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MEETING MINUTES FROM 20 AUGUST 1998 RESTORATION ADVISORY BOARD MEETING
NAS FORT WORTH TX
8/20/1998
RESTORATION ADVISORY BOARD



CARSWELL AFB
TEXAS

ADMINISTRATIVE RECORD
COVER SHEET

AR File Number 757



Meeting Notice

Carswell/Plant 4 Restoration Advisory Board

August 20, 1998

7:00-9:00 pm

NAS Ft. Worth Joint Reserve Base

New Commanders Conference Room, Bldg. 1510

Agenda

Welcome/Introductions/Minutes

Westworth Village Redevelopment Authority Presentation

Carswell Off-Base/Rafael Vazquez
Program Update
Property Transfer Update

Carswell On-Base/ Joe Dunkle
FY99 IRP Program
Air Force Budget Process

Air Force Plant 4/John Doepker
Groundwater Investigation along White Settlement Road
Program Update

Open Discussion/Questions

Enclosures:

Draft May meeting minutes

For more information, please contact:

Mike Dodyk 1-817-731-8973, ext. 14

Daniel Johnson 1-800-982-7248, ext. 346

Please Note: You will need identification to enter the base. If you wish to drive and park on-base, auto registration and proof of insurance will also be needed.

**Carswell/Air Force Plant No. 4
Restoration Advisory Board Meeting**

DRAFT Summary Minutes of 20 August 1998
Regular Quarterly Meeting

A regular meeting of the Carswell/Air Force Plant 4 Restoration Advisory Board was held on 20 August 1998 at the new Commander's Conference Room, Bldg. 1510 at Naval Air Station Fort Worth, Joint Reserve Base. The RAB meeting began at 7:03 p.m.

Agenda

Welcome/Introductions/Minutes
Westworth Village Redevelopment Authority
 Presentation/Leland Clemmons
Carswell Off-Base/Rafael Vazquez
 Program Update
 Property Transfer Update
Carswell On-Base/Joe Dunkle
 FY99 IRP Program
 Air Force Budget Process
Air Force Plant 4/John Doepker
 Groundwater Investigation along
 White Settlement Road
 Program Update
Next Meeting Agenda
Open Discussion/Questions

Welcome and Introduction of Attendees

Community Chair Mike Gross welcomed everyone to the meeting and introductions were made. Mr. Gross introduced the new skipper Captain Craig McDonald who will be taking over the responsibilities of the former skipper Captain Tom Lewelling.

Cpt. McDonald expressed that he was glad to be there and was looking forward to the opportunity to be involved in the future. Also, he mentioned that the base was in threat condition alpha due to the events in Afghanistan and that a heightened sense of security may have been experienced on the way to the meeting.

Minutes

Comments to the draft minutes should be sent to:

Catherine Williams
HydroGeoLogic, Inc.
13740 Research Boulevard, Unit N-5
Austin, Texas 78750
512.336.1170 Phone
512.336.0178 Fax
cwilliams@hgl.com E-mail

Presentation of Certificates

Mr. Joe Dunkle presented a certificate of appreciation to Mr. Greg Hendrickson, for support at the Air Show held on May 30 - 31, 1998.

Westworth Village Redevelopment Authority Presentation

Mr. Leland Clemons conducted the briefing on the activities and progress of the Westworth Village Redevelopment Authority.

The Westworth Village Redevelopment Authority has been very active since the last RAB meeting. The leasing program of the refurbished homes has been successful. After only 70 days of leasing, 60 of the total 123 units have been leased. The "lease up" is expected to be completed by the end of November.

Houses in the Carswell Business Park Center (Wherry Housing Area) were sold in April for the purpose of moving. The following two hold-ups have been encountered: the heat and the discovery of friable asbestos in the homes. A Statement of Work (SOW) was developed to deal with the asbestos and work is continuing. In Shady Oaks, 85 of the total 150 units have been sold for relocation. The houses were purchased by investors who will sell the homes for low income housing. The Westworth Village Redevelopment Authority is anticipating a grant for building new infrastructures for some of the houses. They are exploring options for possible reuse of the old schoolhouse.

