

Minutes of the Oil and Gas Advisory Committee  
City of Aurora, Colorado  
January 18, 2023

**Virtual Meeting**

**The following were present:**

Brad Pierce, Committee Member, Chair, Citizen  
Josh Reddell, Committee Member, Vice-Chairman, Citizen - **ABSENT**  
Max Blair, Committee Member, Industry - **ABSENT**  
David Carro, Committee Member, Surface Owner  
Marc Cooper, Committee Member, Surface Owner - **ABSENT**  
Larry Quirk, Committee Member, Citizen  
Greg Bloodworth, Committee Member, Citizen - **ABSENT**  
Philip Holmes, Committee Member, Industry  
*OPEN, Committee Member, Industry*  
James Spehalski, Committee Member, Surface Owner  
Tom Tobiassen, Committee Member applicant, Citizen

Jeffrey S. Moore, City of Aurora, Oil & Gas Division Manager  
Maria Alvarez, City of Aurora, Senior Planner  
Forrest Thorniley, City of Aurora, Senior Inspector - **ABSENT**  
Ian Best, City of Aurora, Assistant City Attorney  
Kirk Vissat, Resident, City of Aurora

1. Chairman Brad Pierce called the meeting to order at 4:05 p.m.
2. Chairman Pierce introduced himself and proceeded to call role.
  - Chairman Pierce asked that City of Aurora Staff and members of the public to introduce themselves. All attendees are listed above.
3. Approval of minutes, Mr. Tobiassen motion to approve. Mr. Spehalski 2<sup>nd</sup> to approve, approved unanimously.
4. Chair elections – Our By-Laws say that Officer elections will occur at the first meeting of each year. Chairman Pierce stated he would stay as Chair and Mr. Reddell to stay on as Vice-Chair. Mr. Spehalski move to vote, Mr. Holmes 2<sup>nd</sup> to approve, approved unanimously.
  - a. Industry member inclusion to fill vacant position. Mr. Moore suggested City of Aurora to post in public bulletin as well as reaching out to Crestone for possible interest. Any association with O&G, doesn't have to be City resident, but employer does need to be registered. Mr. Holmes suggested a flyer for distribution via email, would assist in sending to different people/contacts.
5. Public Comment Period
  - Kirk Vissat, Resident, City of Aurora
    - No comment - came to listen in and get information. Ward VI resident, near Aurora Reservoir.
6. Staff Update
  - Maria Alvarez – Senior Planner, City of Aurora
    - Permitting Updates
      - Jamaso Lateral Amendment 11 - pipeline
        - Has completed Public Works and External review, no comments.
        - Has moved to Administrative Decision, scheduled for February 8, 2023.
          - Chairman Pierce asked if City Council can bring that forward, Mr. Moore stated City Council has 2 meetings timeframe to recall and review if contended.
      - Chico-Watkins and Watkins 30-5
        - Awaiting application submittal.

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- Jeffrey Moore – Manager Oil and Gas Division, City of Aurora
  - Inspections – covering for Forest Thorniley, Sr. Inspector, City of Aurora
    - Jamaso – wellsite, Powhaton and I-70, located between Fox Ridge/Sky Ranch. Drilled since 2018, working on completing drill. 4 new wells on this site, totaling 8 wells. 2.5-3 weeks on drilling, they'll bring in completion equipment which will last a few months and after that moving into production.
    - CDPHE monitoring locations for sound issues, secondary monitoring station to make sure noise is at acceptable level, covered conversation about air monitoring stations, north of Jamaso using Aurora Water facility.
    - Discussed the 1-hour exceedance of benzene of .5 in a 6-week period at the Lone Tree North Well Site.
    - Covered discussion of 4<sup>th</sup> quarter FLIR camera VOCs on wellsites, pipeline appurtenances, no leaks detected, and if there were minor leaks, that has been reported and rectified.
    - 32 facilities inspected, 11 leaks found, 7 repaired same day. Very small in nature, in threaded connections. 4 repaired within 2-weeks, done by a 3<sup>rd</sup> party company.
    - 11 out of 50,000 connections is very good considering the number of connections in the field.
      - O&GAC gave kudos to the Operator for their diligent work and timing to fix/repair connection leaks.
    - Grande North and Eastern Hills South across Powhaton Rd entering completion stage first production scheduled for March.

Oil and Gas Division Updates

- New lease approved by City Council approved last week for Jamaso drilling and spacing unit, near I-70 and E-470. Leased by Maverick Mineral Partners, intend to participate with Civitas as a working interest owner. They will provide royalty to City once production begins.
- Replugging of well at 56<sup>th</sup> Ave and Harvest. Needed replugging to be done prior to having Civitas do work in the area.
  - Mr. Moore gave O&GAC background on the City review process when development might be impacted by O&G, outside of the O&G process.
- Mr. Moore will work on putting a presentation together on plugged wells that have been done since the start of the O&G Division.
  - Mr. Carro asked about plugged wells once an operator abandons a location, what happens to that well thereafter.
  - Mr. Moore explained that COGCC evaluates old well and that is to confirm there is no contamination at the aquifer level. Locate, assess and do work to replug. In the case of development, it's the developer that takes the responsibility to do the replugging, a 3<sup>rd</sup> party would do the work for the developer.

7. Lowry Ranch Presentation (attached).

- Mr. Moore gave a detailed presentation on what is known about the proposed drilling in Arapahoe County, called the Lowry Ranch CAP (Comprehensive Area Plan). Mr. Moore made clear that the proposed wells are outside the City limits of Aurora, and thus Aurora has no authority over the wells. Permitting will occur through Arapahoe County and COGCC.
- Discussion between the O&GAC about leases and mineral rights.
- Legal advice couldn't be given from City of Aurora in terms of resident mineral rights, not a City issue, it's a contact between two private parties.
- Opportunities to comment at any point in the permitting process. Should direct comments to the permitting agencies: Arapahoe County and COGCC, City of Aurora not involved in the permitting stage, only as a local relevant government, and will be able to provide comments, not take comments from community.

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8. Open Items for Discussion

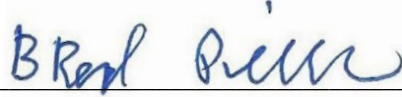
- Energy and Environment Symposium – if anyone is interested let Mr. Moore know tonight or tomorrow. All of the O&G Team for City of Aurora will be attending. The presentations last year were all good, Mr. Moore was a panel speaker last year, made a proposal for this year, waiting to hear back.
- Website updates
- Next meeting is scheduled March 15<sup>th</sup>.

Chairman Pierce provided meeting dates for 2023 (listed below).

