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MEETING MINUTES FROM RESTORATION ADVISORY BOARD MEETING HELD 12
AUGUST 1999 NAS FORT WORTH TX
8/12/1999
RESTORATION ADVISORY BOARD



**NAVAL AIR STATION
FORT WORTH JRB
CARSWELL FIELD
TEXAS**

**ADMINISTRATIVE RECORD
COVER SHEET**

AR File Number 487

**Carswell/Plant 4
Restoration Advisory Board Meeting**

Summary Minutes of August 12, 1999
Regular Quarterly Meeting

A regular meeting of the Carswell/Plant 4 Restoration Advisory Board (RAB) was held August 12, 1999, at the Carswell Lanes Bowling Center Meeting Room, Building 1815, on the corner of Military Parkway and Hulk Road at Naval Air Station (NAS) Fort Worth Joint Reserve Base (JRB). The RAB meeting began at 6:30 PM.

Agenda

- Welcome/Introductions/Minutes
- Westworth Village Redevelopment Authority
- Carswell Off-Base (Rafael Vazquez)
 - Program Update
 - Property Transfer Update
- Carswell On-Base (Joe Dunkle)
 - IRP Program Update
- Air Force Plant 4 (George Walters)
 - SVE System Tour – Building 181
- Open Discussion/Questions

Welcome and Introduction of Attendees

Community Co-Chair JNell Pate called the meeting to order and introductions were made. Ms. Pate noted with sadness that Rita Scott had died in June of cancer at the age of 61. Ms. Scott, who had worked with the Informatics Corporation, had been involved in establishing the RAB.

Comments to the draft meeting minutes for this meeting (August 12, 1999) should be sent to:

Ms. Valerie Eisenstein
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Carswell Off-Base

Ms. Pate introduced Rafael Vazquez who conducted the Carswell Off-Base briefing (Attachment 1).

Program Update

Mr. Vazquez began his presentation by providing a program status update. Closure reports currently are being generated for four off-base locations at the former Carswell Air Force Base (AFB). A closure report for the Golf Course Maintenance Yard was submitted to the Texas Natural Resource Conservation Commission (TNRCC) for no further action in July 1999. Closure reports for the Aerospace Museum, the Grounds Maintenance Yard, and the Unnamed Stream locations will be submitted at the end of August. Three of the sites mentioned will have to be resampled because the data from previous sampling events were determined to be invalid.

Additional investigations have been conducted at the Weapons Storage Area. Field work was conducted in July of this year, and the test results are still forthcoming. A closure report for the Weapons Storage Area site is expected in late fall of this year.

The Sanitary Sewer Investigation continues. When sampling was conducted, some hits were detected and need to be delineated. Funding is currently not available to do the delineational studies. FY 2000 funds are currently being requested for this purpose. It is hoped that this work will be completed early in the spring of 2000.

Landfill investigations are being conducted at four off-base locations. Field investigations are being conducted in the area and are scheduled for completion in September of this year. Early in 2000, cleanup alternatives will be evaluated for the landfills, and remediation plans will be designed for implementation in the fall of 2000. These will be the final four locations that will require remediation.

Property Transfer Update

Mr. Vazquez provided a property transfer update. Currently, work is being conducted for the transfer of two properties. The transfer of land to the Federal Bureau of Prison Hospitals is scheduled to be completed at the end of August of this year. The transfer of the commercial areas along U.S. Highway 183, about which Leland Clemons of the Westworth Village Redevelopment Authority briefed the RAB at the May meeting, is scheduled to be completed in October of this year.

W.F. Olshefski asked for an update on the transfer of the horse stable property to the Westworth Village Redevelopment Authority. Mr. Vazquez responded by explaining that the 2.5 acre portion of the property where the house is located was

transferred in May of this year. The portion of the property where the horse stables are located is awaiting transfer at a later date.

Westworth Village Redevelopment Authority

Leland Clemons conducted a briefing on the activities and progress of the Westworth Redevelopment Authority since the last meeting.

Mr. Clemons noted that a considerable amount of interest has been generated in the development of the property along U.S. Highway 183. He stated that it would be likely that within the next 60 days infrastructure development will commence. The infrastructure will support about 25 acres worth of light industrial development along the runway beginning at the foot of the property across from Green Oaks Road and extending northward. Other development opportunities are being considered for the remainder of the commercial tract that extends up to the portion of the property just south of the former elementary school property.