All of the Findings of Suitability to Lease (FOSLs) have been completed. The Westworth Village Redevelopment Authority appreciated the rapid closure due to the help of the AFBCA.

The issue which has raised the most confusion pertains to the golf course managing company. The contract with the former managing company, Mark Brooks Golf, Inc., expired and was not extended. They are currently in the process of evaluating options and different contracts for the long-term management of the golf course. They did not want the current management company to be one which is competing for the long-term management contract. The interim management company has disqualified themselves from the long-term management contract and Mark Brooks Golf, Inc., is competing for the contract. Mr. Mike

Gross commented that the Fort Worth Starr-Telegram had a good article about the happenings at the golf course.

Mr. W.F. Olshefski asked about the different options being considered for the schoolhouse. Mr. Clemons responded with different options under consideration. The Tarrant County Junior College (TCJC) expressed interest in opening a satellite facility at the schoolhouse and then their interest cooled. The ISD expressed an interest in the facility, however their long-term interest for the schoolhouse may not be compatible to that of the Redevelopment Authority. Another option has been to use the schoolhouse for a health care facility. Some health care companies have expressed an interest in this option and there appears to be a need for health care facilities.

Mr. Gross raised the question concerning possible economic shortcomings from these development projects. Mr. Ed Von Hahn responded that if there are economic shortcomings they would be in the long term, approximately in four to five years, but there should not be immediate economic shortcomings from these developments.

Carswell Off-Base

Mr. Rafael Vazquez conducted the Carswell Off-Base briefing.

Program Update

Mr. Vazquez said that remedial investigations have been conducted on four landfill areas, LF04, LF05, LF08, and WP07. They are awaiting receipt of results from these investigations. Some contracts have been awarded to conduct remedial work for these four sites.

There has been a problem with the laboratory in Dallas falsifying data. The decision to close some of sites was made based upon results from this laboratory. As a result, additional samples will be collected at those sites to determine if they should actually be closed. The AFBCA will be working with the EPA and the TNRCC to gather data to properly close those sites. The lab falsifying data is a criminal problem and it is being investigated.

Mr. Gross asked if this laboratory was certified. Mr. Dunkle responded by saying that the federal government does not certify laboratories. However, the state can certify laboratories.

Mr. Gary Miller, EPA, indicated that this Richardson laboratory has been closed. Mr. Dunkle indicated that the first two rounds of on-base sampling were sent to this same laboratory. However, an additional five rounds have since been conducted which provides good reliability to the assumption that the data received from this laboratory was good.

Mr. Vazquez indicated the current priorities were to close the four landfill sites and to

delineate the plume on the golf course. A soil clean-up is being conducted in the weapons area. Mr. Vazquez said that their operating location is closing 30 September, 1998 and moving to Bergstrom AFB in Austin, Texas. The records have already been moved to Austin.

Property Transfer Update

Mr. Vazquez provided an update of the property transfer process for Off-Base parcels. Activities which are still on the agenda include the transfer to the Bureau of Prisons, sale of weapons storage area, and the transfer of the main base to the Navy.

Carswell On-Base

Mr. Dunkle provided an update of the restoration program for Carswell On-Base activities.

FY 99 IRP Program Review

Mr. Dunkle presented the slides for the NAS Fort Worth JRB Installation Restoration Program (IRP) FY 99 Program Review (Attachment 1). The program is organized by site type and then prioritized by relative risk associated with the sites. Mr. Dunkle provided an overview of the RCRA phases for a site, explaining that closure of a site is possible after several of the steps and that a site does not proceed through all of the RCRA phases unless necessary. An overview of the current RCRA phase status of the sites was provided, along with the anticipated progress for FY 99. The breakdown of funding for FY 99 was provided. There is a total of \$4.5 M available for FY 99.

