

The Bedford Citizen

THE NEWS YOU NEED TO GUIDE YOUR CITY

Vol. 1 No. 8

June 22, 2007

FEATURES

[PIPELINES 101](#)

Every gas well must have a pipeline to carry the gas to market. This overview of the *Pipelines 101* video, which was shown at the Barnett Shale Expo, includes comments, suggestions and guidelines offered by Dr. John Baen, a 25-year veteran of the gas and oil business, regarding pipelines and your property.

[OFFICIAL AGENDA FOR JUNE 22 CITY COUNCIL MEETING](#)

The agenda for the June 22 meeting is appended at the end of this issue.

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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HELP TEXAS WIN!!!

With just one daily visit to <http://www2.firstbook.org/whatbook/index.php> between now and July 31, you can help Texas win 50,000 brand new books for children in its low-income communities.

OneBook, an organization which has been providing brand new books to children in low-income communities nationwide for the past 15 years, will award 50,000 new books to the state receiving the most votes in their "What Book Got You Hooked?" contest.

Go to <http://www2.firstbook.org/whatbook/index.php> to read more about the contest, see what titles are being shared, which state is in the lead, and - of course! - to cast your vote.

As of midnight last night, Texas was in 4th place, so be sure to tell your friends about the contest. Visitors are permitted to vote once every 24 hours through July 31, so hurry! The sooner you vote, the sooner you can vote again!

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

FEATURES

PIPELINES 101

By Stu Updike

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During the May 22 City Council meeting, Councilmen Orean and Whistler reported on the Barnett Shale Expo. They mentioned two presentations that are available for viewing on the Internet. For those of you who haven't found time to watch those videos yet, this article is an overview of the first of those presentations, *Pipelines 101*. It is important to remember that every gas well must have a pipeline to carry the gas to market.

Dr. John Baen, the presenter, has been in the oil and gas business for 25 years. He is a graduate of Texas A&M and a full professor at the University of North Texas.

"Nobody has all the answers. Every deal is different ...", he says. "You *will* get the call. ... If you say, 'We don't want a pipeline', the next thing you will get is a court order." He recommends that you reply with, "I will consider your best offer, just please give it to me in writing."

The presentation's predominant point is that the property owner should not draw a line in the sand and definitely should not refuse to negotiate but should demonstrate a willingness to negotiate.

Two interesting items came out during the presentation. The first is a *Star-Telegram* headline, that reads "Tarrant County property values rise 8.5%." The other comes when Dr. Baen asks, "Do you know

that we have an \$8 billion surplus in the state of Texas right now? ... And it's all because the State is getting 7% of what's coming off." He recommends joining the Texas Land and Minerals Assn.

On the subject of safety, Dr. Baen states, "Two events in 10 years in 15 counties. ... No deaths that we know of at all."

Dr. Baen offers the following information to guide the owners:

- ◆ After the well is spent, the geothermal properties down at 9,000 feet belong to the surface owner. They could be used to produce heat and air conditioning.
- ◆ Before you sign a lease, visualize how your land might look 25 to 50 years in the future, and try to route the pipeline where it will do the least harm to your property value.
- ◆ There will have to be easements for the drill site, the production site, the access road, the pipeline, meter station and, if there is one, the compressor. Easements are filed against your title and can impact your financing.
- ◆ If they put a road across your property, it belongs to the oil/gas company. If you want to move it, doing so will happen at your own expense. In your oil/gas lease, you want to specify that they may use the road, but it belongs to you. You cannot subdivide off of that road unless you own it.
- ◆ Flow lines are in your oil/gas lease, do not need an easement and can

go anywhere on your land. You won't know where they are because, generally, they're not surveyed. Pipelines are a public utility.

