 Budget

Mayor Robertson opened the hearing and asked to hear from staff. Town Secretary Debbie Millican presented the budget and proposed tax rate.

Hearing Opened

Mayor Robertson asked to hear from those in favor of the Budget. No one chose to speak. He then asked to hear from those opposed. No one chose to speak.

In Favor/Opposed

Mayor Robertson closed the hearing to public comment.

Hearing Closed

No action was taken by the Town Council. The proposed budget and tax rate will be considered at the September 21, 2003, regularly scheduled Council meeting.

The Town Council discussed Tax Exemptions for disabled individuals or individuals age sixty-five or older. No action was taken.

Discussion: Tax Freeze

There being no further business to come before the body, Mayor Robertson declared the meeting adjourned at 8:18 p.m.

ADJOURNMENT

PASSED AND APPROVED this the 21st day of September 2004.

Approved:

Dave Howell, Mayor Pro Tem

(Seal)

Attest:

Debbie E. Millican, Town Secretary