- January 18, 2023
- March 15, 2023
- May 17, 2023
- July 19, 2023
- September 20, 2023
- November 15, 2023

9. Meeting Adjourned 5:15pm.

Minutes Approved



Brad Pierce, Chairman

03/15/2023

Date

# City of Aurora, Colorado

## Civitas Resources Proposed Lowry Ranch Drilling Plans In Arapahoe County



**Jeffrey S. Moore, P.G.**  
Manager ♦ Oil & Gas Division

*We steward access to the natural resources under our authority with integrity and respect for our citizens, businesses, and the environment.*

# Big Picture

- Aurora has no authority over these wells
  - Wells are permitted based on surface location
  - Wells will be permitted by Arapahoe County and COGCC
- Aurora is providing factual information to community members about the project
- No applications have been submitted yet to the permitting authorities (Arapahoe County nor COGCC)
  - CAP documents submitted in October will be revised and re-submitted next year
  - Current plans are proposed and subject to revision
- Permitting expected to take roughly 2 years
- Leasing offers may be able to be extended



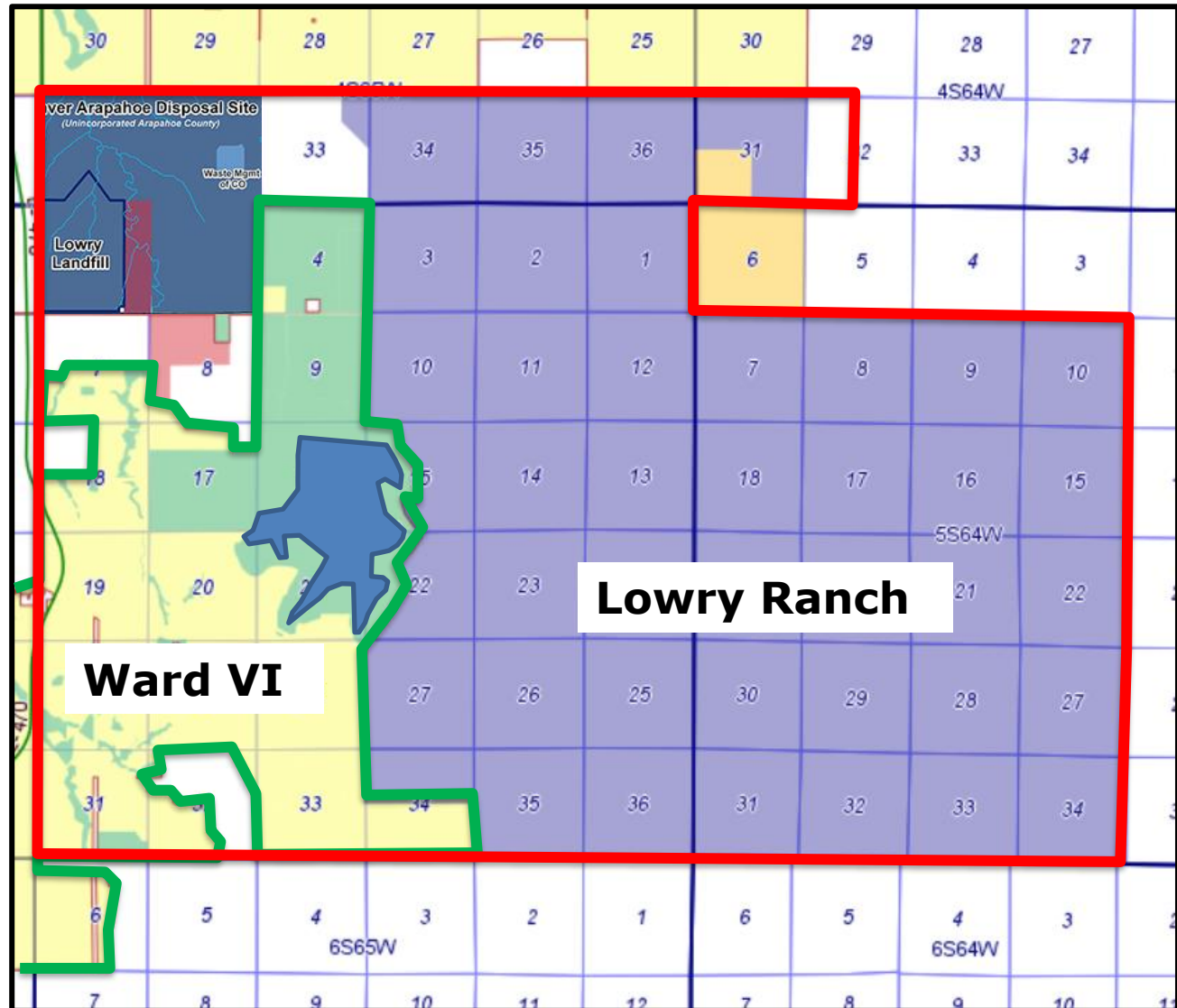
# Lowry Ranch

 Ward VI (partial)

