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1322 Fretz Drive • Edmond OK 73003 • [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com)  
Minutes from Meeting with the Oklahoma Corporation Commission  
(OCC), May 16<sup>th</sup>, 2018

### Call Meeting to Order

A meeting for the SilverHawk homeowners was held on May 16<sup>th</sup>, 2018 at the SilverHawk Clubhouse. It began at 7:08pm and was presided over by Chris Painter, with Mandy Lunsford as secretary.

- Oklahoma Corporation Commission representatives present at the meeting were; Dana Murphy – Chairman; Matt Skinner – Public Information Manager; Tim Baker – Oil & Gas Conservation Director; and Jim Marlatt – Oil & Gas Conservation Field Operations Manager.

### Questions & Discussion

- There are two ongoing investigations – Pipeline Safety Division and Oil & Gas Conservation Division. Pipeline Safety is working to determine the cause of the incident. Oil & Gas Conservation is monitoring the status of the cleanup.
- **Can you tell us what actually happened?** – The cause is still under investigation. A large section of the pipe in question has been cut out and sent to a lab for testing. It was an 8” steel pipe lined with a plastic liner. A small hole ruptured at around 700lbs of pressure, and the wind carried the mist over the neighborhood. The actual hole was about the size of a quarter, and the pressure caused the pipe to crack after the rupture.
- **Can you verify that the liquid is crude oil, and that there are no other components in the mixture?** – Yes, all evidence we’ve seen so far indicates that the liquid was crude oil with no other components. All that the line has ever carried is crude oil. It is a higher grade of crude oil.
- **How much oil was lost in the spill?** – Instrumentation showed 15-18 barrels were lost. The pipe was shut off within 20 minutes, and a very small percentage was blown into the neighborhood. Once the instruments showed the drop in pressure, the safety measures in place began to shut off the line.
- **I read that 15 barrels of oil had been recovered. Is that possible if only 15-18 barrels were released?** – Yes, it was a small amount that blew into SilverHawk.
- **Our neighborhood is built on a convergence of several pipelines. Are there different safety measures in place based on where a pipeline is located, such as in a neighborhood vs. in the middle of nowhere?** – There are federal pipeline testing and monitoring requirements. An agency within the federal Department of Transportation sets these regulations. The OCC will work on getting more details to answer this question if desired.
- **I was out walking my dog when the mist entered the neighborhood. Are there any health concerns I should know about? Is the substance in the mist safe in the lungs and nasal passages?** – Air monitoring started at midnight the day of the incident, but the flow had stopped by then. There was no air monitoring at the time of the incident, but if you were in the cloud and breathed it in, we recommend you go see your doctor.

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- **Is benzene a component?** – There is the possibility of benzene, and the oil is being tested as we speak. We are hoping to have the results as early as tomorrow. The results will be shared.
- **What is benzene, and should we be worried about it?** – Benzene is a carcinogenic and is on the Environmental Protection Agency's (EPA) hazardous waste list.
- **The OCC incident report from 5/10/2018 states that no water body was affected. How was this determined?** – This was based on a visual observation; no sheen was observed on the surface. This document is a living document and will be continually updated. These documents are available to the public. The initial visual observation was to see if there had been a fish kill; if so, an immediate cleanup effort would need to take place in the bodies of water. We will take soil samples and water samples.
- **Does the OCC perform soil samples for homeowners?** – The OCC will have a team with the Sunoco team during sampling. They will verify samples against Sunoco's samples throughout the process. If you would like to request OCC to take a soil sample from your property, call (405) 521-2302 to make your request.
- **How long does it take to get the soil sample test results?** – Typically 7 to 10 days.
- **Will every home be tested, or will it be random testing?** – According to Sunoco's testing plan, 228 homes will be sampled. Anyone who wants their land sampled can have it done by calling (405) 521-2302. We will mail you the results for your property.
- **Have you seen a map of the properties that were determined to not be affected?** – No, we have only seen an aerial view of the areas determined to be affected via visual observation.
- **Will we get a document verifying that our property has been cleaned and is clear of any harmful residue?** – Yes, you should receive a document saying levels are below the acceptable level.
- **Does the OCC have the authority to fine Sunoco for the leak?** – It is an ongoing investigation, but yes, the OCC does have fine power and the authority of an enforcement action. An enforcement action is judicial, and a judge would hear the case.
- **Are the results of the failure and safety reports public records that can be requested?** – Yes
- **What is the timeline for the investigations?** – It is up to how long the lab takes to do their testing, and the liner is also being examined. We imagine it will take a number of weeks for the investigation to conclude.
- **Can Sunoco reinstate the pipeline back into service before the investigation is complete?** – The OCC has requested that the pipeline is not reinstated until after the investigation is over.
- **What are the OCC's expectations for Sunoco in regards to the neighborhood?** – Sunoco has presented a draft plan to the OCC and Department of Environmental Quality (DEQ.) Both entities are reviewing the

