



**Suncor Energy (U.S.A) Pipeline Company
Rocky Mountain Crude System Expansion
Project
(RMCSEP)**

Neighborhood Meeting Summary

January 2013

Prepared by:
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Job No. 398019



CH2MHILL

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Attachments

- A Written Notice and Newspaper Advertisement
- B Attendance Sign-in Sheet
- C Comment Cards
- D Commerce City Landowner Status Maps

1.0 Introduction

Suncor Energy (U.S.A) Pipeline Company (Suncor) is dedicated to ensuring that stakeholders and residents, within the proximity of the proposed Rocky Mountain Crude System Expansion Project (RMCSEP), who may have the potential to be temporarily impacted by construction activities within the RMCSEP area, are informed of construction plans and permitting requirements. Suncor is also interested in the feedback of landowners and other interested parties. Therefore, in accordance with Commerce City's Land Development Code, Sec. 21-3110, Suncor conducted one neighborhood meeting for Commerce City residents.

2.0 Public Notice

Using data provided by the Adams County Assessor's office, Suncor issued written notice of the public meeting to landowners within 300 feet of the RMCSEP's proposed pipeline permanent easement. A total of 163 meeting notices were sent to landowners, with 19 notices returned undeliverable; approximately 12 percent. Table 1 provides the names and addresses of those landowners of record from which meeting notices were returned undeliverable. Additionally, public notices were advertised in the Denver Post and local publications the week prior to the meeting. A copy of the written notice and newspaper advertisement are included in Attachment A. Paid advertisements announcing the meeting were published in the following newspapers:

- Denver Post- Sunday December 2nd and Monday December 3rd
- Commerce City Sentinel- Tuesday December 4th
- Brighton Banner- Thursday December 6th
- Standard Blade (Brighton)- Wednesday December 5th

**SUNCOR RMCSEP
NEIGHBORHOOD MEETING SUMMARY**

Table 1: Meeting Notices Returned Undeliverable

PROPERTY ID NUMBER	PROPERTY OWNER	ADDRESS
182306306003	PERRY JOSEPH A AND PERRY PAULINE	6781 ALBION ST, COMMERCE CITY, CO 800222384
182306305052	MARIN SOSTENES	6755 ASH STREET, COMMERCE CITY, CO 80022
182306306023	MOLINA JOSE L AND HERNANDEZ MARIA	6631 ALBION STREET, COMMERCE CITY, CO 80022
182306306036	LUCERO PAUL J	6521 ALBION ST, COMMERCE CITY, CO 800222306 401 AUSTIN HIWAY SUITE 110, SAN ANTONIO, TX 78209
182306310001	C.B. BRIGHTON LTD C/O SALLY CLAYTON	401 AUSTIN HIGHWAY SUITE 110, SAN ANTONIO, TX 78209
182307200030	BANKER-WILLIAMS PARTNERSHIP C/O SALLY CLAYTON	401 AUSTIN HIGHWAY SUITE 110, SAN ANTONIO, TX 78209
182306200022	DOYLE HELEN	31252 COUNTY RD 384A, BUENA VISTA, CO 812119647
182306305004	LOPEZ ALEXANDER SERRANO AND COREA FRANCISCO H	6776 ALBION ST, COMMERCE CITY, CO 800222383
182306305051	DYER BEVERLY B	PO BOX 1182, COMMERCE CITY, CO 800222309
182306306018	HERRERA GASPAR AND LAGUNES HERMILO	6671 ALBION ST, COMMERCE CITY, CO 80022
182306305029	SWEENEY MICHAEL A JR	6580 ALBION STREET, COMMERCE CITY, CO 80022
182306306033	KRAUSE RALPH E	12913 E 6TH PL, AURORA, CO 80011
182306310002	EASON M VERNE C/O HAROLD EASON	680 POPPY WAY, BROOMFIELD, CO 80020
182501103001	SPRING CREEK PARTNERSHIP LTD UND 85% INT AND SMITH GARY D/LINDA B UND 15% INT JT	12741 SPRING CREEK ROAD, PARKER, CO 80134
182501101026	SPYKSTRA ROY	6897 COLORADO BLVD, COMMERCE CITY, CO 80022
182501101002	CITY OF COMMERCE CITY	5291 E 60TH AVE, COMMERCE CITY, CO 800223203
182512102003	CONOCO INC C/O CONOCO PROP TAX 215	7800 E ORCHARD RD SUITE 300, GREENWOOD, CO 80111
182512102002	SUNCOR ENERGY (USA) INC	7800 E ORCHARD ROAD #300, GREENWOOD VILLAGE, CO 80111
182306305010	ROMEO ARTURO AND ROMEO DANIELLE C/O AMERICAN ESCROW ATTN: TAX DEPT	404 N MAY ST, CHICAGO, IL 60622

