

Kerr-McGee Chemical Corp. Navassa Superfund Site

Community Meeting March 12, 2024

**U.S. Environmental Protection Agency
N.C. Department of Environmental Quality
Greenfield Environmental Multistate Trust LLC,
Trustee of the Multistate Environmental Response Trust**



Meeting Agenda

- ✓ **Welcome and Introductions**
- ✓ **OU2 Remedial Action (RA)**
- ✓ **OU3/OU4/OU5 Remedial Investigation (RI) Update**
- ✓ **Navassa Road Drainage Ditch Sampling Results**
- ✓ **Property Sale and Moze Land Donation Update**
- ✓ **Community Needs Assessment**
- ✓ **Restoration Projects Update**



Welcome and Introductions

L'Tonya Spencer-Harvey, EPA

Zariah Lewis, EPA

Erik Spalvins, EPA Remedial Project Manager



Introductions

- ✓ Kerr-McGee Superfund Site Cleanup Team
 - U.S. Environmental Protection Agency (EPA)
 - N.C. Department of Environmental Quality (NCDEQ)
 - Multistate Environmental Response Trust (Multistate Trust)

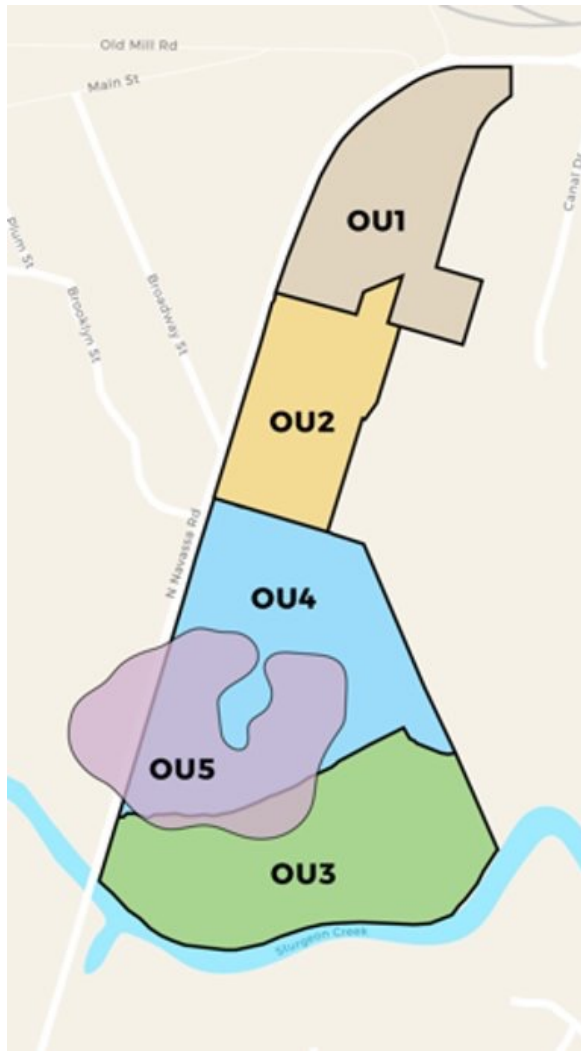
- ✓ Natural Resource Trustees

- ✓ Navassa Town Officials

- ✓ Other Partners
 - N.C. Department of Health and Human Services/N.C. Division of Public Health (NCDHHS) – Health education and outreach
 - University of North Carolina – Wilmington (UNCW) and Brunswick Community College (BCC) – College / Underserved Community Partnership Program (CUPP)



Site Map and Operable Units (OUs)



- ✓ OU1 - Untreated wood storage area
 - ±20 acres
 - Deleted from NPL
- ✓ OU2 - Treated and untreated wood storage area
 - ±16 acres
 - OU2 ROD: <https://sempub.epa.gov/work/04/11138479.pdf>
- ✓ OU3 - Southern Marsh
 - ±30 acres
- ✓ OU4 - Pond and process area
 - ±32 acres
- ✓ OU5 - Groundwater

OU2 Remedial Action Work Update

Ngozi Ibe, Multistate Trust



OU2 Selected Remedy Components

- ✓ Record of Decision (September 2022) – Removal, On-site Reuse/Consolidation, and Off-site Disposal
- ✓ Excavate contaminated surface soils from OU2
- ✓ Stockpile (i.e., temporary storage) excavated OU2 soils in OU4 for use in On-site Reuse/Consolidation per the OU4 selected remedy
- ✓ Backfill excavations with imported soil suitable for residential use
- ✓ Regular inspections of stockpile

