



# COMMUNITY UPDATE INFORMATION SHEET

## CTS of Asheville, Inc. Superfund Site

### Asheville, Buncombe County, North Carolina

October 18, 2012

EPA is committed to keeping the community informed about activities related to the CTS of Asheville, Inc. Superfund Site. Community Update Information Sheets will be published approximately monthly and will summarize the present status, future activities, and community involvement opportunities. Historical information has been presented in previous editions.

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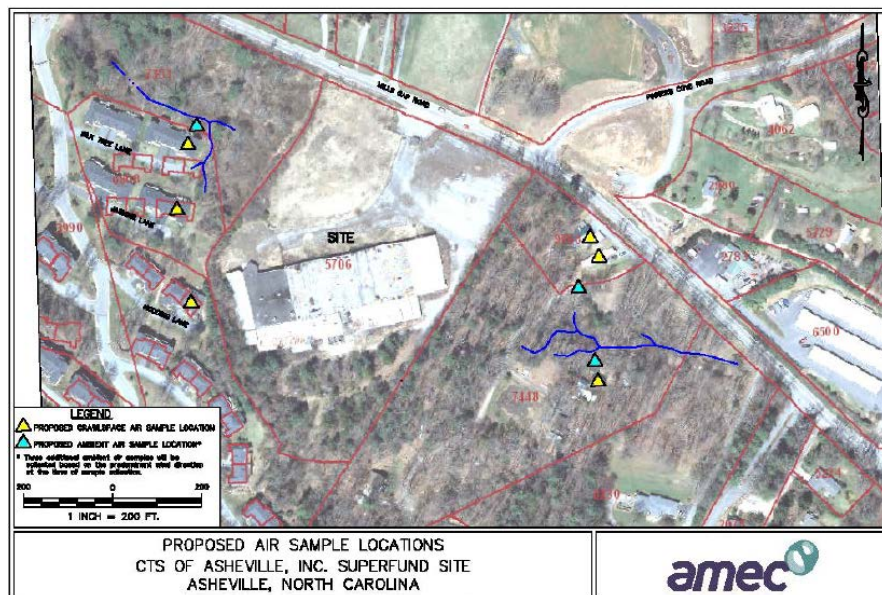
#### Attachment

- Information provided by Buncombe County

The CTS of Asheville, Inc. Superfund Site is located at 235 Mills Gap Road in Asheville, Buncombe County, North Carolina. It is in an area known as Skyland, which is approximately 5 miles south of Asheville. The CTS Site is bordered by Mills Gap Road to the north, and residences and undeveloped land to the east, south, and west. The primary contaminant associated with the site is trichloroethylene (TCE).

### VAPOR INTRUSION ASSESSMENT (AIR SAMPLING)

Early in the remedial process, EPA saw a need to prioritize work to be completed for the site. The first priority was to ensure safe drinking water, which is currently underway. (An update is provided on the next page.) The second priority was assessing air quality for residents located next to the Site. EPA approved CTS' contractor's Vapor Intrusion Assessment Work Plan (Revision 2) in September 2012. The work plan called for collecting air samples within crawl spaces or basements of six homes and collecting outdoor air samples at six locations.



AMEC performed the sampling this week with EPA's contractor overseeing the work. Three home owners, the homeowner's association board, and the property managers in South Side Village gave permission for CTS' contractor to perform the work. Questionnaires were completed with home owners on Tuesday, sample canisters were set up on Wednesday to collect air for approximately 24 hours, and sample canisters were retrieved by the contractor today to be transported to a laboratory for analysis. Results are expected to be received within the next 3-4 weeks. After the data is reviewed for quality assurance, EPA will provide the data to the property owners and determine if additional sampling or other actions are needed. The owners of three homes and property located on the east side of the site refused to allow the sampling to be conducted.

## WHOLE HOUSE WATER FILTRATION SYSTEM UPDATE

Earlier this year, CTS Corporation offered to install, monitor and maintain whole house water filtration systems for homes that are located within a one mile radius of the CTS of Asheville, Inc. Superfund Site that rely on well or spring water as their drinking water source at no cost to the home owners. The filtration design includes two sediment filters, a carbon filter, and an ultraviolet light, at a minimum.

