

Commissioner Booth: Next item is a tabled case PZR-2017-10 do I hear a motion to remove from the table?

Commissioner Frangella: Motion to remove

Commissioner Gordon: Second.

Commissioner Booth: We have a motion and a second, please cast your vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano

NAYS: None

ABSENT: None

Commissioner Booth: Ok. You'd like to tell us about this one?

Mr. Albert: Mr. Chairman I'm going to suggest that you remove from the table and open consideration on the special permit use following this as well. The two applications are tied together and approval or disapproval has to go with both of them at the same time.

Commissioner Booth: Alright Sir. The next tabled case is PZSPU-2017-02 do I hear a motion to remove from the table?

Commissioner Richard: Motion to remove

Commissioner Granier: Second.

Commissioner Booth: We have a motion and a second, please cast your vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella, Galliano

NAYS: None

ABSENT: None

Commissioner Booth: That did pass, they both are now active. We'll open the public hearing on PZR-2017-10 and PZSPU-2017-02 since they are tied to together and we will have a hearing on both of those at this time.

PZR-2017-10 requested by Duplantis Design Group, PC for Gulf South Pipeline Company, LP for a change in zoning classification from R-1A and OL to M-1 on approximately 3 acres on portions of Lots 6A, 12A, 18A, 24A and 30A of Sq. 1. Of Unit 7 of Evangeline City, (919 through 959 Evangeline Road), Montz. Council District 6.

PZSPU-2017-02 requested by Duplantis Design Group, PC for Gulf South Pipeline Company, LP for a Special Permit Use to develop and operate a gas compressor station on a 3 acre portion of Lots 6A, 12A, 18A, 24A, and 30A of Sq. 1. Of Unit 7 of Evangeline City (919 through 959 Evangeline Road), Montz. Council District 6.

Mr. Albert: Thank you Mr. Chairman. The first part of this application the applicant is requesting a rezoning of Open Land and R-1A to M-1 for the purpose of placing a gas compressor station. The rezoning consists of just under 3 acres shown on the screen there of a total of 17 acres for the entire piece of land. The rezoning application is based upon 3 guidelines and the department has recommended approval of the rezoning on the third guideline based upon no considerable impact on existing infrastructure and due to the size of the requested rezoning, no considerable impact on the surrounding parcels. The special permit use has further criteria to allow for the gas compressor station and is only possible if the rezoning is approved. The staff found that the application met the majority of the requirements under the special permit use that's shown in the report, however a town hall meeting was held with numerous residents in attendance and several elected officials where a number of concerns and issues were brought up, justifiably so by the residents. Staff worked with the concerns that were vocalized at the meetings as well as with parish officials to prepare a series of conditions such that if you do approve this request, the site would be in a condition more acceptable to the residents.

What I'm going to do I'm going to cover the conditions that we put on this project that's part of the approval, if you have any questions, I will answer them from staff perspective, if there's details about what the applicant intends to do specifically please put those questions to the applicant.

We've required that the entire area is consolidated into one parcel of land which is standard practice for new development in the parish, it's going to have to be rezoned to M-1 but that's in part what they are asking here. The applicant has agreed to provide a copy of recorded restrictive covenants that will limit any future use on the remainder of the unzoned portion, specifically the portion that's remaining Open Land and R-1A would not be eligible for use for commercial or industrial purposes in the future. The applicant has agreed to provide a construction traffic control plan that discusses coordination with local entities as well as the direction of traffic on and through Evangeline Road. The construction access and traffic flow will be limited from Airline Drive, they wouldn't be able to access from River Road. The first 150 ft. of that access is required to be paved with a hard surface so it won't be gravel or unkempt ground. The temporary construction drive, an additional one to the southwest that's not shown on here but that is to be returned to its pre-development state and there are conditions for plantings and flocking of that area to speed up that recovery. The applicant is required to keep the road free of dirt and debris during the construction at their own expense and if it is determined by the Department of Public Works that the construction volume has damaged Evangeline Road or caused undue wear on it, the applicant has agreed to repair any issues and return the road to its prior working condition. Construction hours for the proposed project would be limited from 7 am to 8 pm and Monday through Saturday and would not be allowed on federal holidays, the Mardi Gras Holidays or Good Friday. Post construction noise survey is required to show the applicant is in compliance with their FERC requirements and they are not bringing additional noise beyond what was stated at the meeting here to the residents. If something else is required of their construction practices in order to lower those noise volumes they will come back to the Commission and advise you of that in a public meeting. Any natural vegetation that's disturbed beyond the site area as shown up here will be required to return to its natural condition. There's an issue with drainage where a specific culverts have to be added to make sure that no further impacts to the remainder of the site are affected and there were a number of concerns about drainage off of the property and there is a drainage servitude to the back of it; normally an applicant is required to be 10 ft. off of that drainage servitude, it's not a setback, it's a requirement of the ordinance, we're conditioning that they are 20 ft. off of that servitude and they agreed to that so the site should be well out of impact of that servitude. We recommended approval based upon the conditions that were presented and agreed to and if they are any questions about the process I'll be happy to answer them.

Commissioner Booth: Any questions from the Commission about the process?

Commissioner Frangella: I have one on the noise study. There has to be residential areas below 55 decibels, is that at the property line that it cannot exceed?

Mr. Albert: The receiving property is typically how that is.

Commissioner Frangella: So it would be any property across the street or the closest lots adjacent on each end.

Mr. Albert: Yes.

Commissioner Booth: Ok. This is a public hearing for PZR-2017-10 and PZSPU-2017-02. Yes sir, state your name and address for the record.

Kainen LeBlanc, Duplantis Design Group, 314 E. Bayou Road, Thibodaux, LA 70301. We're the applicant, we're here on behalf of the operator that's going to operate the gas compressor station in the Montz community. We're here providing the civil support on the project. We have several members in the audience that are here from Gulf South that will answer any specific questions on how the station is going to operate and

function. We have 2 items on the agenda we're asking those to be considered concurrently which is the rezoning and the special permit. The staff stated very well what our intentions are and we're here to answer any questions the board may have.