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plan and making comments on the plan. This will continue until everyone is satisfied.

- **How concerned would you be if you lived in this neighborhood?** – I've handled 60,000 barrel oil spills; but I would be upset. My main concern would be if there are benzene levels in my soil.
- **Are there any heavy metals in the crude oil that can cause damage?** – There are typically no heavy metals in crude oil, but if there are, they are such trace amounts that it is not considered a health risk.
- **When will the soil sampling begin?** – The soil sampling will begin tomorrow, May 17<sup>th</sup>. They are primarily looking for the highest risk factor – benzene and all hydrocarbons. All of this information will be made public.
- **Will there be a follow up meeting to explain the results?** – Yes, we can do that. This is our job. Our goal in any case, whether it be 15 barrels or 60,000 barrels, is that whatever impact occurred, that property can be returned to how it was before the incident.
- **What happens if benzene is in the oil?** – A more aggressive cleanup will begin, such as excavating property to remove the lawn and replace with clean soil. Oil is organic and decays naturally. A lot evaporated when it went into the air. Any residue left over will biodegrade very quickly. If we find levels for concern, we will take the appropriate action.
- **Does Sunoco own the oil derrick inside the neighborhood?** – No, they do not own the derrick.
- **Do you recommend that we should stay off our yard?** – If your property has been cleaned. Discussion about how some people's homes were cleaned using the tarps to catch the water and others were not. Make it a high priority to sample your yard if your home was cleaned without tarps. Until we get sample results, do not let your children play in the yard as an extra precaution.
- **I tried talking to the contractors about how they cleaned my house, but there are always different companies and they aren't communicating with each other.** – Voice your concerns to Sunoco, not the contractors. Melissa Sanford: (832) 361-2685 [melissa.sanford@energytransfer.com](mailto:melissa.sanford@energytransfer.com)
- **I have an organic garden. When will it be safe to plant again?** – Wait to see what the results have to say.
- **How long will the residue remain?** – This type of crude oil should dissipate within weeks.
- **Do you recommend watering our lawn, or waiting?** – Recommend not watering your lawn until after receiving the results of the samples. Additional watering could create a run off issue.
- **What should we do with our grass clippings when we mow?** – Recommend not mowing until after receiving the results of the samples.
- **With high grade crude oil, the likelihood of benzene being present is higher.** But it also dissipates faster. Everything we've seen has been good news so far. We can hold another meeting after receiving the sample testing results.