Over 80 home owners have accepted this offer so far. Filtration design appointments for the majority of these homes have been completed. We found that many homes had some type of filtration system in place already. However, none are as capable of removing volatile organic compounds as the system CTS Corporation is offering.

Culligan began installing filtration systems on September 11, 2012. As of October 18, 2012, filtration systems have been installed in 38 homes. For those that have accepted the offer, EPA will contact you in the near future to schedule the installation appointment. The standard installation will take approximately 4 hours and will be performed by a licensed plumber.

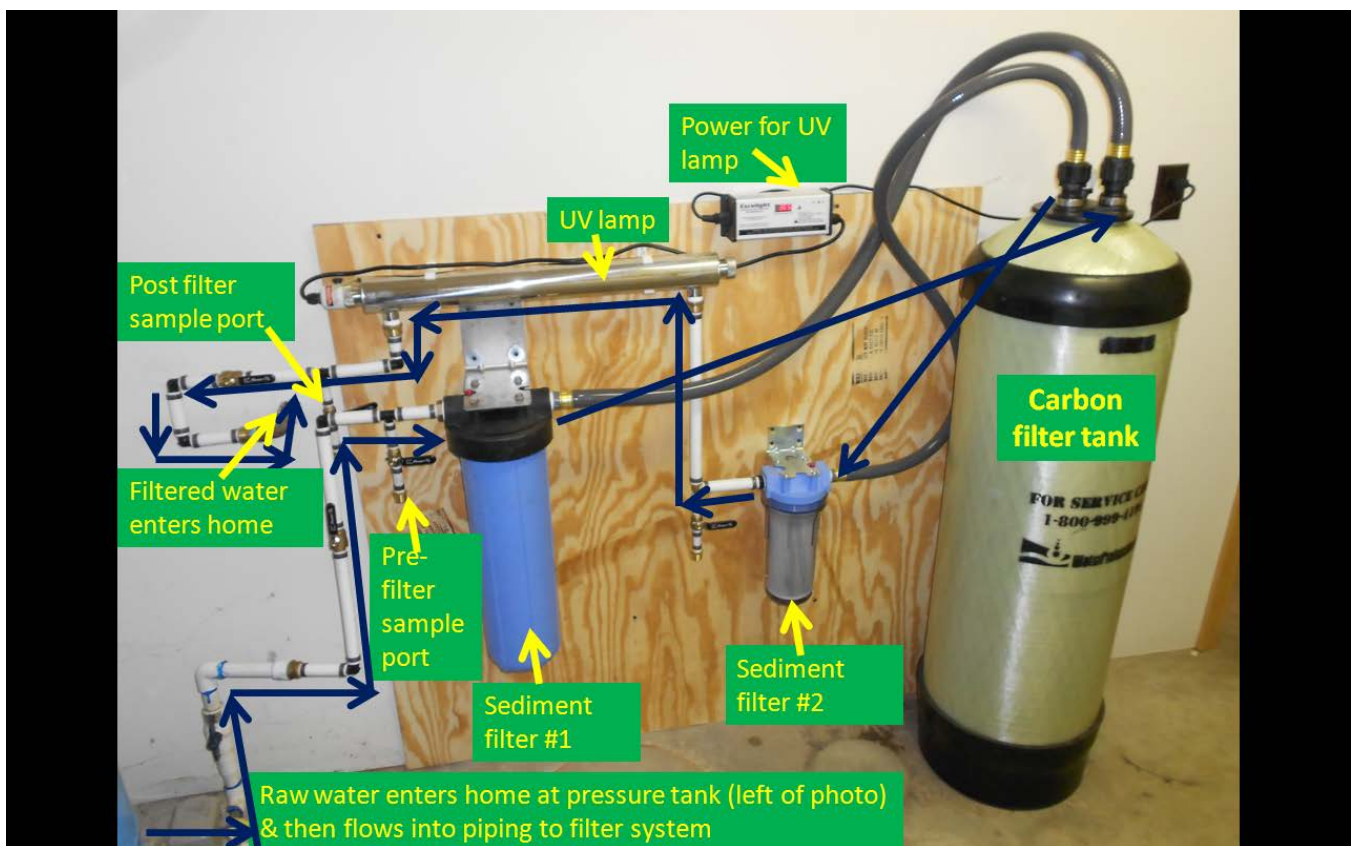


Photo of a system installed at a home in September. Water enters at bottom left of photo from the well/pressure tank and then flows through the system as indicated by blue arrows.

