

Hackett, Mackenzie

From: Taylor A. Lindley <Taylor.Lindley@craftontull.com>
Sent: Thursday, September 17, 2020 10:28 AM
To: Derek Kennedy; Murphy, Brent; Jessica Curtis; Jesse Fulcher; Ali Karr; Jeremy Lawson
Cc: Ferenc, Jill; David Frye; McElhenney, John; Dickeson, Jason; Stephen Lieux
Subject: RE: [External] RE: Ninety One - Phase 4

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Good morning,

Kyle is no longer with Crafton Tull, but I will do my best to answer these questions. Regarding the 10' radius, yes, I believe we can add this to the final plat. I would also agree, if the Couch #3 well has been plugged as well, there is no longer a need for the buried oil line or the easement.

We will update the final plat accordingly.

Thanks,
Taylor

Taylor A. Lindley, P.E.
Project Manager | Civil



Crafton Tull



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From: Derek Kennedy <derek.kennedy@rch.com>
Sent: Wednesday, September 16, 2020 4:44 PM
To: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>; Jessica Curtis <jessica.curtis@rch.com>; Jesse Fulcher <jesse.fulcher@rch.com>; Kyle Sewell <Kyle.Sewell@craftontull.com>; Taylor A. Lindley <Taylor.Lindley@craftontull.com>; Ali Karr <Ali.Karr@craftontull.com>
Cc: Ferenc, Jill <JFerenc@brokenarrowok.gov>; David Frye <david.frye@rch.com>; McElhenney, John <JMcElhenney@brokenarrowok.gov>; Dickeson, Jason <JDickeson@brokenarrowok.gov>; Stephen Lieux <stephen.lieux@rch.com>
Subject: [External] RE: Ninety One - Phase 4

Brent,

I have added Kyle Sewel and Taylor Lindley to the email chain. They are both CraftonTull employees and Taylor has been running point on the construction plans and platting.

As for the flow lines between the wellhead and the tanks, they were also removed and there is no surface or subsurface equipment or material remaining.

Taylor/Kyle,

Can you chime in on Brent's email regarding the 10' radius?

Derek Kennedy

Director of Acquisition & Development

Rausch Coleman Homes

2212 NW 50th, Ste 246C, Oklahoma City, OK 73112

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From: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>

Sent: Wednesday, September 16, 2020 4:35 PM

To: Derek Kennedy <derek.kennedy@rch.com>; Jessica Curtis <jessica.curtis@rch.com>; Jesse Fulcher <jesse.fulcher@rch.com>

Cc: Ferenc, Jill <JFerenc@brokenarrowok.gov>; David Frye <david.frye@rch.com>; McElhenney, John <JMcElhenney@brokenarrowok.gov>; Dickeson, Jason <JDickeson@brokenarrowok.gov>; Stephen Lieux <stephen.lieux@rch.com>

Subject: RE: Ninety One - Phase 4

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Thank you Derek. Kyle Sewell prepared an excellent report that summarized the Oil and Gas Setback Rules (copy attached). So from the information you have provided, it is my understanding that all the wells that were on the property have been plugged. Do you plan to show the plugged wells on the plat with a 10 foot radius? It is also my understanding that since all the wells have been plugged and the tank batteries removed, the 10-foot wide easement for the buried pipeline that was indicated on the preliminary plat is no longer needed, is this correct? Have the lines that were used to transport the oil from the wells to the tank batteries also been removed?