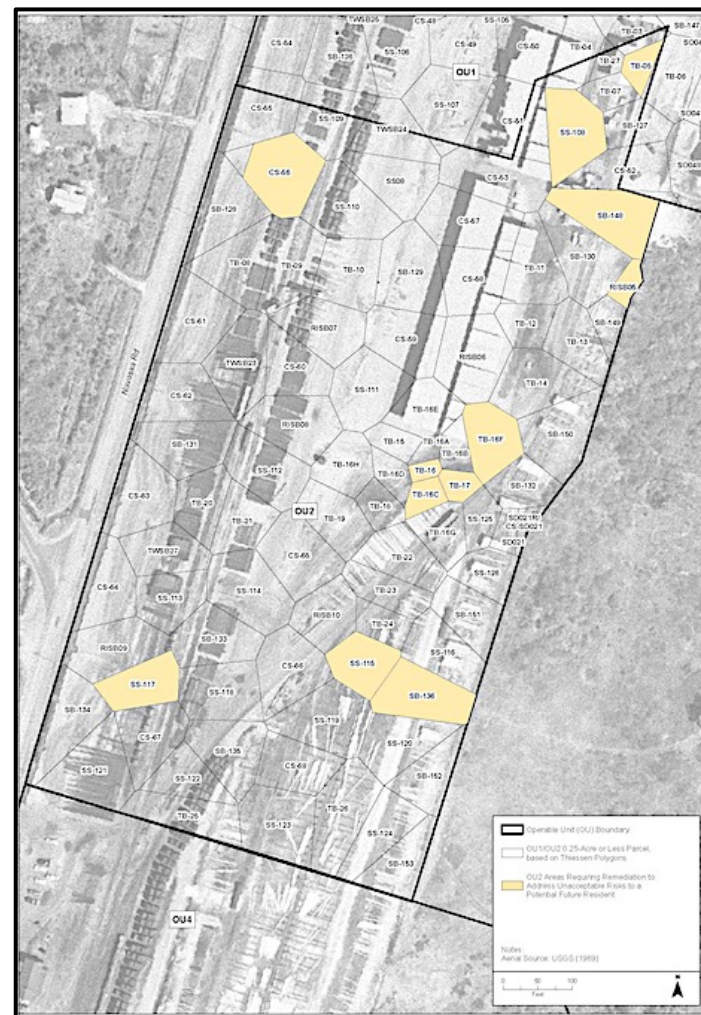


Figure showing OU2 Excavation Areas

(OU2 ROD: <https://sempub.epa.gov/work/04/11138479.pdf>)

Contracting and Pre-Mobilization

- ✓ Multistate Trust contracted with 2 local firms to perform OU2 RA work, pursuant to the local contracting strategy
- ✓ Supported contractor outreach event to encourage local participation in hiring and training opportunities
- ✓ Prepared work plans and coordinated pre-mobilization activities with EPA, DEQ, Town and EJ stakeholders



40-Hour HAZWOPER Training



Local residents receiving 40-hr HAZWOPER training

- ✓ Multistate Trust contractor coordinated with Brunswick Community College to provide 40-hour HAZWOPER training to local residents interested in working on OU2 RA.
- ✓ Training held at Navassa Community Center, December 18–20, 2023, and January 2–3, 2024. Multistate Trust covered cost of training and meals.
- ✓ Total of 17 attended in person, and additional 4 trained online.

OU₂ RA Work Update

✓ Mobilization (March 2024):

- Mobilized equipment and materials, installed fencing and signage, established staging areas, office trailer, sanitary facilities
- Established traffic control to direct construction traffic and limit disruptions to community
- Installed sediment and erosion control Best Management Practices (BMPs) around work areas
- Performed vegetation clearing and removal of debris
- Haul route improvements in progress to facilitate transport of soils to/from stockpiles



Worker performing vegetation clearing

OU2 RA Work Update

- ✓ **Excavation and backfill**
(April – May 2024):
Excavate ±2,900 cubic yards of soils from excavation areas. Backfill excavated areas with clean, imported backfill material.
- ✓ **Soil Stockpiling**
(April – May 2024):
Consolidate OU2 soils to two separate, lined soil stockpiles in OU4. Stockpiles will be regularly inspected and maintained.
- ✓ **Off-site Disposal**
(May – June 2024):
Dispose or recycle off-site ~5,800lbs of excavated materials not suitable for soil stockpiles (e.g., tires, personal protective equipment, concrete, trash, railroad ties).



**Dates on slides are subject to change, based on work progress*

OU₂ RA Work Update

- ✓ **Site Revegetation (May – June 2024):**
Place hydroseed over backfilled excavation areas to restore vegetation and prevent erosion.
- ✓ **Site Inspection/ Demobilization (June 2024):**
Inspect visually to verify Site restoration is complete.
Remove equipment and other infrastructure.



