

The Bedford Citizen

THE NEWS YOU NEED TO GUIDE YOUR CITY

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[TOMORROW'S CITY COUNCIL AGENDA TOPICS AT A GLANCE](#)

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[PUBLIC HEARING AT P&Z MEETING THURSDAY](#)

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[CITIZEN BOARDS AND COMMISSIONS](#)

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[LATEST GAS DRILLING ORDINANCE DRAFT](#)

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FEATURES

TOMORROW'S CITY COUNCIL AGENDA TOPICS AT A GLANCE

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Work Session 6 p.m. (Open to the Public)

- ◆ Review draft of Gas Drilling Ordinance and Road Maintenance Agreement
- ◆ Discuss application and interview process for appointment to the Charter Review Committee

Regular Session 7 p.m. (Open to the Public)

- ◆ Proclamations to be considered:
Proclamation declaring October 2007 Meet the Blind Month in Bedford
- ◆ Persons to be heard:
Mary Nixon has requested to speak to the Council regarding Councilman Whistler's comments about animals
- ◆ Public hearing:
Public hearing and first reading of a proposed ordinance (Zoning Case Z-166, request of Darlene Thomas for Cats Unlimited) to rezone a portion of Lot A, Block J, #C, Shady Oaks East Addition from Heavy Commercial to Heavy Commercial/Specific Use Permit/Kennel. The property is generally located east of Brown Trail and south of Harwood Road.
- ◆ Second readings:

- Ordinance No. 07-2867 amending the schedule of sewer rates by amendment of Section 1., Ordinance No. 04-2739; providing a repealing clause, providing a severability clause; and declaring an effective date.
- Ordinance No. 07-2868 amending the schedule of water rates by amendment of Section 1., Ordinance No. 2511; providing a repealing clause, providing a severability clause; and declaring an effective date.
- ◆ Resolutions to be considered:
 - Authorizing the Beautification Commission to recognize a Bedford business that maintains, improves, and/or keeps their property visually attractive to the community.
 - Authorizing the City Manager to enter into a contract with Espey Consultants, Inc. for a comprehensive wastewater collection system evaluation (\$87,580)
 - Authorizing the purchase of two 2008 replacement police staff vehicles through the Houston-Galveston Area Council program (\$53,302)
 - Authorizing the purchase of one 2008 replacement patrol supervisor vehicle through the Holiday Chevrolet state contract (\$28,500)

- Authorizing the purchase of seven 2008 replacement front line police vehicles through the Tarrant County Joint Venture Cooperative Purchasing Program (\$147,136.50)
- Authorizing the City Manager to extend the existing software maintenance contract with New World Systems
- Suspending the 10/25/07 effective date of Atmos Energy Corp., Mid-Tex Division requested rate change to permit the City time to study the request and establish reasonable rates; approving cooperation with the Atmos Cities Steering Committee and other cities in the Atmos Energy Corp., Mid-Tex Division service area to hire legal counsel and consulting services and to negotiate with the company and direct any necessary litigation and appeals; requiring reimbursement of cities' rate case expenses; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the Company and legal counsel
- Authorizing the City Manager to renew the contract with Dr. Roy Yamada, M.D. to provide medical control services for the City's emergency medical operations under the same terms and conditions of the agreement enacted in 2004

- ◆ Open Forum

Note: 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.

Executive Session (to convene before 7 p.m., if time permits, Closed to the Public)

- ◆ Deliberation regarding economic development negotiations
- ◆ Contemplated litigation regarding Bedford Hospitality Investments, LLP delinquent utility accounts and delinquent Hotel Occupancy Tax payments

SPANISH CLASSES AT BEDFORD PUBLIC LIBRARY

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Basic Spanish language classes will be available FREE at Bedford Public Library on Wednesday mornings, beginning Wednesday Oct. 10. Each course will consist of six weekly classes with those classes beginning at 8:30 a.m. and ending at 9:30 a.m. No registration is required.

