Windsor, Colo., is growing. The town of 30,000 sits between Fort Collins and Greeley—an area of the state where the population is projected to increase by more than 100 percent by 2050.

In Windsor and other fast-growing communities, suburbs are popping up in once-rural areas around agriculture and oil and gas infrastructure. In 2017, developers broke ground on RainDance, the largest master-planned community in northern Colorado, near the edge of the town.

Projects like RainDance highlight the importance of an ordinance implemented in Windsor that requires and facilitates early conversations between developers and local easement holders like pipeline operators.

“Early communication is key,” says Scott Ballstadt, Windsor’s planning director. “Any conflicts can be identified and worked out so that it doesn’t impact the timing of project approval.”

In accordance with Windsor’s land use approval process, copies of preliminary development plans are submitted to local “referral agencies,” which can include pipeline operators with nearby easements. Windsor’s local ordinance allows referral agencies 10 days to contact the planning department with concerns or objections and requires the developer to work to resolve identified issues.

CONTINUE ON PAGE 16

Communication is Key to Pipeline Safety

Below the ground, a network of 2.8 million miles of gathering, transmission and distribution pipelines transport the energy that 328 million United States’ residents use every day.

By 2050, our population is expected to reach nearly 440 million. And to meet the country’s energy needs, pipeline infrastructure is projected to increase as well.

As new homes, hospitals and other facilities are built near pipelines, communication and collaboration between local municipal and county officials and pipeline operators will be key to decision making that impacts community safety. That’s why we’re focusing on communication as a key theme in this issue.

For more than a decade, this publication has served as a trusted information resource for local public officials and has facilitated increased pipeline awareness and communication across the country. Each issue includes reference information and updates on current topics related to pipeline safety.

In this issue, we highlight the ways public officials, school officials and pipeline operators are communicating and working together to protect communities and the pipelines that run through them. We talk with an emergency management director in Michigan about a pipeline leak in his community and the Incident Command structure that supported response efforts (p. 10-11), and we highlight a local ordinance in Colorado that facilitates communication between developers and pipeline operators in the planning phase of new projects (p. 1).

Enjoy this issue!

Jeff Farrells,
Executive Director
Pipeline Association for Public Awareness
jeff.farrells@pipelineawareness.info

Download an electronic version of this publication at pipelineawareness.org/newsletter

If you have questions about the Pipeline Association for Public Awareness, our programs or need more information from any of our members, please visit pipelineawareness.org.
It's important to know where pipelines are located in your community. The Pipeline and Hazardous Material Safety Administration (PHMSA) provides pipeline maps to federal, state and local officials through the National Pipeline Mapping System (NPMS), a web-based mapping system.

Local, state and federal officials can access pipeline maps showing the location of transmission pipelines and related facilities in their jurisdiction by registering for access to the password-protected Pipeline Information Mapping Management Application (PIMMA). Registered users can also request GIS files to upload into their own GIS system.

PIMMA is also available as a free mobile application.

FREE MAPPING WEBINAR
Join your peers for a training webinar led by PHMSA’s NPMS team. You’ll learn how to apply for PIMMA access, view and read online pipeline maps and request mapping files to integrate into your mapping system.

DATE
October 10, 2019
1:00 - 2:00 PM ET

REGISTER AT
pipelineawareness.org/webinars

SIGN UP FOR PIMMA
Don’t have access to maps through PIMMA? Apply for access.

www.bit.ly/AccessPIMMA

The Pipeline Information Mapping Management Application (PIMMA) provides mapping data layers for local and state officials that are not available to the general public.
Tips for Safely Building & Maintaining Roads Near Existing Pipelines

According to the U.S. Department of Transportation, there are nearly four million miles of roads in the United States, and most are county and municipal roads maintained by local governments. Beside and underneath these roads is another transportation network—more than 2.5 million miles of energy pipelines.

If you oversee municipal or county road work, protect your road crews and the community by incorporating the following safe excavation steps with your planning and work procedures.

Always Make the Call
If your project includes digging, including clearing or grading, always call 811 before starting work to have underground lines located and marked. Even if you are exempt from your state’s One Call law, calling 811 protects your work crew and community. Pipeline and utility companies will mark underground lines with stakes, whiskers, flags or paint.

Paved Road Maintenance
Paving and re-paving roads are considered “ground-disturbing activities” and can damage underground pipelines and utility lines. Having underground utilities located also helps ensure that manholes, valve boxes and other important parts of underground infrastructure are not paved over during the project.