Mr. Gross asked a question concerning Year 2000 computer problems that might be anticipated. Mr. Dunkle indicated that Year 2000 computer problems are not anticipated to occur for their systems. The question was asked if \$4.5 M represented a reduction from the amount previously obligated. Mr. Dunkle confirmed that it was a reduction of \$500,000. The budget will drastically decrease in 2001. Therefore, work must move quickly over the next few years to accomplish a great deal before the funding is reduced.

Ms. J. Nell Pate inquired about the time frame for completion of the work. Mr. Dunkle responded with the Air Force goals. The Air Force goals for implementation of remedial actions at high priority sites are the year 2001, for medium priority sites are 2004, and for low priority sites are 2007. In the case of Carswell, the Air Force is currently a tenant. As a result, the Air Force wants to take care of the problems at Carswell and move on. Thus, the funding for Carswell is higher than other sites with similar priority and risk factors.

Air Force Budget Process

In the absence of Mr. Roger Wilkson, AFCEE/ERD, a presentation on the Air Force Budget

Process was delayed until a later meeting. Mr. Dunkle provided some information during his presentation. However, he left the details for Mr. Wilkson to cover at a later date.

Air Force Plant 4

Mr. John Doepker provided an overview of the activities at Air Force Plant 4.

Groundwater Investigation along White Settlement Road

Mr. Doepker presented the slides for Ground-water Investigation, Carswell AFB (Attachment 2). The contaminant concentrations are increasing in the eastern most well, suggesting that the plume is migrating. The next step is to find the leading edge of the plume in the east, south, and north directions. HydroGeoLogic is delineating the plume. The current status of the investigation indicates that the TCE plume is divided by Farmers Branch Creek and that Farmers Branch Creek appears to be the primary receptor for both the northern and southern plume. Low concentrations of TCE may have migrated as far east as Route 183. Surface water samples at the confluence of Kings Branch Creek and Farmers Branch Creek and along King Branch Creek did not indicate the presence of contaminants.

Program Update

Mr. Doepker presented the Air Force Plant 4/Carswell Restoration Advisory Board Meeting slides (Attachment 3). The IRP process determines what to do and the current status. They are currently in the Remedial Design/Remedial Action (RD/RA) phase. Each site will proceed through the phases independently. After the Soil Vapor Extraction (SVE) design for Building 181 is approved, it will go into action. To date, three tracer tests have been performed. There was no DNAPL detected in either the east parking lot or outside Building 182. The tracer test at Building 181 confirmed the presence of DNAPL. A pump and treat process is expected to go into place for the DNAPL found at Building 181. For Remedial Design in the East parking lot, various options are being considered for a hydraulic control system to cut off the source from the "window area." They are determining the type of hydraulic barrier to be utilized. Ground-water models have been developed for the window area extraction wells and the east parking lot extraction wells. Several different remedial options have been run on the ground-water models. The models have been successful in evaluating different remedial options. Ms. Sonya Jones, USGS, will talk about the ground-water models at the next RAB Meeting.

The West Side Paluxy Pump and Treat System has discharge limitations. They want to increase the discharge capacity of the system. Work is scheduled to start on the discharge piping from the West Side Paluxy System at the middle to end of September. Mr. Olshefski expressed concern that this system was very costly and it appears that a great deal of money

is being spent on the system. Mr. Doepker acknowledged that the system was very costly and requiring a great deal of maintenance. Both systems on the west side are pumping and working.

The goal for Landfill 3 is to keep as much water out of the landfill area as possible. The new flood gate across Meandering Road Creek is to be completed this fall. Storm Water Diversion from Parking Lot Ramp is scheduled for September 1998.

Mr. Doepker concluded his presentation by stressing that the major points are the delineation of the TCE plume and finding the source of the plume. Mr. Vazquez said that the plume in the area of the golf course must have a cleanup action in place and proven to be working before it is possible to transfer the golf course to a new owner. He felt that the different groups are working well together to get this accomplished.