Example of hydroseeding to restore vegetation

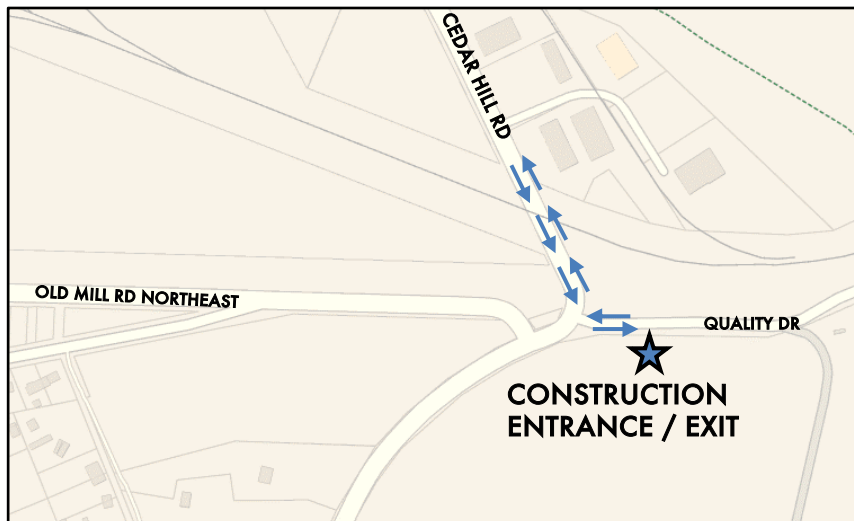
**Dates on slides are subject to change, based on work progress*

OU₂ RA Work

- ✓ Multistate Trust is committed to creating a safe work environment
- ✓ Steps taken to protect health and safety of residents and workers and minimize disturbance to communities
 - Work hours limited to 7 a.m. – 7 p.m. weekdays; no noise-intensive activities before 8 a.m.
 - Continuous air monitoring for dust and air quality



Example Air Monitor - Thermo 1500 TSI DustTrak



Truck Traffic Route from Construction Entrance/Exit

- Contractors follow strict measures for loading/unloading waste to prevent spills during transportation. Trucks will travel on approved haul routes during designated times
- Transportation and Disposal fact sheet and other key plans available on Multistate Trust website

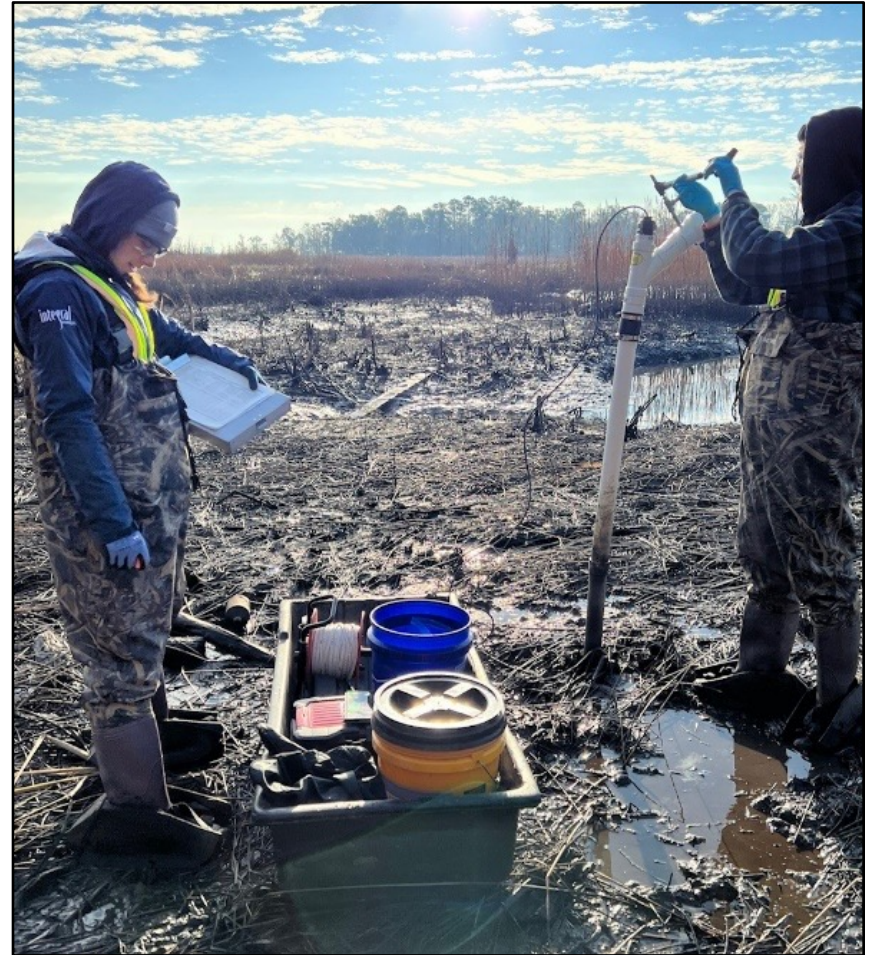
OU₃/OU₄/OU₅ Supplemental Remedial Investigation

