
**FORMER TARHEEL ARMY MISSILE PLANT (TAMP)/
WESTERN ELECTRIC SITE
RESTORATION ADVISORY BOARD MEETING MINUTES**

Meeting Location: John Robert Kernodle Senior Center
1525 S Mebane Street, Burlington, NC 27215
Date: Thursday, 4 December 2024
Time: 6:00 PM EST

ATTENDEES

U.S. Army Environmental Command (USAEC)

Nathan Edwards, Army RAB Chair
Paul Humphrey, ESM
Lally Laksbergs, Public Affairs Officer (PAO)
Colonel Vance Brunner
Sergeant Major Javier Cardeñas
Mark Ditmore, Southeast Division Chief

North Carolina Department of Environmental Quality (NCDEQ)

Qu Qi, Environmental Program Supervisor
Sue Murphy, Project Manager

City of Burlington

Craig Honeycutt, Burlington City Manager
Morgan Lasater, Community Engagement Director
Bob Patterson, Water Resources Director

National Institute of Environmental Health Sciences (NIEHS) National Institutes of Health (NIH)

Dr. Joan Pakenham, Director Office of Human Research and Community Engagement

Conti Federal Services (CFS)

Laura Tobin, Program Manager
Carla Avery, Project Specialist

Members of the Public: Sign-in rosters are on file with USAEC

OPENING REMARKS

Laura Tobin welcomed the attendees and thanked everyone for attending. Carla Avery introduced herself as the meeting facilitator and reviewed the meeting purpose: To inform the community of the selected Restoration Advisory Board (RAB) members, develop RAB operating procedures, discuss RAB member roles and responsibilities,

and the schedule of future meetings. Avery mentioned the expected outcome for the meeting is to receive feedback regarding the RAB mission statement, discuss RAB operating procedures, and review the community co-chair selection process. Avery introduced the following stakeholders that were in attendance from USAEC: Nathan Edwards, Paul Humphrey, Lally Laksbergs, Colonel Vance Brunner, Sergeant Major Javier Cardeñas, and Mark Ditmore. Avery also introduced stakeholders from NCDEQ: Sue Murphy and Qu Qi; from the City of Burlington: Craig Honeycutt and Morgan Lasater; and the National Institute of Environmental Health Sciences: Dr. Joan Packenham.

OVERVIEW OF THE RAB MEMBERS

Avery discussed the progress made since the last RAB meeting, held on 3 October 2024, which included submittal and review of RAB member interest forms and RAB member selection. A list of the selected RAB members was presented to RAB meeting attendees. The RAB members consist of a diverse group of individuals including City employees, non-profit organization members, regulatory agency representatives, and stakeholder community members. The RAB meeting presentation will be available on the TAMP website. A community member inquired if Hispanic community members were invited to the meeting. Sue Murphy explained that everyone is welcome to attend the RAB meetings. Avery mentioned the meeting public notice was posted in two local newspapers in both Spanish and English and the meeting notice was posted on the TAMP/Western Electric website.

NCDEQ PRESENTATION AND REMARKS

Sue Murphy stated that RAB members can assist with soliciting community involvement and informing the local community about RAB meetings. Nathan Edwards reiterated that this is a working group and comments from this meeting will be available in the meeting minutes. A community member mentioned that previous meetings discussing TAMP occurred at Fairchild Community Center. Murphy stated others have suggested the use of social media to announce future RAB meetings. During the Fairchild Community Center meetings, participants were solicited to be on the RAB. NCDEQ has a bilingual toxicologist who attended these meetings and was able to facilitate translation.

Murphy mentioned that the City of Burlington has a great webpage for the site that provides updates regarding community information events. Morgan Lasater stated that announcement of upcoming meetings through word of mouth and community saturation are effective communication methods. The City worked with the Fairchild Community Center to post signage in the neighborhood and conducted focused outreach with business owners. A RAB member suggested that the City should reach out to Elon Elementary School and use the 'Peach Jar' would be an effective method of future meeting advertisement. The City of Burlington stated they intend to facilitate increased future outreach.

A RAB member requested that the tap water at the nearby elementary school be tested for contaminants. It was explained that the tap water at the elementary school is from City of Burlington municipal water and is not affected by the TAMP/Western Electric site.

A RAB member announced that the next County Commissioner Meeting will be held on December 16, 2024, and Donna Vanhook will help coordinate if the NCDEQ would like to make a presentation or attend during the meeting. Murphy said she would attend and bring business cards to distribute if attendees have questions. Murphy stated that the NCDEQ welcomes all questions and comments.

A community member suggested that signage be posted at the site and announcements conveyed on billboards along Highway 70. Murphy explained a NC State Memorandum of Agreement between Department of Defense (DoD) and NC provides a framework to establish partnerships at DoD installations.

Murphy explained the state of North Carolina's interests when working on a remediation site. Murphy reiterated that NC cleanup standards are more stringent than the Federal regulations and many other state's regulations. Murphy explained her role in the RAB is to provide support to the RAB members by explaining technical and regulatory requirements.