Some homes have water quality issues that require additional treatment equipment to be installed to pre-treat the water before it enters the standard filtration system. For example, homes that have well water with existing bacteria will need an extra UV lamp to kill bacteria before it enters the filtration system. Homes that have water with high iron concentrations will receive equipment that will reduce the iron content prior to the water entering the standard system. Homes that have sulfur in their well water require extra equipment to reduce the sulfur content prior to the water entering the standard system. Because these water quality issues will impact the standard filtration system if not addressed, CTS Corporation will also install, monitor and maintain this extra equipment at no cost to the home owner.

The typical installation takes about 2 to 4 hours to complete. However, installations on some homes may take a day or more to complete due to extra equipment needed or challenging locations to install the equipment.

If you have items in the way of the proposed installation area, please move them prior to the installation appointment.

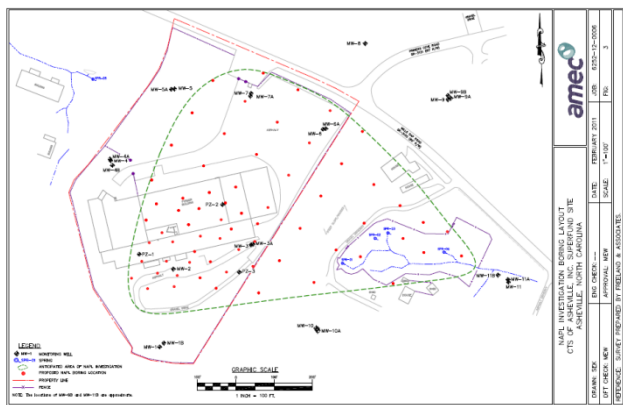
Within a few days of the installation, an appointment will be needed for a Buncombe County inspector to visit to make sure the work was installed according to code.

If you are interested in accepting the filtration system offer, but have not scheduled an appointment yet, please contact Angela Miller. These systems will filter out metals that are attached to sediment and organic chemicals that could possibly enter your well water. Accepting the filter system offer does not prevent home owners from connecting to the municipal supply later, if it becomes available. This is being offered as a preventative/safety measure to protect your water until the Remedial Investigation is completed and a final remedy selected, and/or you connect to the municipal water supply, whichever occurs first.

## BUNCOMBE COUNTY APPLIES FOR LOAN TO INSTALL WATER LINES

In September, Buncombe County submitted an application to the North Carolina Department of Environment and Natural Resources (NCDENR), Division of Water Resources, for a loan of approximately \$3.5 million dollars to fund the installation of water lines for the homes located within a one-mile radius of the CTS of Asheville, Inc. Superfund Site. The loan application is currently under review by NCDENR. EPA has received a lot of questions from community members regarding this. We asked Buncombe County to prepare an estimated time-line and to provide answers for the most commonly asked questions. Their response is attached at the end of this Community Update.

## SOIL AND SHALLOW WATER SAMPLING



Proposed boring locations for NAPL investigation

Our third priority for the site is investigating the extent of contamination of the shallow ground water aquifer. CTS' contractor is currently revising a Work Plan for the Non-Aqueous Phase Liquid (NAPL) Investigation. Once EPA approves this work plan and permission is granted to obtain samples on neighboring properties, the sampling will be scheduled. This sampling event will include collecting samples from soils and water to better understand how deep and wide the contamination exists on and near the Site. Specialized equipment will be used and the sampling area may be expanded as data is collected.