PUBLIC HEARING AT P&Z MEETING THURSDAY

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The Thursday, Oct. 11 meeting will include a 6 p.m. work session in the City Hall Conference Room and a 7 p.m. regular session in the City Council Chambers. Both meetings are open to the public.

The agenda for this Thursday's meeting includes a Public Hearing regarding Zoning

Case Z-167, request of Brad Cobb for Watermill Express to rezone a portion of Lot B1, Block 11, Bellvue Addition #3, from Heavy Commercial to Heavy Commercial/Specific Use Permit/Unattended Commercial Kiosk. The property is generally located north of Pipeline Road and east of Brown Trail. (This item was tabled at the Sept. 27, 2007 P&Z Commission Meeting.)

The regular session agenda also includes the following:

- ◆ Site Plan Case S-046, request of Thomas Hoover for Capital Plus Office Park Site Plan, Lot 2, Block 1, Harvey Plaza Addition. The property is generally located west of Central Drive and south of Bedford Road.
- ◆ Zoning Case Z-168, request of Frank Harber for Champions Gate Church to Rezone Lot 3, Block 3R, Bedford Forum Phase I Addition, from Planned Unit Development to Amended Planned Unit Development/Church. The property is generally located north of State Highway 183 and east of State Highway 121.
- ◆ Replat Case R-058, request of Howard Harris from Lot 2, Block 2, Harwood Hills Village Addition to Lot 2R, Block 2, Harwood Hills Village Addition. The property is generally located east of State Highway 121 and south of Harwood Road.

CITIZEN BOARDS AND COMMISSIONS

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The City of Bedford is looking to fill positions in its Citizen Boards and Commissions. The deadline for submitting applications is Wednesday, Oct. 31. Application forms are used by the City Council for the purpose of selecting individuals for appointments to serve on duly constituted Committees, Commissions and Boards which have been established to assist and advise the City Council on specific issues. Applications may be printed from the PDF file at <http://www.ci.bedford.tx.us/council/assets/Board%20Application.pdf> or picked up at City Hall. Applications should be typed, or clearly printed, and filed with the City Secretary.

LATEST GAS DRILLING ORDINANCE DRAFT

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The most recent draft of a gas drilling ordinance for Bedford includes the addition of proposed distances. Staff inserted those distances to provide a basis for Council to start related discussions. According to Deputy City Manager Steve Johnson and Communications/Special Projects Manager Mirenda McQuagge-Walden, the selected distances are usually the average distance used by the surveyed cities.

The entire draft is available for review at City Hall and at the library. Only segments involving distances are quoted below.

Fresh Water Wells

It shall be unlawful to drill any well, the center of which, at the surface of the ground, is located within 250 feet to any fresh water well. The measurement shall be in a direct line from the closest well bore to the fresh water well bore. The operator of a gas well shall provide the Building Official with a "pre-drilling" and "post-drilling" water analysis from any fresh water well within 1,500 feet of the gas well.

Gas emission or burning restricted

No person shall allow, cause or permit gases to be vented into the atmosphere or to be burned by open flame except as provided by law or as permitted by the Railroad Commission. If the venting of gases into the atmosphere or the burning of gases by open flame is authorized as provided by law or as permitted by the Railroad Commission, then such vent or open flame shall not be located closer than 75 feet from any building not used in operations on the drilling site and such vent or open flame shall be screened in such a way as to minimize detrimental effects to adjacent property owners.

Gas Monitor

Any well site that is located within 1000 feet of an occupied or occupiable structure shall be equipped with an approved gas monitoring device. The device must be equipped to sound a local alarm and be monitored off site continuously by a licensed and approved alarm monitoring company. The installation must meet design criteria approved by the Fire Marshal.

