

The Bedford Citizen

THE NEWS YOU NEED TO GUIDE YOUR CITY

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FEATURES

GAS DRILLING ORDINANCE TOWN HALL MEETING

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ABOUT THIS E-NEWS

The mission of this electronic newspaper (e-news) is to increase citizen awareness of current events and thereby increase their involvement in our government's decision-making process.

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BEDFORD EULESS SOCCER ASSOCIATION

Fall 2007 Open Registration for the Bedford Eules Soccer Assn. began last week and is scheduled again for Thurs., Jul. 26, 6:30-9:30 p.m. and Sat., Jul. 28, 10 a.m.-3 p.m., at Eules Midway Rec Ctr. For online registration go to www.besasoccer.com . Note than an additional processing fee will be charged for online registrations.

The \$75 registration fee includes uniform and socks. A \$5 discount can be deducted for each additional player from the same family. New players must provide a copy of their official birth certificate. NO EXCEPTIONS. Players must be 4 years old by Jul. 31, 2007, in order to play in the fall season. Returning players must attend open registration or register online in order to remain on their same team. The Fall season will begin on Sat., Sept. 8. For more information go to www.besasoccer.com or contact a Board Member at 817/354-4774.

If you find this e-news helpful and informative, please help us grow by passing it along to others.

FEATURES

GAS DRILLING ORDINANCE TOWN HALL MEETING

By Stu Updike

[Back to the top](#)

On July 23 a town hall meeting was held at the Old Bedford School by the Bedford City Council for the purpose of gathering citizen input on the proposed gas drilling ordinance. All Council members were present along with a standing-room-only audience.

The guests included: the Chief and a firefighter the Forest Hill Fire Department who came to speak, but had to leave due to emergencies in their city; a gas well inspector from Fort Worth; Mark Stevenson, who has 26 years in the gas industry, represented Chesapeake Energy, a drilling company; and a representative from Dale Resources.

Steve Johnson, Deputy City Manager opened with a review of the progress on the ordinance to-date. The PowerPoint presentation for this segment is available at:

http://www.ci.bedford.tx.us/News/news_pdf/gasdrilling/gas_townhall.pdf

Mr. Johnson pointed out two large areal photographs which had been marked to show possible drilling sites, shown as blue rectangles on the photo. He said it takes 4 acres to accommodate drilling.

When Councilman Whistler asked why insurance was not included under *Items*

Yet to Be Discussed, Mr. Johnson replied that it was omitted since the Council had indicated that they planned to go with the maximum.

Mr. Johnson then opened the floor to questions.

Q: "My legal papers show no drilling in Shady Brook Addition. If we don't approve drilling, someone else will get our gas."

Mayor Story: That can be amended.

Councilman Turner: Why would we NOT want to do this? They can get your gas if they can get within 1-2 miles of your property.

Mark Stevenson Chesapeake Energy: Horizontal drilling can go out about 1 mile.

Q: Deed restriction prohibits drilling in River Forest.

Councilwoman Nail: The builders may own the minerals.

Q: A resident expressed concern that no statistical data had been provided and asked, "What is the 'built out' status of the other cities?" The resident went on to express concern that there were no statistics regarding the health, safety, and re-sale value.

Councilwoman Nail: In past council meetings, we had the same questions you have. We will most likely post it on the web site.

Mark Stevenson: The jury is still out on property values. School districts receive money from drilling in drilling area. You could make an argument that better schools produce higher property values. He also pointed out that Chesapeake

Energy operates about 5,000 wells in Texas and has an excellent safety record with no injuries or fatalities.

Q: How many of the cities in the comparison are drilling?

Councilman Turner: The rigs are up for 30 days. The resident replied that some he has watched have been up for 90 days.

Councilman Turner: The city residents want this. A chorus from the audience asked "Who?"

Mark Stevenson, Chesapeake Energy: Up to 10 wells can be drilled on one site. When the drilling is finished, the site becomes a production facility with storage tanks for salt water, well heads, and possibly a small compressor at the site. When done, the pad size will shrink to 3 acres. The site will be visited by 2-3 trucks per day.

Referring back to Mark Stevenson's earlier comment that improved revenue to the school systems could translate into higher property values, a resident observed that he has lived near Meadow Park, which belongs to HEB ISD, for 15 years. There is no school, but now there may be drilling.

Mark Stevenson, Chesapeake Energy: talked about the Items Yet to be Discussed:

- ◆ Water use by the gas industry has been less than 1% of all water used.
- ◆ Sound blankets aid in noise control on and around rigs.
- ◆ Compressors make noise and would need sound abatement. Can be hidden inside buildings.

- ◆ Landscaping is very important.
- ◆ Most people prefer live barriers.

Councilman Turner: Some rigs are quieter than others. Can we specify which type is used?

Mark Stevenson, Chesapeake Energy: There are two types of rigs: conventional rigs, which are all manual; and mountain rigs, which are automated, smaller, and can be screened more easily. The mountain rigs are in very limited supply.

Councilman Turner: Is that negotiable?

Mark Stevenson, Chesapeake Energy: You can try.

Q: Who pays for the fresh water?

Mark Stevenson, Chesapeake Energy: The oil company pays for that.

Q: How would the pipelines be addressed?

Mark Stevenson, Chesapeake Energy: Drill sites must be at least 5 acres to make business sense. We must determine drilling site locations and how to get pipelines to the sites. Chesapeake is not a company to walk away from a challenge.

Q: Why do we want to do this? I've seen no compelling evidence yet.