Unpaved Road Maintenance
Box scrapers and grader blades can remove layers of cover above pipelines crossing unpaved roads, exposing them over time. Some state One Call centers offer a special Road Grading Request that can be submitted before annual maintenance.

Equipment Transportation
While asphalt roads are designed to accommodate the weight of heavy vehicles or machinery, pipeline rights-of-way are not. If you plan to move heavy equipment across a buried pipeline, contact the operator to coordinate and ensure buried facilities are not damaged during your project.
Pipeline Markers

Pipeline markers identify the general location of underground pipelines and utility lines and provide critical safety information to the public.

Here are five things you should know about pipeline markers.

1. Markers include the name of the operator, the product in the pipeline or type of utility line and an emergency phone number.

2. Pipeline markers do not identify the exact location, depth or number of pipelines in the area, and pipelines do not always run in a straight line between markers.

3. Always call 811 or the local One Call center before digging to have the location of underground lines marked with temporary markings including stakes, whiskers, flags or paint.

4. Pipeline markers are located along larger transmission pipelines. They may or may not be located continuously along gathering or distribution lines. Pipeline markers are not typically used to identify the location of gas distribution service lines connecting to homes and businesses.

5. Pipeline markers are protected by federal law. Intentionally damaging or removing a pipeline marker can result in a fine. Report missing or damaged pipeline markers to the pipeline operator using the number on a nearby marker so they can be replaced.

Types of Pipelines

**GATHERING PIPELINES**
collect oil and natural gas from production fields. These pipelines are generally found in rural areas.

**TRANSMISSION PIPELINES**
carry larger quantities of energy resources like oil, natural gas and other fuels longer distances from production areas to refineries, processing plants, storage facilities and distribution system connection points.

**DISTRIBUTION PIPELINES**
deliver natural gas to manufacturing, commercial and residential customers to produce electricity, provide heat, cook food and run machines that make products and provide services.
KNOW THE HAZARDS

PROTOCOL

PRODUCTS AND FACILITIES
SAFETY INFORMATION FOR PUBLIC OFFICIALS

NATURAL GAS is a naturally occurring resource formed millions of years ago because of heat and pressure acting on decayed organic material. It is extracted from wells and transported through gathering pipelines to processing facilities. From these facilities, it is transported through transmission pipelines to distribution pipeline systems. The main ingredient in natural gas is methane (approximately 94 percent).

Natural gas is odorless, colorless, tasteless and nontoxic in its natural state. An odorant (called mercaptan) is normally added when it is delivered to a distribution system. At ambient temperatures, natural gas remains lighter than air. However, it can be compressed (CNG) under high pressure to make it convenient for use in other applications or liquefied (LNG) under extremely cold temperatures (-260° F) to facilitate transportation.

PETROLEUM GAS is a mixture of gaseous hydrocarbons, primarily propane, butane and ethane. These products are commonly used for cooking, heating and other industrial applications. They are easily liquefied under pressure and are often stored and transported in portable containers labeled as Liquified Petroleum Gas (LPG). When transported in transmission pipelines they may also be identified as Highly Volatile Liquids (HVLs) or Natural Gas Liquids (NGLs). Vaporized LPG may also be found in smaller gas distribution systems. Typically, LPG is a tasteless, colorless and odorless gas. When transported via transmission pipelines it normally will not have odorant added. Odorant is added when LPG is offloaded to a distribution pipeline system or transport tanks to facilitate leak detection. Ethylene and propylene do have a faint natural odor like petroleum.

PETROLEUM LIQUIDS is a broad term covering many products, including: crude oil, gasoline, diesel fuel, aviation gasoline, jet fuel, fuel oil, kerosene, naphtha, xylene and other refined products. Crude oil is unrefined petroleum that is extracted from beneath the Earth's surface through wells. As it comes from the well, crude oil contains a mixture of oil, gas, water and other impurities, such as metallic compounds and sulfur. Refinement of crude oil produces petroleum products that we use every day, such as motor oils and gasoline. Crude oil is transported from wells to refineries through gathering or transmission pipelines. Refined petroleum products are transported in transmission pipelines to rail or truck terminals for distribution to consumers. Odorant is not added to these products because they have a natural odor.

ANHYDROUS AMMONIA is the liquefied form of pure ammonia gas. It is a colorless gas or liquid with an extremely pungent odor. It is normally transported through transmission pipelines and is used primarily as an agricultural fertilizer or industrial refrigerant.