Open Discussion/Questions

There were no questions raised and no additional topics were discussed.

Adjournment

The next RAB Meeting is scheduled for November 5, 1998. Restoration Advisory Board Members will be notified by mail of the exact date, place, and time.

The meeting was adjourned at 8:30 p.m.

In Attendance

Carswell DERA (On-Base)

Joe Dunkle, HQ AFCEE/ERD
Michael Dodyk, AFCEE/ERD
Gary DuPriest, AFCEE
Todd Harrah, Unitec
Catherine Williams, HydroGeoLogic, Inc.

Carswell AFBCA (Off-Base)

Rafael Vazquez, AFBCA/DC
Alvin Brown, AFBCA/DC

Air Force Plant 4

John Doepker, ASC/EM
Alex Briskin, ASC/EM
Gregory McGraw, IT Corporation
Norman Robbins, Lockheed Martin TAS
Lynn Schuetter, Jacobs Engineering

United States Navy

Tom Lindberg, Cdr., NAS JRB
Capt. Craig McDonald, NAS JRB

United States Environmental Protection Agency

Gary Miller

Texas Natural Resources Conservation Commission

Tim Sewell

United States Geological Survey

Sonya Jones

Fort Worth Water Department

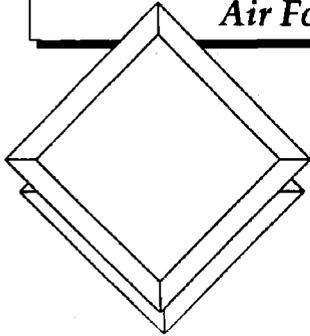
Robert Taylor

Others, Off-Base

Mike Gross, community member
Ed Von Hahn, Westworth Village
Greg Hendrickson, River Oaks
Vince Wilcox, community member
Leland Clemons, Westworth Redevelopment Authority
W.F. Olshefski, LW Civic Club
J. Nell Pate, community member
Anita Baker, Fort Worth Starr-Telegram
Edmond White

Air Force Center for Environmental Excellence

Environmental Restoration

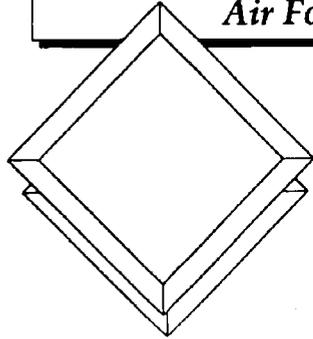


*NAS Fort Worth JRB
Installation Restoration Program
FY 99 Program Review*

*Joe Dunkle
HQ AFCEE/ERD
20 August 1998*

Air Force Center for Environmental Excellence

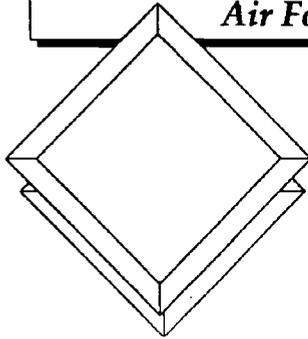
Environmental Restoration



FY 99 Program Review

Program Organization

- Program organized by site type and prioritized by relative risk
 - Landfills - 8 sites
 - Waste accumulation areas - 15 sites
 - Oil/water separators - 15 sites
 - Fuel and UST sites - 6 sites
 - Other - drainage systems, wash racks - 9 sites
 - Long-term groundwater monitoring
 - Management/manpower
- FY99 funding - \$4,500K

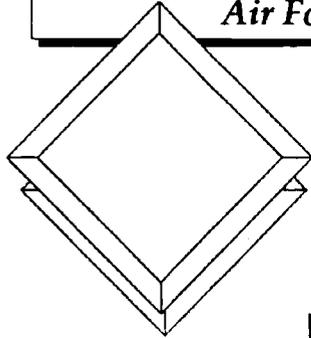


FY 99 Program Review

Site status

■ What are RCRA phases?

