



E.L. Rose Conservancy of Susquehanna County

A Discussion and Sharing of
Information on Gas Industry Activity
September 19, 2009



Meeting Agenda

Allotted Time 10 A.M. to 12 Noon

- 10:00 A.M. Welcome/Ground Rules – Bob Alspaugh (ELRC)
- 10:05 A.M. Understanding Community Impact – Guest - Joann Kowalski
(Penn State Coop. Extension)
- 10:35 A.M. DEP Information & Environmental Impacts – Bob Alspaugh
- 11:00 A.M. E.L. Rose Conservancy Perspective – Tim Matthews (ELRC)
- 11:15 A.M. E.L. Rose Conservancy Questions and Answers
- 12:00 Noon



Meeting Ground Rules

- One person speaking at a time
- Write down any questions for which an answer was not provided or discussed
 - Question cards provided
 - Addressed questions will be noted on a reference board.
 - Questions not addressed at the meeting will be researched
- Member questions previously sent in by email will be addressed where possible
- The meeting is presented as a sharing of information.
- A variety of perspectives, positions, and opinions are to be expected and respected
- Bernie Collins will serve to help keep us on time.
- Presented materials and referenced web sites will be posted on www.elrose.org



Guest Introduction

- Joann Kowalski
- Pennsylvania State Cooperative Extension
- Impacts



Environmental Impacts

- Bob Alspaugh
- E.L. Rose Conservancy Gas Committee Chair
- Longford Lake resident
- Department of Environmental Protection (DEP) Information
- Environmental Impacts
 - Known impacts
 - Risks



E.L. Rose Conservancy

- Tim Matthews
- Conservancy Mission
- Stewardship Status
 - Conservation Easements
 - Owned Property
 - Dimock – Greenwood Sanctuary
 - Brackney – High Point Preserve, Longford Lake
- Gas Committee
- Members questions and answers
 - Emailed questions
 - Today's additional questions



Conservancy Mission

- The mission of the E. L. Rose Conservancy is to preserve natural resources through land acquisition, water and soil conservation, wildlife sanctuary and refuge, and preservation of scenic beauty.



Stewardship Status

- Terminology
- Conservation Easements
- Owned Property
 - Dimock – Greenwood Sanctuary
 - Brackney – High Point Preserve, Longford Lake

Tragic Environmental Story 2009

Large scale exploiting of a natural resource for profit

Massive amounts of water used under high pressure

Hazardous, poisonous, carcinogenic compounds

Water pollution; run off to streams and rivers

Land disturbance, Erosion

Local people lured by promise of riches

Little or no regulation by authority/legislature

Environmental destruction; long term effects

Legacy of damaged land and water

Examples of ruthless industry causing more damage

Little economic benefit to local communities

Location:

Tragic Environmental Story 2009

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Examples of ruthless industry causing more damage

Little economic benefit to local communities

Location: Mongolia – current Gold rush



Stewardship Status

Dimock – Greenwood Sanctuary

- 128 acres - Donated property
- Previous owner set up a non-developmental gas lease (no surface activity)
- Dimock – early gas development – Cabot
- Greenwood property – surrounded by gas wells
- No developmental activity allowed

Greenwood Sanctuary





Greenwood Sanctuary



Greenwood Sanctuary



Greenwood Sanctuary





Stewardship Status

Dimock – Greenwood Sanctuary

- Neighbors
 - Ely
- Environmental Impacts
 - Carter road - Local water wells
 - Chemical spills
 - Remediation
- Gas Well Pooling
 - PA rules
- Experiments – V vs H
- Gas Flow Control
- Trend toward Horizontal Wells



Stewardship Status Owned Properties

High Point Preserve – 247 acres

Longford Lake – 57 acres

- No lease signed
- No lease under negotiation
- Some neighbors have signed leases
- Watershed concern
- Protecting Aquifer and surface water
- Recent spike in local area leasing activity



Gas Committee findings

- Interest from the Gas Industry contacts
- Active, responsible gathering of information to understand the industry and environmental issues
- Inaccurate rumors
- Current Concerns
 - Environmental Exemptions
 - Legislative Leadership Protection Void
 - Future Scenarios
 - Water; aquifer use & pollution
 - Forest fragmentation
- Conservancy Gas Policy



Conservancy Gas Policy

Easements

- **In furtherance of the E.L. Rose Conservancy's commitment to preserve lands through conservation easements we will:**
- Faithfully steward our conservation easements in full compliance with the developmental restrictions incorporated in existing easement agreements in perpetuity.
- Encourage local landowners who are interested in the preservation of their land by conservation easement:
 - To forgo mineral extraction leases or
 - To sign non-developmental leases, which will prevent any destructive surface activity or
 - To proactively negotiate leases that minimize damage to the natural environment.