Ngozi Ibe, Multistate Trust



OU3/OU4/OU5 SRI Activities

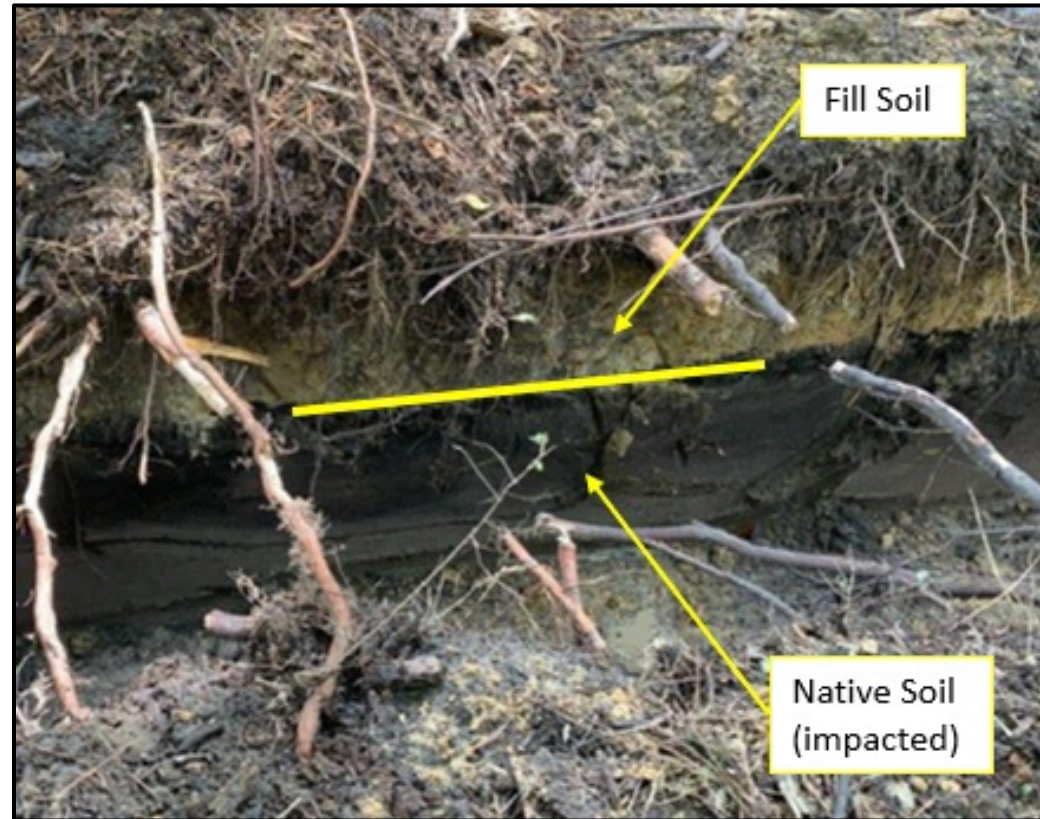
- ✓ Supplemental Remedial Investigation (SRI) activities continued in OU3/OU4/OU5 through December 2023
- ✓ Sampling devices retrieved from marsh to evaluate natural degradation of groundwater contaminants
- ✓ Tested 20 monitoring wells to evaluate groundwater flow velocity



Groundwater Flow Evaluation, December 2023

OU3/OU4/OU5 SRI Activities

- ✓ Advanced trenches in pond and process area (OU4) to identify existing piping that may be source of contamination transport
- ✓ Trenches were 3' wide x 4' deep, advanced total of approx. 700 feet
- ✓ Piping identified during previous sampling activities was also traced using magnetometer and similar devices



Trench showing stained native soils overlain by fill material

OU3/OU4/OU5 – Next Steps

- ✓ Winter 2023/Spring 2024:
 - Conduct semiannual groundwater monitoring (OU5)
 - Analyze and validate lab results for soil and sediment SRI samples collected in September/October and December 2023
 - Perform evaluations as outlined in SRI work plan
- ✓ Spring 2024: Prepare report of SRI activities and evaluations