A community member mentioned that in his opinion that the term Defense Environmental Restoration Program (DERP) is not a term that effectively conveys the purpose of remediation of contamination. The community member inquired what the term restoration entails. The community member stated that the site has been repurposed previously. Murphy explained that the Army is committed to cleaning up contamination from past activities that have affected the subsurface; however, the buildings are owned by a private owner and are not the Army's responsibility.

Community members mentioned they are interested in reading site documents. Edwards stated that a link can be provided to the NCDEQ website which provides access to the site documents. Murphy stated she will also provide the files being discussed so they are easier to find.

A citizen asked if the cleanup has been completed. Murphy stated the Army is in the process of conducting the cleanup. The DoD owned the property between 1942 through 2004, and the Western Electric site has since been owned by four different private property owners. The DoD is responsible for cleanup below ground, such as groundwater and soil contamination. The private ownership is responsible for everything above ground, including the buildings and the general property condition.

Edwards stated that prior to property ownership transfer, the Army completed an Environmental Condition of Property report. The report identified areas on the property where hazardous materials and waste were formerly used or stored. The Army conducted an assessment to determine if contamination was present in these areas, in

accordance with standard procedures during a land transfer. Edwards stated that the General Services Administration (GSA) is the ultimate property holder for all government property. Edwards explained that before the Army can transfer a property, the GSA requires environmental assessment documentation to accompany the real estate transfer process. These environmental assessment documents are also reviewed by the State. Edwards stated that a former underground storage tank (UST) was removed from the TAMP/Western Electric site, and evidence of trichloroethylene (TCE) was identified in groundwater. Edwards stated that the Army took responsibility for the subsurface contamination. The contamination is specific to the presence of TCE in groundwater that was identified when the UST was removed. No additional contaminants of concern have been identified at the site besides the presence of TCE in shallow groundwater.

Murphy mentioned that an assessment for radionuclides had been conducted previously and a No Further Action (NFA) determination for radionuclides was made based on testing.

A citizen asked if the Army owns the site property. Murphy answered the Army does not own any of the site property, including the buildings. Edwards stated the property ownership has changed three or four times since 2004. Murphy mentioned the current owner is trying to complete site updates such as improving lighting, as requested.

A citizen asked what contamination that the Army is addressing. Murphy stated that the Army is taking responsibility for groundwater affected by chlorinated solvents only, as this was associated with the DoD efforts to produce material for the Cold War and World War II.

RAB OPERATING PROCEDURES

Edwards stated the purpose of this RAB meeting is to review the RAB operating procedures and define a functioning group of RAB members. During the next RAB meeting, environmental consultants will present maps and data that explain the environmental remediation work that has been completed and present the work to be completed at the site. Edwards stated, during the next RAB meeting, he will also discuss the site history, including the property transfer, current property ownership, and the cleanup liability of the Army. A citizen asked Edwards if the site qualified as a Brownfield site. Murphy responded no, the site is not a Brownfields site; however, that designation is a possibility with a different owner. Another citizen asked if the site was in a different location, would it have taken this long for work to begin. Murphy responded yes and stated the site restoration is progressing due to the engagement of USAEC. Murphy stated it may be a couple decades before the cleanup is complete. Edwards stated that human health has not been affected and that there are no impacts to drinking water. Edwards also stated the site does not qualify to be a Superfund site.

Edwards reiterated that the primary function of TAMP was to produce guidance systems and electronics on missiles, not to manufacture missiles. Edwards stated that site

investigation activities were conducted in locations where previous manufacturing operations occurred, with samples collected and analyzed to determine if contaminants are present.

Edwards explained the property has transitioned through four owners. Murphy mentioned that the owner of the buildings must cooperate as part of the sales agreement and indicated that the current owner has been cooperative. A community member asked when the Army cleans up the site, if additional contamination is identified, what will happen. Edwards explained there are protective clauses for the property, so if a new owner redevelops the property and future contamination is discovered, additional assessment would be conducted.

Qi stated the source of the contamination was identified in the soil. This source area (affected soil) was removed, totaling 500 cubic yards (cy). Qi stated that the contamination present in the soil source area previously leached into the groundwater. This plume of affected groundwater is located underneath the property and flows in a northwesterly direction. Qi stated that additional funds were provided by the Army to treat the affected groundwater using is-situ remediation methods and inhibit the continued migration of affected groundwater. There is no evidence of surface soil or drinking water contamination. Qi reiterated that no one is drinking contaminated groundwater. Elon Elementary School receives treated City water, which is not related to the contaminated groundwater at this site. Qi stated that there is no imminent threat to people that live near the site; therefore, it was determined that the TAMP site is of low risk to potential receptors. Qi reiterated that a private entity owns the property and buildings; therefore, the Army will not be removing the physical buildings.

A community member stated that the site is an unattractive nuisance with trespassing occurring and stated that signage is needed. Murphy responded that the laws are clear with what the NCDEQ and DoD can address on the privately owned property. The City of Burlington would be responsible for addressing these matters with the current property owner.