## COMMUNITY ADVISORY GROUPS

EPA is aware of two community groups that have formed regarding the CTS of Asheville, Inc. Superfund Site. The original community group is led by Glen Horecky. The newly formed group is led by Lee Ann Smith. Lee Ann's group recently selected a name, POWER, which stands for Protecting Our Water and Environmental Resources. POWER meets monthly, communicates with EPA regularly, and maintains a Facebook page (<http://www.facebook.com/#!/CTSAshville?fref=ts>). If you are interested in joining a community group related to the site, please contact Glen and Lee Ann to learn more about their different groups. Glen can be reached at [geh4@msn.com](mailto:geh4@msn.com). Lee Ann can be reached at [upthishill@bellsouth.net](mailto:upthishill@bellsouth.net).

## Information Repository

EPA has established an information repository for the public to review some of the documents related to the Site and the Superfund program. The local repository does not include all documents related to the Site. Additional documents may be made available by EPA upon request. The local information repository is located at the:

Pack Memorial Library  
67 Haywood Street  
Asheville, North Carolina 28801-2834

## Website

EPA has a website specifically for the CTS of Asheville, Inc. Superfund Site. The website address is:

<http://www.epa.gov/region4/superfund/sites/npl/northcarolina/millsgapnc.html>

## Contact Information

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Remedial Project Manager  
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## QUESTION OF THE WEEK..

*I've met with a lot of community members during the past few months and frequently hear that they don't understand such and such or they have a similar question. In this and future updates, I will pick a topic to try to explain. If you have suggestions for topics for this segment, please send them to me.*

*"My home is within the one-mile radius of the Site. Should I cancel the installation of the filter system since Buncombe County has applied for a loan to install water lines?"*

Buncombe County has applied for a loan through NCDENR Division of Water Resources. The loan has not yet been approved. If the loan is approved, the county estimates it will take until the fall of 2013 before all homes are connected. Therefore, EPA recommends that you accept the filtration system offer now. If you decide to connect to the city water supply later, CTS' contractor can easily remove the filtration system from your home at that time.

## REMEDIAL PROCESS

The EPA and North Carolina Department of Environment and Natural Resources (NCDENR) have performed numerous investigations related to the Site over the years. In March 2011, the Site was proposed to the National Priorities List (NPL), making it eligible to enter into EPA's remedial process. More information about the superfund cleanup process can be found at the following website:

<http://www.epa.gov/superfund/cleanup/index.htm>.

The Site was finalized on the NPL in March 2012. In January 2012, CTS Corporation entered into an agreement with EPA for them to conduct the Remedial Investigation and Feasibility Study (RI/FS) under EPA oversight. The RI determines the nature and extent of contamination. The FS assesses the treatability of site contamination and evaluates the potential performance and cost of treatment technologies. More information about the RI/FS process can be found at the following website:

<http://www.epa.gov/superfund/cleanup/rifs.htm>

The CTS of Asheville, Inc. Superfund Site is complex. Work is planned to occur in several phases. The highest priorities were mentioned on the previous pages of this update. In the future, another work plan will be prepared to extend the investigation, as needed, in order to gather enough information to select and design the most appropriate cleanup options.

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## COMMUNITY INVOLVEMENT

EPA is aware of two community groups that have formed regarding the CTS of Asheville, Inc. Superfund Site.

The original community group is led by Glen Horecky ([geh4@msn.com](mailto:geh4@msn.com)).

The newly formed group, POWER, (Protecting Our Water and Environmental Resources), is led by Lee Ann Smith ([upthishill@bellsouth.net](mailto:upthishill@bellsouth.net)).

Please contact them if you are interested in joining their group or would like more information about their group.

EPA encourages community members to come together as a group and apply to receive funds to hire an independent technical adviser. If requested, CTS Corporation is required to prepare a Technical Assistance Plan to provide for and administer up to \$50,000 for a qualified community group to hire independent technical advisers. The community group must meet the requirements in regulations and guidance to be eligible to receive the funds. If you are interested in applying for this assistance, please contact Angela Miller ([miller.angela@epa.gov](mailto:miller.angela@epa.gov)) for more information.

