

January 20, 2015

Study Session Information

Oil and Gas Ordinance

CITY COUNCIL STUDY SESSION MINUTES

January 20, 2015

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a Study Session at 5:30 p.m. in the Municipal Building Conference Room on the 20th day of January, 2015, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray, and the Norman Public Library at 225 North Webster 24 hours prior to the beginning of the meeting.

PRESENT:

Councilmembers Allison, Castleberry, Heiple, Holman, Jungman, Lang, Miller, Williams, Mayor Rosenthal

ABSENT:

None

ADMINISTERING THE OATH OF OFFICE TO AND SEATING OF COUNCILMEMBER-ELECT KYLE ALLISON, WARD 8.

Presiding Judge David Poarch administered the Oath of Office to Councilmember-elect Kyle Allison, Ward 8, of the City Council.

Thereupon, Councilmember Allison was formally seated.

* * * * *

Item 2, being:

CONTINUED DISCUSSION REGARDING PROPOSED ORDINANCE TO INCREASE FEES; IMPROVE SAFETY AND STRENGTHEN ENVIRONMENTAL STANDARDS AND CONTROLS FOR OIL, GAS AND MINERAL PRODUCTION SITES.

Ms. Susan Connors, Director of Planning and Community Development, provided background and highlighted the Council Oversight Committee discussions regarding oil well site security as follows:

- November 13, 2013: Oversight Committee discussed oil well site security;
- December 2013: Staff prepared and distributed a report to the Committee regarding the City of Norman's well site safety policy at the Committee's request;
- May 14, 2014: Oil well site security and safety was placed on the Oversight Committee agenda for further discussion. Staff presented background information on the history of the City's oil well site security and fencing language in the current code and changes to the current code language regarding fencing, screening, and security were discussed as well. The Committee discussed and supported fencing around well sites and directed Staff to draft a revised Ordinance incorporating the requested changes as well as a phasing-in period requiring older well sites to comply. The Committee also requested Staff to gather information regarding the average cost for fencing around well sites, gather information from those in the affected industry, and bring back the information to a future Council Conference;
- June 5, 2014: Staff met with industry representatives to get feedback on the proposed changes to fencing and security for oil and gas wells;
- August 26, 2014: Full Council discussed oil and gas well fencing at the Council conference and requested Staff seek additional input from oil well operators and mineral interest owners;
- September 18, 2014: Oversight Committee discussed oil and gas regulations in the Lake Thunderbird Watershed. The Committee requested Staff to meet again with industry representatives to discuss ideas and gather their feedback as well as prepare additional information regarding the following:
 - ❖ Research insurance requirements for other cities;
 - ❖ Provide specific language on location distance from ground water;
 - ❖ Spill contingency plans with permit – may consider engineering solutions in Water Quality Protection Zone (WQPZ) if meeting additional requirements;
 - ❖ Look at entire floodplain, not just floodway;
 - ❖ Consider only steel containment for tank batteries;
 - ❖ Storage of chemicals in original containers;
 - ❖ Water diversion during the drilling process; and
 - ❖ Best practices for water protection.

Item 2, continued:

- October 23, 2014: Staff met with 13 companies and went page by page discussing the proposed amendments. The City of Norman's City Attorney's Office also received a Memorandum of Law from the legal representatives of Norman well operators which puts forth their view of municipal regulatory authority over the oil and gas industry. Staff from the Legal Department reviewed the Memorandum and provided a confidential memorandum to Council regarding that subject;
- November 13, 2014: Oversight Committee met and discussed proposed changes to the draft Ordinance. The Committee requested Staff to gather some additional information and make changes to the proposed Ordinance, primarily focusing on five areas to include: fencing, water testing, water quality protection zones; waivers; and insurance requirements; and
- December 18, 2014: Oversight Committee discussed proposed changes to the draft Ordinance and the Committee recommended moving the draft Ordinance forward to a Study Session on January 20, 2015.

Permits Required

Re-entry permit fee has increased from \$1,000 to \$3,000 in order to be more consistent with other assessed fees. New application requirements include: statement for provision of water for drilling rig and operations; copy of Oklahoma Corporation Commission (OCC) land application permit for disposal site; signed surface owner's statement allowing drilling; maps and/or drawings showing means of diverting surface water; and statement regarding a Spill Prevention Control and Countermeasure Plan as required by the Environmental Protection Agency (EPA). Several requirements in Section (c) have been deleted because they already are provided with the OCC permit.

Proposed Amendments

- **Section 13-1502: Bonds, etc.**: Amendment allows operator to provide a cash payment rather than a bond or letter of credit if the operator prefers to do so; *(done at operators request)*
- **Section 13-1502.1: Insurance**: Increase insurance limits for stripper wells from \$500,000 to \$1 million in pollution coverage; increase bodily injury limits to \$125,000 (in conformance with Oklahoma Tort Claims Act); endorsement requiring 30 days' notice of cancellation to Oil and Gas Inspector; and Inspector may seek termination of electric service to well site if insurance is cancelled; *(operators agree amendments were the best approach)*
- **Section 13-1503: Definitions**: Three new definitions are proposed to be added to include: 1) Plugged and abandoned: any well which has been plugged per OCC rules and regulations; 2) Producing Well: any well, hole or bore, of any depth, which is not plugged for the purpose of producing oil and gas or disposing of saltwater or any other by-product thereof; and 3) Surface Facilities: tank batteries, booster pumps or any other surface equipment used in the production of oil or gas or disposal of saltwater or any other by-product thereof, except the pumping units; *(definitions added at operator's request and Staff agreed)*
- **Section 13-1504: Casing and Section 13-1505: Closed Loop System**: Surface casing proposed to be required to be installed to a depth of 1,200 feet (now consistent with OCC requirements -previous requirement was 1,000 feet); and all circulating mud pits shall be exclusively of metal construction;
- **Section 13-1506: Earthen Ditches**: Before drilling operations commence, ditches shall be constructing around the drilling rig, sump pumps shall be installed, and all fluid from the sumps shall be pumped into steel containers for removal; *(requirement(s) are currently listed, but are now more detailed)*
- **Section 13-1507: Safety Standards**: Industry standard safety practices shall be used; all chemical and/or hazardous materials shall be stored to prevent leaks or spills; safety sheets for all products must be kept on site; containers shall be properly labeled; and chemicals shall be stored in original containers, raised from the ground, and protected from stormwater and weather elements;
- **Section 13-1508: Premises Maintained (Fencing)**: Construction Standards: six (6) foot chain link fence, with three (3) strands of barb wire on top, posts set in concrete, and #9 gauge tension wire at bottom, removable panels on front and side; fence is required when any new well is drilled around tanks and well head (can be fenced separately); no fence required during drilling if 24 hour onsite supervision is available; existing well must come into compliance with these requirements within one (1) year of ordinance adoption UNLESS: 1) well is located outside Current Urban Service Area, and 2) fencing requirement is waived in writing by property owners within 600 feet of well site; if a dwelling or business is constructed within 600 feet of unfenced well site, operator shall come into compliance with the ordinance within 60 days of notification UNLESS: 1) well is located outside Current Urban Service Area, and 2) fencing requirement is waived in writing by the property owners within 600 feet of the well site, if a property where an oil well is located changes designation to

Item 2, continued:

- **Section 13-1509: Drilling location:** no oil and gas operations in areas designated as "Stream Planning Corridors;" no well within 600 feet of dwelling, church, business or school unless waived by the landowner; new language requires waivers to be filed in County property records and does not require subsequent waivers for additional well bores on currently permitted well site;
- **Section 13-1510: Water Testing:** water wells within one-fourth (1/4) mile of new oil or gas wells shall be tested for the following: bromide, chloride, total dissolved solids; methane, iron, manganese, arsenic, boron, and lithium; one test shall occur prior to drilling and three after completion (one every other year for five (5) years); testing is not required if the water well owner denies access to the water well; the Oil and Gas Inspector and the water well owner shall be notified forty-eight (48) hours in advance of testing; and test results shall be filed with the City upon completion;
- **Section 13-1512: Storage Tanks:** storage tanks are required to have steel or concrete containment wells; inside of the containment systems shall be lined with a minimum of 30 mil seamless liner; and all service lines shall be equipped with a pollution control container at the loading point;
- **Section 13-1514: Disposal Wells:** non-steel lines shall have a tracer wire installed and lines shall have signs at all property lines and private street crossings and water wells with one-fourth (1/4) mile of disposal wells are currently required to be tested annually; amended ordinance now requires same list of chemicals to be tested for as new oil or gas wells;
- **Section 13-1518: Signs and Section 13-1519: Plugging of Wells:** Signs are required to be posted at entrance to well site in accordance with (OCC) requirements; sign may not be smaller than two feet by two feet (2x2) and no larger than three feet by three feet (3x3); Minimum of two hundred (200) feet of cement shall be set at the end of the surface casing; at least one hundred (100) feet shall extend above the bottom of the surface casing and at least one hundred (100) feet shall extend below the bottom of the surface casing; and in addition, at least fifty (50) feet of cement shall be pumped extending from five (5) feet below the restored ground level elevation down into the well bore; and
- **Section 13-1522: Inspector:** Authority to issue an order to cease operation if there is a violation of any provisions of the ordinance.

Mayor Rosenthal asked Staff for clarification regarding Section 13-1508: Premises Maintained (Fencing), specifically, the language refers to all the property owners within 600 feet of the well site structure, not 600 feet within the property of the property owner of the well site itself, and Ms. Connors said yes, that the 600 feet would begin at the well site structure.

Ms. Connors distributed a service map reflecting the current urban service area for those well sites where fencing would be required without a waiver, as well as reflecting the future urban service area and rural areas. She clarified that until future developments (outside the current urban service area) become inside the current service area they would not be required to fence around well sites, if they can obtain a fencing waiver, i.e., development constructed in a future urban service area because of an adjacent/contiguous development would need to request to be placed inside the current urban service area. Ms. Connors stated the current urban service area is different and would have different requirements than the future current urban service area.

Councilmember Castleberry asked who would be responsible if the water test is negative and Mr. Jeff Bryant, City Attorney, said that instance would primarily be a civil matter; however, the City would notify Oklahoma Department of Environmental Quality (ODEQ). Mr. Bryant said if the incident reached a contamination level ODEQ would be the enforcement authority, not the City; however, if this were to occur the City could consider revoking the permit. Councilmember Lang asked what would happen to the individual well should a water well test find other contaminants, and Mr. Bryant said the City would notify the property owner; however, he is not sure what ODEQ/EPA guidelines would come into play. Ms. Connors said the City is basically requiring testing of the water well to determine whether or not well drilling has any effect on the water well or not. Councilmember Miller said if the City carries the burden of making certain the citizens know about negative water well testing etc., she felt it would be good to have clarification for the next and/or additional steps that would need to be taken, regardless if the incident is a civil matter and ODEQ the enforcement authority.