Commissioner Booth: Any questions from the Commission at this time? Thank you sir. State your name and address for the record sir.

Kyle Stephens, Gulf South Pipeline Company, 9 Greenway Plaza, Houston TX 77046. We are the applicant, Gulf South Pipeline Company. We are an interstate gas pipeline company. We're regulated by the Federal Energy Regulatory Commission. Our gas is an interstate commerce. Our pipeline extends from Corpus Christie to the Florida Panhandle. We deliver burger tip ready gas to many customers here in the community, both Atmos and Centerpoint, the local distribution companies as well as many of St. Charles Parish industrials, Monsanto, Rain CII, Hexon, Union Carbide, Valero, etc. This project is a natural gas compressor station. It sits at the intersection between 2 pipelines that currently exist today, 1 – 24" trunk line which is illustrated right there on the side of the drawing and another one just across the street on Evangeline Road which is a 16" pipeline that services Entergy's Little Gypsy facility today. This project is being developed to serve Entergy's new St. Charles power plant. We are the sole natural gas provider to that facility. This compressor station will take gas flowing at about 650 lbs. bump it to about 900 or so lbs. and it will move down the line and be delivered to Entergy at 750 lbs. so about 100 lbs. uplift at Entergy's new facility and that's what's required, that's the contract we have with Entergy. They've contracted for a significant amount of natural gas off of this line to the new facility, we'll continue to serve Little Gypsy as well. A little bit of history, we filed this project with our regulator, the Federal Energy Regulatory Commission and filed many of our state permits last summer. As we worked through the process we did some outreach with St. John Parish believing that the actual physical facility here was in St. John. After we purchased the property, upon FERC's environmental assessment, it shows this site out of 2 other alternatives as the best site. We realized when those deeds came back that the lots we had purchased were actually solely in St. Charles Parish. We believed that the line at one time which was illustrated on both parish websites was right down the middle of the property and that the majority of this asset was going to be in St. John Parish. When we got the plats we realized that was not true, we immediately came over to Planning and Zoning, got a zoning recommendation and that yes in fact this facility, all of the facility would be in St. Charles Parish. So we immediately started down the road to talk about the zoning issues and here's what's important, in St. John this was industrial property, the Bayou Steel property, it's all zoned industrial. On the St. Charles side it is zoned open and we began looking at what our options were with the team. We tabled the rezoning a month ago because we started to hear concerns not only from Councilmembers but from the folks in the neighborhood. Our goal is to make sure that this particular property and the industrial development here in this industrial rezoning cannot be duplicated over and over and over again on Evangeline Road, that's our goal. So by agreeing to significant special use conditions, we believe that can be accomplished. There is no land use map or land use designation changes because we're under 3 acres. The light industrial is surrounded by what will be Open as well as Residential left along the front on Evangeline Road, we own all that property and we're going to make a commitment and I've got a deed restriction here that Kainen is going to give you that the property will not be used for anything other than a natural gas compressor station as long as Gulf South, it's successors and assigns own that 20 acres. So we're putting the deed restriction on the entire 20 acres that we own. It's compatible with current parish infrastructure, in fact, if you look at the zoned residential lots, if you just make the assumption that there were to be 8 – 2500 sq. ft. homes, you'd have over a half acre of impervious surface if developed as residential. This project very small, high tech facility, its impervious surfaces will be 1/10 of an acre. It will actually reduce the amount of flooding in the area as opposed to the potential development of these as residential homes. The land use will stay the same, the trees will be there, the land will be assinct, all 20 acres will not be developed. What's important here is that this facility is small, high-tech, brand new and safe. We have 40 of these across our system, we effectively now what we're doing and we know how to build these and we know how to build them safely. (Leaving the podium to set up an easel - In case anyone is wondering what this will look like. We also have a picture of an identical facility in Mississippi. This is on the new site, this is what it looks

like on the outside. This is its overall scope and here it is from the road. It's very similar to the facility in Mississippi, it's almost identical. It's a very, very, small footprint, a very high-tech facility. Here's a picture of where it's going to be in relationship to Evangeline Road. It's 600 ft., 2 football fields back towards the Bayou Steel property. The project will cost about \$30,000,000.00 (returning to the podium) and we'll contribute approximately \$800,000.00 annually to the parish. Again, we are the sole supplier to Entergy's facility. They've contracted for the natural gas off of our pipeline to supply that facility. This facility is pressure managed only, the pipeline exists today. I'm going to let Steve talk a little bit about noise mitigation and a traffic plan, giving you guys a little more information on what we're planning there, why it's important. Steve Creeson. Steve is our Director of Project Management/Engineering and Construction.

Commissioner Booth: Thank you sir. State your name and address for the record please.