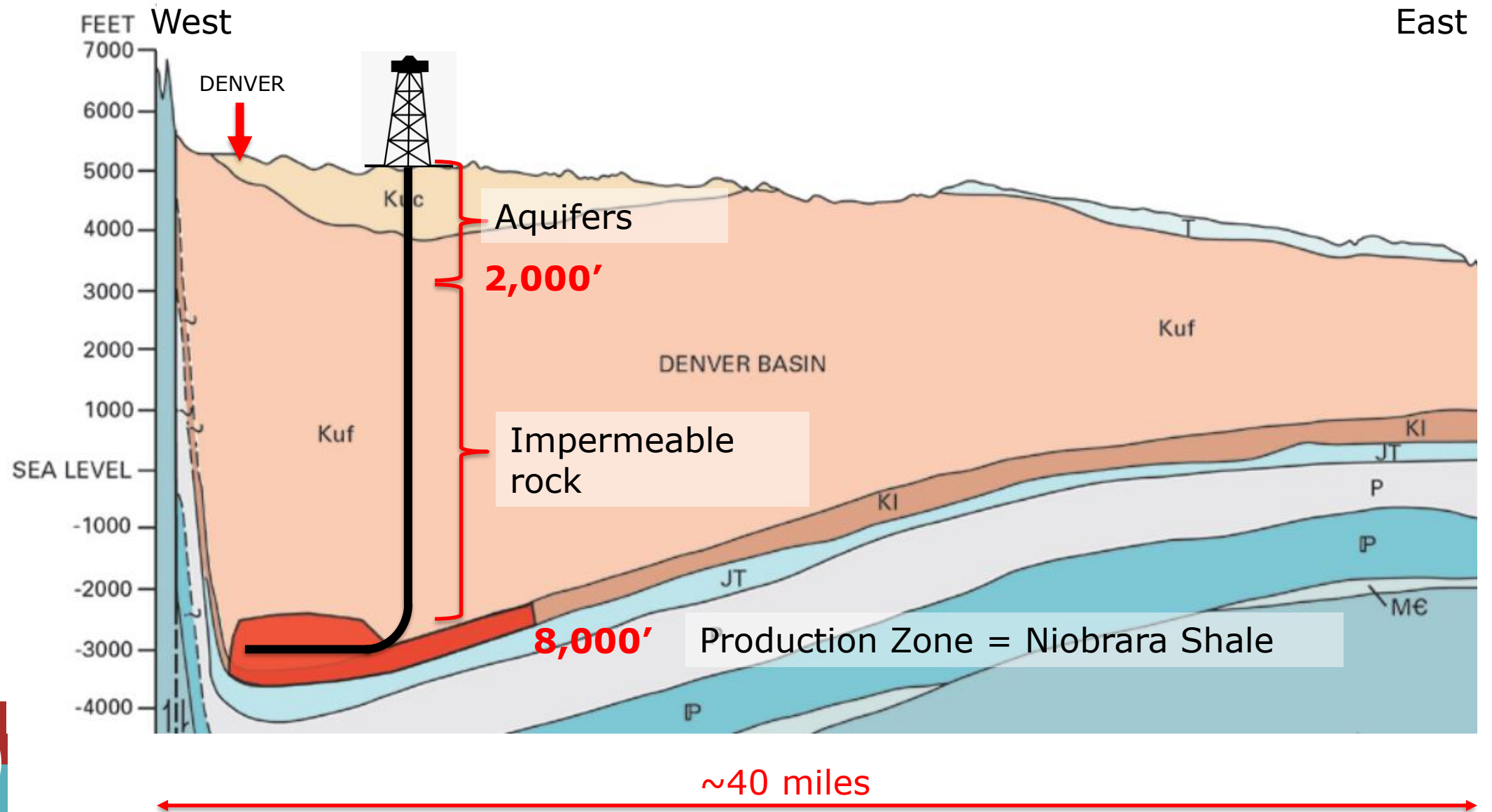
 Lowry Ranch

- ~25,000 acres
- Former World War II bombing range and munitions dump
- Surface and minerals managed by State Land Board
- Revenue supports public schools
  - Existing oil & gas
  - Grazing leases



 Lowry Ranch CAP



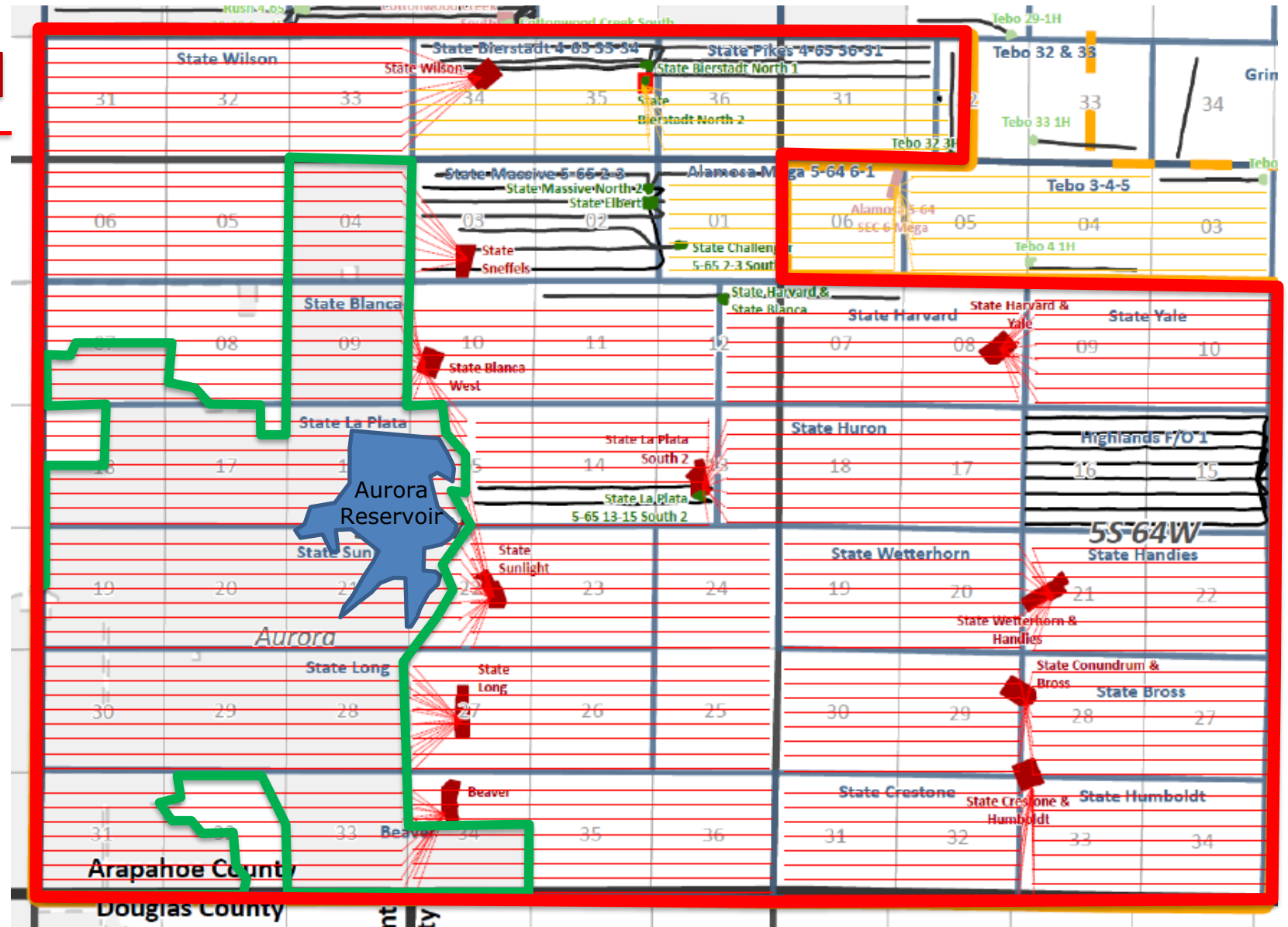
# Deep Drilling (>7,000')



# Lowry Ranch

- 12 new Well Sites 
- 174 new wells 
- No Well Sites inside Aurora City limits
- Drilling under all of Ward VI and Aurora Reservoir (>7,000' depth)
- Red lines are wellbore path at 660' apart
- Drilling under DADS and Lowry Superfund Site