Monitoring well measurements during semiannual groundwater sampling

Navassa Road Drainage Ditch Sampling

Ngozi Ibe, Multistate Trust



Drainage Ditch Sampling

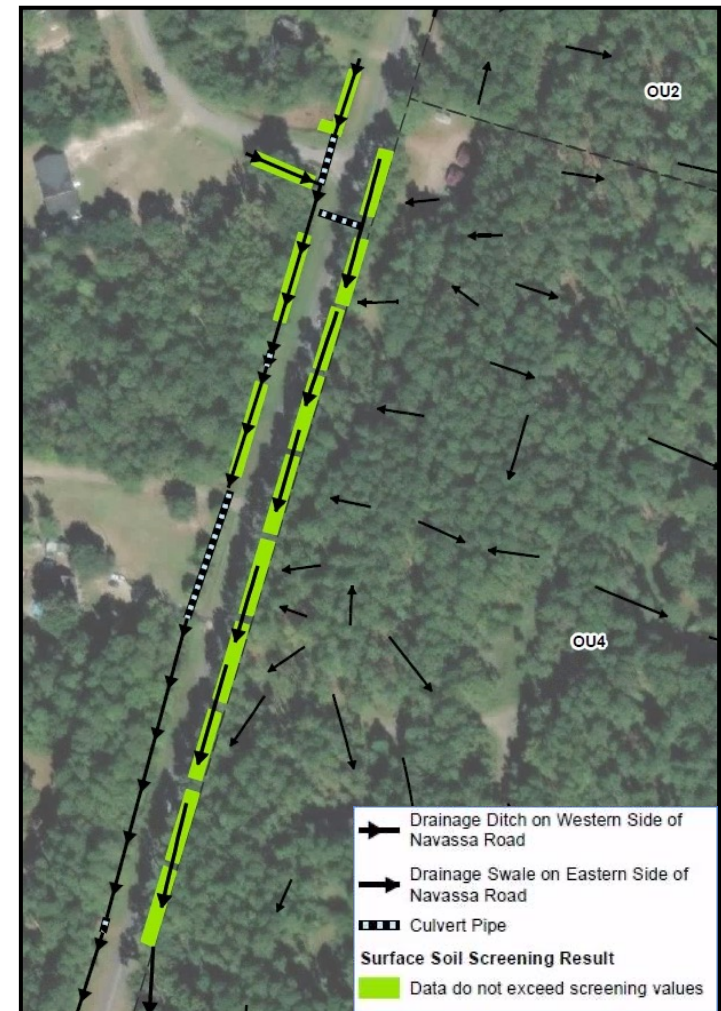
- ✓ Soil sampling conducted to address concerns about potential contamination runoff from Site into Navassa Road drainage ditches
- ✓ Initial engineering analysis indicated minimal potential for runoff to transport Site contamination to the drainage swale and ditch
- ✓ Surface *and* subsurface soil samples collected December 4–7, 2023:
 - 14 surface soil (0–1') and 8 subsurface soil (1–3') samples collected from east and west sides of Navassa Rd



Navassa Road Drainage Ditch Sampling

Drainage Ditch Sampling Results

- ✓ Soil samples analyzed for Site-related contaminants and data compared to EPA screening levels for residential exposure
- ✓ **All results were below EPA screening levels**
 - Confirms Site runoff is not a significant source of contamination in the ditch
- ✓ Data will be documented in a memorandum for review by EPA and NCDEQ; subsequently shared with the community