2.1 Project Attendees

To ensure accurate information was available to address interested party and landowner questions and concerns, Suncor invited staff members from Suncor and Project staff members to the meeting. The following Project personnel and representatives were in attendance at the public meeting:

- John Gallagher – Suncor Energy (U.S.A.) Inc.
- Randy Lowry – Suncor Energy (U.S.A.) Pipeline Company
- Lisha Burnett – Suncor Energy (U.S.A.) Inc.
- Mike Korenblat – Suncor Energy Services Inc.
- Evan Randall - Holland and Hart, LLP
- Jim Johnson – Otten Johnson, et al. P.C.
- Mark Olmsted - CH2M HILL
- Jo Anne Lehman - CH2M HILL
- Deb Bartel - CH2M HILL
- Tracy Arnett – CH2M HILL
- Nick Rising - CH2M HILL
- Jo Ann Kemmis - ROW Agent
- Greg Kemmis - ROW Agent
- Dillon Ohrt - ROW Agent

2.2 Interested Party Attendance

Landowners and other interested parties were invited to sign in as they arrived at the public meeting. Eleven attendees were present during the December 13th meeting in Commerce City, and seven stayed for the formal presentation. Rachele Urso attended as a representative of the Commerce City Public Works Department. The sign-in sheet with the names of the parties who chose to provide their names and addresses are included in Attachment B, *Neighborhood Meeting Sign-in Sheets*.

3.0 Meeting Summary

3.1 Meeting Format

A meeting was held to provide landowners and other interested parties in Commerce City with information about the RMCSEP and provide a venue for the public to ask questions and voice concerns. The meeting was held at Las Brisas located at 7150 Ivy St., Commerce City, CO on December 13, 2012.

The doors opened at 5:30 PM, when landowners and other interested parties were invited to sign in. Upon entering, there was a half hour period of time to review the RMCSEP information, including poster-sized exhibits showing overall project location, aerial view with property lines in relation to the project, and a project location map for the RTD FasTracks 72nd Avenue Light Rail Station. During this time, Suncor personnel, CH2M HILL permitting and engineering personnel, and Right-of-Way Agents were present to answer any questions in an open house setting.

At 6:00PM, a formal presentation was provided by Suncor. The presentation started with a safety moment, discussed project personnel, and summarized the overall Suncor system. An in-depth explanation of the RMCSEP need, location, pipeline safety, and pipeline construction methods was provided. Upon completion of the presentation, Suncor and Project personnel remained available and invited guests to ask questions, voice concerns, and comment about the RMCSEP.

3.2 Comments, Questions and Concerns

During the meeting, Suncor encouraged attendees to fill out and submit comment cards given to them upon arrival. Four property owners provided their questions and concerns in writing. Copies of these comment cards are provided in Attachment C, *Comment Cards*. Suncor also fielded and discussed comments, questions, and concerns during and after the presentation. Attachment D, *Commerce City Landowner Status Maps*, identifies landowners who were notified and attended the neighborhood meeting as well those who submitted comment cards. Note that additional parties who attended the meeting, but are not landowners within 300 feet of the RMCSEP's proposed pipeline permanent easement, are not shown on the map. A summary of the comments, questions, and concerns is provided below, along with Suncor's response to attendees as described, in most cases, within the Conditional Use Permit Application.

General Construction

- Thickness of the pipe
- Depth of pipe
- Pressure of the line
- Amount of time it will take to lay one mile of pipe
- Direction the work will take place, i.e. will construction start on one end or both ends
- Will a Contractor be chosen prior to Commerce City's approval of the Conditional Use Permit
- Number of contractors that will be utilized to complete the project
- Pipeline location in relation to the Xcel Energy public service line
- Project affect on traffic; road closures
- Sand Creek crossing- when in the construction phase will it take place
- Landowner notification when construction begins
- Construction schedule, duration, time of day work will take place

General construction techniques were addressed during the meeting and information addressing these issues may be found within the Suncor Conditional Use Permit Application. Items such as the amount of time it will take to lay the pipe, construction schedule, when Sand Creek will be crossed and direction the work will take place will be up to the Contractor once chosen. Multiple Contractors may be utilized to complete the project.