Conservancy Gas Policy

Owned Properties

- **To protect E.L. Rose Conservancy owned land we will:**
- Not allow any surface disturbing activity for mineral exploration or extraction on any Conservancy owned property.
- Not sign any lease allowing horizontal drilling under E.L. Rose Conservancy owned lands from other lands unless it becomes apparent that signing such a non-developmental lease will improve the protection of our lands and further our mission in Susquehanna County.



Clarification

- No Gas well sites
- No access roads
- No pipelines
- No chemical storage or disposal
- No use of water; surface or aquifer
- No seismic drilling/explosives

Reducing Environmental Impact from the expected wide spread Gas Activity

No Lease

No Developmental Activity

More Vertical Wells

More wells closer to no-lease
Conservancy land

Greater risk of aquifer pollution

Greater surface water pollution risk

More surface disturbance on
neighboring properties

Gas company 'right of capture' –
fracking extends under
Conservancy land

Non-Developmental Lease

No Developmental Activity

Fewer Wells; Horizontal

Wells farther from Conservancy
land

Less risk of aquifer pollution

Less surface water pollution risk

Less surface disturbance on
neighboring properties

Conservancy benefit from gas
royalties for endowment/mission



Predictions from Members

- The Future of the Conservancy Depends on _____



Predictions from Members

- The Future of the Conservancy Depends on _____
 - Not signing a Gas lease
 - Signing a Gas Lease



Members questions and answers

- Emailed questions
- Today's additional questions
- Discussion
- Follow up



Members Questions already addressed during the meeting

1. What is the Conservancy's gas lease policy?
2. How will the Conservancy get member input?
3. How much visible disruption will the gas wells, pipelines, access roads, etc. cause?
4. How much traffic will there be?
5. Who will pay for the road repairs from the extra traffic?
6. What is the real risk from outflows of chemicals used in fracking?
7. How do we (the Conservancy) minimize the negative effects of the gas drilling in the area?
8. What is the Conservancy doing to prevent the gas companies from taking gas out from under its land without paying for it?
9. We need a meeting to learn more about the implications of the gas activity and to allow input from members and receive education.
10. How long will the gas activity be in the county?



Members Additional Questions and Comments

10. Do we have the ability to stop anyone from signing a gas lease?
11. Can we create a coalition of the “unwilling to lease”?
12. Can we gift our gas rights to the Conservancy?
13. Would the Conservancy accept?
14. What would the tax exemption be worth?
15. If one lake owner signs, can the gas company go under the lake?
16. What is best practice regarding well site selection, water quality, road and pipeline placement?
17. What are other Conservancies doing about gas leases?
18. We should not sign a lease.
19. We should sign a lease.