Item 2, continued:

Councilmember Miller asked if additional waivers for subsequent and/or multiple bores were retrospective and Mr. Bryant said the new ordinance will be prospective, not retrospective, with the exception of fencing requirements. Mr. Bryant said operators had some of the same concerns at one of the more recent Council Oversight Committee meetings; therefore, for clarification the ordinance language may need to be tweaked a little. He said one question in particular was whether the metal lined containment would apply to existing or current wells and as he understands the intention from the Oversight Committee was that requirement would be prospective. Mr. Bryant said likewise, regarding waivers, if an operator and landowner have a contractual arrangement regarding drilling wells then they will rest on that particular contractual agreement. Moving forward the intention of the ordinance is there would be one agreement for one site, but there could be multiple wells for one site. Councilmember Miller said it would be up to the landowner to be sure that is what they are agreeing to and Mr. Bryant said yes for the prior wells. He said going forward there is an ordinance provision/waiver stating if permission is given to the operator, the operator can drill multiple wells on the one 10-acre site and Ms. Connors said the waiver will then be filed at the County.

Councilmember Castleberry asked whether replacement of existing lines will have to comply with new requirements and Staff said yes, new lines (to include replacement) will need to comply. Councilmember Miller said diesel powered engines can be very loud and asked Staff for examples regarding an electric motor waiver. Ms. Connors said there are two (2) primary reasons an electric motor would be waived: 1) if there are no electric lines nearby, therefore no connection to electricity would be available to the motors at the oil well site, and 2) in cases where there is gas flaring, there is no collection line to sell the gas, and the gas is enough to run the motor of the well, i.e., if in a remote area and the flaring/diverting gas off of the well will operate the motor. Councilmember Miller asked what if someone lived close to a flaring well and Ms. Connors said in that case the area would not be considered remote.

Councilmember Miller asked about the Stream Planning Corridors, specifically, whether the map is sufficient or should the City have specific setbacks. Mr. Shawn O'Leary, Director of Public Works, said the City Geographical Information Systems (GIS) have created well defined mapped areas and can pinpoint the area within two (2) to three (3) feet of the Lake Thunderbird tributaries only, not the Canadian River. He said only Lake Thunderbird tributaries are considered because that is the domestic water source.

Mr. Bryant said these are unplatted areas and when looking at Stream Planning Corridors; the definition in Section 19-411(b) states "...the greater of 100 feet width measured from the top of the bank on either side of the stream, or a more-narrowed width if engineering standards are done (to make sure the water is filtered), which is a buffer in itself. Mayor Rosenthal referenced the suggestion by the Central Oklahoma Clean Water Coalition (COCWC) regarding the 660 foot setback and stated it is a little arbitrary given the fact the widths may vary. She felt the language would be better suited in Chapter 19 of the City Code.

Councilmember Miller asked about the qualifications and requirements for the Oil and Gas Inspector and Ms. Connors said an inspector must have a high school diploma; three (3) years' experience in oilfield production and drilling operations in order to obtain experience needed to inspect the work of others and identify defects or errors; must have a valid state drivers' license and satisfactory motor vehicle record; and knowledge of City codes as they relate to oil and gas drilling, etc. She said they work under general supervision and perform skilled inspection work with compliance of the City code governing oil and gas companies and review plats for compliance with regulations pertaining to oil and gas wells and pipelines. Councilmember Holman asked whether the public would have access to inspection dates on the City website and Ms. Connors said that information is currently not online; however, Staff can upload the information to the City website.

Councilmember Jungman stated page three (3) of the submitted suggestions regarding the Oil and Gas Ordinance amendments distributed by Mr. Steve Ellis and Mr. Casey Holcomb looks as if they are requesting the City add back a Section that was proposed to be deleted. Ms. Connors said Section (c) is duplicative because the applicant already provides the information to OCC; therefore, the proposed amendment requests the applicant submit a copy of the OCC permit to the City that already contains the required information. Mayor Rosenthal said she is concerned if the City were to add back/keep the language in Section (c); there would be a conflict if the OCC made changes to their permit requirement(s). She stated the OCC's permit requirement(s) would trump the City's permit requirement and Mr. Bryant said yes, that is correct.

Item 2, continued:

Councilmember Jungman said he is concerned with drilling waivers lasting forever and said the City should offer a sunset provision. He said if chemicals become more septic, how or what can the City do to help protect future owners should any changes occur? He felt the permanent waivers are short-sighted putting future residents in potentially odd situations. Mayor Rosenthal asked Staff if they researched sunset provision on waivers and Ms. Leah Messner, Assistant City Attorney, said their research did not find many cities that offered waivers. Ms. Messner said the ordinance amendment being proposed included the waiver procedure for the City of Fort Worth, Texas, which included recording the waiver at the County with property records and new/future owners would be aware of the waiver before purchasing the property. Councilmember Castleberry said most Congress sunset provisions are on tax laws and felt sunset provisions in this case are not appropriate. Mayor Rosenthal requested Staff research other cities that have waivers, as well as any sunset provisions. Councilmember Jungman asked whether the City could lessen what the waiver includes and/or narrow down what is being waived, i.e., waiving the right to drill with certain technology equipment, etc. Councilmember Holman said he would be supportive of some other options and Mayor Rosenthal felt more information was needed on sunset provisions.

Mayor Rosenthal said she supports the proposed amendment regarding a \$5 million pollution insurance requirement rather than the \$1 million. Councilmember Jungman said he supports the proposal as well and asked whether the \$5 million pollution insurance requirement would include stripper wells too and Staff said no, the requirement would exclude stripper wells.

Mayor Rosenthal requested Staff prepare a follow-up memorandum on suggestions submitted by Mr. Ellis and Mr. Holcomb, as well as the waiver issue.

Items submitted for the record

1. Memorandum dated January 12, 2015, from Susan Connors, Director of Planning and Community Development and Leah Messner, Assistant City Attorney, to Honorable Mayor and City Councilmembers with attached draft Ordinance of proposed Oil and Gas Amendments
2. Email dated January 20, 2015, from Stephen Ellis, to Councilmembers, Susan Connors, Steve Lewis, Casey Holcomb, Mary Francis, and Cynthia Rogers with attached Proposed Changes to the City Draft of Oil and Gas Ordinance Amendments, prepared for the Central Oklahoma Clean Water Coalition by Casey Holcomb and Stephen Ellis
3. Legislatively notated draft Ordinance amending Article XV, Sections 13-1501 through 13-1519 and Section 13-1522 of Chapter 13 of the Code of the City of Norman
4. PowerPoint presentation entitled, "Proposed Amendments to Oil and Gas Ordinance," dated January 20, 2015
5. Map of the City of Norman, Stream Planning Corridor, dated December 11, 2014

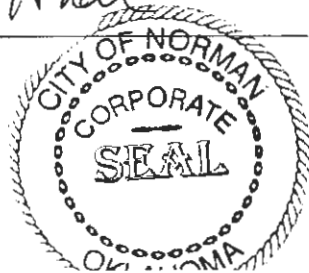
The meeting adjourned at 7:00 p.m.

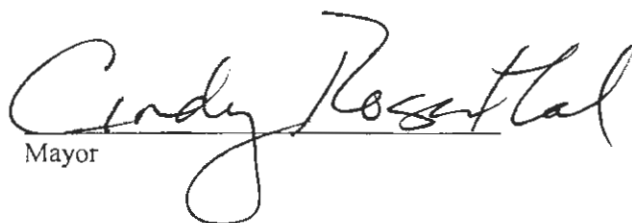
* * * * *

ATTEST:



City Clerk





Mayor



To: Honorable Mayor and City Councilmembers

From: Susan Connors, Director of Planning and Community Development
Leah Messner, Assistant City Attorney

Date: January 12, 2015

Subject: Proposed Oil and Gas Ordinance Amendments

BACKGROUND:

At the November 13, 2013 Oversight Committee meeting, the committee members discussed oil well site security. The Committee requested that Staff prepare information on the City of Norman's well site safety policy. Staff prepared a report on this that was distributed to City Council members in December, 2013. This topic was then placed on the Oversight Committee's May 14, 2014 agenda. At that meeting Staff presented background information on the history of the City's oil well site security and fencing language in the current Code. Changes to the current Code language regarding fencing, screening, and security were discussed at that meeting by the Oversight Committee.

The Committee discussed and supported fencing around well sites and directed Staff to draft a revised Ordinance incorporating the requested changes as well as a phasing-in period requiring older well sites to comply. The Committee also requested information regarding the average cost for fencing around well sites. Staff was also asked to get feedback from those in the affected industry. The Committee requested Staff bring back information to a future Council Conference. Staff met with industry representatives in June to get their feedback on the proposed changes to fencing and oil and gas well security.

City Council discussed oil and gas well fencing at their conference on August 26, 2014. They provided input to Staff and asked that Staff seek additional input from oil well operators and mineral interest owners.

On September 18, 2014 the Oversight Committee held another meeting to discuss oil and gas issues. The main topic of this meeting was oil and gas well regulations in the Lake Thunderbird Watershed. The Committee requested that Staff prepare additional information based on their discussion. The items of information requested for investigation were the following:

1. Research other cities insurance requirements
2. Provide specific language on location distance from ground water
3. Spill contingency plans with permit – may consider engineering solutions in WQPZ if meeting additional requirements
4. Look at entire floodplain, not just floodway
5. Consider only steel containment for tanks batteries

To: City Council Oversight Committee
Re: Oil and Gas Ordinance Amendments
Date: January 12, 2015

6. Storage of chemicals in original containers
7. Water diversion during the drilling process
8. Best practices

The Oversight Committee also requested that Staff again meet with industry representatives to discuss ideas and get their feedback. City Staff met on October 23, 2014 with thirteen companies represented. Staff went page by page to discuss the proposed amendments. The City Attorney's Office also received a Memorandum of Law from the legal representatives of Norman well operators which puts forth their view of municipal regulatory authority over the oil and gas industry. The Legal Department has reviewed that Memorandum and provided a confidential memorandum to Council on that subject.

The Oversight Committee met again on November 13, 2014. At that meeting, the Committee discussed the proposed changes to the draft Ordinance and asked Staff to gather some additional information and make some changes to the proposed Ordinance. The Committee's requests were primarily focused in five areas: fencing; water testing; water quality protection zones; waivers; and insurance requirements.

The Oversight Committee met again on December 18, 2014 to discuss those requested changes. At that meeting, the Committee recommended moving the attached draft forward to a Study Session on January 20, 2015.

DISCUSSION:

Attached is a draft ordinance that incorporates the changes reviewed and suggested by the Oversight Committee.