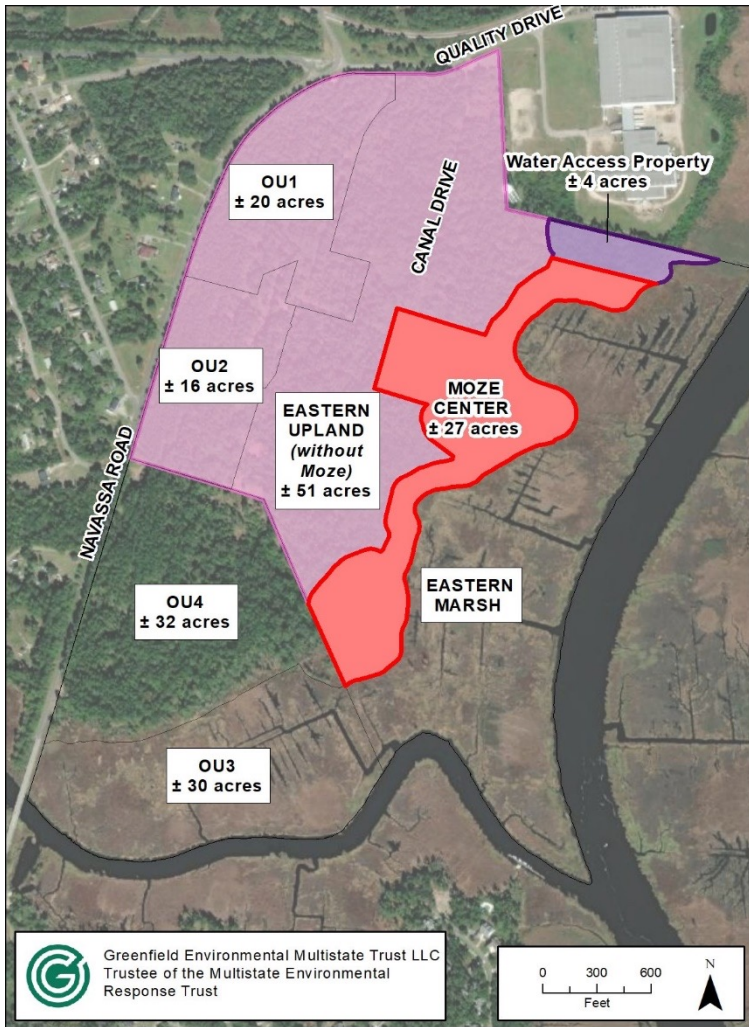
Drainage Ditch Sample Locations and Results

Property Sale and Moze Land Donation

Claire Woods, Multistate Trust



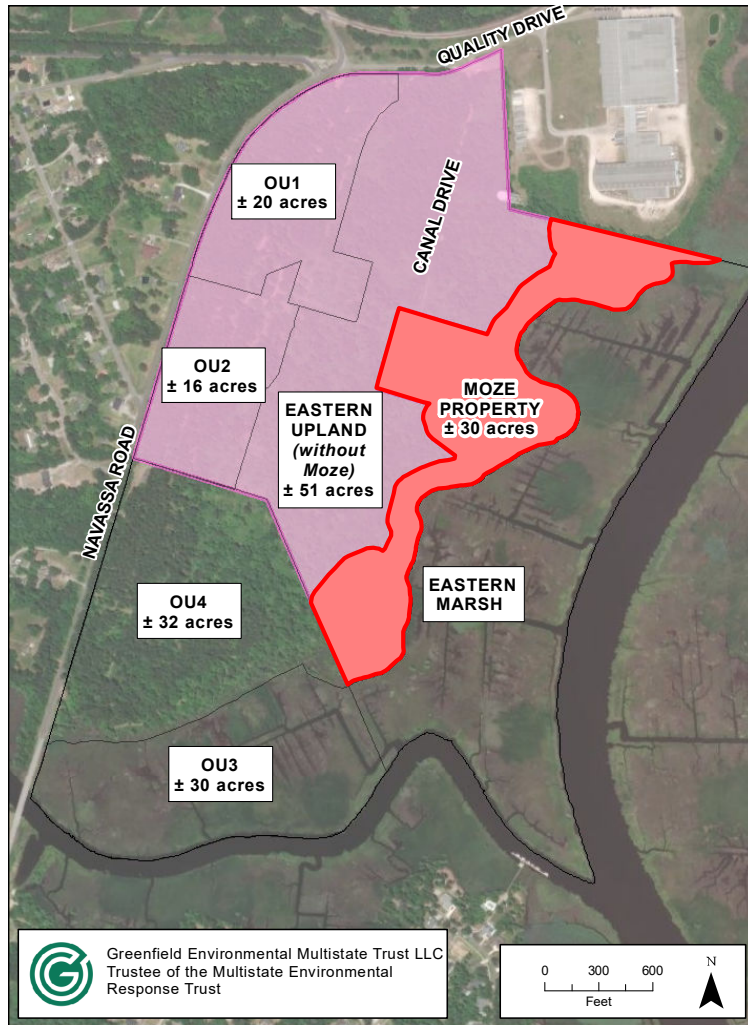
Property Sale



Exact location and size of property to be donated for Moze Center must be approved by Beneficiaries

- ✓ Bid received did not meet minimum requirements designed to ensure future land use would be compatible with Town and community goals
- ✓ Revisiting property sale strategy to understand lack of response
- ✓ Retained broker to better understand the market and possible next steps
- ✓ Possible options:
 - List property now; buyer likely to develop based on current demand/highest use (light industrial)
 - Wait for demand to increase for mixed use/commercial/light industrial options