- RFI - RCRA Facility Investigation
- CMS - Corrective Measures Study
- CMI - Corrective Measures Implementation Plan
 - ◆ Public participation required by law
- RD - Remedial Design
- RA - Remedial action
- LTO - Long-term operation
- LTM - Long-term monitoring



FY 99 Program Review

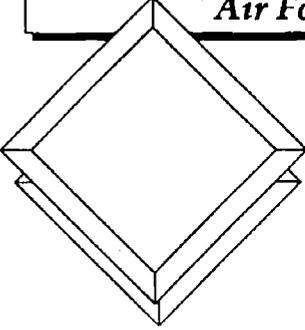
Site status

■ FY98 Phase

- Landfills - RFI
- Waste Accumulation Areas - RFI
- Oil/water separators - RFI
- Fuel sites - RFI to RA
- Other sites - Future RFIs

■ FY99 Phase

- Landfills - RD/RA
- Waste Accumulation Areas - CMS
- Oil/water separators - RD/RA
- Fuel sites - RFI to LTM

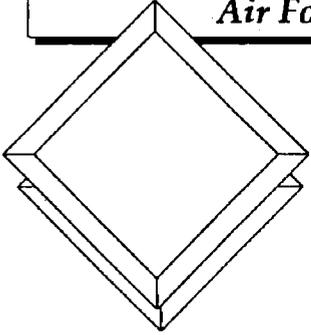


Air Force Center for Environmental Excellence

Environmental Restoration

FY 99 Program Review Funding

- **FY99 Funding - \$4,500K**
 - **Landfills- \$3,310K**
 - ◆ RD on contract
 - ◆ Cap as many landfills as possible
 - **Waste Accumulation Areas - \$0**
 - ◆ Funded through CMS
 - **Oil/water separators - \$310K**
 - ◆ Data gap filling; remedial action at some sites
 - ◆ Possible dig and disposal; free-product removal



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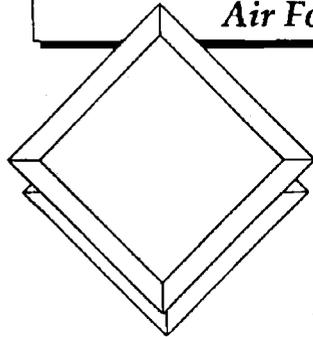
Environmental Restoration

FY 99 Program Review Funding

- **FY99 Funding - \$4,500K**
 - **Other sites - \$0**
 - ◆ Low risk/low priority - funded in the future
 - **Fuel and UST sites - \$100K**
 - ◆ USTs funded through RA
 - ◆ AOC 4 - possible free-product removal
 - **Long-term groundwater monitoring - \$550**
 - ◆ Base-wide groundwater sampling and analysis
 - ◆ Well abandonment and repair
 - ◆ Compliance sampling and analysis of Base Gas/Service Stations and POL tank farm area

Air Force Center for Environmental Excellence

Environmental Restoration



FY 99 Program Review Funding

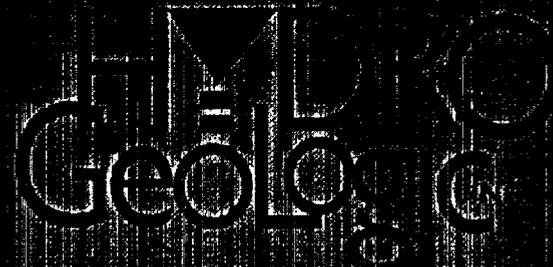
■ FY99 Funding - \$4,500K

● Manpower/management - \$230K

- ◆ Cannot exceed 10% of available funding
- ◆ Salaries
- ◆ Program documents - community relations plan update; management action plan update
- ◆ Administrative record update
- ◆ Compliance plan process

Groundwater Investigation Carswell AFB

John Doepker



Status: TCE Groundwater Plume Prior to July, 1998

TCE concentrations at the eastern most sentinel well, MW-IT-01T were between 50-61 µg/l in 1997, 40 µg/l in January 1998, and 14.5 µg/l in April 1998.