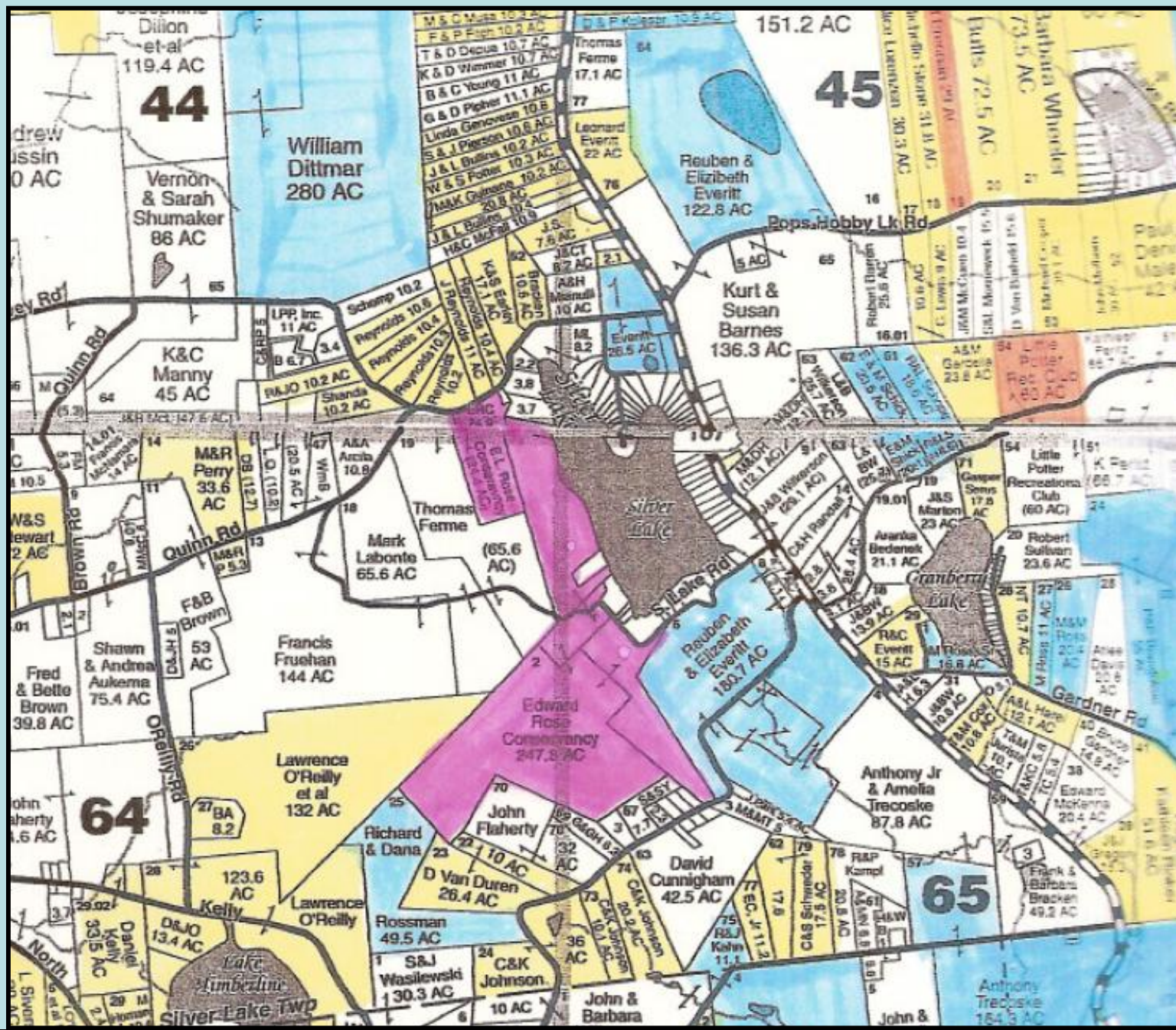
Members Additional Questions



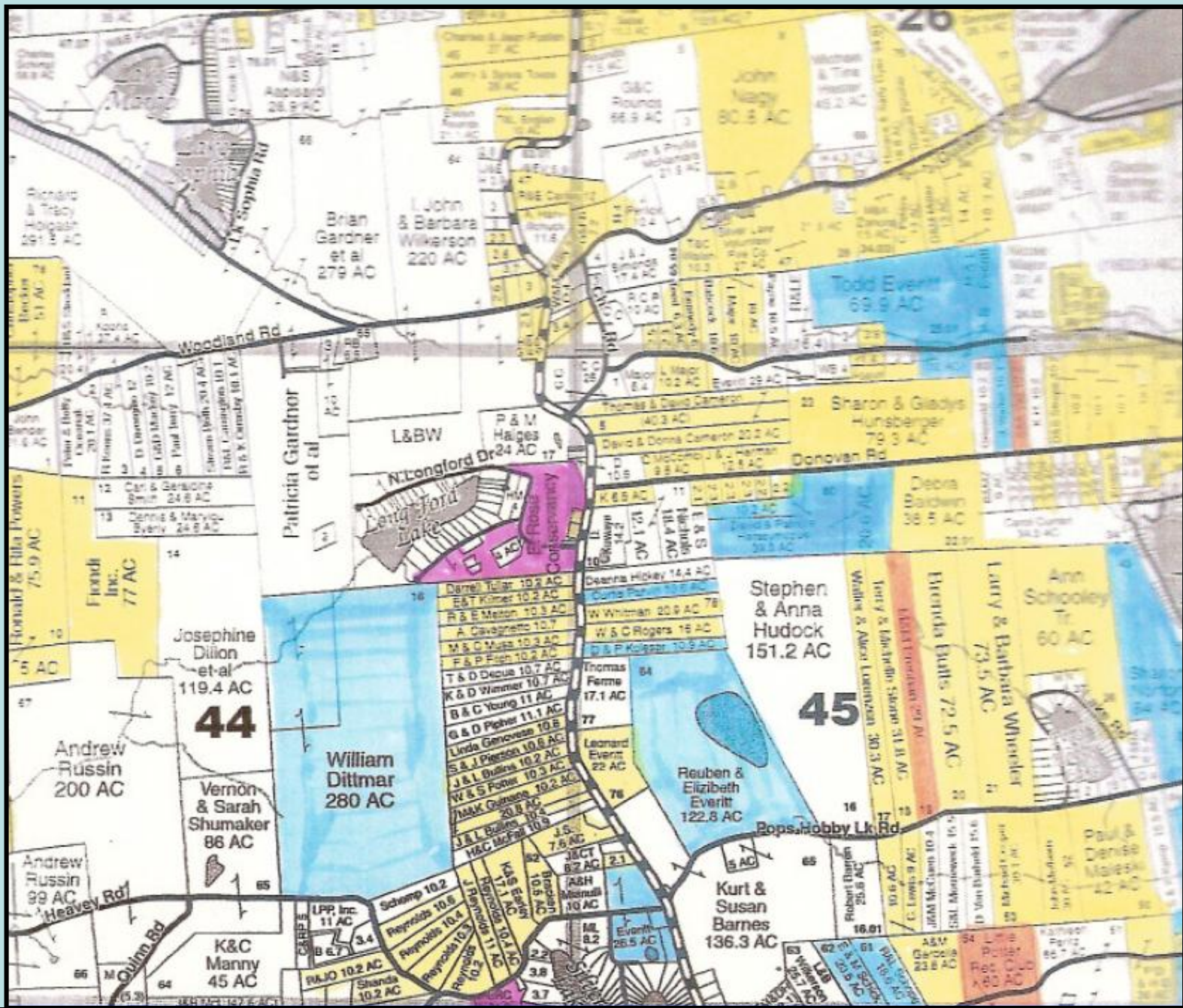
9. What is the percentage of local properties offered leases, and presently leased?
10. Is there a map showing which properties are presently leased?
20. What is the prospect that the gas companies will leave if we do not sign now?
21. What terms did Quaker Lake receive?
22. What would the Conservancy do with money from gas leases?



23. Is there a map showing which properties are presently leased?



23. Is there a map showing which properties are presently leased?



State probes spill at gas-drilling site

Up to 8,000 gallons of lubricant leak into wetland, stream

By Tom Wilber • twilber@gannett.com • Staff Writer • September 17, 2009

DIMOCK, Pa. -- Between 6,000 and 8,000 gallons of an agent used to stimulate [natural gas](#) production leaked from a pipe at a drilling operation and contaminated a nearby wetland and stream in Susquehanna County, according to information from the state Department of Environmental Protection.

DEP staff were working with contractors hired by Cabot Oil & Gas to contain and evaluate the spill, about 25 miles south of Binghamton, said Mark Carmon, a DEP spokesman.

The spill occurred Wednesday at the Heitsman Well and flowed into Stevens Creek and a nearby wetland. Cabot operates the well and dozens of others in the area. Contractors working at the site during the spill included [Halliburton](#) and Baker Tanks, Cabot spokesman Ken Komorowski said.

Cabot says a few fish may have died in the creek but says there was no damage to the surrounding environment.





Actions

- Contact the Legislature
- Support stronger environmental responsibility and monitoring
- Protect property
 - Conservation Easement
 - Give something back
 - Balance
- Web site information posting
- www.elrose.org
- Email – info@elrose.org