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- **Should we be worried about residue on roofs?** – Asphalt shingles are made from an oil product; it will not damage your shingles. Benzene is the first thing to dissipate because it is higher in the hydrocarbon chain. The higher parts of the hydrocarbon chain biodegrade first, and the lower parts of the chain biodegrade last. It would be surprising if there is any benzene on your roof at this time.
- **Can we request that a sample be taken from our yard, and another sample be taken from our garden?** Yes, call (405) 521-2302. This first sweep of samples is a screening level test. If we find hits, we will take more samples in that area. This first sweep is one plug per property and water bodies.
- **Will there be record of where each sample is taken?** – Yes, there will be a map showing the exact location of each sample.
- **Who will be testing these samples?** – An Environmental Protection Agency (EPA) certified lab.
- **Is there a line of communication between Sunoco and the OCC? Sunoco has told us in the FAQ handout that it is safe to play in the yard, water and mow, etc.** – As soon as this meeting is over, we will be notifying Sunoco that we are recommending not to do these things until after seeing the results of the soil samples.
- **Is West Field Elementary taking any action? They have been letting children play outside on the playground.** – The school was our first priority. It has been cleaned and samples have been taken. Preliminary samples have come back as non-detect.
- **Samples from the cleanup water are being taken as well.** Field tests have not shown anything so far.
- **Would you suggest that we have the roofs and A/C coils cleaned?** – Yes
- **What are things you would ask for if you lived here?** – I would want my lawn furniture cleaned, playground, A/C, roof. I would want yard and garden samples.
- **What about grills? I was told I would need to sign a release for Sunoco to replace my grill.** – Sunoco did not offer to clean your grill? No, they did not offer to clean it. It needs to be cleaned or replaced.
- **Surfaces are stained after washing. Is there a chemical difference between the oil and the remaining residue?** – Yes. The stain is damage, and is not oil residue. It needs to be re-painted. There is no oil left, but it has left a stain.
- **Should I let them power wash my bricks? Can this damage my bricks?** – They are using a low pressure wash and it should not damage your bricks.
- **If my bushes and trees were affected by this incident, when will I start to see the damage?** – Based on experience, you should see it within weeks, especially with the rain and weather warming up.
- **I am already noticing dead leaves and spots where there was heavy oil residue.** – Contact Sunoco to have the arborist/horticulturist come inspect your landscape.



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- **What about pets?** – As long as they were not soaked in the oil, they should be okay. It is okay to let your pets out into the yard.
- **There is nothing about this incident that is not public record, except possibly someone's personal information.** We are going to try our best to make everything accessible to you. We will keep a line of communication open with the HOA, and the HOA will get the information posted to the website.

### **Adjournment**

The meeting was adjourned at 8:02pm.

## SilverHawk HOA Secretary

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**From:** HOA Treasurer <treasurer@silverhawkhoa.com>  
**Sent:** Thursday, May 17, 2018 8:57 PM  
**To:** Autumn Cuellar  
**Cc:** HOA Director; president@silverhawkhoa.com; secretary@silverhawkhoa.com  
**Subject:** Re: APPROVAL NEEDED - OCC Meeting Minutes

Wow. Awesome job Mandy. I remember the discussion Autumn is referring to, and she accurately captured the numbers.

Approve with Autumn's addition.

----- On Thu, 17 May 2018 15:02:10 -0700 **Autumn Cuellar** <[autumn@silverhawkhoa.com](mailto:autumn@silverhawkhoa.com)> wrote ---  
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After the 4th bullet, "How much oil was lost in the spill?" Someone asked, "I read that 15 barrels of oil had been recovered. Is that possible if only 15-18 barrels were released?" And that's when the OCC responded, "Yes, it was a small amount that blew into Silverhawk." I personally found that to be reassuring. If a barrel is 42 gallons, then that means a max amount of 126 gallons of oil dispersed across a 1/4+ square mile. This might be why the news they've had so far has been good.

So I would like to see that question added to the minutes. Otherwise, approve.

Autumn

----- On Thu, 17 May 2018 09:44:22 -0700 **HOA Director** <[director@silverhawkhoa.com](mailto:director@silverhawkhoa.com)> wrote ----

Approve

----- On Thu, 17 May 2018 09:43:56 -0700 [president@silverhawkhoa.com](mailto:president@silverhawkhoa.com) wrote ----

Approve

Respectfully,

Chris R Painter  
President | Silverhawk HOA  
Mobile 405.412.5718

On May 16, 2018, at 10:43 PM, SilverHawk HOA Secretary  
<[secretary@silverhawkhoa.com](mailto:secretary@silverhawkhoa.com)> wrote:

<Meeting with OCC 5-16-18.docx>

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Mark Grant  
Treasurer  
Silverhawk HOA