To date, about 825 truck loads of cement have been removed from the area. All removed materials will be retained and used in creating berms and contours and in the construction of other golf course features. The retention of these materials has saved the golf course approximately \$70,000 in hauling costs. A phased renovation plan is being developed for the golf course, but work is not scheduled to begin before October of 2000.

Next, Mr. Clemons discussed the problem of critical water shortages at the golf course during this time of year. Currently, water is being purchased from the City of Fort Worth and then pumped into the creek and back into the reservoir. Irrigation is being conducted where possible but is proving to be insufficient. An effort is now under way to concentrate the irrigation efforts in the greens and tee boxes.

Mr. Clemons indicated that the removal of houses from the Kings Branch area is not proceeding as quickly as had been hoped for a variety of reasons, and several programs have been implemented to address this issue. Twenty and one half (the one-half corresponds to one-half of a duplex) houses have been removed from the area. One hundred and nine units have been renovated and leased back to the military in the form of military housing. Six units are in the final stages of renovation. One of these units is being used as an "interim house" to accommodate families when air conditioning units are under repair.

As of this morning, the second phase grant money of the state grant for infrastructure, totaling \$480,000, had been approved. All prerequisite conditions have been met, and the funding should be received by the end of next week. These funds will be used for roads, new water lines, and sanitary sewer-- infrastructure necessary for commercial development.

Ms. Pate questioned whether or not the Redevelopment Authority was on schedule to meet its deadlines. Mr. Clemons stated that numerous deadlines exist in regard to various

projects. He further explained that one of the most critically important deadlines in regard to development involves having 300 on-site jobs created in the "Texas Economic Adjustment Grant" area, which he noted is the same as the White Settlement area, within four years. Mr. Clemons went on to state that the Redevelopment Authority is on schedule for all proposed deadlines.

Joe Dunkle asked whether the Westworth Village Redevelopment Authority has begun the infrastructure development that was discussed at the previous RAB meeting. Mr. Clemons responded by describing the road construction/expansion occurring in the Wherry Housing area. In addition, he mentioned possible plans for the development of 100,000 square feet of office warehouse space in the area. He explained that in areas where concrete plans for development exist, the development of infrastructure will begin. The development will be conducted in phases. The local utilities (Southwestern Bell, Fort Worth Water, and Texas Utility) have been contacted regarding the plan that the work be conducted in stages, and they understand that they will not be incurring economic losses by doing so. In addition, smaller developers and one very large developer have been contacted regarding the development work, and until this has been hammered out, no work will be conducted in regard to the infrastructure.

Carswell On-Base

Ms. Pate introduced Joe Dunkle to give an update on the work being conducted on-base at the former Carswell AFB.

IRP Program Update

Mr. Dunkle explained that he was not going to discuss the status of projects on-base because of time limitations but noted that this information was included in Fact Sheet #5 (Attachment 2). In addition, an explanation of the specific work plan for the Underground Storage Tanks (UST) was available in Executive Summary #11 (Attachment 3). Both of these documents were available as handouts at the meeting.

Mr. Dunkle then introduced Mike Gross, the former co-chair for the RAB, and presented him with a Certificate of Appreciation for his work with the Board and his dedication in encouraging community participation.

Air Force Plant 4

Update

George Walters gave a brief update on the monitoring activities that are occurring at Air Force Plant 4 (AFP 4).

Mr. Walters explained that several off-site wells were sampled by Jacobs Engineering in April and May. The results were received about 3 weeks ago and

showed slight hits of chlorinated product. He stated that because the area where these wells are located is not industrial and contains only residential houses, the results were incongruous. For this reason, the United States Geological Survey (USGS) was contacted. A second round of sampling was conducted, and the results came back clean. The wells will be sampled again in October of this year.

Mr. Olshefski indicated that he was concerned about the sampling results because his own private well is located close to one of the wells in question and requested to receive the lab results from wells sampled in the area.

Mr. Walters introduced Rick Wice of IT Corporation. IT Corporation has been conducting drilling on the west side of AFP 4 on Bomber Road in Landfill 3 and in the west parking lot on the Plant property. Drilling was conducted last summer and in December of last year. The drilling discovered and delineated significant contamination in the limestone unit of the Walnut formation.

As drilling continues, work to be conducted in the area will occur through Saturday and primarily at night in an attempt to cut down on the amount of traffic in the parking lot and to reduce the number of people entering the sampling area. The USGS also will be working in the area. More work is scheduled to begin in mid-September and will last through October or November of this year.