CARBON DIOXIDE is a heavy gas that is normally transported in transmission pipelines as a compressed fluid. It is a naturally occurring, colorless, odorless and tasteless gas used in the petroleum industry. Under normal conditions, carbon dioxide is stable, inert and nontoxic. However, it can act as an asphyxiant.

ETHANOL (also called ethyl alcohol) is a colorless liquid that is widely used as an additive to automotive gasoline. It may be transported in buried transmission pipelines. Ethanol has a natural odor similar to gasoline and will mix easily with water.

HYDROGEN GAS is commonly produced from the steam reformation of natural gas. It is frequently used near its production site, with the two main uses being petrochemical processing and ammonia production. Hydrogen is a flammable gas that is colorless, odorless and lighter than air. It is nontoxic, but can act as an asphyxiant.

“SOUR” CRUDE OIL AND “SOUR” GAS refer to products containing high concentrations of sulfur and hydrogen sulfide. Products containing little or no sulfur are often referred to as “sweet.” Hydrogen sulfide (H2S) is a toxic, corrosive contaminant found in natural gas and crude oil. It has an odor like the smell of rotten eggs or a burnt match. Exposure to relatively low levels of hydrogen sulfide (500 ppm) can be fatal.
## Indications of a Leak

<table>
<thead>
<tr>
<th>SEE - liquid pooling on the ground</th>
<th>Natural gas</th>
<th>Petroleum gas</th>
<th>Petroleum liquids</th>
<th>Anhydrous Ammonia</th>
<th>Carbon Dioxide</th>
<th>Ethanol</th>
<th>Hydrogen gas</th>
<th>Sour Gas (H2S)</th>
<th>Sour Crude Oil (H2S)</th>
<th>Liquids &amp; Natural Gas</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEE - a white vapor cloud that may look like smoke</td>
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<td>SEE - fire coming out of or on top of the ground</td>
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<td>SEE - dirt blowing from a hole in the ground</td>
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<td>SEE - a sheen on the surface of water</td>
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<td>SEE - an area of frozen ground in the summer</td>
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<td>SEE - an unusual area of melted snow in the winter</td>
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<td>SEE - an area of dead vegetation</td>
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<td>SEE - bubbling in pools of water</td>
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<td>HEAR - a loud roaring sound like a jet engine</td>
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<td>HEAR - a hissing or whistling noise</td>
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<td>SMELL - an odor like rotten eggs or a burnt match</td>
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<tr>
<td>SMELL - an odor like petroleum liquids or gasoline</td>
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<tr>
<td>SMELL - an irritating and pungent odor</td>
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</table>

## Hazards of a Release

<table>
<thead>
<tr>
<th>Highly flammable and easily ignited by heat or sparks</th>
<th>Natural gas</th>
<th>Petroleum gas</th>
<th>Petroleum liquids</th>
<th>Anhydrous Ammonia</th>
<th>Carbon Dioxide</th>
<th>Ethanol</th>
<th>Hydrogen gas</th>
<th>Sour Gas (H2S)</th>
<th>Sour Crude Oil (H2S)</th>
<th>Liquids &amp; Natural Gas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will displace oxygen and can cause asphyxiation</td>
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<td>Vapors are heavier than air and will collect in low areas</td>
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<td>Contact with skin may cause burns, injury or frostbite</td>
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<td>Initial odor may be irritating and deaden the sense of smell</td>
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<td>Toxic and may be fatal if inhaled or absorbed through skin</td>
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<td>Vapors are extremely irritating and corrosive</td>
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<tr>
<td>Fire may produce irritating and/or toxic gases</td>
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<td>Runoff may cause pollution</td>
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<td>Vapors may form an explosive mixture with air</td>
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<td>Vapors may cause dizziness or asphyxiation without warning</td>
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<tr>
<td>Is lighter than air and can migrate underground and into enclosed spaces</td>
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</table>

## Emergency Response

<table>
<thead>
<tr>
<th>Avoid any action that may create a spark</th>
<th>Natural gas</th>
<th>Petroleum gas</th>
<th>Petroleum liquids</th>
<th>Anhydrous Ammonia</th>
<th>Carbon Dioxide</th>
<th>Ethanol</th>
<th>Hydrogen gas</th>
<th>Sour Gas (H2S)</th>
<th>Sour Crude Oil (H2S)</th>
<th>Liquids &amp; Natural Gas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Do NOT start vehicles, switch lights or hang up phones</td>
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<td>Evacuate the area on foot in an upwind and/or uphill direction</td>
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<td>Alert others to evacuate the area and keep people away</td>
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<td>From a safe location, call 911 to report the emergency</td>
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<tr>
<td>Call the pipeline operator and report the event</td>
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<td>Wait for emergency responders to arrive</td>
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<td>Do NOT attempt to close any pipeline valves</td>
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<td>Take shelter inside a building and close all windows</td>
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</table>

**Note (1)** The majority of these products are naturally odorless and only certain pipeline systems may be odorized.

**Note (2)** Sheltering in place is an alternative to evacuation when the products are toxic or the risk of fire is very low.
A combination of federal and state agencies enforce the laws that govern the pipeline construction and maintenance requirements designed to protect community safety and pipeline reliability.

