

BOROUGH OF EAST PITTSBURGH

Planning Commission Meeting

December 11, 2017

The December 11, 2017 meeting of the East Pittsburgh Borough Planning Commission was called to order by Mr. Simon at 6:00 at the Senior Citizens Center on Grandview Ave. Mr. Simon took roll call.

Planning Board Members Present:

Marcus Adams
Joe Esposto
Dennis Simon
Don Sperring
Rus Yocca

Others Present:

Paul Borkowski, Council Member
Ryan Davis, Merrion Oil & Gas - Operations Manager
Denise Hartford, Borough Secretary
Jake Polochak, Morascyzk & Polochak – Attorney
Jonathan Teacoach, MPF Manager
Kimberly Weschler, Borough Secretary

This Meeting is for the Marcella Gas Drilling at U.S. Steel Works in North Versailles.

Mr. Simon turned the meeting over to Jonathan Teacoach. Mr. Teacoach introduced Ryan Davis and Jake Polochak who came with him to represent Merrion Oil and Gas Corporation. They were here for a zoning approval pursuant to 2103 of our Zoning Ordinance to construct a portion of their Oil and Gas Well Site within East Pittsburgh.

Merrion and the United States Steel Corporation have reached terms on an oil and gas lease, including gas purchase and site development provisions. This agreement will enable Merrion to develop a well site at U.S. Steel's Edgar Thomson Plant.

All surface operations, including all drilling, pipeline, and other midstream and downstream facilities, will be completely contained on the Edgar Thomson Plant; there will be absolutely no surface disturbance on neighboring properties. These surface operations will not include natural gas compressor station or natural gas processing plant.

Oil or Gas Well Site Disturbed Area: Temporary operations will disturb approximately seven acres in the Borough of East Pittsburgh. After which, the ongoing operations, the production phase, the disturbed area will be reduced to approximately half of that size, three and one-half acres, in the Borough of East Pittsburgh

No Oil or Gas Wells will be drilled within the Borough of East Pittsburgh, all Oil and Gas Wells will be drilled in North Versailles Township.

The activity performed in the Borough of East Pittsburgh will primarily be limited to fresh water storage, storm water containment, vehicle access points, and postproduction facilities. Merrion will not require a compression station on this site. It will take 11 million gallons of fresh water to complete a well. They will be using a sediment trap pond that will be lined with a synthetic oil based mat. This will be for storm water. The containment water will be shipped to New Stanton where there is a plant that filters the water and sends it back to the oil and gas industry. They will be using about 30% of this water at the Edgar Thomson Plant. They will be doing some dehydration of water but no compression water. The sediments will then be burned after the dehydration is completed.

The Borough has copies of the site designs of their pad site, which includes the location, number and description of equipment and structures at the "Oil or Gas Well Site". These documents show the drilling pad, planned access point (no access roads are needed) the approximate location of derricks, drilling rigs, equipment and structures and all permanent improvement to the site and any post construction surface disturbance.

The Borough also has copies of their Department of Environmental Protection Permit Application to Drill and Operate an Unconventional Well ("DEP Permit"). Final DEP Permit documents will be submitted when approved by the Department of Environmental Protection. Merrion shall also provide when complete its Erosion and Sediment Control Plan as it relates to environmental impacts of the proposed project on the site and surrounding land and measures proposed to protect or mitigate such impacts. There is another meeting with the DEP scheduled for January 16, 2018

Upon approval of our DEP Permit and before construction of the "Oil or Gas Well Site" Merrion will completely fence off the "Oil or Gas Well Site" with security fencing and have 24 hour on-site supervision and security drilling operations to ensure the safety of the community, and will obtain an address from the County 911 addressing program and provide all first responders the information needed to gain access in the event of an emergency. The contact information contained herein is the individual responsible for the operation and activities at the "Oil or Gas Well Site" to be provided to the Borough of East Pittsburgh and all applicable Emergency Responder as determined by the Borough.

The point of access is an existing access point and site distances are outlined in the included DEP permit. This point of access to the "Oil or Gas Well Site" is a state road and our access route will not traverse any municipal street in the borough of East Pittsburgh. This being an existing point of access it will not cause any further erosion of mud and debris onto said road. A Pennsylvania Department of Transportation (PADOT) Highway Occupancy Permit to be provided prior to construction of the "Oil or Gas Well Site".

The Borough has Merrion's proposed plan showing the access route over which heavy equipment will travel to the site, entirely on state roads. Included in the site map is an area for vehicles to locate while gaining access to the Oil or Gas Well Site which will not disturb normal traffic on their access route. Mr. Teacoach reassured the planning board that trucks would not block the road and be staged inside their area. They think there will be about five trucks a day for three months.

Merrion will make the operation's Preparedness, Prevention and Contingency Plan available to the Borough and all Emergency Responders at least 30 days prior to drilling of an oil or gas and at least annually thereafter while drilling activities are taking place at the oil or gas well site. Merrion will host, at its cost, an appropriate site orientation and training course of the Preparedness and Contingency Plan for all Emergency Responders as determined by the Borough.

The Borough has their plan for a continuous 72- hour ambient noise level at the nearest property line of a residence or public building, school, medical, emergency or public residence or public facility. There is also a continuous 72- hour ambient noise level at "Oil or Gas Well Site" to show the area's natural sound mitigation to the residents of The Borough of East Pittsburgh. Mr. Teacoach explained that it was not even as loud as our trains. They also did a sound study of Cliff Street which would be the only area to even hear the sound and it was only a 6 decibel difference from Edgar Thomson Plant. It was well within the limit of noise stated by the Borough.

Air Pollution was addressed by Mr. Teacoach. He stated no visible air pollution will be seen and it will be in compliance with Allegheny County.

Light Pollution was also addressed by Mr. Teacoach as well as by Mr. Davis. You will be able to see it on the Westinghouse Bridge but it will not be an issue that would cause an accident. It will show no more light than Edgar Thomson Plant. The Derrick will be lit so they are visible from the air.

Royalty fees will come in yearly. The pad is designed to hold 18 wells, East Pittsburgh is just permitting for one well. They don't have to come to the Borough when drilling anymore wells.

We can apply to get a small share of the impact fees from any addition wells that Merrion drills.

They want an application given to sign lease and will bring it up in new business at the council meeting. They already have a lease with Union Railroad, U.S. Steel and North Versailles.

This Gas will all be going to Edgar Thomson for use and any excess will be sold to Peoples Gas.

Motion to Adjourn

Mr. Sperring made the motion to adjourn, seconded by Mr. Yocca at 6:55 PM

Respectfully submitted,

Denise Hartford
Kimberly Weschler
Borough Secretaries