

Natural Gas Development Checklist for Municipal Officials

- Obtain an understanding of the natural gas resource development process and timeframes and know which stage your municipality is in and will face in the future:

Activities & Timeframes

- Leasing: 4-6 months
- Exploration/Seismic: 4 months
- Site Preparation & Drilling: 4 – 8 weeks
- Site Reclamation: 2 weeks
- Extraction & Transport: 5 – 30 years
- Maintenance: Life of the well (5 – 30 years)
- Closure: after well life

- Recognize that there are differences between shallow and deep wells:

- Fracing
- Traffic

- Become familiar with the potential impacts:

- Economic
 - Individuals
 - Local Business: Positive & Negative
 - Municipalities
- Environmental
 - Forest Fragmentation
 - Habitat
 - Water
- Political
- Cultural
- Municipal
 - Need for Services/Infrastructure
 - Emergency Services
 - Roads
 - Water
 - No new tax income
- Land Use
 - Gas line locations
 - Aesthetics / Viewsheds
 - Potential land use conflicts

- Know who the players are:

Landowners

- Private
- Public

- PA Game Commission
- PA Department of Conservation & Natural Resources
- School Districts
- Authorities
- Non-profit
 - Hunting Clubs
 - Conservancies
 - Recreational Entities

Gas Industry

- Various disciplines and personnel levels

Subcontractors

- Construction Industry
- Trucks/transport

Businesses

Chambers of Commerce

Governmental Officials at multiple levels

Conservancies

Environmental Interest Groups

Citizens

Regulatory Agencies

- PA Department of Environmental Protection:
- PA Department of Transportation:
- Conservation Districts:
- Susquehanna River Basin Commission:
- Delaware River Basin Commission:

Local Municipalities

- Regulatory (limited)
- Liaison for local citizens
- Guide support structure (housing, roads, etc.)

Know Your Limitations and Opportunities:

- Check with your solicitor before making a decision or taking an action
- Limitations
 - Oil & Natural Gas Act Preemption in the Municipal Planning Code
 - Impact on Zoning Ordinances
 - Impact on Subdivision & Land Development Ordinances
- Allowable
 - Road Bonding & Maintenance Agreements

- Solicitation Permit?
- Driveway Permit?
- Leasing of municipal land
- Municipal Growth & Economic Opportunities

Know what isn't regulated at all or in a limited capacity:

- Noise
- Lights
- Aesthetics

Inventory existing applicable documents:

- Comprehensive Plan
- Open Space & Recreation Plans
- Capital Improvements Plan & Infrastructure
- Official Map
- Zoning
- Budget and potential
- Update documents if applicable
 - Housing needs
 - Environmental Protection
 - Viewsheds
 - Infrastructure

Determine what is important to your community and determine if it is impacted by natural gas development

- Document it
- Does it fit within existing plans
- Share with those who can make an impact
- Consider becoming part of or establishing a Task Force

Establish communication and relationships:

- State and county officials
- Industry representatives
- Local citizens & stakeholders
 - Enhance community bonds
- Neighboring municipalities
- Extension
- Sign up for eNotice

Become a good facilitator and negotiator

- Especially important when you have limited control

Authorize the entity to be responsible for keeping up to date on Natural Gas Issues and be prepared to pass the torch:

- Natural Gas development will most likely surpass the existing terms of local officials

- Options
 - o Elected official office holder (Chair, Vice-chair, etc.)
 - o Municipal Planning Commission
 - o Environmental Advisory Committee
 - o Task Force

Determine the role you want to play:

- Laissez-faire
- Informed and proactive