Section 13-1501: Permits Required

In Section 13-1501, the word 'fee' has been added to Section (a)(1) for clarity and the re-entry permit fee has been increased from \$1,000.00 to \$3,000.00 in order to be more consistent with the other assessed fees. The phrase 'In addition to the information required in Article I of this chapter' has been deleted in Section (b) because the provisions in Article I apply to licenses issued by the City Clerk's Office rather than oil and gas drilling permits issued by the Department of Planning and Community Development.

Section (b)(6) is proposed to be amended to require the operator to submit a statement for the provision of water for both the drilling rig and completion operations. Section (b)(7) has new language requiring a copy of the Oklahoma Corporation Commission 'land application' permit for the disposal site proposed to be used. Before commencing operations, the plan must be approved by the Oklahoma Corporation Commission. The remaining language in this section is proposed to be deleted to be more consistent with current Oklahoma Corporation Commission permitting standards and to remove unnecessary language regarding permission to access disposal sites. Section (b)(8) deletes the requirement for the names of surface lease owners as Staff believes only the names of the surface owners are necessary.

Sections (b)(12)-(14) are all new language. Section (12) requires a signed surface's owner statement or a court proceeding allowing drilling on the property. Section (13) requires maps and drawings showing the means for diverting surface water away from the drilling site. Section (14) requires a statement regarding an operator's willingness to provide the Oil and Gas Inspector the Spill Prevention Control and Countermeasure Plan upon his request. The provisions that are proposed to be deleted from Section (c) are proposed to be deleted because they are already required to be submitted to the Oklahoma Corporation Commission and subsequently to the Oil and Gas Inspector as required by Section (b)(4). Finally, language has been added to Section (d) allowing the Oil and Gas Inspector to request to view the annual inspection sheet required by the Environmental Protection Agency in conjunction with the Spill Prevention Control and Countermeasure Plan.

Section 13-1502: Blanket Bond, Blanket Irrevocable Letter of Credit, or Cash Required

This Section is proposed to be amended to allow operators to submit cash payments instead of a bond or letter of credit. This language has been added at the request of the operators. It is also proposed to be amended to allow surface property owners to agree to the level of restoration of the property when a well is plugged and abandoned. Occasionally, surface property owners prefer that their property not be restored to predrilling conditions for various reasons. This amendment would allow them to agree in writing to how much surface restoration they wish to occur. This section has also been cleaned up to specify 'plugging and abandonment' rather than just 'abandonment' because plugging is the proper antecedent to abandonment. In addition, a typo has been corrected to 'operates' instead of 'operators'.

Section 13-1502.1: Insurance Requirements

After a review of insurance limits in ordinances from other cities, the Oversight Committee recommends maintaining the current insurance limits except for the following amendments. The lower insurance coverage provision for stripper wells has been deleted and language has been added clarifying that all policies shall be endorsed to include the City of Norman as an additional insured. Another area of amendment is to increase the limits for bodily injury in (2)(a) to \$125,000 to be consistent with the Oklahoma Tort Claims Act. A new Section (d) has been added that allows the Oil and Gas Inspector to seek termination of electric service to uninsured wells or to allow the City of Norman to seek any legal remedy available to cease operation of the well until the insurance coverage is reinstated.

Also, as requested by the Committee, City Staff spoke with representatives in the City of Lawton regarding why the City of Lawton requires a \$5 million insurance policy for environmental coverage. The City Attorney advised that he believes that there are no more than six oil wells in the City of Lawton. City of Lawton staff were unaware of why the insurance limits were set at \$5 million.

Section 13-1503: Definitions

Three new terms and their definitions have been added to this section. They are: “plugged and abandoned”, “producing well”, and “surface facilities”. A well is “plugged and abandoned” when it has been plugged according to the Oklahoma Corporation Commission rules and regulations. A “producing well” is defined as: “Any well, hole or bore, of any depth which is not plugged for the purpose of producing oil or gas or disposing of saltwater or any other by-product thereof.” “Surface facilities” are defined as: “Tank batteries, booster pumps or any other surface equipment used in the production of oil or gas or disposal of saltwater or any other by-product thereof, except the pumping units.”

Section 13-1504: Casing

Section 13-1504 is proposed to be amended to require surface casing to be pumped to a depth of 1,200 feet below the surface or 200 below the base of treatable water whichever is deeper. This amendment complies with a previous Order of the Oklahoma Corporation Commission to which the City of Norman was a party. In addition, this section is proposed to be amended to prohibit drilling until the cement bond log has been run, read, and approved. The bond log is run to tell the operator and the oil and gas inspector how dense and bonded the cement is. It is important that the cement is dense and well bonded to support the casing and prevent seepage. Section 13-1504(c) has also been amended to increase amount of minimum pressure from 1,000 to 1,500 pounds per square inch when testing casing. The remaining changes to Section 13-1504 clean up the language.

Sections 13-1505: Closed Loop System, 13-1506: Earthen Ditches and/or Dikes, 13-1507: Safety Standards and Practices

The existing language in Section 13-1505 has been deleted. Staff proposes that earthen circulation pits should no longer be acceptable within the City of Norman. Instead, Staff proposes requiring a closed loop system exclusively of metal construction. Section 13-1506 has been amended to require ditches to be dug around the drilling rig and sump pumps to be installed to contain and remove all fluids from the drilling operation. These fluids shall be pumped into steel containers and removed from the site. Section 13-1507 has also been deleted because Staff proposes that earthen reserve pits should no longer be acceptable within the City of Norman.

In Section 13-1507, Sections (a) and (b) is existing ordinance language that has been relocated from Section 13-1511 because it fits more appropriately in this new Section 13-1507. In addition, as requested by the Oversight Committee, a new Section (c) has been added to the new Section 13-1507 to address storage of hazardous materials. It requires that all chemicals and/or hazardous materials be stored in such a manner to prevent, contain, and facilitate rapid remediation and cleanup of any accidental spill, leak, or discharge of a hazardous material. Also, operators are required to keep all safety sheets on site and to take appropriate pollution prevention actions that may include: storing materials in original containers, raised from the ground, and protected from stormwater and weather elements.

Section 13-1508: Premises Maintained

Section 13-1508 contains the proposed amendments relating to fencing. In Section 13-1508(b), the language has been amended to clarify that after a well is plugged and abandoned, the well site must be returned to its original condition or a condition agreed to by the property owner in writing.

Any person who owns, operates, or maintains a well that is located within six hundred feet of a dwelling or business structure or within six hundred feet of a centerline of a public roadway, shall fence the well and its tank batteries. The fence must be constructed of heavy-gauge chain-link, be at least six feet high, with posts set in concrete, with three strands of barb wire across the top. Also, the bottom of the chain-link fence shall have #9 gauge tension wire running the length of the fence. Operators are allowed to construct the fences with removable front and side sections. Well sites and tank batteries may be fenced separately so long as each fence complies with the ordinance requirements.

Operators are required to maintain the fencing in accordance with the above requirements. Fencing is not required on sites during initial drilling, completion, or reworking operations so long as twenty-four hour onsite supervision is required. However, a locked entrance gate on the access road to the site is required. All gates shall be kept locked when there are no personnel on site. The Oil and Gas Inspector must be provided with a set of keys.

All existing wells and tank batteries are required to come into compliance with the above requirements within a year of the adoption of this proposed ordinance. The well sites excepted from this requirement are those located outside the Current Urban Service Area as designated on the 2025 Land Use and Transportation Law or any subsequently adopted Plans and those for which the fencing requirement has been waived in writing by all property owners within six hundred feet of the well site.

In addition, if a dwelling or business structure is constructed within six hundred feet of an existing oil well or tank batteries that were previously not subject to the requirements of this section, the well operator shall then be immediately subject and come into compliance with all fencing requirements of this section within sixty days of written notification. Again, the well sites excepted from this requirement are those located outside the Current Urban Service Area as designated on the 2025 Land Use and Transportation Law or any subsequently adopted Plans and those for which the fencing requirement has been waived in writing by all property owners within six hundred feet of the well site. An accompanying amendment will need to be made to Chapter 19, Section 19-303 to effectuate the notice necessary for well operators to come into compliance. The draft of that amendment is also attached.

If the property where an oil well is located changes designation to Current Urban Service Area, the well operator must fence according the requirements of this section within sixty days of written notification by the moving party behind the change in designation.

To: City Council Oversight Committee
Re: Oil and Gas Ordinance Amendments
Date: January 12, 2015

Section 13-1508(d) also contains amendments requiring the installation of tracer wire and trench tape. Also, line markers shall be installed and maintained at all roads, streets, fences, and property lines.

Section 13-1509: Drilling Location

The requirement in (a)(4) has been removed regarding denial of permits unless the applicant is in compliance with the Department of Housing and Urban Development (HUD) Guidebook. This book applies specifically to locating HUD-funded facilities near hazardous facilities. For that reason, it seems more appropriate for HUD to check for compliance on these issues. In addition, it has been Staff's experience that it is unlikely that a new oil well will be located near any type of HUD-funded facility particularly with a ten acre tract requirement that is in the City's current ordinance.

The same section is proposed to be amended to prevent oil and gas operations in areas designated as "Stream Planning Corridors" as defined in Chapter 19, Section 19-201(PP). At the December Oversight Committee meeting, the Committee discussed which areas of Norman would be impacted by such a restriction. A map is attached to this memo that shows the Stream Planning Corridors where oil and gas operations would be prohibited. It includes areas to the east of Lake Thunderbird that do not drain into the lake as requested by the Committee.

In addition, if Council elects to adopt the proposed Ordinance as drafted, an amendment to the Floodplain Ordinance contained in Chapter 22 may also need to be considered. Currently, the development of oil and gas wells is allowed in the floodplain so long as the requirements of the Floodplain Ordinance are met. If the proposed amendments to Chapter 13 are adopted, no oil or gas wells will be permitted in the Stream Planning Corridors. Therefore, an operator would no longer be able to get a floodplain permit to drill in those areas. However, an operator would still be able to get a floodplain permit for oil and gas operations in areas designated as floodplain but not as Stream Planning Corridors – primarily the 10 Mile Flat area. These areas of floodplain are not included as stream planning corridors because they do not drain in or near Lake Thunderbird. If Council wishes to proceed with the amendments as drafted, here is a suggested revision to Chapter 22:

- (d) Special Requirements for Drilling Oil and Gas Wells in a Special Flood Hazard Area (SFHA)
 - (i) No floodplain permits shall be issued for oil and gas wells proposed to be located within a Stream Planning Corridor as defined in Chapter 19, Section 19-210(PP).