Brent Murphy, AICP
Senior Planner
City of Broken Arrow

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From: Derek Kennedy <derek.kennedy@rch.com>
Sent: Wednesday, September 16, 2020 4:19 PM
To: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>; Jessica Curtis <jessica.curtis@rch.com>; Jesse Fulcher <jesse.fulcher@rch.com>
Cc: Ferenc, Jill <JFerenc@brokenarrowok.gov>; David Frye <david.frye@rch.com>; McElhenney, John <JMcElhenney@brokenarrowok.gov>; Dickeson, Jason <JDickeson@brokenarrowok.gov>; Stephen Lieux <stephen.lieux@rch.com>
Subject: RE: Ninety One - Phase 4

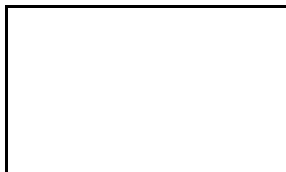
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Brent,

The well operator has completed the plugging and surface equipment removal in compliance with the requirements set forth by the Oklahoma Corporation Commission in addition to State and local requirements. The tank batteries were removed and there is no longer any sign that oil wells existed inside the boundaries of this phase. The "X"s on the lots are no longer needed.

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From: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>
Sent: Wednesday, September 16, 2020 4:09 PM

To: Derek Kennedy <derek.kennedy@rch.com>; Jessica Curtis <jessica.curtis@rch.com>; Jesse Fulcher <jesse.fulcher@rch.com>
Cc: Ferenc, Jill <JFerenc@brokenarrowok.gov>; David Frye <david.frye@rch.com>; McElhenney, John <JMcElhenney@brokenarrowok.gov>; Dickeson, Jason <JDickeson@brokenarrowok.gov>; Stephen Lieux <stephen.lieux@rch.com>
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Derek: Thank you for the plugging records. Your conditional final plat still shows an "X" on several of the lots. So is the proposed development in compliance with all State and local requirements? Has the tank battery been removed and is that portion of the property in compliance with State and local requirements? Appreciate your assistance.

Brent Murphy, AICP
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From: Derek Kennedy <derek.kennedy@rch.com>
Sent: Wednesday, September 16, 2020 3:53 PM
To: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>; Jessica Curtis <jessica.curtis@rch.com>; Jesse Fulcher <jesse.fulcher@rch.com>
Cc: Ferenc, Jill <JFerenc@brokenarrowok.gov>; David Frye <david.frye@rch.com>; McElhenney, John <JMcElhenney@brokenarrowok.gov>; Dickeson, Jason <JDickeson@brokenarrowok.gov>; Stephen Lieux <stephen.lieux@rch.com>
Subject: RE: Ninety One - Phase 4

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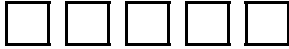
Hi Brent,

I have attached the 6 plugging records for the 6 wells that were drilled in the E/2 of the E/2 of the SW/4 of Sec 13-18N-14E. These were pulled from the OCC website and were filed by the well operator after plugging was complete, let me know if you need anything further.

Derek Kennedy
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From: Murphy, Brent <BMurphy@BrokenArrowOK.Gov>

Sent: Wednesday, September 16, 2020 12:03 PM

To: Derek Kennedy <derek.kennedy@rch.com>

Cc: Ferenc, Jill <JFerenc@brokenarrowok.gov>; David Frye <david.frye@rch.com>; McElhenney, John <JMcElhenney@brokenarrowok.gov>; Dickeson, Jason <JDickeson@brokenarrowok.gov>

Subject: Ninety One - Phase 4

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Derek: When the preliminary plat was submitted for the Ninety One development, Comment 8 stated, “Development around the oil wells and tank batteries shall meet all state and local requirements. No conditional final plat shall be submitted until written verification is provided confirming that the proposed development near the oil wells and tank batteries is in compliance with all state and local requirements. It appears that the wells will be closed prior to conditional final plat, however, if not, staff recommends access to active oil wells for maintenance purposes should be through a separate private access easement and not through public residential streets. If the Developer cannot have them closed prior to conditional final plat, the streets may have to be private with specific language in the covenants of the plat that would turn streets over to the City once the wells are closed. Any damage to the streets would be the responsibility of the Developer and/or homeowners association with repairs occurring before acceptance of the streets by the City.” It has been documented that oil wells were located on the property associated with Phase 4. We are proceeding with reviewing the conditional final plat that was submitted, but before we place this plat on a Planning Commission agenda, the written verification information requested with Comment 8 needs to be provided. Let me know if there are any questions.

Brent Murphy, AICP

Senior Planner

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