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## President's Message



**C** OVID is a fact of life! This is difficult to accept for many, and while there are mixed emotions regarding vaccination, taking steps to protect yourself, your families, and your co-workers should be paramount. But remember to show respect for the choices made by your co-workers, regardless of their opinion of vaccination. In addition to the vaccine, the three W's may present the best defense:

- **Wear a mask.** This may be uncomfortable, but it provides some level of protection for yourself and others, and many consider it a show of respect for the health of others.
- **Watch your distance.** As the economy is trying to push toward normal, and many businesses are experiencing a return to the workplace at various levels, it may become more difficult to socially distance.
- **Wash your hands.** We all learned this in kindergarten when we learned to keep our hands to ourselves and stand in a single file line. Germs of all kinds are everywhere. Routine and thorough washing of hands, and keeping your hands away from your face, provides extra protection.

The Centers for Disease Control has issued guidance for the implementation of safety practices for critical infrastructure workers. Most businesses and government agencies have rules regarding safety practices related to COVID, but these rules may not address all concerns related to the issues faced by those in the public works realm. In addition to your company policies, please take time to educate yourself on best practices for reducing the spread of COVID. More information can be found at the CDC website.

While efforts continue toward increased vaccinations, please be mindful and show respect for the individual choices made by your co-workers. With increased vaccinations and best practices in the workplace and home, I am hopeful we will soon realize herd immunity regardless of vaccination status. Keep leaning forward and continue providing the professional and quality service you are known for throughout your communities.

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Christopher W. McGee, PE  
APWA-NC President

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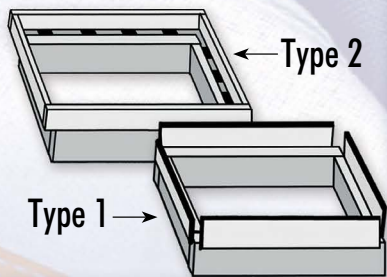
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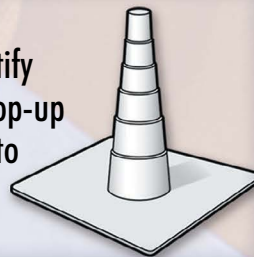


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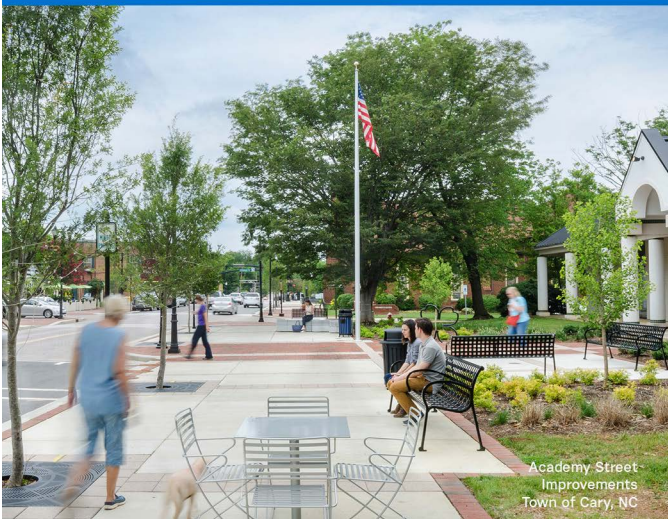


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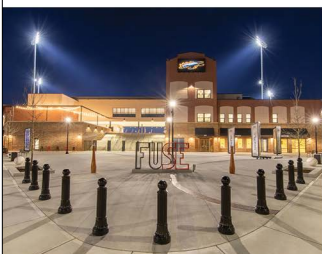