Lights

No person shall permit any lights located on any drill or operation-site to be directed in such a manner so that they shine directly on public roads, adjacent property or property in the general vicinity of the operation-site. To the extent practicable, and taking into account safety considerations, site lighting shall be directed downward and internally to avoid glare on public roads and adjacent dwellings and buildings within one-thousand (1000) feet. Other provisions notwithstanding, lights shall be shielded or otherwise protected to avoid presenting a hazard to traffic on adjacent roadways.

Storage Tanks

All tanks and permanent structures shall conform to the American Petroleum Institute (A.P.I.) specifications and local codes unless the Fire Marshal approves other specifications. All storage tanks shall be equipped with an approved secondary containment system that may include lining with an impervious material approved by the Fire Marshal. The secondary containment system shall be a minimum of three feet (3') in height and sized to contain one and one-half (1½) times the contents of the largest tank and a twenty five (25) year, twenty-four (24) hour rainfall (to be calculated at 12 inches) in accordance with the Fire Code. Lining material, if used and permitted as part of the secondary containment system, must be buried at least one (1) foot below the surface. Provisions must be made to drain the secondary containment area of accumulations of ground water and rainfall. Secondary containment areas must be

routinely drained as necessary. Drip pots shall be provided at the pump out connection to contain the liquids from the storage tank. Tanks and tank installations must also conform to the provisions of any applicable NFPA standard, the fire code in effect at the time of submittal, and site specific requirements imposed by the Fire Marshal.

All tanks shall be set back pursuant to the standards of the Texas Railroad Commission and National Fire Protection Association, but in all cases, shall be at least **seventy-five 75 feet** from any public right-of-way or property line. Each storage tank shall be equipped with a level control device that will automatically activate a valve to close the well in the event of excess liquid accumulation in the tank. No meters, storage tanks, separation facilities, or other above ground facilities, other than the well head and flow lines, shall be placed in a floodway or the 100-year floodplain.

Tanks must be at least **three hundred 300 feet** from any church, public building, hospital, public or private school, or combustible structure.

Tank Battery Facilities

Tank battery facilities shall be equipped with a remote foam application piping system approved by the Fire Marshal and a lightning arrestor system. The foam system shall be provided with a 2½" Siamese FDC secured with a locking Knox cap at a location approved by the Fire Department a minimum of **two hundred (200) feet** from the tanks. This distance may be reduced with the approval of the Fire Marshal if conditions warrant. When required by the

Fire Department, on-site storage of foam may be required under the conditions as set forth by the Fire Department. All components shall be installed in accordance with nationally recognized standards and shall be properly maintained by the well operator.

Waste Disposal

Unless otherwise directed by the Railroad Commission, all tanks used for storage shall conform to the following: Operator must use portable closed steel storage tanks for storing liquid hydrocarbons. Tanks must meet the American Petroleum Institute standards. All tanks must have a vent line, flame arrester and pressure relief valve. All tanks must be enclosed by a fence applicable to the issued permit classification. No tank battery shall be within **three hundred 300 feet** of any dwelling, church, public building, playground, park, hospital, commercial structure, or public or private school or other combustible structure.

Well, Tank batteries, Well facilities, and Equipment setbacks

It shall be unlawful to drill any well, the center of which, at the surface of the ground, is located:

- ◆ Within **seventy-five (75) feet** from any outer boundary line of the well site; or
- ◆ Within **seventy-five (75) feet** from any storage tank, or source of ignition; or
- ◆ Within **seventy-five (75) feet** of any public street, road, highway or future

street, right-of-way or property line;
or

- ◆ Within **five hundred (500) feet** from any public park (unless prior consent is obtained from the City Council to drill in a public park) or from any residence, church, public building, hospital, commercial, or public or private school or building used, or designed and intended to be used, for human occupancy; or
- ◆ Within **100 feet** of any building accessory to, but not necessary to the operation of the well; or
- ◆ Within **two hundred fifty (250) feet** to any fresh water well. The measurement shall be in a direct line from the closest well bore to the fresh water well bore.
- ◆ Within **seventy-five (75)** feet of a property line