 Lowry Ranch CAP

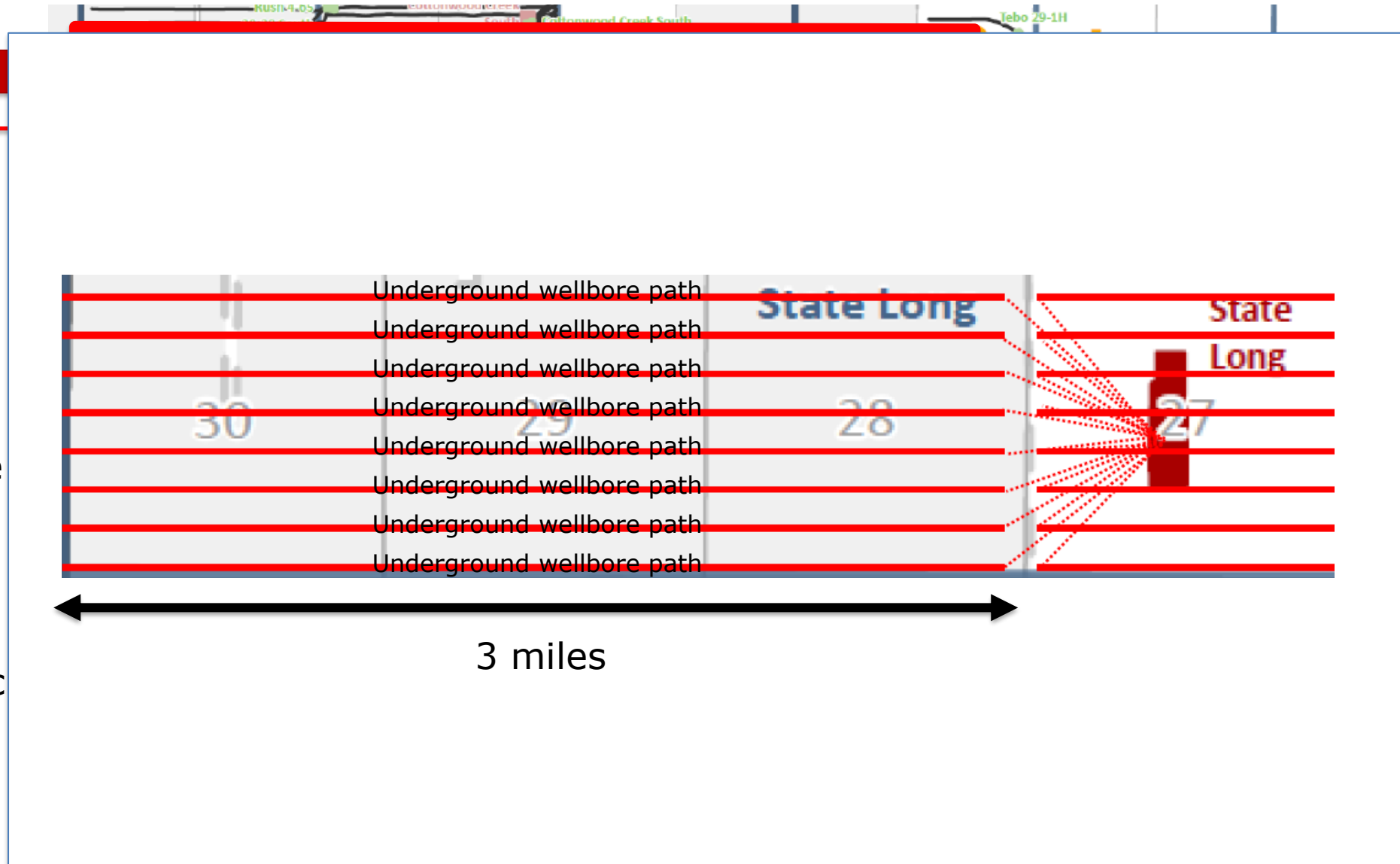





# Lowry Ranch

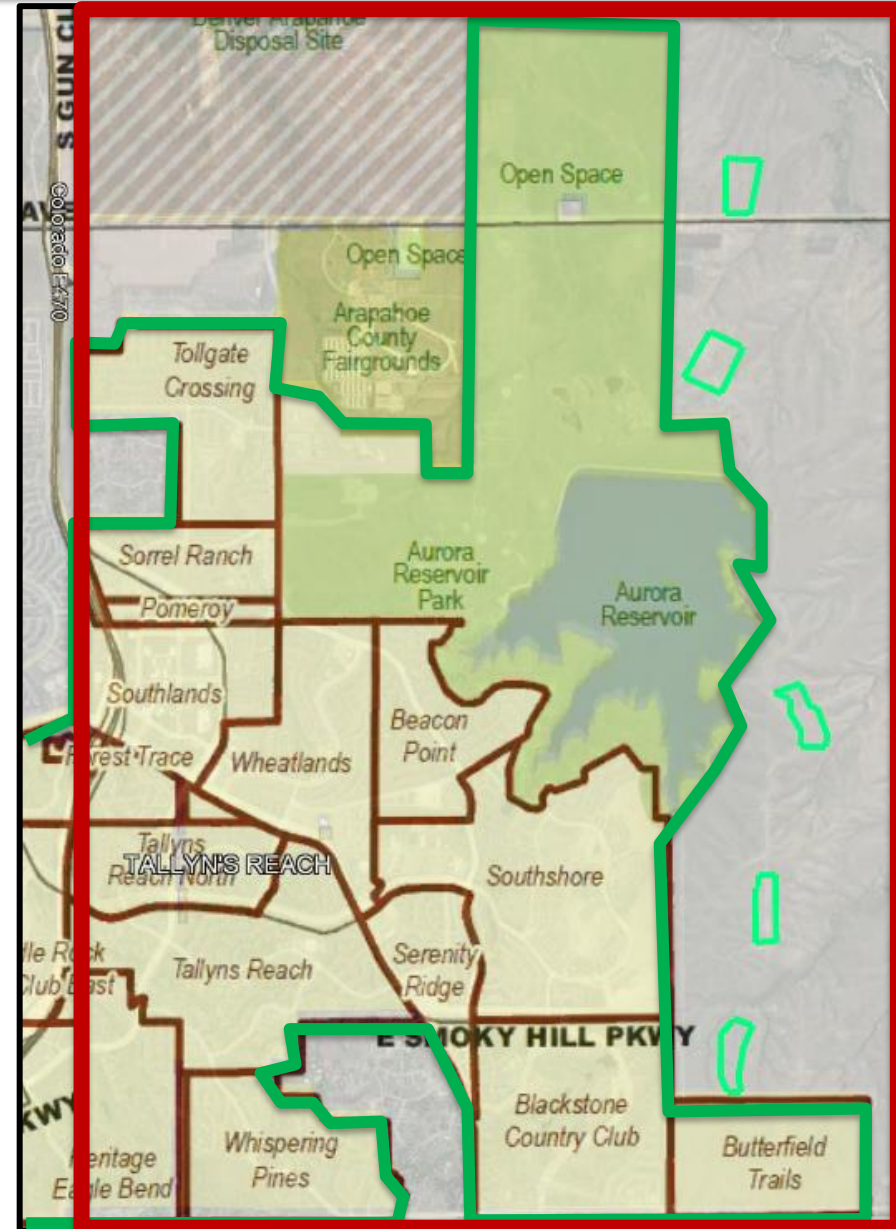
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 Lowry Ranch CAP



