

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 June 2, 2010, 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 on Thursday, May 27, 2010, at 3:30 p.m., at Bartonville Town Hall giving notice of time, date, place, and agenda thereof.

Present:

Gloria McDonald, Vice Chairperson
Don Abernathy
Betty Medlock
Jim Langford
Kathy Bradham, Alternate (voting)
Jim Strange, Alternate (non-voting)

Absent:

Ralph Arment, Chairperson

Also present: Kristi Gilbert, Town Secretary

Oaths of Office were executed by Commissioners McDonald and Medlock and Alternate Commissioner Strange prior to the meeting.

This constituting a quorum, the following business took place:

Town Secretary Kristi Gilbert called the meeting to order at 7:06 p.m.

Ms. Gilbert accepted nominations for Chairperson and Vice-Chairperson. Commissioner Medlock moved to nominate Ralph Arment as Chairperson. Commissioner Abernathy seconded the motion. For: Unanimous. The motion carried 5 to 0.

Commissioner Medlock moved to nominate Gloria McDonald as Vice-Chairperson. Commissioner Langford seconded the motion. For: Unanimous. The motion carried 5 to 0.

The Commissioners considered the June 2, 2010, regular meeting minutes. Commissioner Medlock moved to approve the minutes as presented. Commissioner Abernathy seconded the motion. For: Unanimous. The motion carried 5 to 0.

No one was signed in to speak.

Call to Order

ACTION: Election of Officers

ACTION: Approve Minutes

Open Forum

Bob Manthei with XTO Energy addressed the Commission regarding plans to frac the Ginger Hackle 2H well. Mr. Manthei stated that sound baffling equipment would be installed on the sides nearest to residences. Commissioner Abernathy moved to recommend to the Town Council the approval of the fracing permit application for the Ginger Hackle 2H well requested by XTO Energy. Commissioner Langford seconded the motion. For: Unanimous. The motion carried 5 to 0.

**ACTION:
Approve Hackle
2H Fracing Permit**

The Commission conducted a public hearing to hear public comment and to consider recommendations to the Town Council regarding AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING ARTICLE 14.300, EXHIBIT "A," THE TOWN OF BARTONVILLE COMPREHENSIVE ZONING ORDINANCE, AS AMENDED, BY REPEALING IN IT'S ENTIRETY CHAPTER 30, SECTION 30.3, OIL AND GAS DRILLING AND PRODUCTION AND REPLACING IT WITH A NEW SECTION 30.3 TO BE ENTITLED "OIL AND GAS WELL DRILLING AND PRODUCTION".

**Public Hearing:
Amend Gas Well
Drilling
Regulations**

Vice-Chairperson McDonald opened the public hearing at 7:20 p.m.

Open Hearing

Ms. Gilbert reviewed the proposed changes with the Commission.

Staff

Susan Knoll, 104 Burghley Ct – Ms. Knoll addressed the Commission and encouraged the Town to work with neighboring towns and Denton County. Ms. Knoll stated that the gas wells in neighboring towns affect the residents of Bartonville as well because the air and water know no boundaries. Ms. Knoll stated that she would like to see the setback between well heads and residences be increased. Ms. Knoll also encouraged the Commission to add air emissions monitoring and water testing.

In Favor/Opposed

Kelly Dunham, 103 Burghley Ct.– Ms. Dunham addressed the Commission regarding her concerns related to the gas wells and pipelines. Ms. Dunham requested that the Commission require infrared monitoring, vapor recovery systems and the recycling of frac water on-site. Ms. Dunham also requested that fines be increased for violations.

Jayne Sizelove, 622 Frenchtown Rd – Ms. Sizelove addressed the Commission and stated that she lived at the corner of Jeter and Frenchtown within unincorporated Denton County. Ms. Sizelove stated that her property is immediately adjacent to an area where several storage tanks and a compression unit is being installed. Ms. Sizelove encouraged the Town to enter into an interlocal

agreement with surrounding towns regarding the drilling and production of gas wells. Ms. Sizelove reiterated Ms. Knoll's statement that air knows no boundaries.

Ms. Gilbert addressed several of the comments brought forth by the citizens and the Commission.

Vice-Chairperson McDonald closed the public hearing to public comment at 8:40 p.m..

The Commission discussed increasing the notification period of certain events to 72 hours, requiring the installation of vapor recovery systems, infrared cameras and increasing the setbacks. Commissioner Langford moved to table the ordinance until the September meeting. Commissioner Abernathy seconded the motion. For: Unanimous. The motion carried 5 to 0.

Ms. Gilbert reviewed the proposed changes to the gas pipeline regulations with the Commission. Commissioner Medlock moved to approve the pipeline regulations. Commissioner Langford seconded the motion. For: Unanimous. The motion carried 5 to 0.

The Commission requested the gas well regulations be placed on the September agenda. Ms. Gilbert stated that the Commission would be considering an application from Bartonville Water Supply Corporation for an above ground water storage tank at the September meeting.

There being no further business, Vice-Chairperson McDonald adjourned the meeting at 9:00 p.m.

Staff Comments

Hearing Closed

ACTION:
Approve Amended Gas Well Drilling Regulations

ACTION:
Approve Amended Pipeline Regulations

Future Agenda Items

ADJOURNMENT

APPROVED this the 1st day of Septemeber, 2010.

Approved:

Ralph Arment, Chairperson

(Seal)

Attest:

Kristi Gilbert, Town Secretary, TRMC, CMC