My name is Steven Creeson with Gulf South Pipeline Company, 9 Greenway Plaza, Houston TX 77046. Basically the reason I'm here is in my position with Gulf South Pipeline Company, I'm responsible for the engineering, the construction, the permitting and the commissioning of all our new capital expansion facilities such as the Montz compression station that we're talking about tonight. As Mr. Albert was reading through the special permit conditions, you'll notice there was a section on noise that he mentioned. The compressor station basically will have several different noise mitigation factors included in its design. One of the things that we do in all of our new natural gas compressor stations such as this is we strive to maximize the amount of low grade piping within the compressor station to keep the noise down on the ground. In those areas where we have to come above the grade with our piping to get into our compressor building and come out of the compressor building we will acoustically treat the above grade piping and this is a 4 in. thick mineral wool insulation, densely packed with a vinyl wrap to keep all the noise contained in the pipe and then also above ground vessels in the yard are also noise treated as well. Once we get into the compressor building and this is really where all the noise makers are, there are 2 caterpillar 3608 reciprocating compressors that reside in that compressor building. To ensure that we contain all the noise emitted from these compressors, is we have a specially designed, acoustically treated compressor building. If you were to look at a cross section of a compressor building wall what you would see is an 8 in. thick wall and included in that 8 in. thick wall would be a 6 in. thick mineral wool insulation that's covered on the outside by heavy gauge exterior wall panel and on the inside by acoustically treated bi-fold interior liner panels. It's the same configuration that you would see on the ceiling for the roof. These type of buildings we use like Kyle said and I guess in my last 20 years I've probably done close to 20 of these, they work well, we typically use the same configuration of building where we have large turbine compressors in the order of 15,000 to 20,000 horsepower compressor units to contain their noise. In this case, same cross section building a lot smaller, 5,000 horsepower units. We have confidence in the building design, we've done many of these both from a pre-construction standpoint generating noise surveys to a post-construction compliance survey for noise, they really work well. In addition, like Kyle said and you can see on the artist rendering, the compressor building will reside approximately 600 ft. back from Evangeline Road. If you were to look at that 600 ft. distance back from Evangeline Road, the first 300 ft. will remain in its natural, vegetated buffer that you see today, the trees and scrub brush and what have you will not be removed except for the one access road that goes back. So the trees, the heavy dense trees also serve as a noise mitigation measure. In terms of noise surveys, we did our pre-construction survey, it was included in our FERC filing and to answer Mr. Carmine's question earlier, the 55 decibels is at the nearest noise sensitive receiver, in this case, it's the 2 homes across the street from this proposed compressor station. What we have done is made it more stringent in that we're striving for 55 decibels or less on our side of Evangeline Road. So we have agreed with the staff of the Commission to make sure that once the facility is installed that we will do a post-compliance noise survey as required by the Federal Energy Regulatory Commission to go back and validate or verify, if you will, that we've met those noise conditions and if we have not, then we will add additional noise mitigation measures, could be a sound wall, it could be more insulation, what have you, depending on the noise that we have that we have to mitigate for, we'll make that decision. So noise again

is something that in any community when you're building a natural gas compressor station you have to be concerned about that and then certainly we believe we've addressed the noise concern. I'll pause a moment on noise, I know that's – if it's easy to follow, not easy to follow, any questions?

Commissioner Frangella: I have one. You said the Moss Point one is similar. What are the decibel readings around there at that distance of 300 ft.?

Mr. Creeson: It's down in the upper 40's. I mean when you're standing and I believe Rudy, Operations Manager and Vice President for that area, it's about 60 decibels at the driveway gate, some 100-150 ft. then when you get further down that long stretch of road you saw there, it drops to 50 into the upper 40's before you get to the 500 ft. You saw on the Moss Point, in Jackson County Mississippi, again there was a heavily forested buffer where the compressor station was set well back just like this one will be from the road and there I will say the noise sensitive receiver was well into the upper 40's, we had no post-compliance issues that we had to go back and do any re-design on that one. With respect to impacts to the community during construction we did hear from folks who lived across the street, they were concerned about work hours and taking away from the peaceful time when they are at home at night and we've taken that into consideration. Going back through what Mr. Albert mentioned we typically work a Monday – Saturday 7-7 shift. We've got 7 am to 8 pm written in the condition and then there are certain federal holidays and other holidays that we will not work. These restrictions are very common in our industry, it's something that we include in our construction requirements and it's adhered to. There may be some instances where we want to do some minor work after hours or on the weekend and I think what we have in place is reasonable, we'll pause and make a request to the parish to that in advance of requesting that work and if it's not accepted, it's not accepted, we realize that. So again, the restriction on the work hours is something that's common in our business, we do that all the time and we certainly will do that here. There was also concern about construction traffic and you know this job, we're planning to start construction in the 4th quarter of this year. It would be November-December time frame and the facility is slated to be in service for Entergy's use in September 2018, September 1st. So it's quite a long construction period there, it goes through the school season and we realize with the narrow road that Evangeline Road is, the concerns with school children getting on and off the school busses what have you, is we're going to work closely with the local school districts in this area, understand where those school bus pick up and drop offs are. We're going to restrict any heavy equipment during those hours of school children getting on and off of their busses at their bus stops. We've also worked with the parish Commission staff to make sure that the access of our workers coming in and out of this site will be restricted from Airline Hwy. coming down Evangeline Road into the site. On the last page you can actually see a footprint of what this looks like on the site plan. It basically has a turnaround for construction traffic where if they pull in one access road, they'll pull out the other access road to where it will always be between Airline Hwy. and the site back and forth. There will be no need and there will be a restriction that our construction contractors not to access south to River Road, we will not allow that and we'll write that into our contract, again that is something that is common that we do and we certainly will adhere to them. In addition of the peak workforce of 75 men or workers that can be involved in this construction project during peak times, there will probably be 25 to 30 laborers and what we're going to do is require our contractor to bus in those laborers. Now there will be some trades that need their trucks to do their work; welders, they will typically need their rigs or what have you, things like that to where they will be making access, but those who drive a personal car for example will be bussed in; and we will do that to limit the amount of traffic in and out of the facility. In addition we'll put a flagman or flag person at each construction entrance access road on Evangeline Road to manage our flow of traffic in and out of that station again with Evangeline Road being a narrow road that it is to make sure folks are safely traversing along Evangeline Road and in and out of our construction access road site. We've built all of that into the traffic control plan as part of the permit conditions. The other thing is keeping Evangeline Road clean and one thing is we are regulated by FERC – Federal Energy Regulatory Commission and we are required to keep an environmentally safe and sound site and part of that is keeping a clean access road. We will have daily street sweeping to ensure that we don't have rocks that break windshields, to make sure that we don't have mud

clods up and down the road, we do that all the time. We take pride in our work, we respect the community in which we are working in and we certainly will do that here. I think that's basically some of the construction traffic issues and noise issues. Again, I'll pause for any questions.

Commissioner Gordon: I have a question in reference to the noise. You had stated about the decibels being at 55, now that's at 55 inside the plant or closer to Evangeline Road?

Mr. Creeson: If you look 55 dba or decibels that we're saying is on our side of Evangeline Road, so it's contained within our site, but on what would be the north or northwest side of Evangeline Road.

Commissioner Gordon: So the noise level that is going to be nearest to the resident, what is the decibel for that? Is there a range closer to the residents?