At the federal level, the Department of Transportation’s Pipelines and Hazardous Materials Safety Administration (PHMSA) is responsible for inspecting interstate pipelines and enforcing requirements related to operations, construction and safety.


The U.S. Forest Service and the Bureau of Land Management are responsible for some of the land crossed by interstate pipelines.

**FEDERAL PIPELINE REGULATIONS:**

- Require pipeline operators to evaluate potential pipeline risks and develop plans to keep pipelines “fit for purpose.” Operator plans are known as integrity management plans.
- Establish minimum pipeline depths and set standards for pipeline strength and thickness.

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**Who Regulates Pipeline Construction & Maintenance?**

Pipeline welds are required to be inspected prior to installation.
• Outline requirements for installing cathodic protection, a low-level current that runs over the pipeline to inhibit corrosion

• List requirements and intervals for pressure testing, pipeline monitoring, in-line inspections and other preventative maintenance

• Require pipeline operators to conduct liaison activities with local emergency responders to share information regarding how to recognize a pipeline leak, the hazards associated with a leak and guidance for mutual leak response protocols

• Require odorant with a distinctive smell (normally like rotten eggs or a burnt match) to be added to consumer-ready gas distribution systems and gas transmission lines in densely populated areas to improve leak recognition

State agencies partner closely on pipeline oversight with federal agencies like PHMSA, and are responsible for all or some of their state’s intrastate pipeline regulation. One Call excavation laws are also enacted at the state level.

**STATE PIPELINE REGULATIONS:**

• Create One Call notification systems and require pipeline operator participation

• Set standards for properly locating and marking pipelines prior to excavation activities

• Establish requirements for intrastate pipeline construction, maintenance and safety, either by adopting federal standards or adapting them to meet state-specific needs

You can learn how the pipeline operator near you complies with safety regulations for existing lines in your community by contacting the pipeline operator or a PHMSA Community Liaison.

Community Liaisons are located within each PHMSA region. Contact the liaison for your state if you need assistance with any of the following:

• Pipeline safety policy/programs (damage prevention, public awareness, emergency response, PIPA, etc.)

• Pipeline stakeholder engagement and outreach

• Pipeline technical services and support (public inquiries, whistleblowers, post incident/accident communications, siting and permit initiatives)

• Questions about pipeline safety in your community


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PhotocourtesyofColonialPipeline

Sophisticated in-line inspection tools allow operators to inspect pipelines from the inside and evaluate the pipe’s condition with MRI-like technology.
In July of 2010, an Enbridge pipeline leaked over one million gallons of heavy crude oil into a Michigan watershed, including a 37-mile stretch of the Kalamazoo River. Nearly a decade later, the event remains the largest inland oil spill in U.S. history.

Durk Dunham, director of Emergency Management in Calhoun County, Mich., recently spoke with us to answer questions about leak response, remediation, and what he learned about pipelines and emergency response preparedness.

What happened during the first 24 hours?

The coordination began for me around noon. The night of the spill, Enbridge had a helicopter here. From the helicopter flight, to people flying in and creating our meeting process, to structuring the Incident Command System (ICS)—it was so vast, and there were so many working parts. Everybody retained the same goal, in my view, and that was, “We’ve got to fix this. We’ve got to get it right.”

What was it like coordinating this response with other agencies and the pipeline operator?

The ICS structure was enormous. The players were the EPA, Enbridge, Calhoun County Emergency Management, the Michigan State Police, Calhoun County Health Department and the Michigan Department of Environmental Quality (DEQ).

There were a lot of deep discussions—some angry, some frustrating—but at no time was any of it in a bad way. The
discussions were based on the idea that we were all heading in the same direction.

What would happen if a similar spill took place today?