The language in (b) has also been amended to require all wells, not just wells run on combustion engines, to be located six hundred feet or more from any dwelling or business structure. A representative from Finley Resources requested that Council consider amending the ordinance to allow additional wells to be drilled on the same well pad without having to first obtain a waiver from an adjacent property owner within six hundred feet of the well site if a waiver had already been obtained for the first well or if the first well was drilled prior to a house or business being

To: City Council Oversight Committee
Re: Oil and Gas Ordinance Amendments
Date: January 12, 2015

constructed within six hundred feet of the well site. The Committee requested additional information in order to consider Finley Resources' request to amend the current process allowing for a waiver from a property owner within six hundred feet of oil well sites.

Staff recommended, in lieu of the proposal submitted by the representative for Finley Resources, the following amendment:

No such oil or gas well shall be drilled within six hundred (600) feet of any dwelling, business structure, church school, unless waived by the landowner, or within three hundred (300) feet of any producing freshwater well. Such a waiver, if received, shall be written, notarized, and identify the property address. The operator must file the waiver in the Office of the Cleveland County Clerk and produce evidence of such filing prior to the issuance of a permit. Subsequent waivers are not required if an operator requests, and receives, a permit to drill additional well bores on the currently permitted ten acre site as identified in the original permit application.

The Committee asked that Staff's amendment remain in the draft ordinance to move forward for discussion at the January 20, 2015 Study Session.

Section (d)(3) has also been deleted because earthen circulation pits are proposed to be prohibited completely, therefore, this section is no longer necessary.

Sections 13-1510: Water Testing and 13-1511: Reserved

Section 13-1510 has been deleted because all reserve pits and mud circulation pits, not just those located in the Lake Thunderbird drainage basin, are proposed to be required to be exclusively of metal construction. Also, disposal of all chemicals and substances, not simply those used at well sites within the Lake Thunderbird drainage basin, are required to be transported to an off-site disposal facility.

The language in Section 13-1510 has been replaced with language regulating water testing. The amendments require testing of all water wells within a quarter mile of any newly drilled oil and gas well prior to drilling and every other year after completion for five years for a total of three tests post-completion of the well. The wells will be tested for bromide, chloride, total dissolved solids, methane, iron, manganese, arsenic, boron, and lithium. There is also a provision to the ordinance waiving the testing of any water well if the water well owner denies access to the well or waives testing.

Section 13-1511 has been deleted because these safety measures are now contained, and expanded upon, in Section 13-1507. Section 13-1511 is now designated as a Reserved section.

Section 13-1512: Storage Tanks

Section 13-1512 regulates storage tanks. The proposed amendments require new well sites to install steel or concrete containment systems, rather than earthen embankments, and require the inside of the containment to be lined with a minimum thirty mill seamless liner. Section (c) contains minor language clarifications. Section (e) contains suggested clarification language and adds a requirement for pollution control containers (i.e. drip pans) at the loading point. Section (f) is also proposed to be deleted because earthen embankments are proposed to no longer be allowed.

Sections 13-1513: Tubing and 13-1514: Disposal/Injection Wells

The proposed changes in Section 13-1513 contain small tweaks to clarify the language. There are no substantive changes. Section 13-1514(a) and (b), other than one language tweak, contains one other change. If adopted, it would require operators to install tracer wire into any non-steel lines and to post signs indicating the location of lines at all property line and public and private street crossings. Section 13-1515(c) contains updated water testing requirements for disposal and injection wells that are similar to the requirements of Section 13-1510. However, these tests are required to be completed annually.

Sections 13-1516: Approaches, Section 13-1517: Determinations of Routes to Well Sites, 13-1518: Signs

Section 13-1516 has been amended to require that a gravel driveway approach be installed during the drilling operations. Section (b) is proposed to be amended to more clearly identify the operator as the responsible party for corrections to improperly installed culvert, ditches, or driveways.

Section 13-1517 has been amended to shorten the times frames for notifications. The other proposed tweaks to this section are to more accurately represent the types of roads used by operators and the written documentation issued by the Oil and Gas Inspector.

Section 13-1518 has been amended to reflect current Oklahoma Corporation regulations regarding signage. Staff recommends amending the ordinance to be consistent with their requirements regarding signs.

Section 13-1519: Plugging of Wells

A new Section (d) has been added requiring a minimum of two hundred (200) feet of cement to be set at the end of the surface casing. Of that two hundred (200) foot minimum of cement, at least one hundred (100) feet shall extend above the bottom of the surface casing and at least one hundred (100) feet shall extend below the bottom of surface casing. In addition, at least fifty (50) feet of cement shall be pumped extending from five feet below the restored ground level elevation down into the well bore. This is an additional safety measure to be done when wells are plugged.

To: City Council Oversight Committee
Re: Oil and Gas Ordinance Amendments
Date: January 12, 2015

Section 13-1522: Oil and Gas Inspector

New language is proposed in Section 13-1521 giving the Oil and Gas Inspector the clear authority to issue an order ceasing operation of a well or well site that is in violation of any of the provisions of the oil and gas ordinance until such time as compliance is achieved. The operators were comfortable with this addition to the ordinance language because they stated that they want to run clean, safe well sites and have no issue with being shut down if they fail to do so.

RECOMMENDATION:

The above information, along with the attached draft Ordinance, is provided for the Council's information and discussion at the January 20, 2015 City Council Study Session. Staff will be available for questions and comments at that time.

Attachments: Draft Ordinance
Map

AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING ARTICLE XV, SECTIONS 13-1501 THROUGH 13-1519 AND SECTION 13-1522 OF CHAPTER 13 OF THE CODE OF THE CITY OF NORMAN BY ADDING PROVISIONS TO INCREASE FEES; IMPROVE SAFETY AND STRENGTHEN ENVIRONMENTAL STANDARDS AND CONTROLS TO OIL, GAS AND MINERAL PRODUCTION SITES; AND PROVIDING FOR THE SEVERABILITY THEREOF.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA:

§ 1. That Article XV, Section 13-1501 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1501. Permits required.

- (a) No person shall drill, reenter, maintain or operate an oil, gas or disposal well, or otherwise mine or produce other minerals, without having previously obtained an appropriate permit from the Oil and Gas Inspector as provided in this section.
 - (1) An oil/gas well drilling permit fee of five thousand dollars (\$5,000.00) shall be required. The term of said permit shall be for a period of one (1) year from the date of issuance;
 - (2) An annual inspection fee of four hundred fifty dollars (\$450.00) shall be required per year.
 - (3) A re-entry permit fee of ~~one thousand dollars (\$1,000.00)~~ three thousand dollars (\$3,000.00) shall be required. The term of said permit shall be for a period of one (1) year from the date of issuance.
 - (4) To A convert a producing well to an injection well permit requires a permit fee of one thousand dollars (\$1,000.00) ~~shall be required.~~ The term of said permit shall be a period of one (1) year from the date of issuance; ~~and~~
 - (5) A plugging permit fee of two hundred fifty dollars (\$250.00) shall be required.
- (b) ~~In addition to the information required in Article I of this chapter,~~ All applicants desiring a permit to drill, reenter, maintain or operate an oil, gas or disposal well shall submit:
 - (1) A description of the location of the well, specifying and identifying the well location within a particular ten (10) acre tract within a specific quarter, section, township and range, including thereon the distance to all

existing dwelling houses, buildings or other structures designed for the occupancy of human beings or animals within six hundred sixty (660) feet of any such well, and the location of all known existing oil, gas or fresh water wells within said ten (10) acre tract;

- (2) A list of all equipment that will be utilized in the drilling, operation or maintenance of the particular well;
- (3) The mud program to be utilized on that particular well;
- (4) A copy of the approved drilling permit from the Corporation Commission and a copy of the staking plat;
- (5) The size, depth and quality of surface and production casing;
- (6) A statement of the provisions for water for the drilling and completion operations;
- (7) At the time of permitting, a written plan for disposal of deleterious substances produced during the drilling operations shall be submitted. ~~and any deleterious substances produced as a result of production from the well.~~ This plan shall include the method of transportation for the deleterious substances and the name and location of the permitted disposal pit site, including or a copy of the Oklahoma Corporation Commission 'land application' permit for the disposal site and a contract with the owner of the permitted site for the disposal of said deleterious substances. Before commencing drilling operations, this plan must have received approval from the Oklahoma Corporation Commission. ~~or in the alternative, provide proof of ownership of the permitted disposal site. The permittee shall provide monthly reports to the City of the amount of sale water and other deleterious substances produced, along with receipts for disposal of same;~~
- (8) The names of the surface ~~and surface lease~~ owners;
- (9) A drilling prognosis, to specify in detail the amount, weight and size of conductor pipe and surface pipe and the procedures to be used for cementing such. Plugging procedures to be used in the event production is not established shall also be specified;
- (10) A statement of verification by the applicant that all submitted information is accurate.
- (11) Copy of receipts reflecting notice, by certified mail, to all property owners within three hundred (300) feet of the exterior of the entire well site

(including all accessory equipment), notifying them of applicant's intention to drill a well.

- (12) A signed surface owner's statement or letter or a court proceeding allowing drilling on the property.
 - (13) Maps and drawings showing the means to be used for diverting surface water from the drilling/production site.
 - (14) Statement acknowledging the operator's obligation to have a Spill Prevention Control and Countermeasure Plan, as required by the Environmental Protection Agency, and acknowledging a willingness to produce such a plan upon request of the Oil and Gas Inspector.
- (c) An application for the permit to drill or reenter a well for enhanced recovery or substance disposal shall be in the same form as required for a permit to drill an original well and shall contain the following additional information:
- (1) A block map of the well site, showing all equipment to be used at the site, location of pipelines, access road, and distances from the well to any and all fences, public roadways and buildings within a radius of three hundred (300) feet;
 - (2) A block map of the project, showing the location of:
 - a. All water supply wells within a one-quarter mile radius of each injection or disposal well;
 - b. All public water supply wells, disposal wells, injection wells, producing wells, and plugged and abandoned wells within the project area and those sections immediately adjacent;
 - c. All conduits; and
 - d. Tank battery, pumping station and appurtenant equipment;
 - (3) ~~All wells within the project area and those sections immediately adjacent shall be indicated by status (e.g., plugged and abandoned, injection, salt water, oil, etc.) and show the following additional information:~~
 - a. ~~Footage (surface casing);~~
 - b. ~~Derriek floor and ground level elevation;~~
 - c. ~~Drilled total depth;~~

- d. ~~Packer total depth;~~
 - e. ~~Size, depth and A.P.I. grade of surface and production casing, including zones from which casing has been removed;~~
 - f. ~~Location of all plugs, packers, cement plugs, tubing anchors, etc., with the well bore;~~
 - g. ~~Depth and nature of all cement squeeze jobs;~~
 - h. ~~Formation name and depth of all open perforations in a producing open hole;~~
 - i. ~~Volume and type of cement used on surface and production strings; and~~
 - j. ~~Top of cement (measured or calculated);~~
- (4) ~~One (1) copy of all electric, mechanical, sample and driller's logs. These logs shall be held in confidential files for a period not to exceed one (1) year from the date the last submitted formation evaluation type wire line log was run. An extension of six (6) months may be granted administratively by the Oil and Gas Inspector, upon approval of a written request from the current operator of the well;~~
- (5) ~~Operation name for each well;~~
- (6) ~~One (1) copy of all cement bond logs and production logs;~~
- (7) ~~One (1) copy of all work performed on the well;~~
- (3)(8) Copies of all information supplied to the Corporation Commission, and said Commission's approval of the project;
- (4)(9) All operators, contractors, drillers, service companies, pipe-pulling and salvaging contractors, or other persons, shall be knowledgeable of and prepared to implement, if necessary, emergency procedures as detailed in the Oklahoma Corporation Commission's "Guidelines for Petroleum Emergency Field Situations in the State of Oklahoma."
- (d) An annual inspection fee of four hundred fifty dollars (\$450.00) shall be paid for each well operated or maintained under a permit issued by the City. Such fee is due on or before June 30 of each calendar year. Failure to pay the required permit fee by June 30 of each calendar year will result in a late charge of four hundred fifty dollars (\$450.00) per well. At the time the annual inspection fee is paid, the inspector may request to view the annual inspection sheet required by the

Environmental Protection Agency in conjunction with the Spill Prevention Control and Countermeasure Plan.