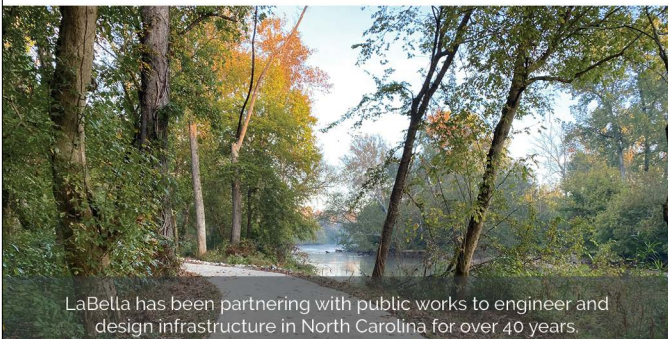
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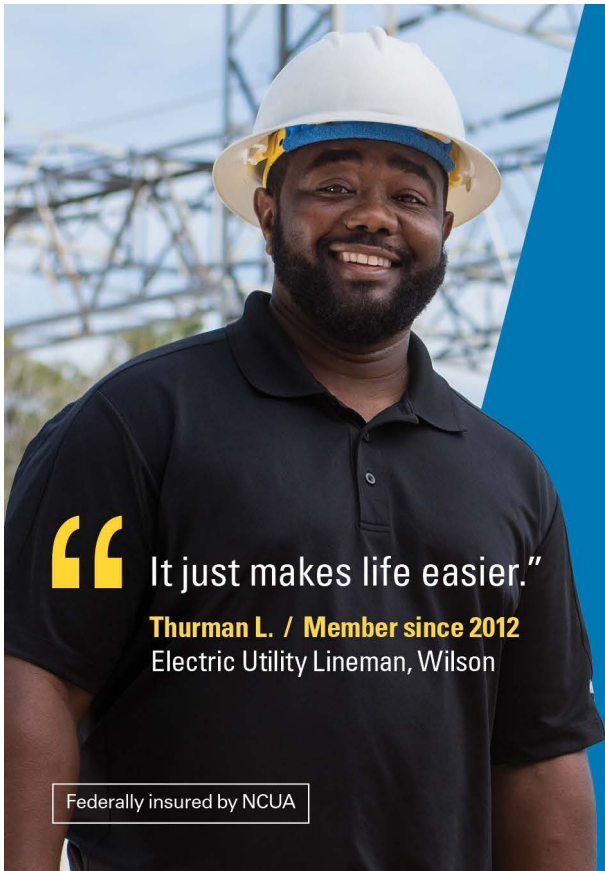
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# PARTNER FEATURE

## ASTM standard changes to affect Phase 1 ESAs

Written by Casey Swaney, Marketing Associate | WithersRavenel

**P**hase I Environmental Site Assessments (ESAs) provide due diligence protection to buyers and sellers of land, as well as developers. The ASTM standard for Phase I ESAs is set for an update in late 2021, and environmental professionals have been following updates on the process.

For property developers, Phase I ESAs are vital. Cleanup costs and liability associated with a contaminated site can be extensive, so having full knowledge of a property is good business. David Vail, Environmental Staff Professional at WithersRavenel, said the changes likely coming to the standard are expected to remove ambiguity from parts of the process while also producing a fuller understanding of properties to clients seeking ESAs.

The ASTM E1527 standard has been generally updated every eight years. The most recent revision was 2013; the one coming out later this year will be the 2021 standard. More than 200 professionals, from environmental consultants to commercial real estate leaders and others, are working as part of a task group on the update.

“Based on what we know so far, the ASTM E1527-21 updates should not significantly change our current Phase I ESA process, but will offer guidance on how to handle more complex sites and issues within the ever-changing real property assessment industry,” said Lindsey Woolridge, WithersRavenel’s Due Diligence Manager.



“We are excited to dig into the new standard to ensure that we are giving our clients the best possible product so they are fully protected under the US EPA CERCLA - All Appropriate Inquiry (AAI) requirements.”

While changes have not been officially released yet, Vail said information shared thus far provides a glimpse at what the key changes could include.

### **Raising the review standard:**

Vail said that in the current standard, consultants are not explicitly required to look at the “big four” sources: historical aerials, historical topographic maps, city directories, and Sanborn fire insurance maps. He expects the new standard will put more emphasis on this, or have the consultant explain why he or she

didn’t examine a source.

Additionally, within the historical review, Vail said the current standard lets the consultant decide “do I even need to bother looking at historical documents for anything surrounding my property, or can I just focus in on mine?” While WithersRavenel and some other consultants look at surrounding properties as a good rule of thumb, he expects the revision may “require you to look at the historical record for your property as well as the surrounding property to eliminate risk and have more of an overall picture.”

CONTINUED



Pictured: Lindsey Woolridge,  
WithersRavenel Due Diligence Manager

### More emphasis on identification and analysis:

Another expected change in the standard is not only taking pictures of all observations, but also including a site map of observations and analysis of individual items. An observed item that is not a problem may be identified as de minimis, or not posing a threat to human health or the environment. Meanwhile, troubling on-site observations may be classified as a Recognized Environmental Condition (REC) or a Business Environmental Risk (BER). Vail said that sometimes consultants will simply identify items in a Phase I ESA without taking the step of analyzing the potential for risk, which can impact buyers and mortgage holders such as lending institutions.

Additionally, the standard is expected to create a flow chart, with the goal being that consultants will come to a more uniform conclusion when identifying and analyzing Phase I ESA site items in the field. Vail said that a lot of the current determination is in the hands of the environmental professional, which can lead to different conclusions on observations. Vail said this change should not only help build consistency in Phase I

ESA analysis within companies, but throughout the industry from one consultant to another.

**“Some companies have a general, less intense Phase I process, and I think the standard is being geared to bring a lot of those companies up to the same playing field, get everyone on the same level,” Vail said.**

**Who performs the ESA:** Under the previous standard, the person doing the ESA site visit was supposed to be an environmental professional or someone directly under the supervision of an environmental professional. That standard may be relaxed a bit; the change may simply require that the report be reviewed by an environmental professional.