We’ve spent so much microscopic time on what can be done in the first few hours of a spill. Before, we kind of trickled into response. Now, if I got the call, my first response would be, “What’s the status with the pipeline company?” And they would have already been contacted. I’d be immediately headed to the site. We have fire departments that will deploy boom if it is safe to do so, but the primary responsibility for cleanup is going to be the pipeline company.

What do you recommend to other emergency managers planning for emergency response?

What happened to us is an extremely rare scenario. Most emergency managers will go through their whole career and not have a single major disaster of any kind. Tornadoes, hurricanes and flooding are the three big ones. Even though we had the spill, it’s not our number one risk. As the emergency manager, you need to know the number risk in your county. Know what it is and how to handle it.

What should an emergency manager know about pipelines?

Emergency managers need to know if they have pipelines running through their county and who owns the pipeline. The next thing would be, “Who is my emergency go-to?” Make sure dispatch has that contact information.

What is the Kalamazoo River like today?

The restoration of the river and surrounding areas is unbelievable. People are actively using the river for entertainment like fishing and kayaking. I think the river is in better shape than it's been in decades in my county. It’s a forever testament that says to me, “Mission Accomplished.”

A worker watches water come out of a pipe in Talmadge Creek where booms have been set up to contain an oil spill in Marshall Township, Mich., near the Kalamazoo River. Photo credit: Paul Sancya / AP / Shutterstock

Dredging equipment is utilized to contain and remediate an oil spill near the Kalamazoo River. Photo credit: Justin Ritter.
School Evacuates Following Gas Pipeline Leak

School’s Evacuation Plan Successfully Relocates Hundreds of Students

The academic year had just started at William B. Travis Academy in Dallas when a construction crew working nearby struck a natural gas pipeline, sending the school’s emergency evacuation plan into action.

“It was my second week at Travis, and I was so glad we had procedures in place,” Principal Tom Brandt said. “Teachers and staff were ready.”

Communication was key throughout the evacuation. Law enforcement arrived at the school to secure the area and the school implemented their evacuation procedures. The students were immediately evacuated from the building in a safe direction, leaving books and backpacks behind.

Faculty and staff directed students toward the school’s designated offsite meeting location and Brandt called his executive director, who began notifying others within Dallas Independent School District (Dallas ISD).

The School Pipeline Safety Partnership provides free resources for schools, bus drivers and district personnel at schoolpipelinesafety.org
Proactive planning, training, practicing and staffing allowed Dallas Independent School District to successfully evacuate and relocate students during a gas pipeline leak near William B. Travis Academy.

Principal Tom Brandt and Director of News and Information Robyn Harris shared the following tips:

• Conduct drills often so everyone knows exactly where to go and what to do.
• Convey a feeling of calmness for students.
• Make sure there is clear communication, and know who to call first.
• Review and update school and district emergency plans annually.
• Have a strong, skilled coordinator at the district level so everyone can be connected during an incident.

As notifications spread throughout the district, the Student Services Department assisted Brandt by finding a nearby school to house and feed the students and buses to get them there from the muster point. Brandt’s next call was to Robyn Harris, Dallas ISD Director of News and Information, who helped draft an email for school parents.

If it seems like Dallas ISD has done all this before, it’s because it has—in drills and emergency situations at other campus locations. Dallas ISD emergency plans are reviewed and updated annually and kept in an accessible location. Dallas ISD schools conduct evacuation drills once each year and have pre-determined, off-campus meeting points.

But not everything went according to plan and flexibility is key. “Employees at the off-site meeting location weren’t able to get there as soon as we needed them,” Brandt explained. “Instead, we went to a building across the street. They had bottled water and snacks for our students.”

Soon buses transported students to another Dallas ISD school a couple miles away, where they ate lunch. Brandt and Harris sent a second email letting parents know where and when to pick up their students.

“We have dealt with similar scenarios,” Harris explained. “Because of the plans we have in place, we know how to evacuate and relocated students during emergency situations.” And by the next morning, the leak had been repaired and classes resumed at William B. Travis Academy.

“Pipeline leak response tips for schools”

School Permitting & Planning

A pipeline crosses under this Bellingham, Wash., school’s only access road, preventing potential pipeline emergency evacuations. School officials worked with neighbors to install a gate in the fence behind the school. This hazard could have been avoided by considering the pipeline’s location while planning to build the school.

Watch local news coverage of the gas leak and school evacuation

www.bit.ly/School-Evacuation
A pipeline right-of-way is the land governed by an easement agreement between a pipeline operator and a landowner or government agency. The right-of-way allows the operator to access the pipeline for maintenance, emergency response and inspections.