- § 2. That Article XV, Section 13-1502 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1502. Blanket bond, blanket irrevocable letter of credit, or cash required.

- (a) Prior to the issuance of any permits, any person who drills or ~~operates~~ operators any well for the exploration, development or production of oil or gas, or as an injection or disposal well, with this City shall furnish on forms approved by the City's Legal Department and maintain at all times a blanket bond, ~~or~~ blanket irrevocable letter of credit or provide a cash payment in the principal sum of at least twenty-five thousand dollars (\$25,000.00). Said bond or letter of ~~of~~ credit must be executed by a reliable insurance company or bank authorized to do business in the state, as surety or creditor, and with the applicant/permittee as principal or debtor, running to the City for the benefit of the City and all persons concerned, conditioned that the applicant/permittee shall comply with the terms and conditions of this chapter in the drilling and operation of oil wells drilled or operated within the City. Said bond, ~~or~~ letter of credit, or cash payment deposited must become effective on or before the date the same is filed with the City and remain in full force and effect for at least twelve (12) months subsequent to the expiration of the permit term and, in addition, the bond, ~~or~~ letter of credit, or cash payment must be conditioned that the applicant/permittee must promptly pay all fines, penalties and other assessments imposed upon the applicant/permittee by reason of his breach of any of the terms, provisions or conditions of this chapter, and that the applicant/permittee must promptly restore the streets, sidewalks and other public property of the City which may be disturbed or damaged during the applicant/permittee's operations to their former conditions; that the applicant/permittee must promptly clear all premises of all litter, trash, waste and other substances and must, after plugging and abandoning ~~abandonment~~, grade, level and restore said property to the same surface condition, as far as possible, as existed prior to commencing operations or a condition agreed to by the property owner in writing; further that the applicant/permittee shall indemnify and hold harmless the City from any and all liability attributable to granting the permit; that the applicant/permittee shall promptly pay all sums with respect to deductibles on covered losses under insurance policies required by this chapter; and that the applicant/permittee shall comply with all of the terms of this chapter concerning the plugging and abandoning ~~abandonment and/or plugging~~ of all such wells. Each bond, ~~or~~ letter of credit, or cash payment submitted shall cover all wells drilled or operated by said person within the City.
- (b) For good cause, the Oil and Gas Inspector, after consulting with and receiving approval from the City's Legal Department, may require the filing of a blanket bond, ~~or~~ letter of credit, or cash payment in an amount higher than ~~that~~ twenty-five thousand dollars (\$25,000.00), but not to exceed one hundred thousand

dollars (\$100,000.00) by the permittee. "Good cause" shall include, but shall not be limited to, a showing that the operator or permittee has previously violated any of the provisions of Chapter 13, Article 15 of this Code.

- (c) The blanket bond, ~~or~~ letter of credit, or cash payment required by this section shall be submitted and maintained in full force and effect at all times by all persons drilling, completing, operating, maintaining and/or producing any well located within the limits of the City.
- (d) Upon noncompliance with the above-listed conditions, the cash amount or the blanket bond or blanket irrevocable letter of credit shall be forfeited and shall provide for the plugging of the well and/or restoration of the land's surface.

§ 3. That Article XV, Section 13-1502.1 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1502.1. Insurance requirements.

- (a) Prior to the issuance of any permit, the applicant shall deposit a copy of the following insurance policies issued by a corporate insurer licensed to do business in the State of Oklahoma:
 - (1) A policy or policies covering seepage and pollution in an amount not less than one million dollars (\$1,000,000.00) for each occurrence, ~~except stripper wells, which may be reduced to five hundred thousand dollars (\$500,000.00) coverage;~~ and such policy shall contain coverage for contamination or pollution of surface or subterranean streams, watercourses, lakes or public or private water supplies.
 - (2) A policy or policies of standard comprehensive public liability insurance, including contractual liability covering:
 - a. Bodily injury: One hundred twenty-five thousand dollars ~~(\$100,000.00)~~ \$125,000.00 per person, three hundred thousand dollars ~~(\$300,000.00)~~ per accident or occurrence; and
 - b. Property damage: Two hundred thousand dollars (\$200,000.00) per accident or occurrence.
- (b) All such policies shall be endorsed to include the City as an additional insured.
- (c) All policies shall be endorsed to read:

"THIS POLICY WILL NOT BE CANCELLED OR NON-RENEWED WITHOUT 30 DAY ADVANCE WRITTEN NOTICE TO THE OWNER AND TO THE CITY OF NORMAN EXCEPT WHEN THIS POLICY IS BEING CANCELLED FOR

NONPAYMENT OF PREMIUM, IN WHICH CASE TEN (10) DAYS ADVANCE WRITTEN NOTICE IS REQUIRED”.

~~Thirty (30) days’ notice~~ Notice of cancellation shall be provided to the City of Norman, Office of City Attorney/~~Code Enforcement~~ Oil and Gas Inspector, P.O. Box 370, Norman, Oklahoma 73070.

(d) If said insurance policy or policies are cancelled or allowed to expire, the Oil and Gas Inspector may seek termination of electric service to all uninsured wells. In addition, or in the alternative, the City of Norman may seek injunctive relief or any other legal remedy available to cease operations of the well(s) until the insurance coverage is reinstated.

- § 4. That Article XV, Section 13-1503 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1503. Definitions.

The following words and phrases, when used in this article, shall, for the purposes of this article, have the meanings respectively ascribed to them in this section, except where the context otherwise requires:

Abandoned well:

- (1) Each well in which no production casing has been run, and for which drilling or testing operations have ceased for thirty (30) consecutive days; or
- (2) Any other well for which there is no current city permit.

Circulating mud pit: The working pit from which drilling muds are continuously recirculated during the drilling process into and from the drilling hole for the purpose of flushing therefrom the drill bit cuttings and as a lubricant to reduce torque, drag, heat, friction and differential sticking during the drilling process.

Deleterious substance: Any chemical, salt water, oil field brine, waste oil, waste emulsified oil, basic sediment, mud or injurious substance produced or used in the drilling, development, producing, transportation, refining and processing of oil, gas or condensate.

Disposal or injection well: Any well drilled or actually used for injection of salt water or other substances into the earth different than the point of extraction or production thereof from the earth.

Enhanced recovery: An operation by which fluid or energy is introduced into a source of supply for the purpose of facilitating recovery therefrom.

Lake Thunderbird drainage basin: That land encompassed by the following legal description: Secs. 18, 19, 30, 31 and 32, T10N R1E of I.M.; Secs. 25, 26, 27, 32, 33, 34, 35 and 36, T10N R1W of I.M.; S/2 of Sec. 34 and that part of Sec. 35 annexed by Ordinances 1323, 1324 and 1361, less the portion deannexed by Ordinance No. 1428, T10N R3W of I.M.; Secs. 3, 4, 5, 6, 7, 8, 9, the W/2 of Sec. 10, the W/2 of Sec. 16, Secs. 17, 18, 19, 20, the W/2 of Sec. 21, the NW/4 of Sec. 28, Secs. 29, 30, 31, and the W/2 of Sec. 32, T9N R1E of I.M.; Secs. 1 through 36, T9N R1W of I.M.; Secs. 1 through 18, the E/2 of the NW/4 of Sec. 19, Secs. 20 through 28, the NE/4 of Sec. 29, the E/2 of Sec. 33, and Secs. 34, 35 and 36, T9N R2W of I.M.; Secs. 1, 2, 3, the E/2 of Sec. 4, Secs. 10, 11, 12, 13, and the E/2 and NW/4 of Sec. 14, the NE/4 of Sec. 15, and the NE/4 of Sec. 24, T9N R3W of I.M.; the W/2 and NE/4 of Sec. 6 and the W/2 of Sec. 7, T8N R1E of I.M.; Secs. 1 through 23, and the W/2 of Sec. 24, T8N R1W of I.M.; Secs. 1, 2, 3, the SE/4 of Sec. 9, Secs. 10, 11, 12, 13, 14, the E/2 and the NW/4 of Sec. 15, and the NE/4 of Sec. 16, T8N R2W of I.M.; all in Cleveland County, Oklahoma.

Mud: The drilling fluid used and recirculated through the drilling hole as a lubricant to reduce torque, drag, heat, friction and differential sticking and to flush drill bit cuttings from the hole during the drilling process.

Mud program: The planning usage of drilling fluid lubricants, specifying with particularity the type, name and physical and chemical composition and characteristics of all ingredients thereof, together with such laboratory and other technical data as may be necessary or required by the Public Works Department to evaluate the same as polluting or deleterious, as enumerated in the current EPA Priority Pollutant Series listing.

Oil or gas well: Any well drilled, operated or maintained for the production of oil, gas, casinghead gas, or any of them or their by-products or derivatives.

Plugged and abandoned: Any well which has been plugged per Oklahoma Corporation Commission rules and regulations.

Pollution: The contamination or other alteration of the physical, chemical or biological properties of any natural waters of the City, or such discharge of any liquid, gaseous or solid substance into any water of the City as will, or is likely to, create a nuisance or render such waters harmful or detrimental or injurious: to public health, safety or welfare; to domestic, commercial, industrial, agricultural, recreational or other beneficial uses; or the livestock, animals or aquatic life.

Producing Well: Any well, hole or bore, of any depth, which is not plugged for the purpose of producing oil or gas or disposing of saltwater or any other by-product thereof.