Real Estate/Land ownership

Affect on property values and the compensation that will be offered to landowners.

Landowners were informed that offers are determined based on appraised property value. In Suncor's experience, nearby property values will not be negatively affected by the project once construction is complete.

Safety

Assurances the pipeline will be safe.

The current pipeline has been in commission since 1948 without incident. Suncor adheres to strict safety guidelines such as: 24/7 monitoring, smart pigs, leak detection, and an emergency response plan is in place. Valves are utilized to isolate the pipe if leakage is detected.

Other

- Compensation Commerce City receives for the installation of the pipeline.

Commerce City will receive the benefits of having a more efficient refinery and pipeline in the area and they have received the standard permit filing fee of \$1,625.00 for the Conditional Use Permit Application. No compensation will be awarded for the pipeline being placed in Commerce City limits.

- The operation of the Sinclair Refinery.

The Sinclair Refinery is still in operation and will continue to be in operation after the project is completed.

- Reason for piping the oil this distance and not using a refinery in the West.

The refinery in Commerce City is the only refinery in Colorado. It is common practice to pipe crude oil long distances. The type of crude oil also plays a part in what refinery it is piped to.

- Landowner commented that no one wants an "18 inch" oil pipeline out their back door; the pipeline should go down Monroe Street and the landowner believes this will affect the property value of their home.

The Pipeline will be located underground; therefore the pipeline will not be visible. Pipeline is a 16" pipeline as opposed to an 18" pipeline. Offers are determined based on appraised property value. In Suncor's experience, nearby property values will not be negatively affected by the project once construction is complete.

<p>ATTACHMENT A Written Notice and Newspaper Advertisement</p>
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you're Invited

You're invited to the Suncor Energy Open House

Suncor Energy is proposing to construct its Rocky Mountain Crude System Pipeline Expansion Project (RMCSEP). The project consists of a crude oil pipeline that crosses through Commerce City (see reverse for project location map). This project would require a Conditional Use Permit from Commerce City; therefore, the City is soliciting the public's input on the project. The entire community of Commerce City is invited to attend a meeting to learn more about the project, which will include a presentation of the proposed project by Suncor Energy representatives. A question and answer period will follow.