**How long the ESA will be usable:** Under the new standard, the ESA will only be valid for 180 days from the start of the assessment (i.e., when the first piece of historical research data is ordered). Therefore, clients may need updates to existing ESAs, entirely new ESAs, or reliance letters if they do not

close on the property within 180 days from the assessment’s start date.

### Perfluoroalkoxy alkanes (PFAs):

The task force group updating the standard is also looking at PFAs, a group of man-made chemicals manufactured and used in various industries since the 1940s. The chemicals don’t break down in the human body or the environment, and there’s evidence that PFAs are harmful. In recent years, incidences of PFAs in the water in North Carolina have raised health concerns among residents, public officials, and environmental groups. As of now, Vail said the standard will likely include greater guidance on PFAs, and that will be an important consideration for consultants.

Overall, Vail expects the new ASTM standard to increase consistency and analysis within ESAs, providing overall benefits for buyers, sellers, and developers. ●

For more information about Phase I ESAs:

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# DIVISION NEWS

## Facilities & Grounds Division Golf Tournament Swings for Success

Submitted by Mark Hale, Facilities Manager | Town of Garner

The APWA-NC Facilities and Grounds Division hosted a golf outing/tournament recently at the Challenge Golf Club in Graham to encourage and promote participation and fellowship in APWA.

Our Facilities and Grounds Professionals have been challenged in recent months with responsibility for COVID-19 mitigation in our buildings and around our parks and grounds. But, as always, APWA-NC professionals have risen to the occasion to meet the challenge!

This event was open to all APWA-NC members, partners, and beyond, as we have all shared a role in serving our municipalities and fellow residents during these challenging times. The Challenge Golf Club and its staff were excellent hosts for this event.

We would like to thank all APWA-NC members and partners that joined us for the fellowship and fun. It has been nearly two years since we were able to get together, but it couldn't have been a better reunion with beautiful weather, fun and camaraderie!

The golf outing was a great recognition for the hard work of all our Facilities and Grounds Professionals. Included are a few photos of the post-tournament award presentations and prize drawings.

Stay tuned for announcements about future events. If you want to participate in activities with the APWA-NC Facilities and Grounds Division or APWA in general, [reach out to us](#). We all need all the help we can get!



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On behalf of the American Public Works Association - North Carolina Chapter, we thank you for the support you have provided to the public works programs that have made our state and region the envy of many. You are a key member in our APWA-NC Chapter, so we are contacting you to ask for your financial support as we prepare to host APWA 2022 PWX, "The Best Show in Public Works", with approximately 80,000 net square feet of exhibit space and nearly 6,000 of our fellow public works colleagues from North America and beyond, right here in Charlotte! This is an amazing honor and opportunity for our local members and our region.

We are hosting PWX 2022 here in Charlotte because of partners like YOU! Our chapter, and the entire state of North Carolina, have some of the best private companies that support Public Works ANYWHERE in the nation. On behalf of the entire APWA-NC Chapter, we thank you in advance for your support that will allow us to achieve the very best PWX ever on August 28-31, 2022.

Our [Sponsorship Packet](#) highlights our local partner program and summarizes the different levels of partnership and benefits that you will receive for being a PWX 2022 local partner.

Your support for the APWA-NC Chapter and PWX 2022 is so important. For partnering contact information, please reach out to:

**Cameron Patterson, Fundraising Chairperson**  
cpatterson@withersravenel.com  
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# IN THE COMMUNITY

## Young Professional Spotlight

### Kaylyn Forte, PE, Young Professional APWA-NC Chair Person

Submitted by APWA-NC Young Professional Committee

#### GET TO KNOW KAYLYN FORTE, PE!

- **CAREER:** Project Manager at McAdams
- **INDUSTRY SECTOR:** Water Resources
- **APWA-NC MEMBER SINCE** 2020



*Originally from Pottstown, Pennsylvania, Kaylyn received her Bachelor of Science in Agricultural & Biological Engineering from Penn State University in 2013. She minored in Environmental Engineering and Engineering Leadership Development and throughout her time as a student she volunteered with Penn State's Dance MaraTHON (THON), a student-run philanthropy dedicated to enhancing the lives of children and families impacted by childhood cancer.*

#### In Her Own Words

I have always been interested in treating and storing potable water and stormwater. My Engineering Leadership Development minor at Penn State opened the door for internships and travel abroad opportunities to implement my research and work on water treatment solutions in Morocco. Observing the beneficial impacts we were able to make led me to the field of Stormwater Design and Water Resources. I worked for Contech Engineered Solutions from 2013-2020, where I held various roles such as Design Engineer, Team Lead, Stormwater Consultant/Sales Engineer, and from time to time assisted with product development and

innovation for new products to help treat stormwater more efficiently and economically.