Mr. Creeson: When you get across Evangeline Road near to those noise sensitive areas, it probably will be down closer to where it is today and I think today it's closer to 50 or 52 dba, the ambient condition today. So it certainly will be below 55, it could be 52, 53 something like that, very close to what it is, ambient conditions today.

(from the audience) Kyle Stephens: Again these are theoretically model numbers. Typically we find that these models are relatively conservative so we do anticipate post construction they will actually be a little less. That's why we've committed to do a full post construction survey taking into account all NSA's and those will be done within the next year.

Commissioner Gordon: So is it monitored, the noise level or once it's at 55 it's at 55 or is it monitored once a week, once a month? How often is the noise level monitored?

Mr. Creeson: The compliance test will be done will be done within 60 days after the facility is complete at its peak operating condition. Unless there is a noise issue that's the only time it will be monitored.

(from the audience) Kyle Stephens: We won't be changing facilities or adding additional noise making equipment out there so once it's tested that should be it.

Commissioner Frangella: I have a question about the 7am to the 8pm. Ok so that's work time, so what time are you actually expecting workers to arrive as early as 6:00?

Mr. Creeson: The usually arrive at 6:30, they have their morning job safety discussion and they start work around 7.

Commissioner Gordon: So they are actually going to get to the site at 7?

Mr. Creeson: They typically get there around 6:30 for their safety meetings and then they start work at 7.

Commissioner Booth: I have a question for you sir. After the facility is operational will someone be on the site 24 hours a day?

Mr. Creeson: From an operations standpoint this facility will have 2 or 3 workers that are there typically Monday – Friday working an 8 hour shift, they will not be there on the weekends.

Commissioner Booth: Do you have security fencing around the facility?

Mr. Creeson: Yes we will have a full security fence as well as a security gate back off of Evangeline Road when you enter the site.

Commissioner Booth: How about any monitored alarm systems in the building when no one is there?

Mr. Creeson: Yes we will have full cameras throughout the facility and monitoring access cards to enter each building, what have you, when you get into the site.

Commissioner Booth: Thank you sir.

Commissioner Gordon: So the monitoring you said, someone is going to be there from 7-

Mr. Creeson: Rudy you want to tell them the working hours?

(from the audience) Kyle Stephens: The working hours will be from 7-3:30, 5 days a week unless we (inaudible)

Commissioner Gordon: Ok. So the monitoring 24/7, where is that going to take place?

(from the audience) Kyle Stephens: It's a completely automated station, so we have a control room in Owensboro, Kentucky and we have a back up control room in Houston, Texas and the station will be completely automated there, it can be started and stopped automatically by those controllers who are there 24/7.

Commissioner Gordon: Ok.

Mr. Creeson: I guess Rudy from a call out standpoint you want to mention the proximity these folks live to the station.

Commissioner Booth: Excuse me, you'll need to come to the podium so we can get this recorded, if we don't record it, we don't have a record. Thank you sir.

Rudy Percival with Gulf South Pipeline, 1020 North Fox Hall Road, Flowood, Mississippi. We'll actually have 2-3 employees depending on that will be an assigned work facility, 5 days a week normally, 7-3:30. We have an office presently in the Kenner area, right down the road, close by, we have an office there with multiple personnel that work here in the parish and operate the pipelines out of there. So we'll have people in case we have to dispatch them in the evenings, night and on on-call personnel. Our employees, they constantly they bring their vehicles, tools, everything is there but this system will be completely monitored at all times 24/7 by our gas control which is pretty typical for these types of facilities, but we also have built in safety devices that are at the facilities whereas even if no one was available for whatever communication fails, it is self-supporting there and Steve can discuss those safety features for you.

Commissioner Booth: Thank you sir. Any other questions or comments?

Mr. O'Malley: I do have a couple of questions for Mr. Guichan is it?

Mr. Creeson: Cresson.

Mr. O'Malley: Thanks for answering many of the questions I had noted with the length of the construction, time and consideration for our schools. There may be certain times of the year, we'd be happy to communicate with you those schedules, but more critical time-sensitive times like this testing we do several times a year. There are times and I assume you've considered these things if the river is high where you may not be able to work, I don't know the distance to the river but things like that and weather related items or other road construction projects the parish may have that forces us to come in from Airline as opposed to typically we use River Road often, but there are times when the Spillway Road is closed and we have to run both directions on Evangeline, so those are the things we would definitely require communication with as far as a person to contact so we can keep them informed of our needs because they will fluctuate during that construction period.

Mr. Creeson: And that's our goal is full coordination with the representatives with the local schools to make sure that we are aware of those restrictions or constraints and we factor those in. Yes.

Mr. O'Malley: Thanks

Commissioner Booth: Any other questions for this gentleman from the Commission?

Commissioner Galliano: I have some safety questions but I don't know if you're going to get into that next or not.

Mr. Creeson: Go ahead.

Commissioner Galliano: What are some of the monitoring systems, does the gas going to be used contain mercaptan and is there some kind of detection system or fire monitors or safety features?

Mr. Creeson: The gas does not contain, it's not odorized in this area so we do not have mercaptan. In terms of the different safety features of the site, again we have a full emergency shutdown system that basically it operates off of a firing gas detection system in the compressor building. It detects any gas leak and monitors what's called the lower explosive limit or a trace of natural gas that may be in the air if it picks that up, it will trigger a fire indication or a gas leak indication and it sets off the emergency shut down system which will lock in the suction and discharge valve and isolate the station immediately from the pipelines to keep the site safe from any gas leak. At that time if the workers are on site they'll hear the alarm, if not it will alarm to gas control and they will call out to the operations folks to come investigate if it's a gas leak or where it's coming from to remediate the concern.

Commissioner Gordon: So if it's a gas leak will the neighborhood be notified or what happens?

Mr. Creeson: I'm going to ask Rudy to come up and talk about our damage prevention program and liaison with local officials and what's done in those cases. That's a very good question.