The leading edge of the TCE plume had not been defined to the east, south, and north.

Goals: Sampling Strategy

Sample within transects on 300' x 450' grid

Continuous core to bedrock

Set temporary piezometers with screens at zone of highest permeability

Locate new sentinel monitoring wells based on direct push investigation results

Investigation: Current Status

TCE plume divided by Farmers Branch Creek

Low Concentrations may have migrated as far east as Route 183

Farmers Branch Creek appears to be the primary receptor for both the Northern and Southern plumes

Investigation: Current Status

Surface water samples were ND at confluence of Kings Branch Creek and Farmers Branch Creek

Surface water samples collected along Kings Branch Creek were ND

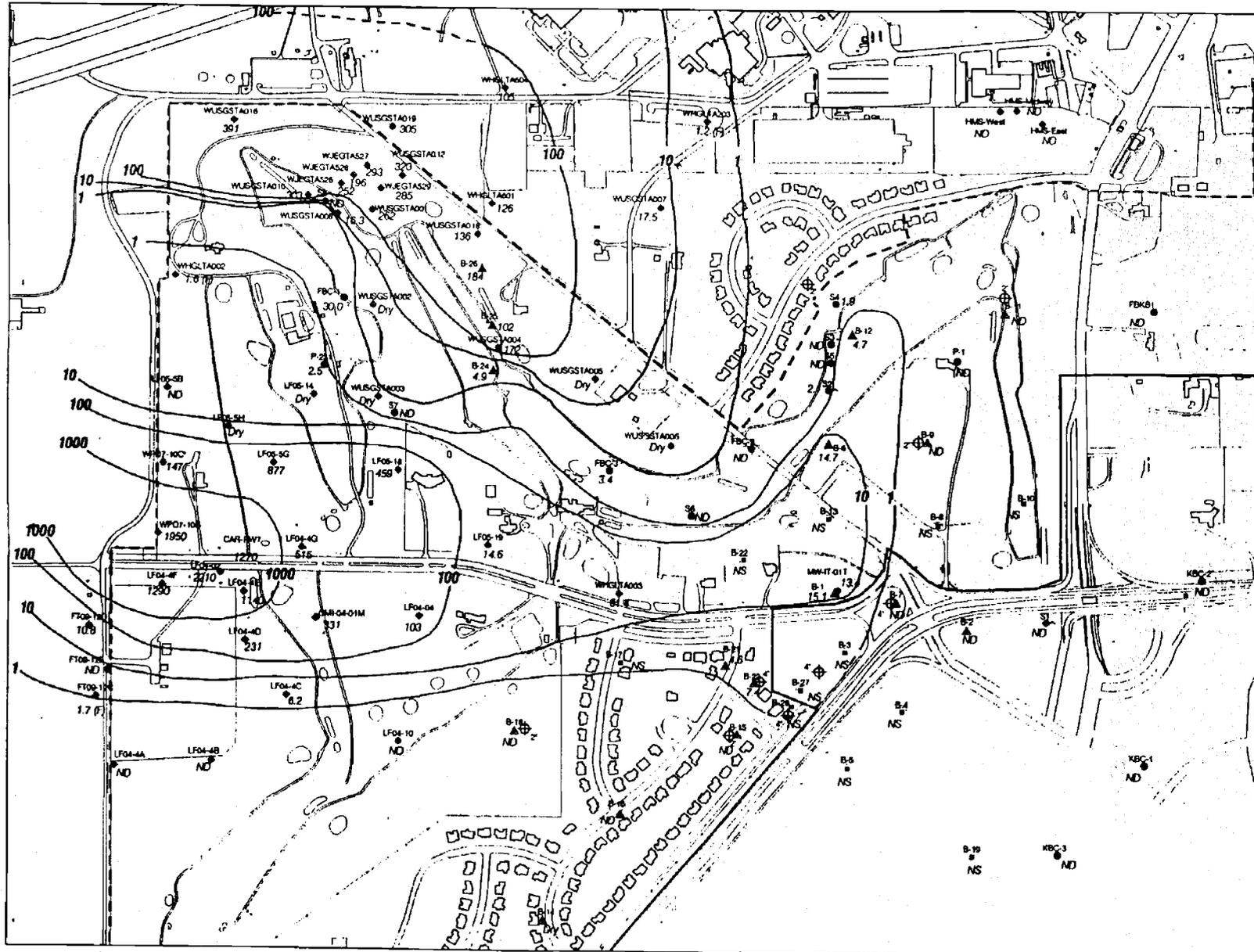
Recommendations

Install a sentinel well along eastern boundary of northern TCE plume

Install 8 sentinel wells to define boundaries of southern TCE plume

Well Locations: B18, B15, B28, B23, B7, B9, B11, and between B27 and B3

Selected wells will be incorporated into existing TCE treatment system



HydroGeologic, Inc. — TCE Investigation
NAS Fort Worth JRB, Texas

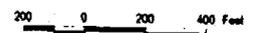
TCE Plume Investigation
NAS Ft. Worth, JRB Texas