- ◆ Compressor stations can help a well produce much more.
- ◆ Decide whether you're going to sell them the land or lease it to them.
- ◆ Decide whether you are going to have a compressor deal or insist that the easement agreement gives you the right to install a compressor? You may want to specify that the compressor be hidden in a sound-proofed building which blends with its surroundings. Your lease should clearly identify the ownership of that building.
- ◆ Do not allow a survey until you talk with the crew on-site. Develop an understanding of the pipeline's points of origin and exit on your land, and participate in determining the best route for it to follow.
- ◆ They make offers on the rod. (A rod is 30.25 square yards.) Attempt to negotiate by the foot, instead.
- ◆ When the call comes, if you do not respond, they will show up with a court order. In a condemnation, you get nothing. The land is seized, and construction begins. If you're willing to negotiate, you'll have much more control over every facet.
- ◆ Whenever presented with documents to sign, always insist on taking the time to read and understand them first.

- ◆ If a lease agreement contains undesirable conditions, undo those conditions with an Addendum.
- ◆ Legislation giving property owners more rights, discussed in an article in the *Weatherford Democrat*, has been passed recently. To read the article, go to

http://www.weatherforddemocrat.com/archivesearch/local_story_128171350.html

To summarize, Dr. Baen offers the following guidelines:

- ◆ Be nice.
- ◆ Be friendly.
- ◆ Put it in writing.
- ◆ Get copies of proposals and routes.
- ◆ Consider everything but agree to nothing initially.
- ◆ Amendment and addendum are key to your control.
- ◆ Dollars *and* terms are both important elements.
- ◆ Consider cost of damages vs a lease bonus/pipeline easement damage tax.
- ◆ Demand two checks, one for the easement and a separate one for the damages. Payments for damages are tax free.
- ◆ Join with your neighbors.

Many related documents are available free from Dr. Baen's web site,

<http://www.coba.unt.edu/firel/Baen/>

The *Pipelines 101* video can be viewed at www.barnettshaleexpo.com .

Prior to retiring in April, 2007, Stu Updike completed 27 years as a regional airline pilot. He has lived in Bedford since 1993.

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4TH FEST INDEPENDENCE DAY CELEBRATION

Join the City of Bedford Wednesday, July 4, for a good old-fashioned, flag-waving Independence Day Celebration! 4thFEST is a full day of family fun that includes a free concert by King Creole, children's activities, the new InFlataFun area (requires individual tickets or a \$15 wristband for all the rides), festival-style culinary delights and, of course, the spectacular fireworks extravaganza when the sun goes down. For more information go to <http://www.ci.bedford.tx.us/Departments/tourism/fourfest.htm> .

ABOUT THIS E-NEWS

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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:

- ◆ 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.

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A G E N D A

Regular Meeting of the Bedford City Council
Tuesday, June 26, 2007
2000 Forest Ridge Drive
Council Chambers



Work Session 6:00 P.M.
Regular Session 7:00 P.M.



WORK SESSION 6:00 P.M.

- Review and discuss items on the regular agenda and consider placing items for approval by consent.
- Status report on the reconstruction of Central Pool.
- Set a date for a town hall meeting, to take place with-in the next 30 days, regarding drilling for gas in the Barnett Shale gas field. ***Item requested by Councilman Whistler
- Discuss the criteria for the development of the gas drilling ordinance.
- How mosquitoes and bag worms should be treated (recommendations only). ***Item requested by Councilman Whistler
- Briefing on recent Police Department capital murder investigation.

EXECUTIVE SESSION

- To convene before 7:00 p.m., if time permits, in the conference room pursuant to Section 551.071, Section 551.087 and Section 551.074 of the Texas Government Code to discuss the following:
 - a) Litigation regarding Sterling Falls apartment complex.
 - b) Deliberation regarding economic development negotiations.
 - c) City Manager performance criteria.

REGULAR SESSION 7:00 P.M.

CALL TO ORDER/GENERAL COMMENTS

INVOCATION (Pastor Kevin Smith, Faith Christian Fellowship Church of Bedford)

PLEDGE OF ALLEGIANCE

CONSIDER APPROVAL OF ITEMS BY CONSENT

COUNCIL RECOGNITION

1. Consider a resolution authorizing the Beautification Commission to recognize Bedford businesses that maintain, improve, and/or keep their properties visually attractive to the community.

