

Natural Gas Leasing Information for Homeowners

City Council Housing
Committee

March 3, 2008



Purpose

- Brief the City Council Housing Committee on what steps other municipalities are taking to educate property owners on issues related to gas drilling
- Recommend a new outreach program to assist property owners who are affected by gas drilling in the City of Dallas

Other Cities

CITY	DETAILS
Arlington	Information located on city's website at http://www.ci.arlington.tx.us/planning/gas_drilling.html . The webpage includes their ordinance and the drilling process, but do not address homeowner/royalty owner issues. The city does not provide advice about leasing private property for gas exploration and drilling.
Bedford	Information located on city's website at http://ci.bedford.tx.us/News/gasdrilling.htm . The webpage includes a FAQ section and links to other information that might be helpful to homeowners. The city does not provide advice about leasing private property for gas exploration and drilling.
Benbrook	Information located on city's website at http://www.cityofbenbrook.com/controls/eventview.aspx?MODE=SINGLE&ID=99 The website provides links to the BSEEC and Natural Gas for additional information and states that they "do not provide advice about leasing private property for gas exploration and drilling." The city does not provide advice about leasing private property for gas exploration and drilling.
Burleson	Information located on city's website at http://www.burlesontx.com/City%20Depts/Public%20Works/Gas%20Well%20Drilling.html . The website provides information on the ordinance, the drilling process, map of sites within City, and FAQs. The city does not provide advice about leasing private property for gas exploration and drilling.

Other Cities (cont'd)

CITY	DETAILS
Fort Worth	Information located on city's website at http://www.fortworthgov.org/gaswells/default.aspx?id=50580 . The webpage includes FAQs, map of drill locations, public meeting schedule, informational briefing and a document titled: "What should I do if a gas well company wants me to sign a lease." The city does not provide advice about leasing private property for gas exploration and drilling.
Grand Prairie	Information located on city's website at http://www.gptx.org/EnvironmentalServices/GasDrilling/GasDrillingIndex.aspx . The webpage Includes the ordinance, maps, process for permitting, forms, FAQs, and links to the RRC regarding leases and royalties. The city does not provide advice about leasing private property for gas exploration and drilling.
North Richland Hills	Document posted on the City's website at http://www.nrhtx.com/pdf/Buzz/Gas%20Drilling%20&%20Production%20-%20Updated.pdf . The majority of the information is focused on the city-owned property.
Weatherford	Information located on city's website at http://www.ci.weatherford.tx.us/index.asp?NID=660 . The webpage includes their ordinance and the drilling process, but do not address homeowner/royalty owner issues. The city does not provide advice about leasing private property for gas exploration and drilling.
The following cities do not provide information to their citizens pertaining to gas drilling/leasing mineral rights: Carrollton, Cleburne, Decatur, Duncanville, Flower Mound, Frisco, Grapevine, Hurst, Irving, Lewisville, Little Elm, Mansfield, Mineral Wells, Prosper, and Saginaw.	

Website Examples

The screenshot shows a Microsoft Internet Explorer browser window displaying the City of Burlison website. The address bar shows the URL: <http://www.burlesontx.com/City%20Depts/Public%20Works/Gas%20Well%20Drilling.html>. The website header includes the City of Burlison logo, a navigation menu with links for Government, Departments, New Residents, About Burlison, and FAQ's, and a site search box. The main content area is titled "Gas Drilling Information" and features a "General Information" section with links to a map of well sites, a complaint form, a description of the drilling process, an FAQ, a gas well ordinance, a permit application, a road maintenance agreement, and pictures of acceptable practices. There is also an "Oil and Gas Company Directory" and "Links to associated governmental agencies" section. A contact information box at the bottom lists Collin Gregory and David Smyth. A "City of Burlington" logo is visible in the bottom right corner of the browser window.

City of Burlison - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Address <http://www.burlesontx.com/City%20Depts/Public%20Works/Gas%20Well%20Drilling.html> Go

141 West Renfro Street, Burlison, Texas 76020 Site Search

Burleson

Public Works Gas Drilling

Government Departments New Residents About Burlison FAQ's

Gas Drilling Information

General Information

Map of all well sites in Burlison
Gas or Oil Drilling Online Complaint Form

Description of drilling process
(www.naturalgas.org)

FAQ (frequently asked questions)
(Adobe PDF)

Gas Well Ordinance (Adobe PDF)
Gas Well Permit Application (Adobe PDF)
Road Maintenance Agreement (Adobe PDF)
(This document will be available in the near future.)

Pictures of acceptable practices

Oil and Gas Company Directory

Texas Railroad Commission (RRC): www.rrc.state.tx.us/divisions/ogogdirectory/index.html

Links to associated governmental agencies:

Texas Commission on Environmental Quality	www.tecq.state.tx.us/
American Petroleum Institution	www.api.org
Texas Railroad Commission	www.rrc.state.tx.us/
Environmental Protection Agency	www.epa.gov
Occupational Safety and Health Administration	www.osha.gov
Barnett Shale Energy Education Council	www.bseec.org/

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City of Burlington

On-line Service Requests
Public Works Administration
Equipment Services
Gas Drilling
Solid Waste and Recycling
Street Maintenance
Utility Customer Service
Water and Wastewater
Compost/Mulch Center
Curbside Recycling
Directions to Service Center
FAQ's
Awards and Recognitions
Garbage Collection Days

Website Examples



Website Examples

The screenshot shows a web browser window displaying the City of Arlington website. The browser's address bar shows the URL: http://www.ci.arlington.tx.us/planning/gas_drilling.html. The website features a navigation menu with links for HOME, RESIDENTS, BUSINESS, VISITORS, GOVERNMENT, and MAYOR & COUNCIL. The main content area is titled "COMMUNITY DEVELOPMENT & PLANNING" and "GUIDING ARLINGTON'S DEVELOPMENT". It includes a section for "GAS DRILLING AND PRODUCTION IN BARNETT SHALE" with sub-sections for "View Ordinance", "Overview of Gas Drilling & Production Process (pdf)", and "Forms". There is also a section for "Current Barnett Shale gas well locations in the City of Arlington" with a link to "Gas Drilling Interactive Map (pdf)". The page concludes with a "City of Arlington" logo in the bottom right corner.

