

828 MLK Property  
Key Documents and Research

<b>Report Name/Type</b>	<b>Date</b>	<b>Performed By</b>	<b>Key Findings</b>
<a href="#"><u>Remedial Investigation-Phase I</u></a>	July, 2013	Falcon Engineering	Preliminary investigation after initial discovery of coal combustion products on site. Site reconnaissance, review of historical land use, research and consultation with available State and local environmental databases and officials, a review of available maps and other records, and limited sampling of sediment, surface water, and groundwater.
<a href="#"><u>Environmental Site Characterization</u></a>	March, 2014	Falcon Engineering	The purpose of the investigation was to further delineate environmental conditions present at the site regarding the former use as borrow pit and subsequent fill site.
<a href="#"><u>Phase II Remedial Investigation Report</u></a>	August, 2017	Hart & Hickman	The purpose of the Phase II RI is to further evaluate geologic and hydrogeologic conditions at the site and to collect additional data to better define the extent of impacts identified during previous assessment activities
<a href="#"><u>Property Appraisal</u></a>	January, 2018	David Smith	The property was found to have \$0 valuation with current contamination. Without contamination, the parcel (land only) was estimated to be valued at \$4M.
<a href="#"><u>Remedial Alternatives Evaluation</u></a>	August, 2018	Hart & Hickman	Evaluation of coal ash stabilization options. Option 1 – Full removal of the CCPs and restoration of the property. The estimated costs for this alternative are \$13.4MM to \$15.9MM Option 2 – Removal of the erosional CCP along the Bolin Creek Greenway trail, installation of an earth retention system along the embankment and restoration of the property. The estimated costs for this alternative are \$1.6MM to \$3.5MM, with the range largely dependent upon the type of earth retention system used.
<a href="#"><u>Preliminary Risk Evaluation for Interim Measures</u></a>	May, 2019	Duncklee & Dunham	Evaluation of potential interim remedial measures to better control the risk profile of the site. The potential use of interim measures is designed to enable the Town to ensure protectiveness of the nearby community, including users of the adjacent Bolin Creek Greenway Trail.
<a href="#"><u>Results of Surficial Soil Samples from</u></a>	September, 2019	Hart & Hickman	In response to stakeholder questions about the depth of earlier soil measurements, these

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<a href="#"><u>Drainage Pathways along Lower Portion of Property</u></a>			<p>samples were taken to better understand the make-up of the soil located closer to the surface (0-2 inches) within drainage pathways located on the lower portion of the property. The results of the 0-2 inch samples collected from the drainage pathways indicated the potential for higher concentrations of metals in samples from the erosional CCP areas (green areas on the map), but not in every case. This appears to be related to the thickness of erosional CCP in each area. In locations outside of the erosional CCPs, there does not appear to be a significant difference in concentrations between the 0-2 to 2-6 inch samples.</p>
<a href="#"><u>NC Brownfields Eligibility Determination</u></a>	October, 2019	NC Department of Environmental Quality	<p>Site is determined eligible for the NC Brownfields program. Eligibility is provisional until an agreement is executed.</p>
<a href="#"><u>Environmental Justice Evaluation of Landfill Facilities</u></a>	October, 2019	Duncklee & Dunham	<p>Staff requested an evaluation of landfill sites for coal ash disposal in consideration of environmental and social justice. Using the NCDEQ EJ Tool and Community Mapping System, Duncklee &amp; Dunham reviewed demographic data on population, race, income, gender, and health in the vicinity of each landfill.</p>
<a href="#"><u>Environmental Management Plan</u></a>	October, 2019	Hart & Hickman	<p>The purpose of an EMP is to help DEQ understand how the eligible party will remain in compliance with DEQ regulations as any changes occur at the site. The Town's EMP describes the activities that took place on the lower portion of the site associated with the interim remedial measures and trail construction.</p>
<a href="#"><u>Pre-Soil Disturbance Soil Characterization for Shallow Soils Containing Coal Combustion Products</u></a>	November, 2019	Hart & Hickman	<p>The test results for The Resource Conservation and Recovery Act (RCRA) metals indicate that the soils located in areas G, H and I (green areas) on Hart &amp; Hickman's Cover Evaluation Map are non-hazardous. This was required prior to disposal of any site materials by the receiving facility.</p>
<a href="#"><u>Pre-Soil Disturbance Soil Characterization for</u></a>	November, 2019	Hart & Hickman	<p>The test results for RCRA metals indicate that these soils are non-hazardous.</p>

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<a href="#">Trail Construction Areas</a>			
<a href="#">Post Data Gap Assessment Report</a>	December, 2020	Hart & Hickman	Additional data was requested to support the Human Health and Ecological Risk Assessment. Samples were collected and summarized.
<a href="#">Interim Remedial Measures Report</a>	May, 2021	Hart & Hickman	This report summarizes the steps that the Town has taken to remove and manage exposed coal combustion products along Bolin Creek Trail and portions of the embankment that separates the upper and lower areas of the Police Station property. Results of the cumulative risk calculations indicate soil in the vicinity of Bolin Creek Trail does not pose an unacceptable risk to trail users.
<a href="#">Human Health &amp; Ecological Risk Assessment Report</a>	May, 2021	Synterra Corp. (Formerly Duncklee & Dunham)	This report summarizes the findings of a human health and ecological risk assessment for the property in accordance with Environmental Protection Agency (EPA) and North Carolina risk assessment guidance. Interim remedial measures have been effective in reducing risk to Greenway users to within acceptable EPA ranges. Based on the current site use and data, this risk assessment concludes the greenway trail is safe for use. If additional construction activities are needed in areas of concern, the current site worker training plan, which includes the use of PPE, should be continued.
<a href="#">Cost Considerations for Municipal Services Center</a>	March, 2021	Staff	This memo was presented to Council at the March 5 CCES meeting and provides a preliminary cost comparison between locating the MSC at 828 MLK and the Weaver Dairy sites. This meeting was recorded and can be viewed <a href="#">here</a> .