July/August 1998

Air Force Center for
Environmental Excellence
Brooks AFB, Texas



Legend

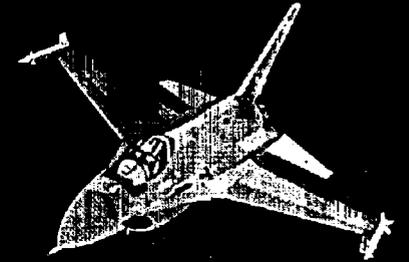
- Former Carswell AFB
- - - NAS Ft. Worth, JRB
- Monitoring Wells
- USGS Monitoring Wells
- Surface Water Sample
- ⊖ Refusal
- Springs
- ▲ Piezometer
- ⊕ Proposed Monitoring Wells
- NS — No Sample
- ND — Non-Detect
- 10 TCE — North Plume (ug/L)
- 100 TCE — South Plume (ug/L)



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Air Force Plant 4

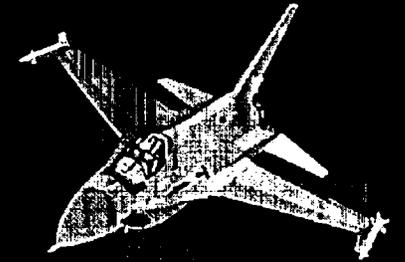


AFP 4/Carswell Restoration Advisory Board Meeting

20 August 1998



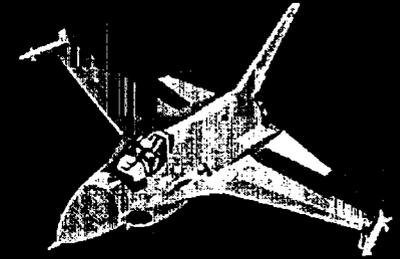
Acronyms



- PA/SI - Preliminary Assessment/Site Inspection
- RI/FS - Remedial Investigation/Feasibility Study
- ROD - Record of Decision
- RD - Remedial Design
- RA - Remedial Action
- LTO - Long Term Operations
- LTM - Long Term Monitoring
- DNAPL - Dense Non-Aqueous Phase Liquid



Remedial Design

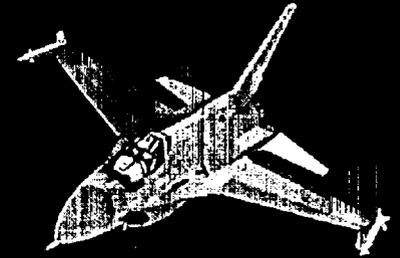


- Soil Vapor Extraction @ Building 181
 - 90% Design Report Delivered this Week
- Enhanced Pump & Treat
 - Building 181 Tracer Test
(Confirmed Presence of DNAPL)
 - Outside Building 182 Tracer Test
(No DNAPL Present)
 - East Parking Lot
(No DNAPL Present)