Reserve pit: Any excavation, pit or receptacle designed or actually used to receive, store or hold rocks, drill bit cuttings, shale, sand, fresh water or drilling mud that contains no salt water, oil, oil derivatives, caustics, acids or other deleterious substances harmful to soil or vegetation, or injurious to animal or human life.

Salt water: As used in this ordinance shall mean any water containing more than 500 mg/l chlorides.

Slush pit: An excavation, pit or receptacle, designed or actually used to receive, store or hold waste oil, oil derivatives, sand, salt water or other waste products or deleterious substances produced or used in the drilling, swabbing, cleaning or reworking of any oil, gas or disposal well.

Stripper wells: Any well which produces ten (10) barrels of oil or less per day. To qualify as a stripper well, the operator of the well will have to provide the City Oil and Gas Inspector with copies of the Corporation Commission Production Forms for the previous year, then every year before July 1, thereafter, to qualify for the next fiscal year.

Surface Facilities: Tank batteries, booster pumps or any other surface equipment used in the production of oil or gas or disposal of saltwater or any other by-product thereof, except the pumping units.

Treatable water: Surface and subsurface water in its natural state which may or may not require treatment to be useful for human consumption and contains less than ten thousand (10,000) mg/l total dissolved solids and/or five thousand (5,000) mg/l chlorides.

- § 5. That Article XV, Section 13-1504 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1504. Casing.

- (a) The provisions of this section shall apply to all oil, gas, injection and disposal wells.
- (b) Suitable and sufficient surface casing or a stage collar shall be installed to a depth of at least ~~one thousand (1,000)~~ twelve hundred (1,200) feet below the surface or a depth of two hundred (200) feet below treatable water strata encountered in the well, whichever is deeper, and the annular space behind the casing shall be filled with cement from the base of the surface casing, or from the stage collar, to the surface of the ground, by either pump and plug method or by the displacement method. No further drilling shall be accomplished until a the cement bond log has been run, read and approved ~~set for at least eight (8) hours~~. No braden head cement job shall be performed between the surface casing and any other casing string except by special order of the Corporation Commission.
 - (1) Production casing of a size not less than four and one-half (4 ½) inches outside diameter, in good condition, shall be set no higher than the top of the producing formation and cemented with a sufficient amount of cement to obtain a minimum of five hundred (500) feet of annular fillup about the casing producing zone.

- (c) ~~The Each~~ casing string and blow-out preventer shall be tested before drilling the cement plug, at a minimum pressure of one thousand five hundred ~~(4,000 1,500)~~ pounds per square inch held for one (1) hour. Whenever the pressure drops five (5) percent within the hour, the casing will be deemed inadequate and shall be repaired and retested until the requirements hereof are met.
- (d) Permittee shall fill out a form provided by the Oil and Gas Inspector showing the results of the casing pressure test. The test results shall be filed with the Oil and Gas Inspector upon completion of such test. The Oil and Gas Inspector shall be notified in advance of the casing pressure test to enable him to be present if he so chooses.
- (e) Rupture in surface casing. In the event a rupture, break or opening occurs in the surface ~~production~~ casing, the permittee or the operator or drilling contractor shall take immediate action to repair it, and shall report the incident to the Oil and Gas Inspector promptly.

§ 6. That Article XV, Section 13-1505 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1505. ~~Earthen circulation pits.~~ Closed Loop System.

- (a) ~~Except in those areas of the Lake Thunderbird basin or Garber Wellington Aquifer recharge area, earthen circulation pits may be constructed or used in connection with the drilling, swabbing, cleaning out or reworking of oil or gas wells. All earthen circulation pits will be vinyl lined, and the contents of such pits will be hauled to a disposal facility.~~ All circulating mud pits utilized shall be exclusively of metal construction.
- (b) ~~Such circulation pits shall be leveled and the surface of the ground restored as nearly as possible to its original condition within thirty (30) days after completion of said drilling, swabbing, cleanout or reworking operations.~~

§ 7. That Article XV, Section 13-1506 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1506. ~~Earthen retaining wall ditches and/or dikes.~~

- (a) ~~The applicant shall submit maps and drawings showing the means to be used for diverting surface water from the drilling/production site.~~
- (ba) ~~Each owner and operator is required to construct and maintain dikes or berms surrounding the facility adequate to prevent downward or lateral seepage of deleterious materials.~~ Before drilling operations commence, ditches shall be constructed around the drilling rig, sump pumps shall be installed, and all fluid

from the sumps shall be pumped into steel containers for removal. Size and location of ditches and dikes and berms [are] that may be required shall to be determined by the Oil and Gas Inspector.

- § 8. That Article XV, Section 13-1507 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1507. ~~Earthen reserve pits.~~ Safety standards and Practices.

- (a) ~~Steel mud or circulating pits shall be used. Such pits and contents shall be removed from the premises and the drilling site within fifteen (15) days after completion of the well. Earthen pits will be allowed only as temporary emergency pits and/or as catch basins. Catch basin pits shall be used only for the purpose of catching any deleterious substance runoff and shall be no greater than three hundred twenty (320) cubic feet in volume. Such catch basins will be equipped with a liquid level activated pump designed to keep fluids pumped out of such catch basin pits. All such earthen pits must be lined and approved in writing by the Oil and Gas Inspector. Emergency pits shall be emptied as soon as the emergency is over and all such pits shall be emptied and then leveled within fifteen (15) days after completion of the well. Approved equipment, standard devices and all ordinary methods commonly known and used in the oil and gas drilling and producing industry for the safety and protection of property from damage due to drilling and operating activities shall be used at all locations. Failure on the part of any owner, driller or operator to utilize such equipment, devices or methods shall be the basis for injunction thereof by the City or any person affected thereby, in addition to any penalties provided in this chapter.~~
- (b) ~~All waste oil, salt water, liquid with oil content, gasoline or other oil derivatives or by products, sand, sludge or other waste produced in connection with the drilling, testing, cleaning, swabbing, reworking or operating of any oil, gas or disposal well shall be captured and retained in steel tanks or vessels and transported from the premises to a disposal facility. All drilling rigs shall be equipped with a master gate or its equivalent, adequate blowout preventers, flow lines and valves commensurate with the working pressures involved.~~
- (c) ~~No person shall permit such substances to escape from the premises owned, leased or controlled by the persons conducting such operations by seepage, overflow or otherwise, nor flow across the surface of the ground or upon any public way, into any storm or sanitary sewer, drainage ditch, upon any gutter or paving or into any Galloway, stream or tributary. All chemicals and/or hazardous materials shall be stored in such a manner to prevent, contain, and facilitate rapid remediation and cleanup of any accidental spill, leak, or discharge of a hazardous material. The operator shall have all material safety data sheets for all hazardous materials on site. All applicable federal and state regulatory requirements for the proper labeling of containers shall be followed. Appropriate pollution prevention actions may be required and include, but not be limited to: chemicals and~~

materials in original containers, raised from the ground, and protected from stormwater and weather elements.

- § 9. That Article XV, Section 13-1507 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1508. Premises maintained.

- (a) The premises upon which any oil, gas or disposal well is drilled, operated or maintained shall be kept free of all accumulations of rubbish, litter, unused equipment or materials, excess rotary mud, salt water, waste oil or oil by-products and other waste, insofar as the same may be reasonably done in the conduct of operations.
- (b) The permittee will promptly restore the streets, sidewalks, vegetation and other public property which may be disturbed or damaged in the permittee's operations to their former condition, and the permittee will promptly clear all premises of all litter, trash and waste, and will, after plugging and abandoning the well abandonment, grade, level and restore said property to the same surface condition as practical and as possible, as existed prior to commencing operations or a condition agreed to by the property owner in writing.
- (c) Any person who owns, operates, maintains, or completes any well as a producer that is located within six hundred (600) feet of any dwelling or business structure or is closer than six hundred (600) feet from the centerline of a public roadway shall enclose such well, together with and its tank batteries, by a heavy commercial grade chain-link fence at least six (6) feet high with posts set in concrete and constructed of a material and in a manner so as to be impregnable to children and animals under ordinary or foreseeable circumstances; provided, that where the well site is greater than six hundred (600) feet from a dwelling or business structure, the Oil and Gas Inspector may waive the requirement of a fence or may designate the type of fence to be erected. Fences must be kept locked at all times when workers of the permittee are not present. A duplicate set of keys to such lock shall be filed with the Oil and Gas Inspector. with at least three (3) strands of barbed wire secured across the top of the fence around the well and tank batteries. The bottom of the chain-link fence shall have a #9 gauge tension wire running the length of the fence. The maximum opening between the ground and the fence shall be four (4) inches. The fence may be constructed with removable front and side sections built of the same material as the permanent fence. Well sites and tank batteries may be fenced separately as long as each separate fence complies with the requirements of this section.

1. The well operator shall be responsible for maintaining the fencing in compliance with the requirements of this section.
2. Fencing shall not be required on drill sites during initial drilling, completion, or reworking operations as long as twenty-four (24) hour onsite supervision is provided. However, a secured entrance gate on the access road containing a lock shall be provided. All gates shall be kept locked when the well operator or his employees or agents are not on the premises. A duplicate set of keys to all required locks shall be provided to the Oil and Gas Inspector, or some other appropriate means of accessibility for City Personnel.
3. All wells and tank batteries already in existence within City limits as of [insert the effective date of this amendment] shall be in compliance with all fencing requirements of this section within one (1) year of [insert the effective date of this amendment] unless the well site is located outside the Current Urban Service Area as designated on the Norman 2025 Land Use and Transportation Plan or any subsequently adopted Plans and the fencing requirement is waived in writing by all property owners within six hundred (600) feet of the well site.
4. If a dwelling or business structure is constructed within six hundred (600) feet of an existing well or tank batteries not subject to fencing requirements prior to said construction, the well operator shall then be immediately subject to and come into compliance with all fencing requirements of this section within sixty (60) days of written notification by the building permit holder of issuance of a building permit for said dwelling or business structure unless the well site is located outside the Current Urban Service Area as designated on the Norman 2025 Land Use and Transportation Plan or any subsequently adopted Plans and the fencing requirement is waived in writing by all property owners within six hundred (600) feet of the well site. If the fencing requirements of this section have not been satisfied by the well operator within sixty (60) days after said notification, then the well operator's oil and gas permit for the non-compliant well may be subject to revocation. A certificate of occupancy shall not be issued for said dwelling or business structure until the fencing requirements of this section have been satisfied.
5. If a property where an oil well is located changes designation to Current Urban Service Area, the well operator must fence according to the

requirements of this section any existing well or tank batteries, not previously subject to fencing requirements prior to said change of designation within sixty (60) days of written notification by the moving party behind the change in designation.