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## SITE HISTORY

In 1952, International Resistance Corporation purchased 66.4 acres, located at 235 Mills Gap Road. International Resistance Company completed construction of the building and began metal plating operations in 1953. CTS of Asheville, Inc. acquired the property in 1959. CTS of Asheville, Inc. manufactured electronic components used in automotive parts and hearing aids. This included electroplating with tin, nickel, zinc and silver. Prior to plating, the parts were cleaned using trichloroethene (TCE) as a solvent. Operations at the facility ceased in April 1986. Arden Electroplating operated for about a year at the facility during CTS Corporation's ownership of the property. In 1987, Mills Gap Road Associates purchased 53.54 acres of the site. In 1997, Mills Gap Road Associates sold 44.89 acres to the Biltmore Group, LLC and retained ownership of the remaining 8.65 acres. The Biltmore Group developed the 44.89 acres into a residential subdivision. Historically manufacturing activities were conducted at the 8.65 acre fenced portion of the site currently owned by Mills Gap Road Associates. During Mills Gap Road Associates ownership of the site property, it leased portions of the facility to various tenants. The facility has been vacant since the mid-1990s. Buncombe County demolished the former plant building in December 2011.

Several removal actions have occurred related to the Site over the years. These include connecting several homes to the municipal water supply after discovering that their wells/springs were contaminated. During 2006-2010, a Soil Vapor Extraction (SVE) system removed over 6,000 pounds of volatile compounds from the soils under and surrounding the former plant building.

During 2009 through early 2010, an ozonation pilot study was performed at the springs on the property adjacent to the eastern border of the Site to determine if this technology would effectively reduce the TCE concentrations in the ground water that was discharging into the springs. No significant changes in TCE concentrations were observed during the pilot study, so the system was shut down in January 2010.

Over the years, EPA, NCDENR and Buncombe County have collected samples from drinking water wells near the Site. In 2009, EPA began conducting quarterly sampling of wells that are located within a one mile radius of the Site. In March 2012, EPA completed the 13<sup>th</sup> quarterly private well sampling event. There were no detections from the March sampling event above screening levels other than from the prior known contaminated wells/springs. Those homes are supplied water from the municipal water supply but we test their wells/springs for trend comparisons.

## QUESTIONS?

Please call or email either Angela or Samantha if you have any questions. Our contact information is on the previous page.

We are still building our email distribution list. If you'd like to be added or deleted from our email list, let us know.



Wanda Greene, PhD, CPA  
County Manager

Jon Creighton, MBA  
Assistant County Manager / Planning Director

Mandy Stone, MSW  
Assistant County Manager / DSS Director

CTS Water Lines Schedule and Process:  
129 Homes inside a one (1) mile radius

### Installation of Waterlines Tentative Timeline and Process

#### Timeline:

1. Loan documents sent to Division of Water Quality (NCDWQ) on September 24, 2012; City Council Resolution passed on September 23<sup>rd</sup> was a needed component of the application.
2. The County can take no further action until the loan approval from NCDWQ. The loan application is on a new "fast track" program that should ensure swift processing of the application documents. Local and state elected officials from the district have pledged to work on pushing the process through quickly.
3. County staff will work collaboratively with EPA and citizens to prepare and distribute a "frequently asked questions" handout for citizens.
4. County staff will request from EPA the official list of the 129 properties that EPA is monitoring.
5. Once the loan is approved, the County will issue a Request for Qualifications (RFQ) for engineering services to design water lines that go through the community along with design to take from curb to house.
6. During the initial RFQ process, County officials will go door to door to determine which of 129 homeowners want water extended from curb to their house. Environmental Health staff will be available at designated times to provide detailed information about the waterline installation and answer questions. This will include two general community meetings and as needed availability by phone or in person.
7. When the RFQ period closes the County will select an engineer to design project.
8. Once design is complete, the County will issue two (2) RFQs for construction:
  - line installation on main roadway
  - Contractor to install lines from curb to house.
9. When the RFQ period closes the County will select contractors and enter into contractual agreements.
10. It is anticipated the project will be completed in the Fall of 2013.