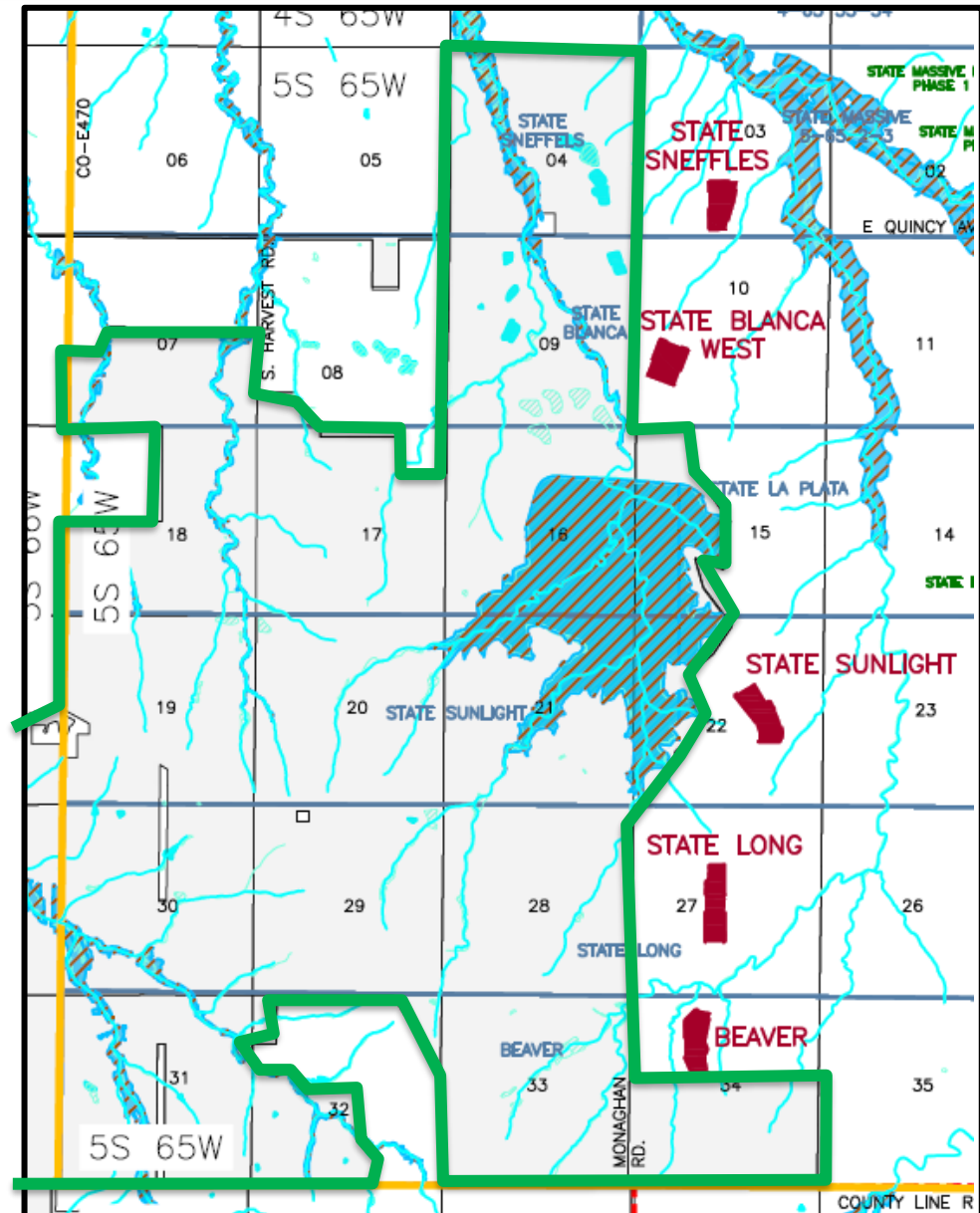
# Lowry Ranch

- 5 Well Sites directly east of Ward VI 
- 47 Wellbore paths directly under Ward VI (all neighborhoods except Saddle Rock North, South, and East)
- No Well Sites inside Aurora City limits
- All Well Sites are >2,000' from Residential Building Units (RBUs)
- Well Sites placed beyond 1<sup>st</sup> ridge east of Ward VI and Reservoir
- Well Sites may be visible to some but not all residents after drilling is complete



# Protection of Water Resources

- Well Sites planned to avoid active drainages
- State Sunlight well site is over the ridge and drains to the east