Moze Land Donation



- ✓ Prioritize Moze land donation
- ✓ Land donation to include 4-acre water access property
- ✓ Conservation easement will apply to entire donation to ensure land's perpetual dedication to conservation and beneficial public use
- ✓ Multistate Trust to “recombine” property under Navassa Subdivision Ordinance exception to create new property lines
- ✓ Expect donation to be complete in late 2024 or early 2025

Land donation and conservation easement is subject to final review and approval by beneficiaries

Needs Assessment for Technical Support - Recommendations

Adam Saslow, Institute for Local Innovations



Needs Assessment for Technical Support

A. The Cycle of Progress – Land Use and Strategic Planning

A.1: Infusion of Planning Resources and Expertise

A.2: Strategic Planning

A.3: Comprehensive Planning

B. Local Government Operations

B.1 Organizational Structure and Accountability

B.2 Meeting Management – Best Practices

B.3 Managing Conflict and Mayoral Participation in Council Meetings

B.4 Staffing of Government Operations in Navassa

B.5 Fiscal Management and Responsibility



Needs Assessment for Technical Support

C. Federal and Other Assistance

C.1 Grant Writing and Administration

D. The Kerr-McGee Process: Charters and Transparency in Community Engagement and Collaborative Decision Making

D.1 Mapping Community Input and Identifying Decision-making Authorities

D.2 Equitable and Inclusive Engagement

D.3 Best Practices for Collaborative Dialogue

E. Cultural Preservation and Defending Against Gentrification

E.1 Policy Innovation



Update from Natural Resource Trustees on Restoration Projects

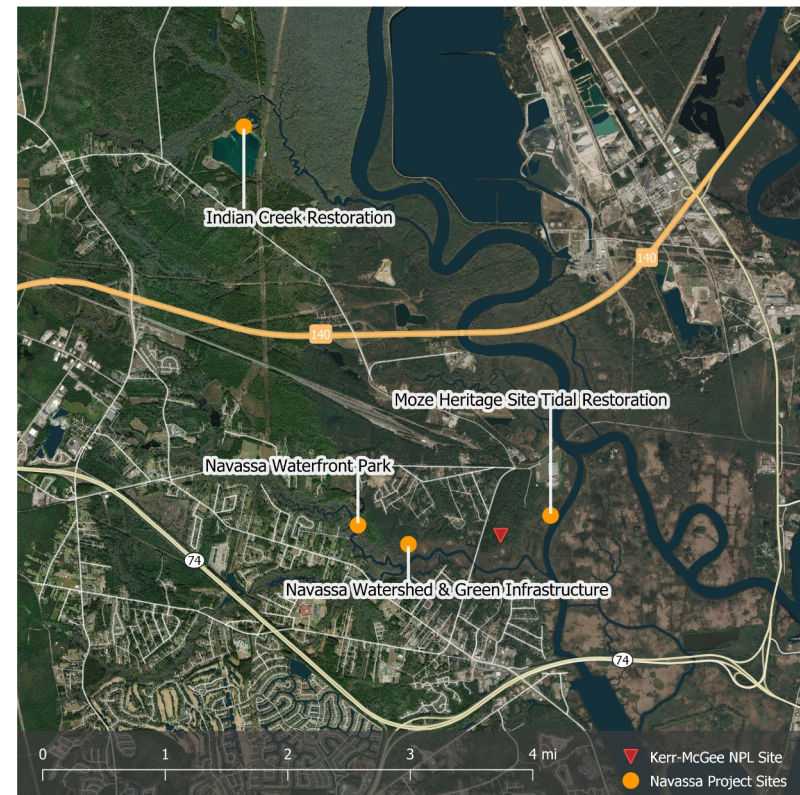
Krista McCracken, NOAA



Navassa Restoration Project Updates (03/24)

4 Navassa projects funded through Kerr McGee Phase 1 Restoration:

- Navassa Waterfront Park
- Indian Creek
- Navassa Watershed Characterization & Green Infrastructure
- Moze Heritage Site Restoration



Navassa Waterfront Park Restoration



Example Image: Fixed Pier with Gazebo and Floating Dock.