Councilman Orian: The typical 1/3 to 1/4 acre lot may realize \$1500/year.

Q: How much money is the City going to get? How will it impact our taxes?

Orian: I'm not speaking for the City.

Q: Can we put this up for a city-wide vote?

City Manager: We will have to talk with legal.

Q: How many MCF (Thousand Cubic Feet)?

Mark Stevenson, Chesapeake Energy: 2.5 to 3 BCF. Currently paying \$6/MCF.

Q: If you eliminate the park land, how much land is available for drilling?

Steve Johnson, Deputy City Manager: Some residential and commercial 4 acre sites.

Story: We were asked to do this by a bunch of citizens.

Councilman Whistler said that our ordinance has been superseded by the Railroad Commission and that we need to come up with a new one. He then asked for a show of hands and declared that those in favor of drilling outnumbered those opposed. This was an opinion not shared by all.

Q: Do you normally offer anyone within 5000' the opportunity to sign a lease?

Dale resources: Yes.

Q: Would it be possible to do a pro-forma?

No answer.

Q: Will eminent domain come into play?

Councilman Orea: "As far as the drill site is concerned, there will be no eminent domain involved, the Railroad Commission, however, does control the pipelines and there is the possibility of that."

A resident stated his support for gas drilling, but said it is very important to keep wells away from water wells. He also stated that it has been his experience that vegetation screens will not grow near the

drill site.

Q: Could TXU easements be used for drilling?

A: No, but could be used for pipelines.

Mike Jones: Can our gas be taken without compensation?

Mark Stevenson, Chesapeake Energy: No.

Q: How do you know if you own your mineral rights?

Councilman Whistler: Check your deed and your title search. If there is no mention of your rights being denied, then you should own them.

Mark Stevenson, Chesapeake Energy: Agreed, but reminded everyone that the mineral rights might have been transferred in 1915 and not been shown on subsequent documents. That is why they do a title search.

Bob Stewart 837 Springdale Road: Does the City of Bedford have the legal right to deny an individual property owner access to mineral rights?

Councilwoman Nail's answer was not captured, but the answer is no.

Councilman Cason: We [the Council] are citizens and we are volunteers. We did not come here to convince anyone. We came here to listen.

One resident observed that distribution lines are odorized so leaks can be detected. Take away lines are not.

A resident reminded us not to forget about plugging and abandoning.

[Back to the top](#)

UPCOMING BEDFORD ACTIVITIES

Monday, July 30 – Sunday, August 5

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Unless otherwise noted, find more information at these sites:

Last Day of Summer Reading Club

Library; Open to Public; FREE
Mon., Jul. 30

Boys Ranch Activities Center activities
http://www.ci.bedford.tx.us/Departments/parks_recreation/recreation.htm

Sprouts Story Time for the active child

Library; Open to Public; FREE
Tues., Jul. 31, 10-10:20 a.m.

Bedford Public Library activities
<http://www.eventkeeper.com/code/events.cfm?curOrg=BEDFORD>

Story Book Club Story Time for the child

who is ready to sit and listen
Library; Open to Public; FREE
Tues., Jul. 31, 11-11:20 a.m.

Senior Center activities
http://www.ci.bedford.tx.us/Departments/general_government/sc_calendar.htm

Summer Movie Madness

Library; Open to Public; FREE
Tues., Jul. 31, 2-3:30 p.m.

Harry Potter Birthday Party

Library; 817/952-2370; FREE
Tues., Jul. 31, 6:30-9 p.m.

ABOUT THIS E-NEWS

[Back to the top](#)

The mission of this electronic newspaper (e-news) is to increase citizen awareness of current events and thereby increase their involvement in our government's decision-making process. As a result, *The Bedford Citizen* will focus on providing Bedford's residents with the information they need in order to cast an informed vote. We also will include occasionally some helpful and entertaining information.

The Bedford Citizen is currently a volunteer effort which we expect to be circulated from friend to friend via email in its PDF format. If you find it helpful and informative, please feel free to pass it along to others.

During this introductory period, the subscriptions are free. This will allow us to gauge the demand and work out the bugs. Eventually, we plan to charge a fee for subscriptions. This will allow us to avoid the conflicts of interest that can arise from accepting paid advertising.

Initially, we plan to publish an issue every Monday, Wednesday, and Friday, subject to volunteer availability and the amount of news to report.

To subscribe, please send us an email at Be.A.Citizen@earthlink.net Please include your name, address and email address.

The Bedford Citizen welcomes free of charge:

- ◆ News articles from any volunteer writers, provided we judge the articles are relevant to our readers and the facts can be substantiated

- ◆ Position papers from political incumbents and candidates provided these position papers clearly state that person's position and they do not attack any other party

Our policies are as follows:

- ◆ *The Bedford Citizen* does not share or sell its mailing list information.
- ◆ Paid advertising is not accepted.
- ◆ Except when identified as editorials, letters to the editor or opinion pieces, stories will contain only facts that can be verified. Writers should expect to be asked to provide documentation before articles are published.
- ◆ All submitted articles must deal with issues relevant to Bedford's residents and not exceed two pages, as published in this format.
- ◆ Only one letter to the editor or opinion piece will be accepted from a single household during any 30-day period.
- ◆ Public service announcements will be included as space allows.
- ◆ The staff of the Bedford Citizen will be the final judge.
- ◆ Submissions must be received at least 72 hours prior to publication.
- ◆ Submissions should be sent to Be.A.Citizen@earthlink.net and must include the author's name, address, email address and phone number.