1. **What requirements are included in easement agreements?**
   Most easement agreements prohibit storing vehicles or flammable materials, require special procedures for digging and limit or prohibit building structures and planting trees on the right-of-way. Exceptions can be granted through a specific encroachment agreement with the pipeline operator.

2. **Who maintains the pipeline right-of-way?**
   The pipeline operator is typically responsible for ensuring the right-of-way is visible from the air and easily accessible on the ground. Maintenance may include mowing, trimming trees or removing trees or structures.

3. **How can I protect people living and working near pipelines?**
   Planning and zoning officials can help prevent pipeline emergencies by encouraging builders and developers to consider the location of pipeline rights-of-way in their development plans and by encouraging property owners to call 811 and notify pipeline operators before building or digging near the right-of-way.

   For more information visit www.bit.ly/PIPA-Tools

4. **How do I protect important structures, foliage or animals on a right-of-way?**
   In most cases, issues related to existing structures, foliage or animals on or near the right-of-way are resolved before pipeline construction and addressed within the easement agreement. If not, landowners, permitting, planning, zoning and emergency management officials should contact the pipeline operator to discuss options. This could include relocating a structure, arranging to inspect the right-of-way at ground level, testing or other accommodations.

5. **What special procedures are needed to build roads or install utilities on an existing right-of-way?**
   Construction plans may require hydro excavation to ensure existing pipelines are visible before installing new roads or utilities. Pipeline operators may request to be onsite during construction activity. Always call 811 before beginning a project near an existing pipeline right-of-way even if your agency is typically exempt from state One Call requirements.
Provide Feedback/ Request Information

How useful to you is the content contained in this edition?

☐ Extremely  ☐ Very  ☐ Somewhat  ☐ Not at all

Additional topics I’d like to see included in the Public Awareness Newsletter are:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

INFORMATION REQUEST FORM

Please complete the form below to request additional information from Pipeline Companies. Your request will be forwarded to all Pipeline Member Companies operating facilities in your State/County. Please print the information clearly in each field. All fields must be completed to process information requests.

This form is also available online at pipelineawareness.org/request-info

Organization Name:

State & County:

Contact Person:

Contact Email:

Contact Phone:

Request:

________________________________________________________________________

________________________________________________________________________

After completing this form, scan or snap a pic and email to info@pipelineawareness.org.
COPIES OF MATERIALS PROVIDED TO THE GENERAL PUBLIC OR EMERGENCY RESPONSE OFFICIALS

Pipeline members will send you copies of the materials they provide to the general public or emergency officials in your area.

Email your request to the company contact person listed in the Pipeline Member Directory. Access the directory at www.bit.ly/PAPAMembers

INTEGRITY MANAGEMENT PLAN

Contact the operators integrity management department and request an overview of their Integrity Management Plan.

State One Call Law Updates

State-specific One Call laws outline requirements for notification systems and set standards for locating and marking pipelines and underground utility lines. New or revised One Call laws were recently adopted in several states including California, Colorado, Kentucky, New Mexico, Oregon, Pennsylvania and West Virginia.

https://pipelineawareness.org/laws

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How Can Pipelines & New Development Safely Coexist?

Some builders, however, have taken it a step further. The firm developing RainDance knew a pipeline crossed the area it was planning to develop and that the operator would receive a referral. With this in mind, they proactively worked with the pipeline company even earlier in the process than required.

Ballstadt says Windsor’s process integrates notification and coordination with all interest owners in a property early in the permitting process. “It’s allowed our land use development approval process to proceed more smoothly than it would if issues were revealed late in the process.”

Ultimately, the coordination required by Windsor’s land use approval process protects community safety and enables sustainable development near existing pipeline infrastructure.


Did You Know?

Installing Signage

Underground utilities can be damaged when installing stakes or signs. Always call 811 before installing signage. Signs staked 12 - 18 inches or more below ground may require a One Call ticket, but it’s always safest to call before you install.

Dredging

Dredging can damage underwater pipelines. If your department oversees dredging operations, minimize underwater pipeline damage by calling 811 before starting your dredging work, and by watching for signs and buoys marking the general pipeline location. Permitting, planning and zoning officials can help prevent underwater pipeline leaks by requiring a call to 811 as part of the dredging permit process.

Plowing Snow

Pipeline and utility operators need year-round access to aboveground infrastructure. If you oversee snow removal in your community, encourage staff and contractors to note the location of aboveground gas distribution system equipment and meters. When plowing, these need to remain visible and accessible for community safety.