Rudy Percival: Part of our training go along with we work with parish officials as we presently do with our pipelines and operations and we do have interactions annually with them or as needed. For instance on this facility once we bring it up, we'll actually bring local responders out and introduce them to the facility and go through these things. The building, if you notice the size of it is relatively very small, what we refer to on that is if there is any gas leak and we're talking any size it will automatically shut the system in, it will vent the gas out of the building if need be so that gas source will be eliminated, this is not like a major constant blowing because it isolates on both ends, it opens the main line valve no gas comes into the facility, it shuts itself down and vents out to keep it safe. There is fire detection if anything go off, any fire, same thing happens, it automatically shuts itself down and removes the gas from the building so it's not like you have a constant supply of gas going into it. Those isolation valves and things are outside of the actual building facility, it's a safe area. All this is tested of course, there's redundant systems in place and we do perform testing on the safety systems, that's required by the federal government and as a prudent operator we do this any way. So all this equipment is tested there is more than one device in device on this. Even the engines have safety devices on those that will shut in if it acknowledges any issues with the engines for example vibrations, these engines are designed to shut themselves down to protect themselves. So it's a very safe system, it's been out there for many, many years, it's well coordinated with local emergency responders, we interact with those, that's kind of the oversight on that. Any additional questions?

Commissioner Richard: I think a couple of months ago we had a pipeline blow up in Paradis, supposed to be totally safe and everything with a shut off valve, they had to let it burn out because they didn't have a shut off valve. What concerns me, if that would have been there, I think it would have been a lot worse. So all this safety talk is

wonderful but it will fail, plain and simple. That's all I gotta say and that was about 2 months ago and it was on the news and everything. Thank you.

Commissioner Booth: Any other comment or question? The public for this particular project, anyone from the audience care to speak? State your name and address for the record as you come to the microphone please.

My name is Danny Waguespack, I live at 111 Rhett Lane, Evangeline Estates Subdivision. It's about less than $\frac{3}{4}$ of a mile from this location. I'm here tonight as a concerned resident of Montz, LA to give opposition comments and recommend to the St. Charles Parish Planning Commission to deny the Gulf South Pipeline's request on the following. For the construction of a compressor station in Evangeline City Subdivision, the request to rezone 3 acres of property from Open Land and Residential 1-A to M-1 which is light industrial manufacturing. I did attend the town hall meeting in Norco on June 14th. I reviewed the provided material from the meeting. Gulf South Pipeline's advertisement and presentation campaign was to get buy in from the Montz community. They wanted to ease any community opposition to this project by addressing concerns that would result from the construction and operation of their proposed station. They wanted the community to have the impression that Gulf South had the community's best interest in mind. They only needed 3 acres from residential to industrial keeping the remaining 17 acres designated Open Land and Residential. They promoted that the noise level coming from the compressor station will be minimal. The proposed compressor station will be hidden in the woods and would be out of sight. They will be using an existing 16 in. pipeline going to the Entergy facility. Gulf South did open up the floor to the community for questions and they did answer a lot of questions, they had some difficulty and they also committed to working with the community on the construction concerns. My comments on the opposition to the construction of this compressor station are I am not concerned about the decibel levels produced by the compressor station, that's going to be minimal. However, I am concerned about the increase in pressure that this proposed compressor station will produce. Gulf South said that they will be using an existing 16 in. pipeline. This new compressor station will be introducing a much high pressure to this existing pipeline. How old is this pipeline? I believe I heard the maximum operating pressure at the meeting of the existing pipeline is 1100 lbs. I was going to ask how close the new operating pressure would be to the maximum, 900 lbs. That's only 200 lbs. below the maximum operating pressure. I'm concerned about a particular path of a segment of the 16 in. pipeline which goes through a residential community. This particular path parallels the rear property lines of the lots on the southwest of Evangeline Road and extends from Gulf South Pipeline going south to approximately 1200 ft. past Four J. Portions of this pipeline parallels vacant and undeveloped lots at this time. DSLD Builders purchased 20 lots of this property. Reve Builders is already building a house on this property. This area will have many residential homes in the very near future. According to the pipeline markers this pipeline passes approximately 20 ft. from the rear property lines of these lots. Once the homes are constructed, this pipeline will be approximately 75 ft. from the building line. This segment of the existing pipeline also passes along the rear lots of a developed residential area on Evangeline Road from the IC Railroad Track going south towards River Road to a point 1200 ft. pass Four J. According to the pipeline markers, this pipeline passes with approximately 75 ft. of the outside walls of some of these houses. I'm also concerned and disappointed that Gulf South Pipeline did not provide information or present any community safety initiatives at the town hall meeting. Is it not important to the Montz community and St. Charles Parish to know the path of the existing 16 in. pipeline to the new Entergy plant and how close it passes to the residential homes? What about the 16 in. pipeline that parallels along and within 100 ft. of Entergy's overhead transmission power line? Is it safe to have this high pressured pipeline this close to an electrical transmission power line? With the new elevated pressure placed on the pipeline what would happen if there was a pipeline failure and gas release this close to the transmission power line? What about gaining community and parish confidence on the safety and integrity of the existing 16 in. pipeline? This is an existing and aging pipeline. Is their intention for smart pigs to be used to determine or identify if there are defects on this pipeline since construction? Will a new hydrotest of the existing pipeline be performed to re-establish the maximum allowable operating pressure and reconfirm the strength and integrity of this pipeline? Are there future plans