www.suncor.com

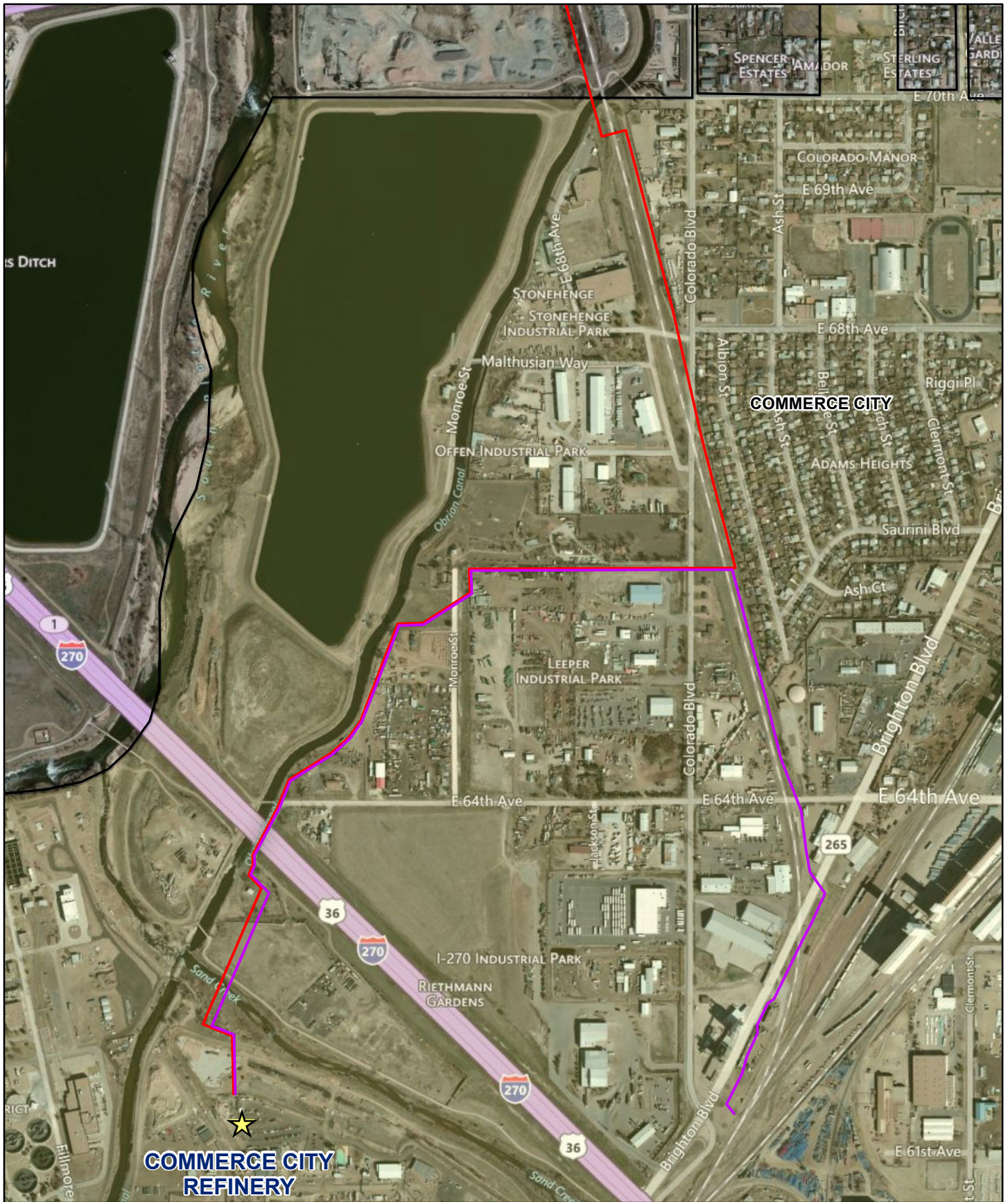
Suncor Energy Open House

December 13, 2012

**Doors open from 5:30-
8:00PM**

**Presentation to begin at
6:00PM**

**Las Brisas Banquet Hall
7150 Ivy Street
Commerce City**



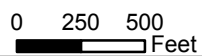
Legend

- Proposed 10-Inch Pipeline Location
- Proposed 16-inch Pipeline Location
- City Limits

Rocky Mountain Crude System Expansion Project

*Project Location Map
Commerce City*

Source: ESRI online





in your
community

Suncor Energy is keeping you informed.

Suncor Energy is proposing to construct its Rocky Mountain Crude System Pipeline Expansion Project (RMCSEP). The project consists of a crude oil pipeline that crosses through unincorporated Adams County and Commerce City. This project would require a Conditional Use Permit from Adams County as well as Commerce City; therefore, the County and Commerce City are soliciting the public's input on the project. The public is invited to attend a meeting to learn more about the project, which will include a presentation of the proposed project by Suncor Energy representatives. A question and answer period will follow. One meeting has been scheduled for Commerce City, and two for Adams County. Doors open at 5:30 p.m., the presentation will begin at 6:00 p.m., and the meeting will conclude at 8:00 p.m.

Adams County
December 11, 2012
Riverdale Dunes Golf Course
13300 Riverdale Road
Brighton

Or
December 12, 2012
Las Brisas Banquet Hall
7150 Ivy Street
Commerce City

Commerce City
December 13, 2012
Las Brisas Banquet Hall
7150 Ivy Street
Commerce City

ATTACHMENT B
Attendance Sign In Sheet

ATTACHMENT C
Comment Cards

Suncor Energy Rocky Mountain Crude System Expansion Project

Public Meeting Comment Card

Name: Joyce Huett
Address: 13749 CR8, Fort Lupton 80621 / 6601 Albion
Date: 12-13-12

Comments: _____
What will this do to property values.
Is there compensation
What inconvenience will there be
Roads blocked off / Time Line

Suncor is providing the public the opportunity to provide comments as part of the conditional use permit process. By providing your address, the county will keep you informed of upcoming projects.