- (d) All lines that leave the premises (drilling pad), whether oil or gas, shall be buried with tracer wire and trench tape in a trench so the top of the pipe is no less than three (3) feet deep and shall be pressure tested at a minimum of one hundred fifty (150) percent of the normal working pressure held for one (1) hour. In addition line markers shall be installed and maintained at all roads, streets, fences and property lines (private or public). The Oil and Gas Inspector shall be notified forty-eight (48) hours before the trench is started and in advance of the pressure test and may supervise same.
- (e) All leaks or spills, including, but not limited to, oil and salt water, over two (2) barrels are to be reported to the Oil and Gas Inspector within twenty-four (24) hours.
- (f) The operator shall maintain the premises of the growth of grass and weeds to less than twelve (12) inches in height along the lease road and within the designated well site area.

§ 10. That Article XV, Section 13-1509 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1509. ~~Production prohibitions.~~ Drilling location.

- (a) No person shall drill, mine or produce or cause to be drilled, mined or produced any gas, oil or other materials in the Norman City limits without first obtaining a permit from the Oil and Gas Inspector as provided in section 13-1501 of this chapter. However oil and gas exploration permits shall not be granted on any ~~parcel of land~~:
 - (1) Containing ten (10) acres or less except upon written consent of the surface owner;
 - (2) Contained or described by any approved Final Plat;
 - (3) Contained or described by an approved certificate of survey subdivision as per section 19-607;
 - (4) ~~Unless the applicant is in compliance with environmental criteria and standards as outlined in a Department of Housing and Urban Development guidebook entitled, Siting of HUD-Assisted Projects Near Hazardous Facilities (HUD-1060 CPD, second version, April, 1987), which is~~

~~incorporated herein.~~ Designated as a 'Stream Planning Corridor' as defined in Chapter 19, Section 19-210(PP).

- (5) Zoned PL, Park Land District or Planned Unit Development District (PUD) by the City Council.
- (b) ~~No steam, gasoline, natural gas, diesel or other internal combustion engine of any kind shall be operated in conjunction with the drilling and/or operation of an~~ No oil or gas well shall be drilled within six hundred (600) feet of any dwelling, or business structure, church, or school unless waived by the landowner, or within three hundred (300) feet of any producing freshwater well. Such a waiver, if received, shall be written, notarized, and identify the property address. The operator must file the waiver in the Office of the Cleveland County Clerk and produce evidence of such filing prior to the issuance of a permit. Subsequent waivers are not required if an operator requests, and receives, a permit to drill additional well bores on the currently permitted ten acre site as identified in the original permit application.
- ~~(c) No oil, gas or disposal well shall be drilled, operated or maintained, nor shall any operation in connection therewith be carried on or conducted within six hundred (600) feet of any church or school, unless waived by the landowner, or within three hundred (300) feet of any producing freshwater well.~~
- ~~(dc)~~ In granting a permit, the Oil and Gas Inspector may impose requirements for ~~much of the following but not limited to the following~~ non-exclusive list of items as may be reasonably necessary to protect the health, welfare and safety of persons and property:
- (1) Protective berms, including landscaping thereof;
 - (2) Electric motors for pumping a completed well; and
 - (3) ~~Prohibition of earthen circulation pits; and~~ Designating routes and prohibiting ~~traffie~~ access to the well site through residential areas.
- § 11. That Article XV, Section 13-1510 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1510. ~~Reserve pits and mud circulation pits in Lake Thunderbird drainage basin.~~ Water Testing.

- (a) ~~Circulation pits located in the Lake Thunderbird drainage basin shall be exclusively metal tanks or vessels.~~ Domestic and public water supply wells located within a radius of one-quarter (1/4) mile of any new oil or gas well shall be tested for the presence of deleterious substances. One test shall occur prior to drilling and one test shall occur every other year after completion for five years

for a total of three tests post-completion of the well. The substances to be tested for are: bromide, chloride, total dissolved solids, methane, iron, manganese, arsenic, boron, and lithium. Such testing is the responsibility of the permittee and, at the permittee's expense, to be conducted by a person or company approved by the Oil and Gas Inspector. However, testing shall not be required if the water well owner denies access to the water well or waives the testing. The Oil and Gas Inspector and the water well owner shall be notified forty-eight (48) hours in advance of such testing and may be present. Test results shall be filed with the City upon completion.

- ~~(b) All circulating mud pits utilized within such area shall likewise be exclusively of metal construction.~~
- ~~(c) No chemicals or substances shall be placed in said reserved or circulating mud pits except as indicated in the mud program approved by the Public Works Department at the time of issuance of the drilling permit and all contents of such reserve and circulating mud pits shall, during operation and upon completion of the drilling of said well, be transported from the premises to a disposal facility.~~

§ 12. That Article XV, Section 13-1511 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1511. Safety devices and practices. Reserved.

- ~~(a) Approved equipment, standard devices and all ordinary methods commonly known and used in the oil and gas drilling and producing industry for the safety and protection of property from damage due to drilling and operating activities shall be used at all locations. Failure on the part of any owner, driller or operator to utilize such equipment, devices or methods shall be the basis for injunction thereof by the City or any person affected thereby, in addition to any penalties provided in this chapter.~~
- ~~(b) All drilling wells shall be equipped with a master gate or its equivalent, adequate blowout preventers, flow lines and valves commensurate with the working pressures involved.~~

§ 13. That Article XV, Section 13-1509 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1512. Storage tanks.

- (a) Storage tanks or other types of tanks containing flammable substances used in connection with any oil, gas or disposal well shall have earthen embankments steel or concrete containment walls constructed around them, of sufficient size and height to be able to adequately contain one and one-half (1½) times the

volume of such tanks should a rupture occur at the floor of such tanks. The inside of the containment shall be lined with a minimum thirty (30) mill seamless liner.

- (b) No drain plugs, openings or siphons shall be placed in the walls of dikes which will permit the escape of any liquids through the same.
- (c) No ~~such~~ storage tank shall be located closer than one hundred (100) feet to a street or highway right-of-way, nor closer than six hundred (600) feet to a dwelling, business structure, church or school, unless the distance requirement is waived by the affected landowner.
- (d) Storage tank areas shall be kept free of all liquids, vegetation and debris.
- (e) All service lines that protrude over or out of the containment dike or wall retaining berm shall be equipped with a valve that can be locked or plugged. This valve will be kept locked or plugged unless the tanks are being serviced. All service lines shall be equipped with a pollution control container at the loading point.
- ~~(f) Stripper storage tanks. Storage and other types of tanks containing flammable substances used in connection with any stripper well shall have earthen embankments constructed around them of sufficient size and height to be able to adequately contain two (2) times the volume of such tanks should a rupture occur at the floor of such tanks.~~

§ 14. That Article XV, Section 13-1513 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1513. Tubing.

- (a) Upon completion of any flowing well, the wellhead equipment shall have, on the tubing, at least one (1) master valve plus a flow valve and a valve on the casing annulus.
- (b) All producing wells shall be equipped with flow tubing, separate from the production casing, extending from not less than fifty (50) feet from the top of the lowest producing formation.
- (c) All disposal/injection wells/~~injection~~ shall be equipped with ~~flow~~ tubing set on a packer and a pressure gauge in good working condition and shall be installed on the ~~flow~~ tubing at all times.

§ 15. That Article XV, Section 13-1514 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1514. Disposal/Injection wells.

- (a) Every such disposal or injection ~~or disposal~~ well shall be constructed so as to seal the injection zone from the upper portion of the casing. The annulus between the injection tubing and the casing shall be filled with a noncorrosive fluid, then sealed, and a one-fourth-inch female fitting with cut-off valve shall be attached so that the pressure in the annulus may be measured by the Oil and Gas Inspector by attaching a gauge having a one-fourth-inch male fitting. A pressure shall be maintained in the annulus of not less than twenty-five (25) psi at all times to insure the integrity of the packer, tubing and casing. Any significant deviation from the established pressure shall be cause to shut down the well and may result in cancellation of the operating permit until such time as the established pressure can once again be maintained.
- (b) Injection lines shall be buried in a trench of a depth so that the top of the pipe is no less than three (3) feet, and shall be pressure tested (static) annually, at a minimum of one hundred fifty (150) percent of the pressure normally encountered at the injection pump discharge, for a period of one (1) hour. The Oil and Gas Inspector shall be notified forty-eight (48) hours in advance of such test and may supervise same. Test results shall be filed with the City upon completion. All non-steel lines shall have tracer wire installed and all lines shall have signs at all property lines and public and private street crossings.
- (c) Domestic and public water supply wells located within a radius of one-quarter ($\frac{1}{4}$) mile of any enhanced recovery or disposal well shall be tested prior to beginning injection or disposal and thereafter annually for the presence of deleterious substances. The substances to be tested for are: bromide, chloride, total dissolved solids, methane, iron, manganese, arsenic, boron, and lithium. Such testing is the responsibility of the permittee and, at the permittee's expense, to be conducted by a person or company approved by the Oil and Gas Inspector. The Such Oil and Gas Inspector and the water well owner shall be notified forty-eight (48) hours in advance of such testing and may be present ~~therefor~~. Test results shall be filed with the City upon completion.

Sec. 13-1515. Lease roads.

Lease roads shall be maintained in such a manner as to safely allow for ingress and egress of City or state personnel traveling in a common passenger motor vehicle. A duplicate set of keys to the lock of the fence of a lease road shall be filed with the Oil and Gas Inspector.

§ 15. That Article XV, Section 13-1516 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1516. Approaches.

- (a) ~~During the drilling operations a gravel~~ An estimate of the cost of the materials of the work to be done on the temporary driveway approach is required shall be submitted to the Oil and Gas Inspector.
- (b) The maximum drive elevation across a ditch shall be at surface. Improper culvert, drainage ditch, or drive installation and/or maintenance may be corrected by the City, if deemed necessary, at the expense of the ~~lease owner~~ operator.
- (c) Culverts shall be laid in the bottom of the ditch at the established grade and have a minimum cover (clay to rock) of six (6) inches.
- (d) The minimum width for an oil or gas lease road approach shall be fifty (50) feet at the throat, with a fifteen-foot radius on each side or as directed by the City Traffic Engineer, except that State requirements shall apply to all approaches on State highways.
- (e) If the well is a producer, the approach will be made like the surface of the abutting street within one (1) year after the date the drilling permit was issued. If the street is black top or concrete, a permanent approach permit will be required and the approach shall comply with the officially adopted specifications of the City.

§ 16. That Article XV, Section 13-1517 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1517. Determination of routes to well sites.