Since joining McAdams in 2020, I've had the opportunity to work on several projects in Charlotte. McAdams is currently Embedded as a partner with the City of Charlotte over the next several years to address various storm drainage projects throughout the City. I have loved the opportunity to apply my engineering degree to help my community by improving existing drainage systems through replacement, rehabilitation, and/or repair treatments to meet applicable City standards. I enjoy having the ability to meet and coordinate with multiple departments via utility

coordination and preconstruction meetings, where each project challenges and teaches you something new, while also preparing you to expect and prevent obstacles in the future.

#### Looking Forward

Kaylyn is looking to connect with individuals in both the private and public sectors as well as become more involved in the APWA organization. She looks forward to growing professionally with McAdams and becoming more civically engaged in the Charlotte area.

#### A Little Advice

I think it's important to remember that as we grow and develop professionally in our careers to always reach out and offer a helping hand to others who are up and coming in theirs. Mentorship and teamwork improve the strength of teams, quality of work, and provide a greater appreciation for the project or problem you are solving together.

#### Mentor

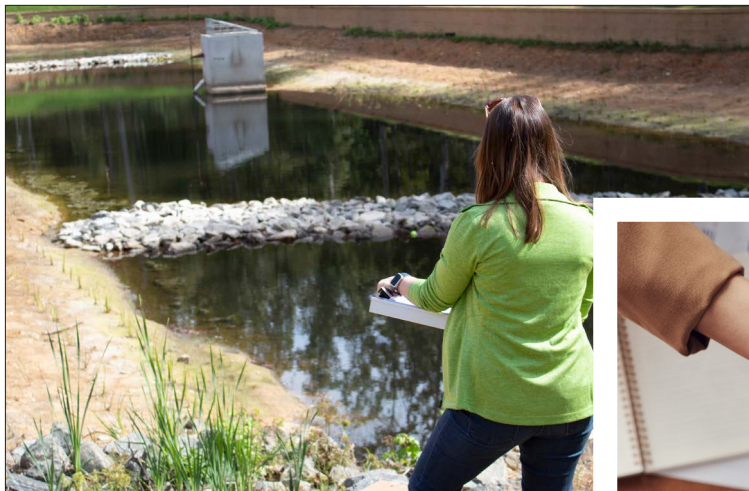
Jon Aldridge, PE

#### Outside of Work

I enjoy traveling, watching sports, snowboarding, and completing DIY home renovation projects. We have a 9-year-old pit-mix rescue named Riley who is not pictured but loves to join us on our hikes and outdoor adventures.

**For more information on how to get involved, contact YPNC Chair Kaylyn Forte, PE at [forte@mcadamsco.com](mailto:forte@mcadamsco.com).**





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Mr. Brooks Bunn	Stormwater Superintendent	City of Wilson
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Mr. Bradley Cole	Construction Inspector	Town of Garner
Ms. Kimberly Conley	Sustainability Coordinator	Town of Morrisville
Mr. Christopher Corriher	Asset Management & Project Mgr	SEPI Engineering & Construction Inc
Mr. Brandon Crocker	Construction Inspector	City of Goldsboro
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Mr. Barry S. Moose	Client Services Manager	Vaughn & Melton Consulting Engineers
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Andrew Parker		
Mr. Jonathan Perry	Project Manager	City of Goldsboro
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Mr. Mark Young	Stormwater Division Mgr	City of Asheville



# CHAPTER CONTACTS

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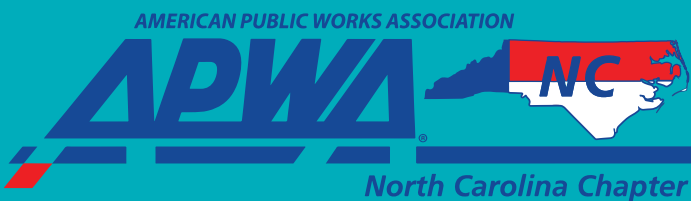
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# Want to be in the next issue?

## NEWSLETTER SUBMISSION DATES

Each technical division is responsible for submitting at least one article per newsletter. Remaining deadlines for 2021 are November 15. Content of the article is very flexible. Suggestions include trends in your industry, information about your division conference, or simply projects in your area. This is your chance to get creative while educating others about what is happening in your division. Please submit your articles and photos to Bri Labbate at [blabbate@withersravenel.com](mailto:blabbate@withersravenel.com) prior to Monday, November 15, 2021.



The American Public Works Association is dedicated to education in the related areas of public works. We help our members, the public, and policy makers work together to provide the public works services needed to keep our communities operating smoothly and safely in concert with the latest environmental and public health standards. Through the national association and our 63 chapters in the US and Canada, we offer a comprehensive array of services to meet this educational mission.