Suncor Energy Rocky Mountain Crude System Expansion Project

Public Meeting Comment Card

Name: RICHARD HUETT ^{HOME ADDRESS} 13749 ROAD 8 FORT LUPTON, COLE 80621
Address: 6441 ALBION ST.
Date: 12/13/12

Comments: NOBODY WANTS A 18" OIL PIPELINE
BUT THEIR BACK POOR. I BELIEVE THE
PIPELINE SHOULD HAVE WENT STRAIGHT DOWN
MONROE STREET. I ALSO THINK THIS WILL
RUIN MY PROPERTY VALUE

Suncor is providing the public the opportunity to provide comments as part of the conditional use permit process. By providing your address, the county will keep you informed of upcoming projects.

Suncor Energy Rocky Mountain Crude System Expansion Project

Public Meeting Comment Card

Name: Keith Rogers

Address: 6771 Albion St Commerce City CO 80022

Date: 12-13-12

Comments: what time of day will they be working (hours) will I be sent notice of work in my Area. (For daysleeper)

Suncor is providing the public the opportunity to provide comments as part of the conditional use permit process. By providing your address, the county will keep you informed of upcoming projects.

Suncor Energy Rocky Mountain Crude System Expansion Project

Public Meeting Comment Card

Name: JoJo Sinn

Address: 6601 Albion St. Commerce City

Date: 12/13/12

Comments: _____

1. What does Commerce City get for letting it go through?
2. What assurances do I have if the pipe fails?
3. What time day, or night will construction take place? How will construction affect traffic?

Suncor is providing the public the opportunity to provide comments as part of the conditional use permit process. By providing your address, the county will keep you informed of upcoming projects.

<p>ATTACHMENT D Commerce City Landowner Status Maps</p>

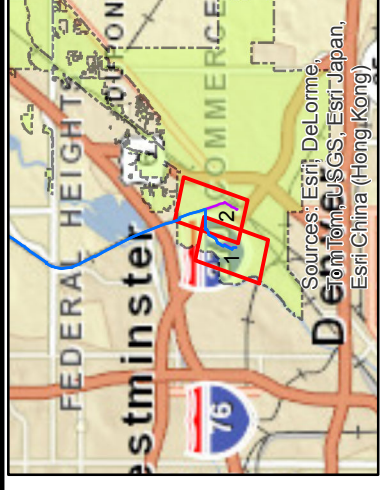


LEGEND

- | | |
|--|--|
| | RTD - Boulder Spur Pipeline Route |
| | Permanent Easement |
| | Temporary Easement |
| | Temporary Workspace |
| | Proposed 10-Inch Route |
| | Access Roads |
| | Property Boundary of Landowners Notified |
| | Attended |
| | Oppose |
| | Information Request Only |

NOTES:

