

COMMUNITY INVOLVEMENT PLAN  
EPA Brownfields Cleanup Grant  
Cooperative Agreement #95330201  
City of Morgantown  
Morgantown, Monongalia County, West Virginia

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USEPA Brownfields Assessment Grant  
Cooperative Agreement # 96399501  
Grant Recipient: Fayette County Commission  
Project Site: Fayette County, West Virginia  
Project Location: Fayetteville, Fayette County, West Virginia

Community Involvement Plan  
EPA Brownfields Cleanup Grant  
Cooperative Agreement #95330201

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Grant Recipient: City of Morgantown, West Virginia  
Project Site: White Park Southside  
Project Location: Morgantown, Monongalia County, West Virginia

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### Overview

The City of Morgantown (hereafter “City”) obtained an EPA Brownfields Cleanup Grant for the cleanup, development, and expansion of trail and recreational options in a portion of White Park, an important greenspace serving the City’s population with a history of environmental contamination. The City of Morgantown fully intends to keep citizens, end users and all other community stakeholders engaged during this cleanup project through a variety of methods. The Community Involvement Plan will provide basic project background and planned action steps. The City of Morgantown will be hosting public meetings and gathering point in time community and trail user input, as well as maintaining a public repository of information.

### Site Description and History

White Park is a 170-acre greenspace nestled between multiple neighborhoods on the City’s south side. The park boasts five ball fields, basketball courts, an ice rink, picnic shelters and, by some counts, upwards of 17 miles of trail - both sanctioned and unsanctioned - in what has been described as the densest and most labyrinthian trail network in the entire state. Although the park is one of the busiest greenspaces in the City's network, an industrial past hinders recent desires to modernize, expand, and correct some of the extreme deficiencies in its trail system.

From the 1890s until the 1950s, the property was part of the larger South Morgantown Tank Farm which, at its operational height, stored around two million gallons of crude oil in nearly 70 tanks. Assessment and cleanup efforts have mitigated risk for users in the more formally developed areas of the park, but approximately 88 undeveloped acres remain impacted by legacy pollution from petroleum contamination. This cleanup grant will help the city reduce unacceptable visitor risk by building a trail system that integrates risk reduction remedies. The risk reduction remedies will combine traditional capping of areas of concern with a more novel approach of directing users to mitigated areas of the park through the principles of modern and sustainable trail design.

The White Park Southside site was part of a 700-acre area that was operated as crude oil tank farm by Standard Oil from the late 1800s to the 1950s. The site was purchased by the City of Morgantown in 1973 and is currently managed as a city park. The area of the site is an undeveloped area of the park, with no recreational amenities. The site is contaminated by petroleum, with environmental concerns including elevated concentrations of arsenic and the polycyclic aromatic hydrocarbons (PAHs) benzo[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, and indeno[1,2,3-cd]pyrene in the shallow soil. Contamination occurred when the site was part of the crude oil tank farm and was likely the result of spills or leaks from the large storage tanks. The contamination is generally located within the containment berms that were constructed around the tanks.

### Action and Remediation Plan

The White Park Southside cleanup project is designed to support recreational and ecological uses. The cleanup design centers around the development of a recreational trail system that meets the demonstrated needs of the community and user groups, while ensuring protection of human and ecological receptors through the state's VRP. Reuse strategy for the Site centers on strategic development of a 1.9-mile trail loop, intentionally designed with a cover to mitigate risk to users. The sanctioning of a formal trail in this section of the park will discourage unsanctioned trail development and soil excavations, which cause undue ecological damage and unacceptable exposure to Arsenic and PAHs in soil. It will also direct users – with signage, native vegetation that form thick barriers, and limited fencing – to mitigated areas of the park. The White Park Southside trail will maximize user access throughout the available acreage and specific points of interest desired by users, such as scenic viewpoints, fishing access, and wildlife viewing opportunities.

The City of Morgantown will select qualified remediation contractors through a competitive bid process to clean up the site. Through the WV VRP, the selected contractor will implement appropriate engineering controls identified in the WVDEP-approved Remedial Action Work Plan. A post-remedial risk assessment will be performed, as required under the VRP, and a certificate of completion will be requested from WVDEP.

### Community Profile

The City of Morgantown is the third-largest city in West Virginia, sitting 60 miles south of Pittsburgh along the banks of the Monongahela River. Its municipal infrastructure supports an estimated daily population of nearly 70,000, formed by a mix of over 30,000 residents and more than 140,000 in the MSA. One of the top 5 largest cities in West Virginia to have witnessed any population growth over the past twenty years, Morgantown serves as its MSA's principal city and the seat of Monongalia County. Morgantown is the regional center of

finance, medicine, commerce, and education. The city hosts an average fall enrollment of nearly 26,000 students at West Virginia University's (WVU) flagship campus and is the headquarters of West Virginia's largest employer, WVU Medicine. Chartered in 1785, Morgantown has hosted several industrial booms and remains a busy port city serving active, nearby mining and gas industries. Discovery of fossil fuels in the surrounding area led to the city's first major growth and through-service expansion of the B&O Railroad in the 1890s. Industrial corridors developed along the mountainous city's natural valleys, which have transformed from glass, tin, and sheet metal factories in the early to late 1900s to dense commercial and residential corridors today. In the late 1990s, two railroads bisecting the city were land-banked and transformed into now-beloved, recreational rail-trails. A recent study by researchers at WVU and the University of Tennessee found that, even with its relatively diversified economy, Monongalia County exhibits a high dependence on the coal industry ecosystem and is at high risk of experiencing economic hardship due to the continued decline of the coal industry. (Bowen, et al., 2018). The area has already experienced significant hardship due to shifting energy markets. Several mines and two of the five coal fired power plants within 25-miles of the project site have been shut down within the last decade. The legacy of these and other industrial sites weighs on Morgantown's development and contributes to a broad sense of disempowerment within its vulnerable communities.