by Gulf South Pipeline and Entergy to relocate this pipeline away from residential homes and the power line? I'm curious, what is Gulf South Pipelines and Entergy's commitment to the community in gaining community confidence? The following comments reflect opposition to the rezoning of 3 acres of property from residential to industrial. In reviewing the provided materials in today's meeting agenda related to St. Charles Parish zoning ordinance, I would like to comment on the following – the property in question is on Evangeline Road in Evangeline City Subdivision in Montz. This area is parceled into large lots on the northwest side, which is the LaPlace side of Evangeline Road and smaller lots on the southeast, Norco, side of Evangeline Road. The northwest lots abut St. John Parish where the property is zoned heavy industry. The southeast lots abut Entergy transmission power line right of way. At the time of Gulf South Pipelines purchase of this property located on the northwest side of Evangeline Road, the bulk of the neighborhood was vacant or wooded. However, the current land use pattern located across the street from this location on the south side of Evangeline Road is beginning to change dramatically, from vacant and wooded to single family residences. This is the heart of new residential development in the Montz community. About half of the lots on the southeast side has been transferred from the developer to other owners. DSLD Builders bought around 20 lots, Reve Builders have a house under construction. This suggests more houses to be built and families will be moving into this general area across from this proposed compressor station. If Gulf South Pipelines rezoning request were approved, it would create an industrial spot zone within the residential development of Evangeline City Subdivision. An industrial spot zone designated at this location is incompatible with the changing land use in this area, mainly because it does not belong in a residential community. Future sales of any residential lots on the northwest side of Evangeline Road, which is the same side of the compressor would be heavily affected because of the compressor station. Nobody wants to build a residential house next to a compressor station. This created industrial spot zone could potentially impact and influence future land use of all property along Evangeline Road in Evangeline City Subdivision between IC Railroad Tracks and Airline Hwy. This compressor station could possibly heavily discourage continued residential home construction on the southeast side of Evangeline Road. Just this one rezoning of 3 acres from residential to industrial would greatly impact the future land use at this location and heavily affect the Montz residential community. If rezoning occurs and it does impact as mentioned, the land use pattern of Evangeline City Subdivision, could the property in this location be considered as not compatible with residential development? Could the developer and land owner petition the parish to be able to sell lots to industrial buyers because the land use pattern has changed? Also, should industrial buyers purchase the property should this industry spot zone create an easier path to approval for future rezoning request to industrial? Please note, Bayou Steel already purchased a residential lot on the northwest side in the subdivision. Bayou Steel's property is zoned heavy industry and abuts all the lots on the northwest side of Evangeline Subdivision. What is Bayou Steel's intention for this property? I would like to conclude with the following statement – St. Charles Parish Planning Commission for Gulf South Pipeline request for the construction of the compressor station and the rezoning of 3 acres of property to industry, the consideration to approve or deny this request should be based on how this decision will impact the Montz residential community and the future land use of all property at this location along Evangeline Road in Evangeline City Subdivision. Please take into account the opposition comments presented tonight and recommend denying the construction of the compressor station and rezoning the Gulf State Pipeline property to industrial. Please help the Montz community preserve our residential, rural character and our future property values. I also would like to present the question – I would like the St. Charles Planning Commission to ask Gulf South Pipeline and Entergy the following question – Gulf South Pipeline you're contracted to provide natural gas to the new expansion facility of Entergy, if you're compressor station is Option A, what happens if St. Charles Parish denies your request for construction of the compressor station and rezoning of 3 acres of property from residential to industrial? What is your Option B to supply natural gas to this new plant? Thank you.

Commissioner Booth: Yes ma'am. State your name and address for the record please ma'am.

Hi my name is Shannie Borne, I live at 386 Evangeline. I started a petition about the rezoning of the property, I have about 269 signatures. The Montz residents don't want this. Not only is it a danger, but we have a severe drainage problem. If an emergency happens back there and it's a storm nobody is going to be able to get back there. There's a lot of homes coming up and it's very unsafe to be in the middle of a residential neighborhood. Entergy also when they proposed their expansion they never ever said that they were going to need an outsourced company to come in and supply them with a natural gas compressor station. I have articles here. That's it.

Commissioner Booth: Thank you ma'am. Yes sir you have something to say? State your name and address for the record please.

Bob Fisher, 100 Scarlett Lane, Montz, LA. I'm the District VI Zoning Board of Adjustment Commissioner, thank you for this opportunity. We bring a lot of cases, we want industry to come to the parish but when we can look in our agendas and we can look at our ordinances and we can look at this and consider it a spot ordinance and it passes one of our 3 criteria there is something wrong with it. Their end user, that's Entergy, has access to that 24 in. pipeline across their property, simply because they don't want it on their property. The same thing Bayou Steel didn't want it on their property, why? because they want to use it for something else. We the residents of Montz don't want it in a residential neighborhood. Mr. Waguespack made his point very clear about the development. Those lots in 2004, when that subdivision was approved by Parish Council had no M-1 thought, it was going to be residents and they are being sold. I ask you to deny their request and send them back to the drawing board and I ask you to make sure that Entergy understands that the citizens of Montz are tired of what they are pushing down our throats. Thank you.

Commissioner Booth: Thank you sir. Yes sir, state your name and address for the record please.

Good evening my name is Ronald Lambert. I live at 123 Thoroughbred, Montz, 70068. It's been stated already that the Planning & Zoning Commission has based their decision to accept this change in zoning on just 1 criteria, compatibility with the surrounding area and I fail to see how this spot zoning is compatible when you have 100% of the property is zoned either residential or open land. Furthermore, as far as the decibel levels, we keep going to Evangeline Road but you fail to take into consideration the other residential lots on either side, these people are going to have a lot of noise in their back yards, wherever they decide to build their houses, whether it's on Evangeline Road or in the rear of their property. Again, I'm in opposition and I'd appreciate your consideration.

Commissioner Booth: Thank you sir. Anyone else here to speak on this issue? State your name and address for the record.

Yes. Marcia Culver, I live at 163 Thoroughbred in Montz. One of the things that's not being mentioned is we're already have a traffic issue with everybody trying to negotiate from Airline Hwy. down to Evangeline Road. When the spillway is closed the schools have to have police people out there to regulate the traffic to allow them to get out and in the subdivision and now it's being proposed that you're going to have all these construction workers coming in and I'm not hearing anything, it's crickets about what you're going to do to control the traffic, people being able to access from Airline Hwy. to Evangeline Road and Evangeline Road out onto Airline Hwy. This is a long period of time, you're talking about from 6 am to 9 pm because you're talking about a work period from 7 – 7 or 8 – 8. So please, we're against this, it's residential and it needs to stay residential. Thank you.

