

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The City Council of the City of Bedford, Texas, met in a town hall meeting at 7:00 p.m. at the Bedford Boys Ranch Activity Center located at 2801 Forest Ridge Drive, Bedford, TX on the 9th day of February 2008 with the following members present:

Jim Story	Mayor
Roy Savage	Mayor Pro Tem
Jeff Cason	Council Members
Lori Nail	
Charles Orean	
Dr. Roy Turner	
Bob Whistler	

Constituting a quorum.

Staff present included:

Beverly Queen	City Manager
Cathy Cunningham	City Attorney's Office
Shanae Jennings	City Secretary
Steve Johnson	Deputy City Manager
John Kubala	Director of Public Works
Mirenda McQuagge-Walden	Communications/Special Projects Manager
Bill Syblon	Director of Development Services

WORK SESSION

Mayor Story called the town hall meeting to order at 7:00 p.m.

TOWN HALL MEETING 7:00 p.m.

1. Present and discuss options for a gas-drilling ordinance in the City of Bedford.

Steve Johnson, Deputy City Manager, presented information to the Council and the public regarding the draft Gas Drilling Ordinance. Following Mr. Johnson's comments, he introduced speakers invited by the City to give brief presentations regarding basic information pertaining to the gas drilling process, mineral rights, leasing, etc.

The speakers included the following:

Bob Manthei, XTO - Mr. Manthei discussed the drilling process, timeframes pertinent to drilling and equipment utilized for drilling.

Brad Hodges, City of Fort Worth - Mr. Hodges discussed the gas inspection process.

J.W. Vardin, Harding – Mr. Vardin discussed pipelines.

David Buchannan, Dale Resources – Mr. Buchannan discussed the leasing process for property owners or landowners.

Robert West, Whitaker, Chalk, Swindle, Sawyer, L.L.P – Mr. West is an attorney who discussed the leasing process for property owner and landowners.

Jeff Craig, Tarrant County Appraisal District – Mr. Craig discussed how the county values mineral rights. He indicated mineral rights are taxable only when they are in production. The Appraisal Districts website is www.tad.org if anyone would like to research this information; just click on property data search, then the icon that says mineral description, and this is the document to access and read in order to learn about how mineral rights are valued.

The Mayor opened the forum up for comments, questions and concerns from the public to be held to 2 ½ minutes each. The comments, questions and concerns include the following:

Comments:

- There is a concern about water pollution when gas is extracted and drilling companies are not held to the same environmental standards as other entities are regarding toxic chemicals, especially with water.
- There were strong objections to setbacks for drilling at a distance of 200 feet from residents' homes. There was encouragement for 600 feet setbacks, as neighboring cities have established.
- There was a request that a minimum of 1,000 feet be established from a homeowners' property, not their residence, so that the drilling does not extend into backyards.
- It was suggested that there are positives as well as negatives about a drilling ordinance, and in certain respects some felt that the positives of drilling outweighed the negatives. This gentleman felt that putting a drilling ordinance together was the right thing to do so that the evolution process of the drilling can be coordinated and contained.
- A pro gas-leasing advocate expressed that the Council would be denying him his mineral rights if they denied the ability to allow for gas drilling.
- The City and residents need to be stewards of the land in Bedford, not just try to profit off of it.
- This is too small of a community to conduct gas drilling within. Having gas drilling in this City does not yield a good quality of life for its residents.
- There is no positive impact to the city of Bedford for gas drilling regardless of any monies that can be gained from the drilling.
- It was expressed a couple of times that "you don't do your dirty business where you sleep."
- It was suggested that if a gas drilling ordinance is developed, that the high density areas which are more heavily populated stood to be adversely affected the most, so perhaps the setbacks could be increased for those high density areas.
- A pro-drilling advocate stated that the drilling companies do have rules to follow and that there are many sources of pollution outside of gas drilling.
- The Barnett Shale is a fact of life; the ordinance will control how the Barnett Shale is developed within Bedford.
- Gas drilling should not be put in a bedroom community such as Bedford.
- The companies involved in the business of drilling are here to profit themselves, not to assist the residents of Bedford in profiting.
- Many people who live in Bedford are renters and there is concern for those who can't benefit via mineral rights but would still have to tolerate drilling.

Questions:

- Who conducts the cleanup for the drilling? It was also asked and requested that the cleanup be conducted in accordance with TCEQ standards instead of the Texas Railroad Commission.
- What advisory support will you give to assure landowners that each drilling rig will comply with the spill prevention, control and counter measures (SPCC), since the SPCC exceeds the compliance requirements of the TCEQ?
- If a homeowner decides NOT to sign a lease will they still be taxed on the minerals? The Appraisal District indicated they would not be taxed for the minerals in that situation.
- What will occur with property that is drilled upon after the rigs have completed the drilling phase? If the City or a developer cannot utilize the land or build over a property that has been drilled upon, does it become wasted land?
- Where does the water come from for drilling and where does the salt water and wastewater go after drilling occurs?
- Who pays for repairs of the streets because of trucks utilized for fracing and drilling?

Concerns:

- Water pollution
- Sink holes
- Eminent domain for pipelines which would affect individuals' properties
- Inconveniences to the residents of Bedford and objection based on density within Bedford
- Whether or not a timeline can be placed upon fracing of the wells and how many times they can be fraced
- Water sources and salt water and wastewater created as a result of drilling
- Street damage and repairs
- Drilling noise
- Lights
- Vibration
- Safety
- Impact on naturally appearing aesthetics
- Distance between the well bore and any hard structure
- Truck traffic
- Economic impact
- Alternative energy sources
- Horrible smells
- The trucks used and driven on the road pose a danger to animals
- Oil wells that release hydrogen sulfide which can kill everyone working on the rig as well as people within several blocks

Of the 54 individuals who spoke, approximately six expressed a desire for gas drilling within the City, two were neutral and only asked questions, and the remaining 48 expressed their opposition to gas drilling within the City of Bedford. A list of those individuals who spoke at the town hall meeting can be obtained from the Office of the City Secretary upon request.

ADJOURNMENT

Mayor Story adjourned the meeting at 9:41 p.m.

Jim Story, Mayor

ATTEST:

Shanae Jennings, City Secretary