### Community Engagement and Partnerships

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The City will seek to deepen its understanding of park user and nearby resident experiences, desires, and concerns to ensure the cleanup and reuse matches with community need. We plan to integrate project discussion and information dissemination into existing City, MUB, BOPARC, neighborhood, and other public meetings. We will include announcements for future project specific meetings (at least three before on-site cleanup to allow for incorporation of input) and methods available for providing input. Materials and public documents will be available via meeting handouts published in accordance with WV sunshine laws. Communication materials will be written in plain language. An existing webpage on the City's website already serves as a hub for project information. We will prepare a Community Involvement Plan (CIP) at the notice of award if the project is selected by EPA for funding, built on lessons from the 2016-2022 waterline restoration and WPS trail plan community engagement process. The CIP will outline a series of on-site outdoor and in-person meetings to gather community input and participation. For at least one month preceding the first meeting, the City will solicit input from at-large community members, organizations, and park users through electronic messages posted to the project website, social media, and organization listservs. We will also use physical signs at trail heads and other strategic locations in the park – including neighborhood connectors, parking areas, and along existing trails – to solicit input with instructions to participate in person or by phone, email, or via QR code or paper survey boxes posted at the sign location. We will post written responses to reviewed input from the initial outreach to the same outlets in advance of the first meeting. The first meeting is planned for an indoor BOPARC venue, walkable to White Park. Print or electronic maps of the proposed cleanup approach will be displayed for facilitating discussion of the ABCA. We will work to accommodate any language barriers that may arise - over 98% of the population in the area speaks English as a primary language. Project contact telephone numbers and e-mail addresses will be provided through all communications to allow access for members of the public to ask questions, express concerns, and provide input. The City will maintain a repository at the City Hall Annex and Morgantown Public Library and post periodic updates to the project website and stakeholder listservs.

During the cleanup process, the City of Morgantown will host a series of four public meetings to engage local stakeholders. The first meeting will inform stakeholders about the EPA-funded project, solicit input about the proposed cleanup plan, review the Analysis of Brownfields Clean-up Alternatives, and respond to community concerns. The City will use two mid-project public

meetings to update residents and businesses about the clean-up schedule and progress, as well as to respond to concerns and questions. PCDA will hold a final meeting at the end of the project to review accomplishments, including the Site's status within the WV Voluntary Remediation Program, review environmental data, and outline plans for the site.

Stakeholders to be invited to each public meeting will include a mix of planning, remediation and operational partners, local greenspace, trail and park stakeholders and White Park user groups and local neighborhood representatives.

Organization	Involvement
Board of Parks and Recreation Commissioners (BOPARC)	Binding and/or chartered agreement to assist with park remedy and reuse  Will serve as ong0term operations and programmatic management for remediated site
Morgantown Utility Board	Binding and/or chartered agreement to assist with park remedy and reuse
West Virginia University (WVU) Brad and Alys Smith Outdoor Economic Development Collaborative (OEDC)	Trail planning and design assistance
Northern West Virginia Brownfields Assistance Center	General technical planning
West Virginia Land Stewardship Council	Historical site assessment partner
Morgantown Area Mountain Bike Alliance	Trail user group
South Midde School Bike Club/Outride Program	Trail user group
Morgantown Trail Haws Scholastic MTB Team	Trail user group
Mon Valley Greenspace Coalition	Non-profit green space advocacy group
White Park Trail Advisory Group	Trail user planning and user group; representative is a First Ward Neighborhood resident

Spokesperson and Administrative Record

The spokesperson for the project is Drew Gatlin, Staff Engineer in the Department

of Public Works & Engineering at the City of Morgantown. During the public meetings, a member of the City of Morgantown will keep detailed notes, or meeting

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minutes, on topics discussed as well as any public comments or responses given during the meetings. The meeting minutes will be available to the public 24 hours after the public meeting on the City of Morgantown website and at the Downtown Morgantown Public Library.

The City of Morgantown will maintain a repository of the Administrative Record and related documents at the City's Administrative Annex building located at 430 Spruce St. In Morgantown, WV 26505 and post periodic updates to the project website and stakeholder list servs. The files that will be available will include, at a minimum, those items listed below. The Administrative Record will be updated as the files are modified, and/or reviewed quarterly for any changes or additions. The City will also maintain a duplicate electronic copy of the documents on its website.

1. EPA Brownfield Cleanup Grant Application
2. Cooperative Agreement
3. Analysis of Brownfields Cleanup Alternatives (ABCA)
4. Copy of newspapers with the public notice for the ABCA
5. Community Involvement Plan; and
6. Public comments and responses to the Analysis of Brownfields Cleanup Alternatives

In conformance with EPA guidelines, a legal notice will be placed in the local newspaper announcing the availability of the administrative record for review and comment. The City maintains regular office hours Monday through Thursday from 7:00 am to 5:30 pm, excluding State and Federal holidays.

The files that will be available will include, at minimum, the following elements of the Application and Administrative Record:

1. EPA Brownfields Cleanup Grant Application;
2. Cooperative Agreement;
3. Analysis of Brownfields Cleanup Alternatives (ABCA);
4. Copy of newspapers with the public notice for the ABCA;
5. Community Involvement Plan; and,
6. Public comments and responses to the Analysis of Brownfields Cleanup Alternatives.
7. Remedial Action Work Plan (RAWP)
8. Site assessment reports

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## 9. Public comments gathered during point in time trail and signage surveys

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