SCALE: 1 inch = 400 feet



CH2MHILL

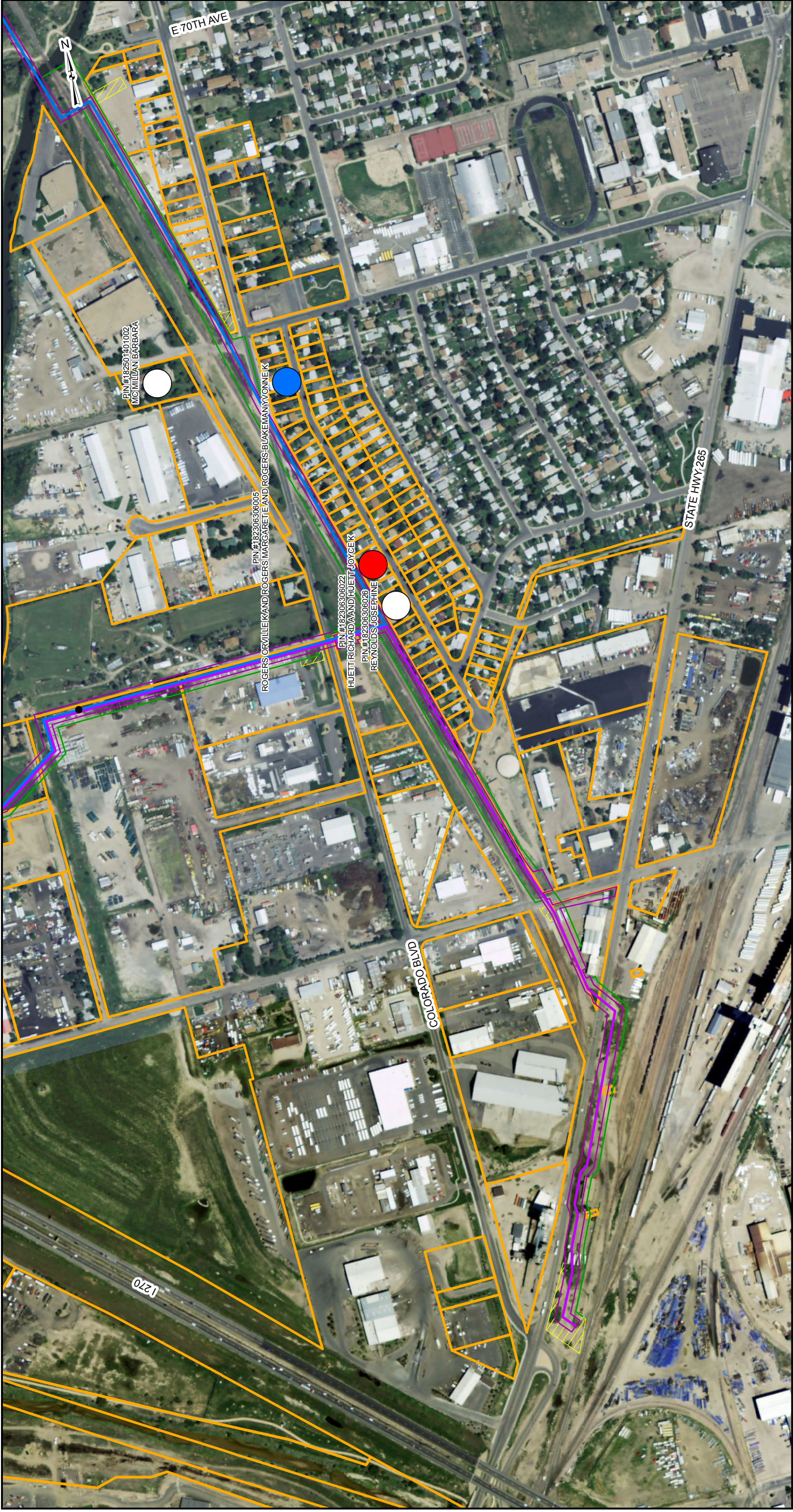
**Suncor Rocky Mountain Crude System
Expansion Pipeline Project**

COMMERCE CITY LANDOWNER STATUS MAP

SHEET 1 OF 2

GENERATION DATE
1/8/2013

DRAWING NUMBER
398019



CH2MHILL

SUNCOR ENERGY

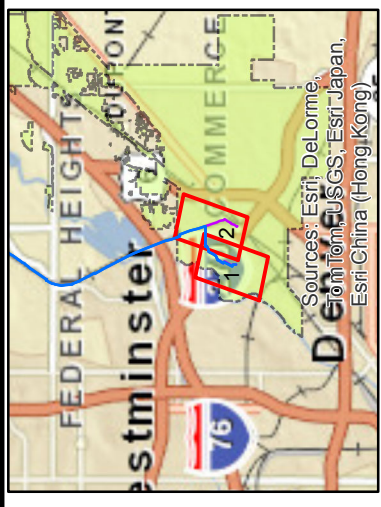
Suncor Rocky Mountain Crude System Expansion Pipeline Project

COMMERCE CITY LANDOWNER STATUS MAP

SHEET 2 OF 2

GENERATION DATE: 1/8/2013

DRAWING NUMBER: 398019



NOTES:

SCALE: 1 inch = 400 feet



LEGEND

	Attended		RTD - Boulder Spur Pipeline Route
	Oppose		Permanent Easement
	Information Request Only		Temporary Easement
			Temporary Workspace
			Proposed 10-Inch Route
			Access Roads
			Property Boundary of Landowners Notified

Path: G:\RockyMountain\Landowner_Status_Map_City_Landowners_12-12-12.mxd