# Process

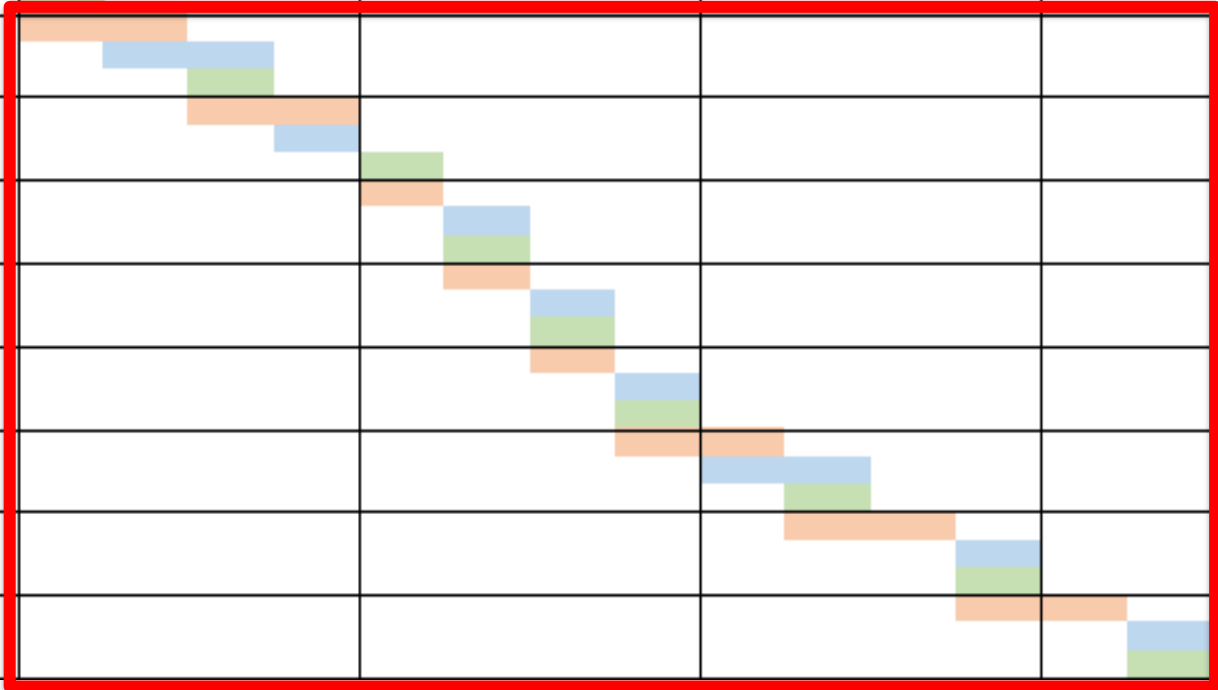
	2022		2023				2024				
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Leasing mineral interest	█		█								
Apply for CAP (COGCC)		█	█				█				
Apply for DSU (COGCC)						█	█				
Apply for Arapahoe County permits			█								
Apply for COGCC Form 2A							█				
Apply for COGCC Form 2									█		
Force pooling										█	



Estimated by Oil & Gas Division

# Timing

Pad	Ops Phase	2024				2025				2026				2027				2028				
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
State Bierstadt North 2 Phase 2	Drill Complete Online																					
State La Plata Phase 2	Drill Complete Online																					
★ State Sunlight	Drill Complete Online																					
★ State Blanca	Drill Complete Online																					
State Harvard	Drill Complete Online																					
State Wilson	Drill Complete Online																					
★ State Sneffels	Drill Complete Online																					
★ State Long	Drill Complete Online																					
State Wetterhorn	Drill Complete Online																					
★ Beaver	Drill Complete Online																					