#### Requirements for homeowners to sign an agreement/contract:

11. Homeowners who accept the public water will be required to sign an agreement acknowledging:



- Any use of the well water is restricted as required by the City to prevent cross contamination.
- The terms of the NCDWQ grant require that wells be available only for EPA testing.
- Well water can't be used for irrigation, car washing, etc
- Wells will be capped/closed based on the specific instructions of EPA and will be available for monitoring as needed/requested by EPA.
- Homeowners will be responsible for their water bill once the lines are installed.
  - The City has provided the following baseline information about average water bills:

While bill amounts will ultimately be determined by the amount of water used by a given residence, below is an estimate that approximates an average water bill:

- Bi monthly billing with \$6.00 base fee and \$7.64 CIP fee. These are fixed fees.
- Average consumption: 4 CCF per connection per month X \$3.77 per CCF = \$15.08. A bimonthly billing would have 8 CCF at \$30.16

**Total bimonthly: \$30.16 = \$13.64 = \$43.80 estimate**

1 CCF = 748 gallons

\*This estimate does not include sewer costs

- 12.** Homeowners who decline the connection will also sign an agreement acknowledging:
- That they understand that the funds are time limited and would not be available beyond the initial offer.
  - Homeowners who seek public water access beyond the point of initial offer would assume all cost associated with connecting from the main line at the curb to their home.
  - As the loan paid for running the main lines homeowners who sign off post the initial grant offer would still be limited from using their well for any purpose to prevent cross contamination and their wells would remain available to EPA for testing.

Please contact Mandy Stone at 828-250-5587 with questions or concerns.

Q&A Response to EPA  
10/3/2012

1. **What is the timeline for homes to be connected to the municipal water supply?** Refer to timeline/process outline (10/3/2012)
2. **I like my well water and do not want municipal water. Will we be forced to connect to the municipal water supply?** No, that is your choice. Please be aware that the funds to cover the cost of running the line from the curb to your home are time limited; if you decide not to connect during this offer and later decide to connect then there would be no funding to cover the connection from the curb to your home. You would still benefit from the investment to run the main line at your street.
3. **Will I have to pay anything to connect?** During the initial offer period the only cost homeowners would assume would be your regular City water bill.
4. **How much does the average home pay monthly for water?** The City provides the following estimate of an average bill however that actual cost will of course be determined by the amount of water used:

The City estimates an average user bill:

- Bi monthly billing with \$6.00 base fee and \$7.64 CIP fee. These are fixed fees.
  - Average consumption: 4 CCF per connection per month X \$3.77 per CCF = \$15.08. A bimonthly billing would have 8 CCF at \$30.16
  - **Total bimonthly: \$30.16 + \$13.64 = \$43.80 estimate (1 CCF = 748 gallons)**
  - This is assuming no sewer costs.
5. **Will we receive sewer lines too?** The North Carolina Division of Water Quality (NCDWQ) loan funding request was limited to access to public water.
  6. **Can we keep our well to use for irrigation?** No, the City restricts use for any purpose (other than EPA monitoring) to prevent cross contamination risks.
  7. **If not, will the county arrange and pay for the proper abandonment of my well by a certified well abandonment contractor?** The wells will be used for monitoring and will be capped according to EPA specifications.
  8. **What if I don't want to connect now, but decide to later? Will I have to pay for the connection if I decide to connect a few years from now?** The cost of running the line from the curb to your home would be yours if you decline the initial offer and later decide to connect. The NCDWQ loan funding is time limited. You would still benefit from the investment that ran the line to your community.
  9. **Will annexation occur?** Laws specific to the City water system prevent the use of water as an annexation tool. During the recent legislation session the General Assembly restricted involuntary annexation.
  10. **My house is close to, but beyond the edge of the one-mile radius. Can my home be connected too? And if so, what would it cost me?** Your home would not be covered as the NCDWQ loan funding is restricted to the 1 mile radius monitored by EPA.