***NOTE: Design includes kayak launch**

Key Updates:

- Project is ready to go to bid!
 - Permits received
 - Design updated to be ADA compliant
 - Hoping to award contract in April
- Spring/Summer 2024
 - Site Prep, Access Road
 - Trail, Signage
 - Water Access, Pier Installation
 - Completion in late Summer 2024

Indian Creek Restoration

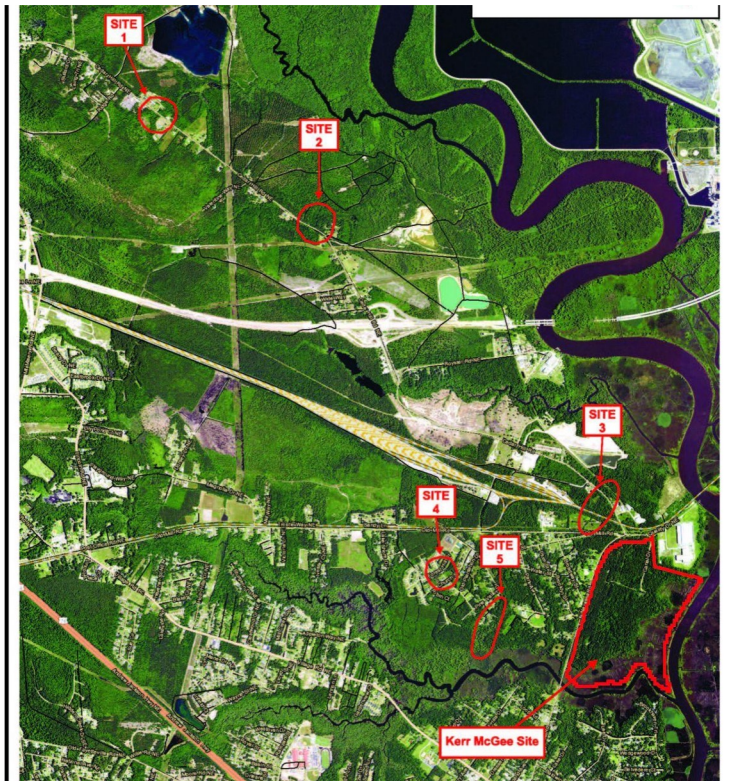
Key Updates:

- Town and Consultant working to secure site access
- Spring/Summer 2024
 - Final Design, Permitting
 - Site Prep
 - Moll's Creek Restoration
 - Trail, Pedestrian Bridge
 - Halls Landing Ramp Improvement
- Work will need to continue into 2025



Example Image: Boat Ramp.
***NOTE: Small craft only at Halls Landing (jon boats, kayaks, canoes)**

Navassa Watershed & Green Infrastructure



Key Updates:

- Concept Watershed Plan is being drafted
- 5 pilot project sites have been identified
- Spring/Summer 2024
 - Finalize Concept Plan
 - Continued coordination across funding sources and stormwater management priorities
- 2025
 - Pilot project work

Moze Heritage Site Restoration



Example Image: Fixed Pier with Gazebo

Key Updates:

- Project remains pending until land donation is finalized.
- Early 2025
 - Finalize land donation, including conservation easement
 - Finalize grant agreement for restoration project once land donation is complete.

Resources

- ✓ **EPA Site Profile Page:**
<https://www.epa.gov/superfund/kerr-mcgee-chemical-corp>
- ✓ **EPA Information Repository Administrative Record*:**
<https://semspub.epa.gov/src/collections/04/AR/NCD980557805>
- ✓ **Multistate Trust Website:** <https://navassa.greenfieldenvironmental.com/>
- ✓ **NOAA Kerr-McGee NRDA case webpage:**
<https://darrp.noaa.gov/hazardous-waste/kerr-mcgee-chemical-corp-tronox>
- ✓ **Navassa Community Center**
- ✓ **Leland Public Library**

**All EPA Administrative Records used for cleanup decisions are available at the link.*



Contact Information

- ✓ **Erik Spalvins, EPA Remedial Project Manager**
 - (404) 562-8938, spalvins.erik@epa.gov
- ✓ **L'Tonya Spencer-Harvey, EPA Community Involvement Coordinator**
 - (678) 575-8145, spencer.latonya@epa.gov
- ✓ **Zariah Lewis, EPA Community Involvement Coordinator (interim)**
 - (404) 562-8342, lewis.zariah@epa.gov
- ✓ **David Mattison, NCDEQ Superfund Section Project Manager**
 - (919) 707-8336, david.mattison@deq.nc.gov
- ✓ **Ngozi Ibe, Multistate Trust Senior Project Manager**
 - (919) 695-9582, ni@g-etg.com
- ✓ **Claire Woods, Multistate Trust Director of Environmental Justice**
 - (910) 765-7237, cw@g-etg.com
- ✓ **Ian Rossiter, NOAA Community Liaison**
 - (854) 429-3857, ian.rossiter@noaa.gov
- ✓ **Krista McCracken, NOAA Case Team Lead**
 - (843) 478-2196, krista.mccracken@noaa.gov



Questions and Discussion

Next Meeting Proposed: Second Quarter 2024