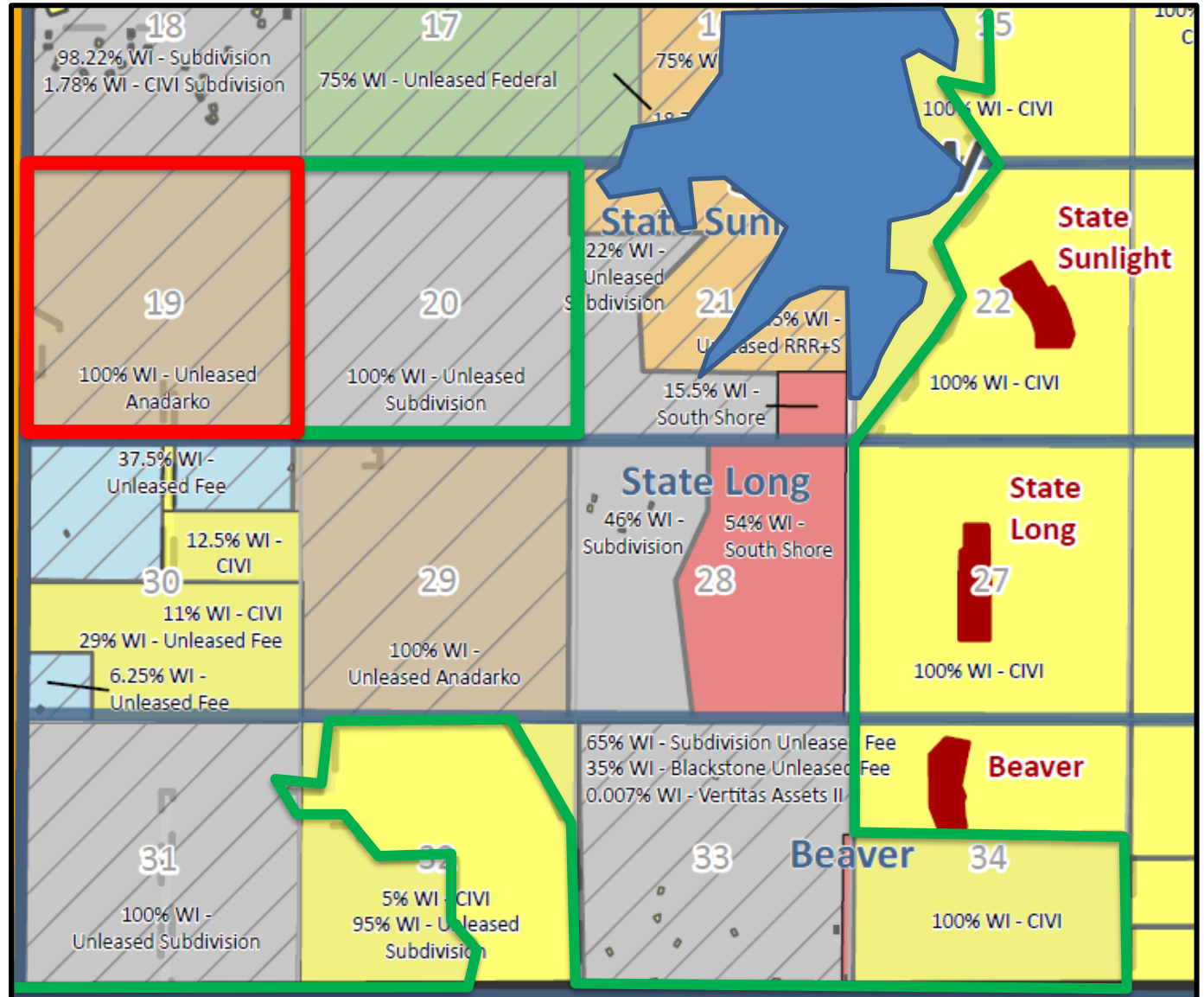


Well Site offsetting Ward VI

Schedule Provided by Crestone

# Leasing

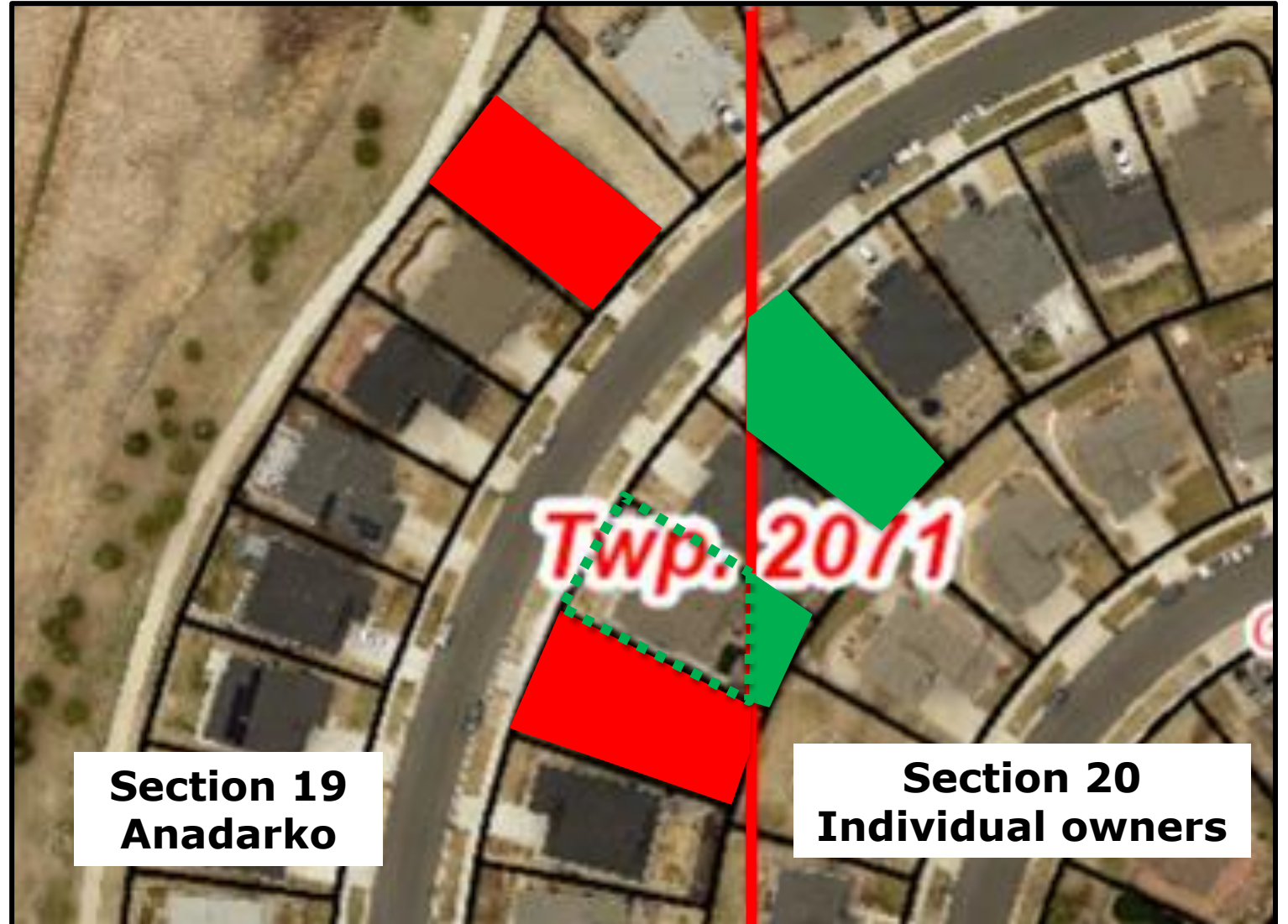
- Complex
- Historically subdivision homeowners do not own minerals
- ~3,000 mineral owners
- Example Section 20 (Some Wheatlands and Beacon Point)
  - Individual property owners own minerals
- Example 19 (Southlands mall and surrounding)
  - Oxy (Anadarko Petroleum) owns minerals