Commissioner Booth: State your name and address for the record please.

Calli Walsdorf, 560 Evangeline Road, Montz. Years ago, I walked Evangeline and had the whole street rezoned to R-1A to stop this possibility. Today it's not the question of the chicken or the egg, the residents are here first. Now you're asking us to have to tolerate what big government and big business wants to throw at us. If it were your home in your subdivision do you really want this next door to you or down the street?

And I would say unequivocally no. At the other meeting that we had the representatives were all standing around and they're trying to put the little sugar coating on it and telling us it's not going to have any sound and we're not going to have this and we're not going to have that and my question then was if you have Entergy who owns property and you have Bayou Steel who owns property and you have property right on CC Road that is already zoned for this, why invade our neighborhood? And basically what the response was that it was less cost to them. Well that's wonderful but if you build it on CC Road or Evangeline Road, either one, the parish is still going to get their cut of taxes but the only ones at this point who are being put out are the residents and we're the ones who are going to have to suffer with either decreased property values, the noise, the construction and anybody who's been down Evangeline in the last couple of weeks knows we have Atmos who's putting another line through so we have traffic jams already but we as the residents who are already there are being asked to sacrifice our residence, our community and our peace of mind so that the company can come in and put this plant. Well you know what? They should have come and done all this and I have to wonder if you were dealing with the wrong parish entity, what does that really say about how they do business? It's kind of crazy and I'm really offended that I have to come here to try to save my community because I feel like we're trying to slay the dragon here and whether it be yall or the parish council, are going to throw us to the wolves, we're going to become disposable and that's unfortunate and please I'm asking you to vote no on this and tell them to go buy another piece of property or put it on Entergy's property, you'll still get the tax benefits but the community will not be impacted. Thank you.

Commissioner Booth: State your name and address for the record please.

Tracy Elizabeth, 928 Evangeline Road. We just built across the street from where this is going to be developed and I just feel like I shouldn't have to hear this during construction, after construction. I do have a family, 2 young children. I've lived across the street from the Shell in Norco on Good Hope Street my whole life, I've never had any problems and I don't feel like I should have to listen to a compression station. Some people are saying that they are not worried about the 55 decibel, the sound, but I'm right there. So I'm worried about safety as well, mainly noise and the new development that's coming as well, so that's all I'm worried about.

Commissioner Booth: Thank you. State your name and address for the record please.

John Sanchez, 946 Evangeline Road directly across the street from the proposed driveway, that's actually my truck right there. So where the proposed driveway is going to be if I look out the peep hole of my front door I'm going to look down that driveway. I've been very quiet on this issue mainly because I've been very busy. I'm actually an Entergy employee so this kind of affects me all the way around. I put a lot of money into that property, a lot of time and a lot of effort. I didn't move there to have this across the street from my house. I agree with everything everybody said in here and also with the lady that was just up here said, I call into question, I don't know anybody that's ever bought a piece of property and didn't get a survey and see what parish or county it's in. I just, I don't understand how does that happen? How do you buy a piece of property and not know what city it's in until after the fact? That's very questionable, very questionable to me and the gentleman up here said they have 40 other locations in this state, how many of those locations are directly in the middle of a residential neighborhood? How many? Yall have that number?

From the audience: There are 40 across 5 states.

Mr. Sanchez: and how many are directly in the center of a residential neighborhood?

From the audience: We probably have 6 or 7.

Mr. Sanchez: I would like to see the map of that and again I agree with the gentleman, what's Plan B? And I agree with when they said also the excuse of not knowing what city you're in or what parish you are in that's why you're on the back end coming to the community, that's not an excuse. I personally don't accept that, I don't believe it and I

think it tried to get slipped in under the radar without any of these residents knowing. I know this area very well, there's multiple options out there and I agree with what the gentleman said yall need to ask yourselves if you yall were in our shoes would yall want this to go on in front of yall house? Because the main thing to me, to me personally is my property value. I don't have kids so I can't speak for somebody else, I'm sure if I did that would be very important also, all these issues are important but property value and quality of life are the two main things that are important to me. Yall need to ask yourselves if you can put your head on a pillow at night voting yes for this, if it's good for the community. Thank you.

Commissioner Booth: Anyone else here to speak on this particular issue? State your name and address for the record please.

Carl Tabb, 265 Evangeline Road, Montz. No disrespect for these gentlemen who are from Houston but I'm from St. Charles Parish, Montz, LA, born and raised there pretty much all my life. I used to be able to go out my back door and go hunting. The gentleman from (inaudible) spoke well, hit all the spots. Please vote no. Please do not sell us out for money. I work at a plant, yall can talk all this safety stuff, all these things yall do, things fail, you can't bull crap me; I work at a plant, I know, it's happened, it does happen. It's like saying you're going to put new tires on a car and you're not going to catch a flat; it's going to happen. Please vote no. Thank you.

Commissioner Booth: State your name and address for the record.

Kenvard Beaugh, 131 Leigh Lane, Evangeline Estates. I just wanted to ask the experts here about the methane gas, is there going to be any emission of methane gas when they have what they call a blow down from what I'm reading. It's when things back up and they have to release stuff. I was wondering if they could explain that.

Commissioner Booth: Anyone have an answer to that particular question?

Rudy Percival: Yes natural gas does consist of roughly 85% methane gas which is of course lighter than air. If there is a release or we vent, it does rise. It doesn't travel, it doesn't Hoover at the ground, it doesn't move or travel such as that. It's not the same as a liquid or something like that. All emissions are tracked, special requirements, notifications, all that's handled through the LADEQ and state agencies, all releases are notified to them and there are quite a bit of records on there, but it's not like something that will travel down the street, it's going to vent up and that's it.

Commissioner Booth: Thank you sir. Anyone else care to speak on this issue? Seeing none, this public hearing is now closed. Any other comment or question from the Commission?

Commissioner Frangella: I have some questions for one of the representatives from Gulf South.

Commissioner Booth: What subject?

Commissioner Frangella: One has to do with do yall own any of your compressor stations that you have built that you've contracted out, that you've sold and contracts with them or does other subcontractors operate them?