Website Examples

The screenshot shows a Microsoft Internet Explorer browser window displaying the official website of the City of Weatherford, Texas. The browser's address bar shows the URL: <http://www.ci.weatherford.tx.us/index.asp?NID=660>. The website header features the text "WEATHERFORD, TEXAS" and navigation links for "Departments", "For Residents", "For Businesses", and "For Visitors". A search bar is located on the left side of the page. The main content area is titled "Gas Drilling and Production" and includes the following text: "You are here: Home > Departments > Planning & Development > Gas Drilling & Production", "Gas Drilling and Production", "On August 10, 2005, City Council adopted Ordinance No. 92-2004-35 amending Ordinance 82-2004-25 for the drilling and production of gas on private property within the city limits.", and "Click here to see the [Gas Well Ordinance](#)." Below this, it says "Click here for the [Oil and Gas Permit Application](#) or here for [Pipeline Permit Application](#)." The left sidebar contains a list of menu items: "Platting", "Zoning", "Site Plans", "Long Range Planning", "Development Information", "Forms", "Maps", "Annexation", "Gas Drilling & Production", "Historic Preservation", "Planning & Zoning Board", "Board of Adjustment", "Buildings & Standards Commission", "AGENDAS & MINUTES", "ONLINE UTILITY PAYMENTS", "CITIZEN SERVICE REQUEST", "FAQs", "EMPLOYMENT", "E-NEWS SIGN UP", and "ONLINE PERMITS". The footer of the page includes the City of Weatherford logo, a "Contact Us" link, and the text "City of Weatherford".

City's Role

- Since the City cannot take a direct role in negotiations between two private parties, our involvement will focus on education and outreach
- Development Services, Public Information Office, and Strategic Customer Services will partner to create a clearinghouse of information and resources for property owners

Connectivity

- Realizing property owners get their information from a variety of sources, the City will provide outreach in different yet complementary formats. The city will:
 - Develop a web page on the City of Dallas site
 - Distribute informational pamphlets at town hall meetings
 - Send city representatives to community meetings to discuss pending SUP applications
 - Train and utilize Service Area Coordinators to be informational resources for citizens within their areas
 - Provide links to helpful websites in city publications, on the city's cable channel, flyers at libraries, and recreational centers

Approach

- The City will take a three prong approach to provide information to property owners
 - Education on City of Dallas rules
 - Information regarding drilling activity
 - Links to resources outside the City

Drilling Rules

- All gas drilling activity is regulated by Ordinance No. 26920, adopted by City Council on September 12, 2004
- Development Services will develop summary information for a “quick reference” guide added to the clearinghouse site
- Goal is to make the rules relating to gas drilling easy to find and understand

Drilling Activity

- Information will include:
 - Applications for Specific Use Permits
 - Will include any scheduled public meeting or hearing dates (i.e. city plan commission or city council hearing dates).
 - Status of any drilling permits
 - City and Texas Railroad Commission contact information for reporting violations
 - The well name and number, the name of the operator of each well, addresses of operation sites, and the telephone numbers of the operator's emergency contact persons.

Drilling Activity (cont'd)

- City will request drill operators to provide drilling schedules to when they anticipate steps in the process, i.e. pad preparation, drilling, and fracturing
 - The operators are obligated to give the City 15 day notice prior to fracturing
- Links to the Texas Railroad Commission for permit application information

Other Resources

- The Texas Railroad Commission provides general information pertaining to leases and royalties located at <http://www.rrc.state.tx.us/divisions/og/not-reg-og-guide/ognotrrc.html>
- The Texas Land & Mineral Owners Association is a statewide advocacy association whose members are farmers, ranchers, and royalty owners. Many resources are located on their website at <http://www.tlma.org/index.htm>
- The Barnett Shale Energy Education Council (BSEEC) is a community resource that provides information to the public about gas drilling and production in the Barnett Shale region in North Texas. For more information, visit www.bseec.org
- The Fort Worth League of Neighborhoods' website includes a webpage dedicated to Gas Well Drilling Resources, including "Tips for Neighborhoods Negotiating Gas Leases." This information can be found at <http://www.fwlina.org/Gas%20Wells/Gas%20Well%20Resources.htm>
- The Real Estate Center offers several oil and gas publications regarding leases and royalties at <http://recenter.tamu.edu/pubs/pubsSearch.asp?tid=39>

Next Steps

- Develop City webpage
- Meet with Strategic Customer Services and Service Area Coordinators to explain outreach program
- Work with Public Information Office to develop strategy for marketing efforts
- Develop informational pamphlets
- Track and report drilling activity within the City of Dallas
- Start discussions with the various homeowner and other neighborhood groups.