

Pledge of Allegiance

Present:

Present at the meeting: Council Liaison Carl Stepanovich, Jayne Hoy, Bob Mitall, Edward Patrick, James Olszewski, and Chief Administrator Jim Morrison.

Absent: Ryan Lemke, Chris Kerns, and Anthony Livecchi.

Approval of Minutes: Ms. Hoy found one correction in the May 11, 2021, meeting minutes and advised the wording needs to be changed from pipe label to pipe sizes. Ms. Hoy moved to approve the correction and the May 11, 2021, minutes; Mr. Patrick seconded. All voted aye. Motion approved.

Public Comment: None.

New Business:

- 1. Consider Acceptance of CU-3-21, Hyperion Midstream Project, Bollinger Road, Tax Map Number 49-12-00-0-007 & 49-12-00-0-008, R-R Zoning. Hyperion Midstream proposes to construct and operate an interconnect site to transfer natural gas to an existing transmission gas line operated by Eastern Gas Transmission.**
- 2. Consider Acceptance of SP-6-21, a Major Land Development, Hyperion Midstream Project, Bollinger Road, Tax Map Number 49-12-00-0-007 & 49-12-00-0-008, R-R Zoning. Hyperion Midstream proposes to construct and operate an interconnect site to transfer natural gas to an existing transmission gas line operated by Eastern Gas Transmission.**

Ryan Dailey, Project Manager, from Civil & Environmental Consultants is speaking on behalf of the applicant. The plan was presented and Mr. Dailey pointed out on the plan and advised that the site is located near the Titan Well Pad, located off of Bollinger Road, and the access road will come off of Bollinger Road, just west of the Titan Pad and will transverse in a southwesterly direction for 3000 feet until you get to the interconnect pad, and this location was chosen based on the location of Eastern Gas Transmission Line and in co-ordination where Hyperion can tap into their pipeline. Mr. Dailey advised that along the access road, there are many stormwater management BMP's and pointed out on the plan the three ponds that will control the stormwater from the site. Mr. Dailey pointed out on the plan that most of the area on the access road is the site of the old Kolwalski (sp?) strip mine and it has all been reclaimed and is existing meadow and grass field right now, and the access road follows along a line of trees and will come down off the old, reclaimed mine area and down through a section of woods and into the field where the interconnect site will

be. Mr. Dailey stated that the construction traffic will use the same route as the titan well pad, which will come from Silvis Road to Hilty Road and up Bollinger Road.

Mr. Dailey next presented the proposed landscaping plan and advised that they are requesting a modification to the landscaping requirements because of the existing tree line, any view from off site will be screened by that vegetation, so they didn't feel it was necessary to add any additional plantings the entire length of the access road; however they are proposing to plant some plants, trees and shrubs along Bollinger Road to help screen the site from the public, and at the interconnect site, since it's out in an open field, they are proposing additional landscaping of evergreen trees and shrubs to provide high level and low level screening.

Jeremy Burden, Vice President of Engineering for Hyperion is next to speak. He advised that he will point his way through the plan and advised what will be installed at the facility, what the equipment does, and why it's there. The plan was presented and Mr. Burden advised that the gas lines are between 4 feet deep to 6 feet deep. He then pointed out a pig receiver and stated that it is used to remove any free liquids that may accumulate in the line, allow to keep the line clean, allow to do some internal inspect for DOT and PUC purposes. Mr. Burden further advised that when gas comes in through the pig receiver, it will then go to an inlet filter vessel, which will collect any water that and transports that into the flues tanks. The gas will next go into the dehydration area and what that does is it removes the free and water vapor liquids. The gas will next move onto the measurement area, which is Eastern Gas, which is the transmission company, owned and operated equipment. We will install that for them per their specifications. What they have is a regulation area which will control the pressure before it comes into their lines, the measurement area which measures the volume of gas that enter their lines, and that is where we will tie into their line. Mr. Morrison asked who owns the site? Mr. Burden answered that Hyperion will own the site and then there will be an Eastern Gas facility on there, so co-located to the degree where they will own and operate a bottom corner of the site.