Mr. Gross asked whether this testing found evidence of hot spots. Mr. Wice answered by explaining that IT Corporation had been involved in drilling monitoring wells in the West Paluxy Plume to help implement the Air Force's 1996 Record of Decision Cleanup. While drilling into the Paluxy water bearing aquifer, high levels of organic vapors were found. Upon further testing, the highest concentrations of trichloroethelene (TCE) to date were discovered under AFP 4, along with concentrations of fuels and solvents. The Upper and Middle Paluxy Aquifers also are being monitored under the landfill as a part of this investigation, and Jacobs Engineering has additional monitoring efforts in the area.

Mr. Walters went on to explain that all data that has been collected since the early 1990s do not indicate that there is an active pathway. Based on current information, it appears that the contaminated material has been trapped in the fractured limestone and is not migrating into the Upper Paluxy Aquifer. At this time, work is under way to track the lateral extent of the contamination which, currently, is on the order of several hundred feet east-west, north-south. There is some indication in Landfill 3 that the material has migrated from the old Landfill 1 area to the Landfill 3 area on Bomber Road.

As of the end of December 1998, 22 holes for monitoring wells have been drilled. Approximately 15 of those wells sampled concentrations of pure TCE material in the rock.

A community member asked the depth of the wells being drilled. Mr. Walters responded by saying that the well depth varies in the area. In the parking lot area, 15-20 feet of sand and fill materials are found over 20-24 feet of rock. The depth to the aquifer thins out around Landfill 3, but drill depths are about 40-44 feet.

The bulk of the contamination was found in the area of Landfill 1. Most of the wells in the limestone of Landfill 3 were found to be dry. Only small traces of TCE were found in Landfill 3. Eight borings around the area of concern are scheduled to be drilled to check for contamination. Starting in September, a series of monitoring wells will be drilled in the area. By drilling a series of wells, collecting samples, and performing aquifer tests, determinations will be made on how materials are flowing in the aquifer.

SVE System Tour – Building 181

The briefing portion of the meeting concluded, and the attendees boarded a bus to go on a tour of the Soil Vapor Extraction (SVE) system at AFP 4, Building 181.

While on the bus, Lynn Schuetter of Jacobs Engineering gave a description of the expansion and refurbishment of the previous system at AFP 4. She provided an explanation for the SVE System Expansion Process Flow Diagram (Attachment 4) and discussed the extensive shutdown system and warning indicators that exist. A Fact Sheet on the Final Remediation System for Building 181 was also made available (Attachment 5). Following questions, the group left the bus to walk around the SVE system. At the conclusion of the tour, the group reboarded the bus and returned to the Carswell Lanes Bowling Center Meeting Room.

Adjournment

The minutes for the previous RAB meeting were approved.

The next RAB meeting was scheduled for November 4, 1999.

The meeting was adjourned at 8:15 PM.

In Attendance

Carswell DERA (On-Base)

Mike Dodyk, HQ AFCEE/ERD
 Joe Dunkle, HQ AFCEE/ERD
 Jim Costello, HydroGeoLogic, Inc.
 Valerie Eisenstein, HydroGeoLogic, Inc.

Carswell AFBCA (Off-Base)

Gwen Brewer, AFBCA/DK
 Jo Coffey, AFBCA
 Rafael Vazquez, AFBCA

Air Force Plant 4

Alex Briskin, ASC/ENV
Ted Grady, ASC/ENV
Daniel Johnson, ASC/ENV
George Walters, ASC/ENV
Norman Robbins, Lockheed Martin
Lynn Schuetter, Jacobs Engineering
Rick Wice, IT Corporation

United States Navy

Capt. Craig McDonald, NAS JRB
Robert Myer, NAS JRB Environmental
Commander Thomas Lindberg, NAS JRB

Texas Natural Resource Conservation Commission

Ludmila Voskov

United States Environmental Protection Agency (EPA)

Gary Miller, Region 6

United States Geological Survey

Sonya Jones

Others, Off-Base

A.E. Gambill, Community Member
Mike Gross, Community Member
JNell Pate, Community Member
Vince Wilcox, Community Member
Leland Clemons, Westworth Redevelopment Authority
W.F. Olshefski, Lake Fort Worth Civic Club
Jack Tidwell, North Central Texas Council of Governments
Jim Scanlan, City of Fort Worth Water Department
Anita Baker, Star-Telegram

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