Remedial Design

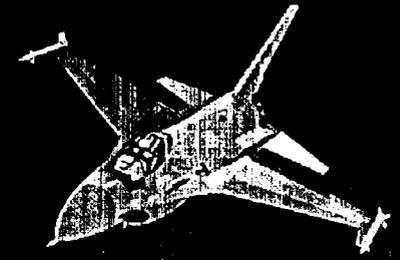
East Parking Lot



- Hydraulic Control System
 - Goal is to Cut Off Source from “Window Area”
 - Draft Technical Report
 - Summarize Technology Options
 - Propose Optimum Hydraulic Barrier
- Window Area Extraction Wells
- East Parking Lot Extraction Wells



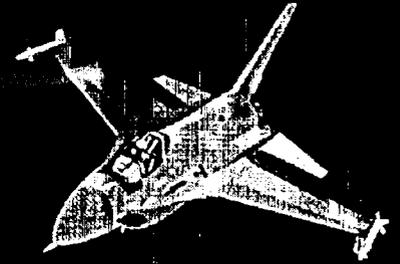
Remedial Actions



- West Side Paluxy Pump & Treat System
 - Two of Three Wells are On-Line
 - Modify (Increase) Discharge Permit Capacity
 - Possible Source Area will be Connected to Landfill No. 3 Vacuum Enhanced Pumping System
 - Discharge Piping from West Side Paluxy System
 - Scheduled for September 1998



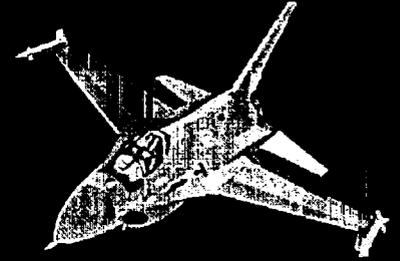
Air Force Plant 4



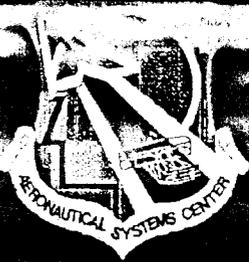
- Landfill Number Three
 - Flood Gate Across Meandering Road Creek
 - Concrete Apron and Fence Posts are Completed
 - Gate Fabrication is On-going
 - Storm Water Diversion from Parking Lot Ramp
 - Scheduled for September 1998
 - Phytoremediation Project Fall '98 Timeframe
 - Monitoring Wells Installed
 - Irrigation System & Tree Planting Scheduled for Fall



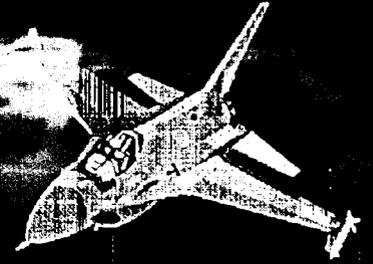
Air Force Plant 4



- Public Health Assessment
 - Fish Tissue Sampling at Lake Worth
- Railroad Spur Investigation
 - Draft Report Awaiting Regulatory Concurrence
 - Ready for Transfer to GSA
- Natural Resource Damage Assessment
 - Air Force, Department of Interior and State of Texas (Parks and Wildlife, General Land Office & TNRCC) Trustees finalized a Draft MOA



Air Force Plant 4



- Questions?
- Call with questions and/or concerns
 - Toll Free at 1-800-982-7248
 - John Doepker x416
 - Dan Johnson x346

FINAL PAGE

ADMINISTRATIVE RECORD

FINAL PAGE

FINAL PAGE

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FINAL PAGE

FINAL PAGE

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FINAL PAGE