Lasater mentioned that the City of Burlington created a website that presents a table explaining what entity is responsible for cleanup activities. Lasater indicated that she has noticed, as a resident and working for the City, that productive conversations are occurring amongst stakeholders, such as through the RAB meetings. Lasater reiterated that the purpose of the RAB is not to address the privately owned buildings. Lasater stated that the City acknowledges that building improvements are necessary. Lasater stated the project is complex with many moving parts and reiterated that the City recognizes multiple actions need to happen from multiple stakeholders.

A citizen asked how the site was sold to a private entity when contamination is present. Murphy responded that zoning restrictions must be followed, similarly to when a house is built. Murphy stated the property has deed restrictions, controlling the property use. The

private entity purchased the site with the knowledge that the Army would address the groundwater contamination. The improvement of the physical buildings is the responsibility of the private owner.

A community member stated that previously a potential buyer that had a vision for the site which included a multi-use green space, grocery store, and solar panels. Lasater explained that is an example of potential redevelopment opportunities. Qi reiterated the aboveground portion of the site will have to be addressed by the private developer, not the Army. Qi mentioned if a Brownfields agreement could be put in place the asbestos and lead containing materials contained within the buildings could be addressed safely and the property redeveloped in accordance with agreements between the City and developer.

A community member asked if the soil underneath the building was investigated. Qi responded that solid concrete is present within the building and no contamination has been identified under the concrete floor. Edwards stated, at the next meeting, USAEC will present the data collected to determine the extent of the contamination that influenced the soil removal limits. Edwards said the NCDEQ must approve the remediation cleanup plan.

Edwards stated the presentation on the RAB operating procedures will be rescheduled for the next meeting due the questions received by the RAB members regarding the remediation. Edwards informed the group that the RAB operating procedures were distributed in advance of this meeting. The public can review the RAB procedures and email him with specific questions and comments.

Jeff Tyburski, a representative from City of Burlington, mentioned they can bring an expert to the meeting to discuss buildings, the presence of lead-based paint and asbestos, and possibly a Brownfields expert to explain the process of building cleanup. Lasater stated the public can come to her with ideas on how to push information out to the community.

SCHEDULE OF RESTORATION ACTIVITIES

Edwards began the presentation for the USAEC Southeast Division Schedule of Restoration Activities and mentioned that the Chief of the Southeast Division, Mark Ditmore, is in attendance. Edwards explained that there is a QR code available that RAB members can scan that will direct them to the Army website for additional information. Edwards explained the anticipated timeline of events for the proposed Restoration Activities. The Feasibility Study (FS) is based on the data collected during the Remedial Investigation (RI) to develop, screen, and evaluate remedial action alternatives for the TAMP site. Edwards stated that the Feasibility Study for the TAMP Restoration Activities will be distributed in April or May 2025. Edwards stated the Proposed Plan (PP) will summarize the results of the RI and FS and present the preferred cleanup alternative for the TAMP site to the public for review and comment. Edwards stated that the Proposed

Plan will be distributed in May or June 2025. Edwards mentioned that a Record of Decision (ROD) will document the cleanup selection process and the selected remedy, in accordance with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as well as applicable and appropriate regulations and standards.

Edwards stated that there will be a presentation during the next scheduled RAB meeting reviewing the site investigation results. Edwards explained that a FS evaluates the options for site restoration to achieve the cleanup objectives, and the funding necessary to restore the site. Edwards explained that, in addition to the source area excavation, USAEC is performing quarterly groundwater monitoring to determine if the interim measure (soil source area removal) reduced the concentration of TCE in groundwater. Edwards stated that USAEC is pursuing a fast timeline with the restoration investigations to have a final remedy selected by the end of next year.

CO-CHAIR SELECTION PROCESS

Edwards identified the four people involved in the community co-chair selection process:

- 1) Nathan Edwards - Army Chair
- 2) Craig Honeycutt - City of Burlington
- 3) Sue Murphy - NCDEQ
- 4) Dr. Packerham - NIH

Edwards stated an additional questionnaire was developed to aid in determining the experience of the community co-chair candidates for the selection process. Edwards stated the community co-chair will be responsible for working with him to develop future meeting agendas, facilitate meetings, and assist with community outreach and solicitation. Edwards asked RAB members to please fill out a questionnaire online or complete and return a paper copy if they are interested in the community co-chair role. Nine people have requested to be considered for the community co-chair. The four people in the selection group will have a matrix to rank, vote, and select the co-chair role. Edwards stated the selected candidate will be announced at the next RAB meeting. Edwards stated the RAB operating procedures were previously distributed by and a hard copy was distributed during this meeting. Edwards stated that the co-chair questionnaires should be returned to him by 10 December 2024. Edwards stated that the selection group will review the questionnaires beginning 14 December 2024 and to expect the selection of the community co-chair by 14 January 2025. At that time, USAEC will notify the selected individual. Edwards stated that notification of the community co-chair selection will be announced using the RAB distribution list. The next RAB meeting is tentatively scheduled for March 2025 and future meetings will be held on a quarterly basis. The meeting was adjourned.