From the audience: No we own and operate all the stations.

Commissioner Frangella: Ok. So the second part is when you talked about purchasing the property and you thought that the majority of the property was in St. John Parish, correct?

Mr. Stephens: That's correct both the parish St. John and St. Charles zoning maps illustrated the parish line in the wrong location and at the time, at the closing table, is when we say the Riverway survey of 2003 which illustrated that the property that we were purchasing was solely in St. Charles Parish.

Commissioner Frangella: So if we get passed that it's down the middle of the property where you think it is, but all your access, your sound, your safety, your impact on the community was still coming off of Evangeline Road correct?

Mr. Stephens: That's correct, access would have been off of Evangeline Road in all cases.

Commissioner Frangella: The impact, everything else, so you never think that you're buying property half and half, you're going to have impacts on both sides that you needed discussion with St. Charles Parish at that time?

Mr. Stephens: We did notify under the federal rules Planning & Zoning, emergency use as well as Parish President; and those notifications were done in the Summer of 2016. Federal Energy Regulatory Commission also provided notice of the environmental assessment that was done for the property, that was also mailed to the individuals in addition to the final environmental assessment as well, it's also mailed to the same list. It was not sent to every Councilmember but it was sent to key individuals.

Commissioner Frangella: I'm still having a hard time, I've never bought anything looking at a Google map, but everything I've done, I went through title insurance to verify it's clear title before I buy it. The real estate agent would at least tell me where I was buying property at and all of that.

Mr. Stephens: We made the decision at the table to move forward with the sale even with the recognition that the property was no longer split.

Commissioner Frangella: Ok. Thank you. One other question the gentleman brought up about the existing 16 in. pipeline.

Mr. Stephens: Correct.

Commissioner Frangella: On the map it shows the 24 in.

Mr. Stephens: Correct.

Commissioner Frangella: So the 16 in. runs across there, and where...

Mr. Stephens: The 16 in. actually starts on the other side of the street and parallels Evangeline Road for some distance and then pulls off and heads down Entergy's right of way. It's on Entergy's property the entire way at the very edge of the high powered right of way.

Commissioner Frangella: So right now there are no concerns with the power lines whatever? When I'm looking at the map, a lot of discussion has been here even if it's on Entergy's property and when I look at it the majority of the houses in the area would be closer to an impact site if it was on Entergy's property than where it is if it were on Evangeline Road.

Mr. Stephens: The pipeline was built in 1988, we do have plans prior to putting it into service, we do plan to run a smart pig and to double check the integrity of that facility. The pipeline has been there and we believe it's safe, we do a significant amounts of aerial patrol, regular patrols, cathodic protection which is an electrical current to keep the pipe from rusting. We have significant federal rules for pipelines and hazardous materials that they have a significant controlled program for us and we've met all the requirements on those assets. So the important thing to remember here and I might not have stated it clearly earlier or I didn't pause, is that this station is at the intersection of the two lines, it can't be just anywhere. It's at the intersection of the 24 which provides the major gas supply and the 16 which is the delivery lateral. There were 3 other locations that we looked at; we filed 2 other locations with the Federal Energy Regulatory Commission, one was on Bayou Steel's property and one was farther south on Evangeline Road. It was determined by the federal government that this was the best of the 3 locations. We didn't look down on the other side on CC Road, I can't get a

Corp permit to build there. I'd have to build pipelines from that station down on CC Road or anywhere else to Entergy's lateral, that 16 in., I can't get a Corp permit to do that much damage to the environment when this property is available and that is the conclusion of the FERC's environmental assessment.

Commissioner Booth: Thank you sir. Any other questions from the Commission?

Commissioner Richard: If we say nay, is the federal government going to come in and say we have to do it?

Commissioner Booth: It goes to the Council.

Commissioner Richard: I know it goes to the Council, but I'm asking if the Council says nay, St. Charles Parish we don't want it, does the federal government come in and say we got to take it anyway?

Mr. Albert: That's a bigger question than is appropriate to comment at this time.

Commissioner Richard: Because he's said the federal government said he has to put it right there because of the minimal amount of damage. So are they going to come in and say...

Mr. Albert: I cannot comment. I cannot provide any helpful information.

Commissioner Richard: Ok, that's all I wanted to know.

Commissioner Booth: Any other questions or comments from the Commission? I guess we're ready for a vote on PZR-2017-10 for rezoning, yes sir Mr. Albert.

Mr. Albert: So just to be clear, you're separating the rezoning vote followed by the special permit vote and regardless of how you vote on the rezoning, the special permit would be conditioned upon an approval of the rezoning.

Commissioner Booth: Yes.

Mr. Albert: And it is conceivable that you could deny the rezoning request and the Council could approve it.

Commissioner Booth: Yes. The first one is the rezoning, cast your vote.

YEAS: Booth
NAYS: Gordon, Petit, Granier, Richard, Frangella, Galliano
ABSENT: None

Commissioner Booth: That will go to the Council with a negative recommendation. Now we're going to vote on the special permit.

Mr. Albert: If the special permit is disapproved with the next vote, there won't be much reason for the rezoning to continue on because the special permit use can end with the Commission.

Commissioner Booth: It says in our agenda that both goes to the Council.

Mr. Albert: Can go to the Council. The special permit use does not have to on a negative vote. Special permit use does not go to Council if you deny it, it only goes forward if you approve it for a confirmation vote from them.

Commissioner Booth: Ok. Yes sir, what's your question?

Commissioner Granier: Explain the special permit for me a little bit more, if it's designated for that particular location.

Mr. Albert: Yes sir.

Commissioner Granier: So if there were to go back to the drawing board or whatever it is, they would have to come back for a special permit for whatever?

Mr. Albert: Yes.

Commissioner Granier: Thank you.

Commissioner Booth: Ok. Call for the vote.

YEAS: Booth

NAYS: Gordon, Petit, Granier, Richard, Frangella, Galliano

ABSENT: None

Commissioner Booth: Ok and that fails also. Order, order.