Ward VI Outline

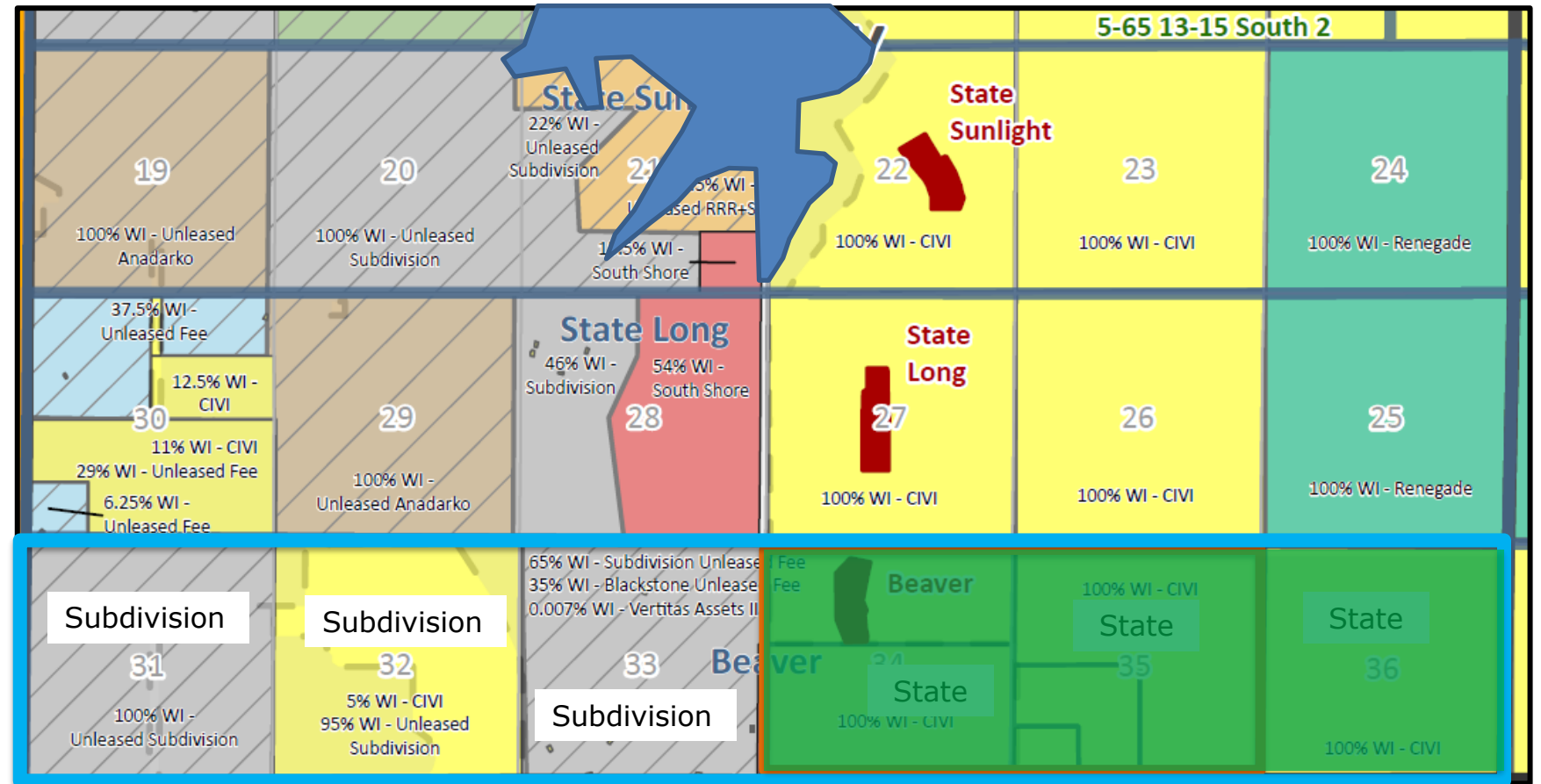
# Leasing

- Neighbors across the street or side-by-side may have different opportunities
- Likely confusion and possible animosity



# Drilling and Spacing Unit (DSU)

- Crestone applying to expand DSUs
- Must have 45% of DSU leased to force pool remaining interest (C.R.S. 34-60-116)
- Example:  
 $3/6 = 50\%$



Current DSU



Proposed DSU expansion

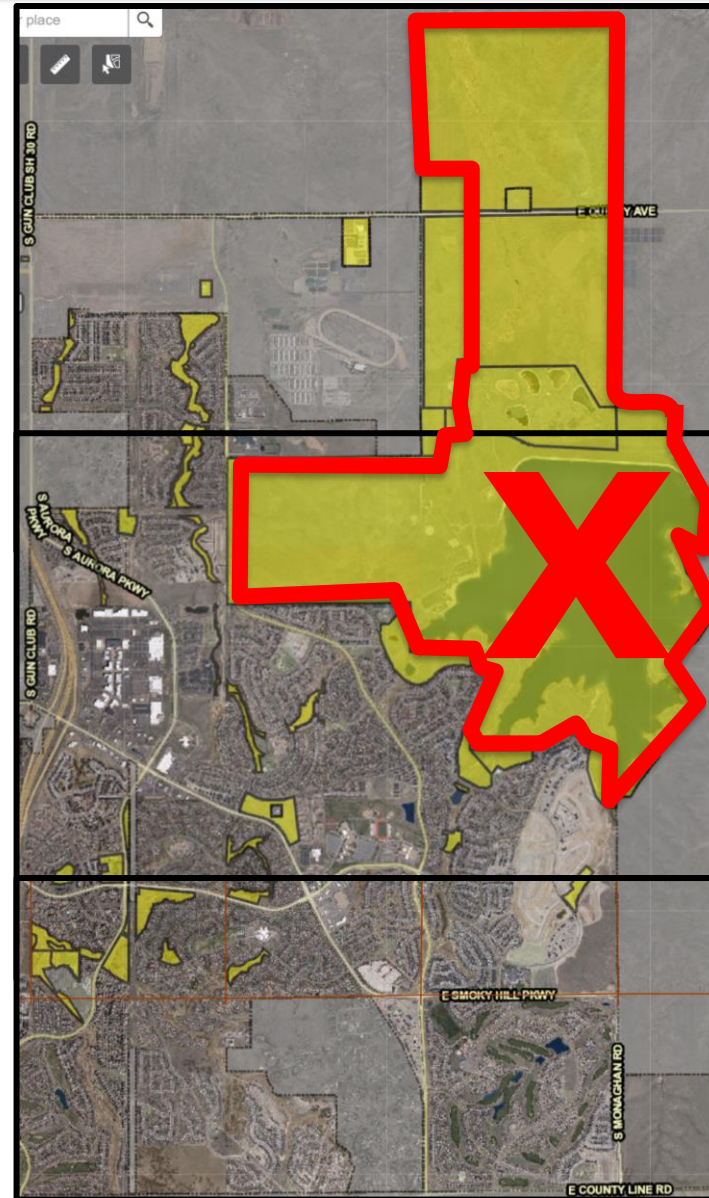




# City Mineral Ownership

- Working with Real Property to assess
- Likely on the order of 100's of acres
- Bonus and royalty would bring income to the City
- Do not own the minerals under the large tracts on this map
- Do not own the minerals under Aurora Reservoir

 City-owned surface property



# Community Concerns

- Legitimacy of leasing offer
  - \$500 upfront bonus and 18% royalty
  - Now a competitor leasing
- Did Aurora approve?
- Fracking under neighborhoods
- Fracking under Aurora Reservoir
- Harm to drinking water
- Safety of surface locations
- Air emissions
- How will it affect property values?
- “Save the Aurora Reservoir” private Facebook group
- Can we stop the drilling?
  - >2,000’ from residences
  - Appears to meet all other COGCC rules
  - Crestone likely has >45% of minerals already leased
  - >\$1.5 billion in bonus and royalty revenue (2/3 to school fund)



# City Response

## **Done:**

- City has no direct authority since wells outside City limits
- Providing information and answering questions since June 2022
- Drafted 2-page memo (July 2022)
- Attended Mayor Pro Tem Bergan's Town Hall (July 2022)
- Attended Tallyn's Reach Community meeting (October 2022)
- Coordinating with Arapahoe County on FAQs
- Updated memo to 12 pages (November 2022)
- Lead staff group to gather written perspectives (January 2023)

## **To Do:**

- Continue to answer questions and attend community meetings
- Evaluate applications when submitted and provide comments in Arapahoe County and COGCC public comment periods



# Contact

## **ARAPAHOE COUNTY OIL & GAS** [www.arapahoegov.com/oilandgas](http://www.arapahoegov.com/oilandgas)

- Diane Kocis, Energy Specialist
- [DKOCIS@ARAPAHOEGOV.COM](mailto:DKOCIS@ARAPAHOEGOV.COM)
- 720-425-0422

## **COLORADO OIL & GAS CONSERVATION COMMISSION**

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- Melissa Housey, Location Specialist
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- (303) 894-2100 x5194

## **AURORA OIL & GAS DIVISION**

- Jeffrey S. Moore, P.G., Manager
- [JSMOORE@AURORAGOV.ORG](mailto:JSMOORE@AURORAGOV.ORG)
- 303-739-7676



**Thank you!**



**Jeffrey S. Moore, P.G.**  
Manager ♦ Oil & Gas Division

*We steward access to the natural resources under our authority with integrity and respect for our citizens, businesses, and the environment.*