2. Presentation of the Texas Municipal Library Director's Association Achievement of Excellence Award for 2006.
3. Recognition of City of Bedford Public Works employees for a Bedford Employee Commitment Award (BECA).

PERSONS TO BE HEARD

APPROVAL OF THE MINUTES

4. Consider approval of the following City Council minutes:
 - a) June 12, 2007 regular meeting

OLD BUSINESS

5. Second reading of ordinance 07-2858 (Zoning Case Z-165, request of Todd Bradbury for Miracle Dent) to rezone Lot 1R, Block 1, Stonegate Addition from Heavy Commercial to Heavy Commercial/Specific Use Permit/ Automotive Repair. The property is generally located north of Airport Freeway/SH183 and east of Brown Trail.
6. Consider a resolution approving the City of Bedford's Military Leave policy as amended to include supplementing an employee's salary between the pay that employee receives in the military and his/her base pay received from the City of Bedford.
7. Review, discuss, and possible action with regard to the RFP prepared to investigate outsourcing the Bedford Public Library. ***Item requested by Councilman Oreaan.

NEW BUSINESS

8. Consider first and final reading of an ordinance amending the City of Bedford Code of Ordinances Appendix A, Schedule of Fees, by updating fees imposed by the City.
9. Consider a resolution suspending the July 30, 2007, effective date of the proposal by Atmos Energy Corp., Mid-Tex Division to implement the interim GRIP rate adjustments for gas utility investment in 2006; authorizing participation with the Atmos Cities Steering Committee (ACSC) in a review and inquiry into the sufficiency of the filing and the basis and reasonableness of the proposed rate adjustments; authorizing intervention in administrative and court proceedings involving the proposed GRIP rate adjustments; requiring reimbursement of reasonable legal and consultant expenses; and requiring delivery of this resolution to the company and legal counsel.
10. Consider a resolution authorizing the City Manager to enter into a contract with Betsy Price, Tarrant County Tax Assessor-Collector, and Tarrant County for assessment and collection services of ad valorem taxes levied by the City of Bedford and providing an effective date.
11. Consider a resolution authorizing the City Manager to accept the proposal and arrangement letter from Rylander, Clay & Opitz, LLP for audit services.
12. Consider a resolution awarding a bid to R.E.C. General Contractors Inc. and authorize the replacement of the Stormie Jones Park Walking Path for a cost of \$53,403.00.
13. Consider a resolution to accept bids and authorize the City Manager to enter into a contract with Four B Paving, Inc. for the 2007 Street Crack Sealing Program in the amount of \$688,700.00.

14. Consider a resolution to abandon a 1-foot portion of a 5-foot utility easement in Lot 20, Block 1, Village of Oak Park Addition to the City of Bedford, TX.
15. Consider a resolution authorizing the City Manager to enter into a professional services contract with J. Richard Perkins, P.E., for the following: (1) periodic staff review of plats and construction/site plans for private developments within the City; (2) periodic review of construction plans from other engineering consultants under contract with the City for the design of public improvements; (3) consulting, review, oversight, and general administration of ongoing City projects and other public works projects as determined by the Public Works Director.
16. Discussion and action on Zoning Ordinance Amendment Case A-013. ***Item requested by Councilman Whistler
17. Council member reports on City business.
18. City Manager's report.
19. Follow-up on issues raised at previous Council Meetings under persons to be heard.
20. Take any action necessary as a result of the Executive Session.
(Any item on this posted agenda may be discussed in executive session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.)

OPEN FORUM

(The public is invited to address the Council on any topic at this time. However, in accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues raised may be referred to City staff for research and possible future action.)

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, June 22, 2007 at 5:00 p.m., and remained so posted at least 72 hours before said meeting convened.

Shanae Jennings, City Secretary

Date Notice Removed

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time of a posted council meeting by calling 817.952.2101.)