



Legislation Details (With Text)

File #:	14-0822	Version:	3	Name:	Ordinance - Third and Final Reading of an Ordinance Amending the Regulations in Chapter 114 of the Mansfield Code of Ordinances, "Gas Well Drilling and Production", Pertaining to Noise, Hours of Operation, Notification, and Other Drilling, Operation, and
Type:	Ordinance	Status:			Passed
File created:	2/11/2014	In control:			City Council
On agenda:	3/24/2014	Final action:			3/24/2014
Title:	Ordinance - Third and Final Reading of an Ordinance Amending the Regulations in Chapter 114 of the Mansfield Code of Ordinances, "Gas Well Drilling and Production", Pertaining to Noise, Hours of Operation, Notification, and Other Drilling, Operation, and Production Activities (OA#14-002)				
Sponsors:	Felix Wong				
Indexes:					
Code sections:					
Attachments:	1. Map of Drill Sites within 1000ft of protected uses, 2. Electric Drilling Chesapeake, 3. ADDE 2009NTCE-01-01Tech Paper, 4. Comments from gas well operators, 5. Revised Ordinance				

Date	Ver.	Action By	Action	Result
3/24/2014	3	City Council	Approved on Third And Final Reading	Pass
3/17/2014	2	City Council	Approved on Second Reading	Pass
2/24/2014	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading of an Ordinance Amending the Regulations in Chapter 114 of the Mansfield Code of Ordinances, "Gas Well Drilling and Production", Pertaining to Noise, Hours of Operation, Notification, and Other Drilling, Operation, and Production Activities (OA#14-002)

To consider the subject proposed ordinance amendments.

Staff recommends approval

Second Reading - Based on further research and comments from gas well operators (attached), Staff has revised the proposed amendments as summarized below.

1. The requirement that a gas well operator to send notice to dwellings within 1,000 feet prior to drilling operations has been revised to clarify which activities require notice (i.e. site construction or preparation, mobilization or demobilization of drilling equipment, drilling, fracturing, flowback, reworking, plugging and abandoning a well). Routine maintenance at the site will not require notice. Separate notices shall be required if an activity does not occur within ninety (90) day of the last activity on the Drill Site or Operation Site (e.g. if fracturing occurs 3 or 4 months after drilling.)

2. The requirement for use of only electricity from the utility company to power drilling rigs has been revised to:

a) reduce the distance to protected uses from 1,500 feet to 1,000 feet (see attached map depicting drilling sites within 1,000' of protect uses);

- b) allow alternative power source such as temporary diesel generators during a power failure; and
- c) allow a request for relief under the existing variance procedure should an operator's circumstances warrant special consideration.
- d) add permanent lift compressors to be run only by electric power.

No change on the other proposed amendments regarding the prohibition of fracturing on Sundays and the online access of noise monitoring data.

The attached presentation and report regarding drilling rig electrification were downloaded from the website of the American Association of Drilling Engineers. They provided an analysis of benefits (reduced noise and emissions, cost savings) and disadvantages (initial equipment purchase and equipment installation on site).

First Reading - The proposed amendments, as summarized below, will provide for better public information and enforcement, reducing any potential negative impact of gas well operations on nearby properties.

1. Require the gas well operator to send notice to dwellings within 1,000 feet prior to drilling operations. The notice would describe the activities and the estimated time to complete, as well as contact information for the operator, TCEQ, and the Railroad Commission.
2. Require the gas well operator to provide real-time, Internet access to the monitoring equipment at drill sites that are required to have 24-hour sound monitoring. This will allow the Gas Well Inspector to respond more quickly to noise complaints and better track violations.
3. Prohibit fracking on Sundays.
4. Require the use of electric rigs connected to the electric delivery system through a ground-mounted transformer unless the drill site is more than 1,500 feet from protected uses or the electric utility company reports that there is insufficient capacity to serve the drilling. This will reduce noise and fumes created by diesel-driven equipment.

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