Mr. Burden then presented a photo of the building and towers. A question was asked as to how high the towers are? Mr. Burden answered the height of the towers is 35 feet. Mr. Burden pointed his way through the picture and advised that there will be a regulation skit, a metering building, behind the metering building will be the pig receiver infiltration center, towards the center will be the dehydration center with the towers, and to the very far left will be the tanks. Mr. Burden advised that they will have an operator out there once a day to look over everything and they will also have remote monitoring every day. Mr. Mitall asked about the lighting in the second picture. Mr. Burden stated that lighting is there as needed, only if people are on the facility. Mr. Burden advised that they are proposing dark sky lights in the lighting plan that they provided with the application. A question was asked about what is the accessibility from a fire safety standpoint? Mr. Dailey answered and stated as with all of Olympus's projects, there is always more than willing to provide training as needed for the local responders. The access road will be gated on the Bollinger side,

but the local responders will have keys to access the site in case of an emergency. A question was asked as to what is the width of the roadway? Mr. Dailey answered 12 feet wide. Ms. Hoy and Mr. Morrison stated that that is not wide enough for a fire truck. Mr. Morrison advised that he will get information to them as to how wide the road needs to be in order for a fire truck to safely get to the site in case of an emergency. Mr. Mitall asked what is the width of the road that you have graded out there? Mr. Dailey answered 12 feet wide with gravel with 2-foot-wide vegetative shoulders on each side. Mr. Morrison and Mr. Mitall stated that they may want to consider some pull out areas.

Mr. Mitall asked what is the timing of these two projects? Mr. Burden answered they are looking at this fall for the construction of the pad and for the pipeline and interconnect, sometime in January 2022. Mr. Mitall asked when will all the equipment be brought in for the well pad construction? Mr. Burden advised this fall. The construction for the pad and the construction for the interconnect will not overlap.

Mr. Morrison asked the question, what happens to this when the wells go dry? Mr. Burden stated that there is a long life on the wells and we continue to find ways to utilize it because we continue to find ways to utilize the gas infrastructure.

Mr. Mitall commented about the pressure in the eastern line being 800 to 1000 PSI and asked the question if there will be compressors to get the gas from the well into this line. Mr. Dailey answered that the down hole pressure on these wells when they are drilled is high enough that they can take pressure cuts on the pad and still deliver an excess of pressure on the eastern gas line.

Mr. Mitall asked the question about a federal statute on how close a structure can be built next to a gas line under pressure, a blast zone? Mr. Burden answered and stated that there is not a mandate on distance from pipe to structure, there's class locations, so that is where you figure out your different radiuses and the design of the pipe and the strength of the pipe and how you test it and how you operate it. Ms. Hoy asked a question as to what is the nearest occupied structure next to this facility? Mr. Dailey answered and advised that the nearest structure would be off of Kemmerer Hollow Road, and there are a few residences down there but it roughly 1000 feet from those residence. Ms. Hoy asked if they will be leasing the land from the one parcel? Mr. Dailey answered that there are two parcels. The first parcel that has the access road and the titan well pad is owned by Olympus, which Hyperion is a subsidiary of Olympus. They do have an agreement with the nearest landowner to lease the property that the interconnect pad is on.

A question was asked as to how deep will the pipe be buried? Mr. Burden answered that the pipe will be buried four feet deep with soil on top of it. Another question was asked as to how the pipe will be inspected? Mr. Burden answered that tools will be run through the pipe and that is how you do the in-line inspection. A question was asked as to how often is that done? Mr. Burden stated that the mandate by DOT is

every 5 to 7 years. Mr. Burden further stated that when the pipelines are installed, we have inspectors that are certified in x-ray and coating and taking pictures and documenting everything before it goes into the ground and checking it to make sure it has the integrity to meet all the specifications. All that is documentation and all of that is put together at the final job site. A question was asked is there any erosion or corrosion concerns if you have an curves or bends. Mr. Burden answered, erosion they do in their calculations and that is how they size their lines based on volumes and pressures. Corrosion, we have active cathodic protection that is on the pipelines. We take readings on the pipeline for corrosion as part of our DOT inspection requirements. A question was asked as to what is the material of the pipeline? Mr. Burden answered carbon steel. A question was asked as to how thick is the wall? Mr. Burden answered .375 inches.

Mr. Mitall advised with the Conditional Use application, there will need to be a landscaping modification, traffic study, and wetland buffer.

Mr. Morrison advised that a Public Hearing will be held on Tuesday, July 13, 2021, at 7:00 p.m.

Ms. Hoy made a Motion to accept the application regarding CU-3-21 & SP-6-21, Hyperion Midstream Project. Mr. Patrick seconded. Motion Approved: 4-0

Other Business: None.

Adjournment: Mr. Patrick: Moved to adjourn at 7:45 p.m.

Ms. Hoy: Seconded

Motion Approved: 4-0