- (a) At least ~~thirty (30)~~ fourteen (14) days prior to the actual commencement of any operations at the well site, the permittee shall notify the Oil and Gas Inspector in writing of the proposed date for commencement of such operations. Such notification shall also contain the following information:
 - (1) The permittee shall identify the maximum length, width and weight of any motor vehicles and the maximum weight of the load to be carried by any motor vehicles to be used in traveling to and from the well site.
 - (2) The permittee shall submit a complete list of the proposed routes to and from the well site for all motor vehicles to be used in travel to and from the well site. Such list shall identify any and all roads ~~highways~~ within the City ~~limits of the City~~ proposed to be used by such motor vehicles in traveling to and from the well site.
 - (3) The Oil and Gas Inspector may also require any additional information which he deems necessary to evaluate the proposed routes.

- (b) Upon receipt of the notification required under subsection (a), the Oil and Gas Inspector shall have ~~twenty-five (25)~~ seven (7) days to review the information submitted by the permittee. In reviewing the proposed routes to the well site, the Oil and Gas Inspector shall consult with the Engineering Department of the City.
- (c) Following review of the information submitted by the permittee, the Oil and Gas Inspector shall ~~prepare a written order~~ provide written confirmation which either approves or disapproves the routes to and from the well site as proposed by said permittee. If the Oil and Gas Inspector disapproves of all or part of the proposed routes, then such Inspector shall designate alternate routes which are acceptable. If the permittee disagrees with the routes as designated by the Oil and Gas Inspector, then he shall have such right of appeal as provided for by law.
- (d) During all drilling and production activities for the particular well, all motor vehicles used by any person to travel to and from the well site shall be restricted to the roads ~~highway~~ approved by the Oil and Gas Inspector as appropriate routes to and from the well site.
- (e) The Oil and Gas Inspector shall have the power and authority to amend the order designating routes to and from the well site upon his own initiative or upon application by the permittee.

§ 17. That Article XV, Section 13-1518 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1518. Signs.

- (a) A sign will be posted at the entrance of the drilling site in conformance with Oklahoma Corporation Commission sign regulations with the addition of the City permit number. The sign shall be no smaller than two (2) feet by two (2) feet and shall be no larger than three (3) feet by three (3) feet. Stating the operator's name and the City permit number before spudding a well.
- ~~(b) Within thirty (30) days after the completion of any producing oil or gas well, a sign shall be posted and maintained at the location, showing the operator of the well, name of firm, number of the well, legal description of the well, and the identifying number of the permit issued by the City. The sign shall be no smaller than two (2) feet by two (2) feet and shall be no larger than three (3) feet by three (3) feet.~~

§ 18. That Article XV, Section 13-1519 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1519. Plugging of wells.

- (a) The owner and operator of any oil, gas, disposal, injection or other service well, or any seismic core or other exploratory hole, whether cased or uncased, shall be jointly and severally liable and responsible for the plugging thereof in accordance with the rules and regulations of the Corporation Commission of the State of Oklahoma.
- (b) A copy of "Intention to Plug" for each well shall be filed with the Oil and Gas Inspector (Form 1001) at least forty-eight (48) hours prior to the commencement of plugging operations. The plugging operator shall notify the Oil and Gas Inspector of the exact time or times during which all plugging operations will take place, to enable the Oil and Gas Inspector to be present if he so chooses. The Oil and Gas Inspector may waive or reduce the forty-eight (48) hours' notice requirements whenever a qualified representative of the Conservation Division of the Corporation Commission of the State of Oklahoma is available to supervise the plugging operation.
- (c) A copy of the plugging record (Form 1003) will be sent to the Oil and Gas Inspector no later than thirty (30) days after a well has been plugged.
- (d) The City of Norman requires a minimum of two hundred (200) feet of cement to be set at the end of the surface casing. Of that two hundred (200) foot minimum of cement, at least one hundred (100) feet shall extend above the bottom of the surface casing and at least one hundred (100) feet shall extend below the bottom of surface casing. In addition, at least fifty (50) feet of cement shall be pumped extending from five (5) feet below the restored ground level elevation down into the well bore.

Sec. 13-1520. Completion.

- (a) A copy of the completion report (Form 1002A) will be filed with the Oil and Gas Inspector within thirty (30) days after the well is completed.
- (b) The operator will call the Oil and Gas Inspector for a final inspection of the drilling site after completion of the well and after all reserve pits have been filled and leveled and the well is ready for production.

Sec. 13-1521. Motive power.

Motive power for all well-pumping equipment shall be electricity; provided, however, that in respect to wells in operation with nonelectric pumping equipment and which do not have the capability for electric power, the Oil and Gas Inspector shall have the authority to waive the requirements of this section if he determines in a particular case that electric pumping equipment is not necessary to protect the public health, safety or welfare.

§ 19. That Article XV, Section 13-1522 of Chapter 13 of the Code of the City of Norman shall be amended to read as follows:

Sec. 13-1522. Oil and Gas Inspector.

- (a) The City Manager shall employ a qualified person, persons, firm or corporation as an Oil and Gas Inspector, whose duty it shall be to enforce the applicable provisions of this chapter.
- (b) The Oil and Gas Inspector shall have the authority to issue such orders or directives as are required to carry out the intent and purpose of this chapter and its particular provisions. This includes issuing an order ceasing operation of a well or well site that is in violation of any of the provisions of this chapter until such time that compliance is achieved. Failure to abide by any such order or directive shall be a violation of this chapter.
- (c) The Oil and Gas Inspector shall have the authority to go upon and inspect any premises covered by the terms of this chapter to ascertain whether [the applicable provisions of] this chapter and the applicable laws, rules, regulations, standards or directives of the state are being complied with. Failure to permit access to the Oil and Gas Inspector shall be deemed a violation of this chapter.
- (d) The Oil and Gas Inspector shall have the authority to request and receive any records, specified in this article, relating to the status or condition of any well or project or the appurtenances thereof within the City. Failure to provide any such requested material shall be deemed a violation of this chapter.

Sec. 13-1523. Penalties.

- (a) Failure to comply with any of the terms and conditions of this article may result in the revocation of the permit issued hereunder and further may result in the forfeiture of any and all amounts deposited with the City in order to repair any damages to public property which may have resulted from the failure to comply with this article.
- (b) Any persons, company or corporation violating any of the provisions of this article, or causing or permitting the same to be done, may be deemed guilty of a misdemeanor and, upon conviction thereof, may be punished by a fine of not less than fifty dollars (\$50.00) nor more than two hundred dollars (\$200.00) per day. Each day of violation shall be deemed a separate offense under this article.

* * *

§ 20. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision,

and such holding shall not affect the validity of the remaining portions of this ordinance, except that the effective date provision shall not be severable from the operative provisions of the ordinance.

ADOPTED this _____ day
of _____, 2015

Cindy Rosenthal, Mayor

ATTEST:

Brenda Hall, City Clerk

NOT ADOPTED this _____ day
of _____, 2015.

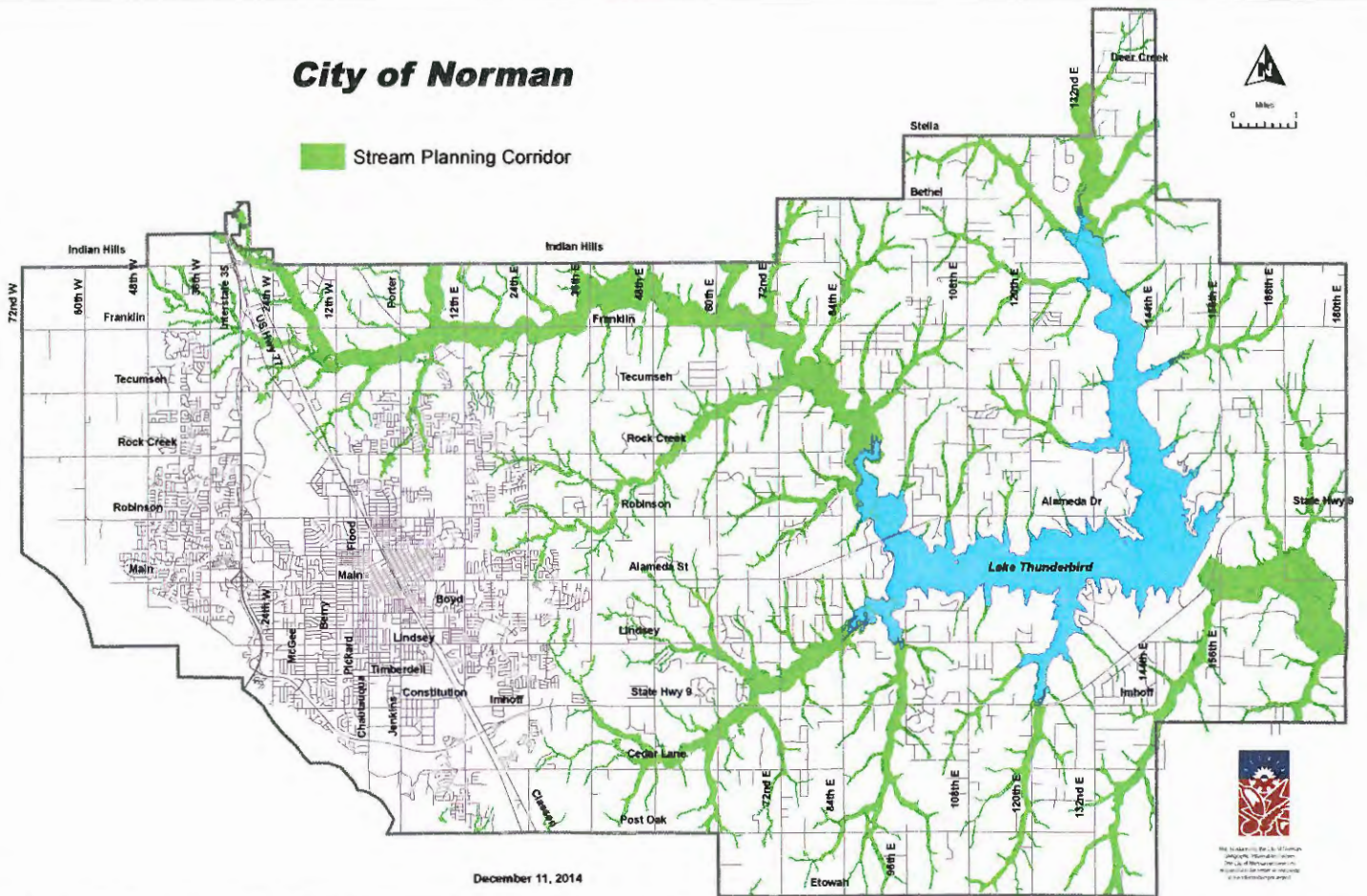
Cindy Rosenthal, Mayor

ATTEST:

Brenda Hall, City Clerk

City of Norman

 Stream Planning Corridor



December 11, 2014

The City of Norman
 Planning Information System
 This map is for informational purposes only.
 It is not intended to be used for any other purpose.