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Meeting Minutes

Date: 5-24-94

Time: 6:30 PM

Place: Naval Air Station Memphis - Restoration Advisory Board Meeting
Baker Community Center, Millington

Attendance:

Captain T. LaMar Willis	Commanding Officer, NAS Memphis
Mrs. Frieda M. Ellerbrook	Citizen
Mr. Kenny Kelly, Sr.	Citizen
Mr. Norman C. LaChapelle	Citizen
Mr. Russell A. Neighbors	Citizen
Mr. Charles P. Smith	Citizen
Mr. John A. Smith	Citizen
Mr. David L. Porter	NAVFACENCOM
Mr. David G. Williams	USEPA, Region IV
Mr. Clinton Willer	State of Tennessee, Dept. of Environment & Conservation
Ms. Tonya Barker	NAS Memphis
Mr. Jordan English	State of Tennessee, Dept. of Environment & Conservation
Ms. Sue Lawley	NAVFACENCOM
Ms. Sue Hosmer-Millican	NAS Memphis
Mr. Mark Taylor	NAVFACENCOM

Mason Good evening, could I have everyone's attention please? Allow me to introduce myself, I'm Commander Rich Mason from the Naval Air Station and I work for Captain Willis. I have been selected by Captain Willis to replace Commander Russ Noble as the Base Transition Coordinator. Commander Noble and I are doing our turnover this week, and as of Friday I will be in charge of the office. Without any further ado, allow me to introduce my captain, Captain Willis.

Willis Thank you Rich. The new, improved version of Russ Noble. What do you think? Shorter, but talks faster. Allright, I would like to welcome everyone to our third Restoration Advisory Board meeting. I am pleased to have you here. Obviously, the mayor is absent, so I guess he trusts me to carry on in his stead. Hopefully we can get through the proceedings here. I would like to, without any further ado, get into some of the admin remarks. You met Commander Mason. You all should have handouts, particularly the advisory board members. You

should have some fact sheets, and in your folder you should have one binder and your fact sheets should already be pre-punched, three-hole punch. So, during the course of our RAB meetings, you should be able to just insert those in there to help you out. As a wise man I once worked for said, "If you can't dazzle them with brilliance, you can baffle them with tons of paper." And that's what we are working on.

I think you should have received minutes from the last meeting already. Did you get those? I will certainly take any comments or additions you might have tonight.

Yes, John."

- Smith Two typos.
- Willis Two typos, OK.
- Smith On the page marked NAS Memphis Restoration Advisory Committee, about the sixth page back. The middle of the first, second, third, fourth paragraph, it says "...eligibility requirements which include, but should be, are not limited to, rather than eight."
- Willis Maybe it was a direct quote. I hope not, just a joke.
- Smith Then on the ninth page, the third paragraph down, it says "...brief explanation of CERCLA Comprehensive Environmental Restoration, it should be response."
- Willis OK
- Ellerbrook What page was that?
- Smith It will be about the ninth page in the packet, third page back in the section marked Tuesday, 22 February, 94, Meeting Minutes.
- Ellerbrook What is at the top of the page?
- Smith Page starts off "...others attending included the following, Commander Russ Noble, Chief Justice..."
- Ellerbrook OK, what is the correction again?

- Smith It should be "response" as opposed to "restoration", CERCLA is Comprehensive Environmental Response.
- Willis That's right. We miss acronyms.
- Smith That's it.
- Willis Thank you John.
- Ellerbrook I have one more. Where it listed Russell Noble as others attending. He is a member of the RAB, he actually was a member of the RAB, wasn't he?
- Willis Yes, he is and he will continue as one as a private citizen. A concerned citizen.
- Ellerbrook Also, we had a question in there, where it asked which of the standards were used, either state or federal and it said, whichever is stricter, but it did not say which was stricter, state or federal.
- Audience That depends on as you go through a risk assessment or anything else that will be determined as you go through.
- Ellerbrook Point by point you mean.
- Audience Yes, point by point.
- Ellerbrook OK
- Audience Chemical by chemical.
- Willis For the record we will add that point. Did we get that?
- Any other corrections or additions to the minutes or clarifications?
- Board Yes, captain, on the same page, the fourth paragraph here, the response was that all drinking water wells are currently in use and these wells are checked quarterly. Who checks these wells, for my information?
- Willis Our drinking water wells?
- Board Yes.

Willis Public works, that is part of our utilities system.

Board Are records available?

Willis Yes, the county health department comes out and looks at them all the time.

Any other clarifications, notes or points? Thank you. You all get an A+, you did your homework and read them thoroughly and we have a minute-taker and will make the corrections to the minutes for the record and reissue corrections and they will go into our library. Which leads me to another point. We talked about where the resource material will be available, should anyone have any questions or information and we determined to have the Restoration Advisory Board library available at the Mayor's office at City Hall. So, that is one repository, another will be at the public library, here in Millington, and the third will be on the base and Sue Hosmer, my public affairs officer, will keep the minutes, among other things there. I understand that the RAB library is complete and available now. Is that correct David?

Porter Yes, and we have also set up a private library for the RAB members with two copies of all the documents. You can come to the mayor's office and check out any document you would like and be able to take it home with you. The reason we wanted to do that is that the repositories at the library, you can't check those reference materials out. The copies that we will have at the mayor's office, you can actually check out and take home with you.

Willis OK. In addition to your handouts this evening, I think you will have some written answers to some written questions submitted by Mr. John Smith. Since you have not had an opportunity to read those in advance, please read those and if you have any questions or more discussion, we will discuss those at the next meeting.

I have to ask the members of the board here if anyone is opposed to their names being publicized as being members of the Restoration Advisory Board. Part of our requirements in terms of showing that yes, in fact, we do have a public forum and here are the people who are representatives of the community and that will facilitate people contacting you to express views or ask questions. Certainly we are not going to give any other information, such as address or phone number, but it would be in a future publication that would indicate who the board members are. Does anyone have any objections to that? OK, good. That will come up at some future point.

Lastly, speaking of the minutes. The point of how to do them has come up. It has been suggested to me that the new state-of-the-art way to do minutes is via videotape recorder. For discussion purposes, that has been broached as a means for keeping the minutes for this board. What we would do is have a video camera set up and basically record live everything that was said and then we would put those tapes in our three locations, as we mentioned, to make them available for everyone and of course, if you wanted to make reproductions, we could make reproductions. But, I throw that out to the board members for discussion. I can tell you from a logistics and cost standpoint, we feel it would be easier to do it that way, rather than the transcribing process and going through the corrections of the minutes. But on the other hand, there are times when you want it in black and white, in writing. Any discussion on that point from the board?

Ellerbrook I wouldn't have any objections to it being video, part of it, but I do think that there are things covered in a meeting which possibly should be in writing. Because, as you can guess, you might have questions from somewhere of some distance and you wouldn't want to ship this video if someone in some other location had a question. I think some of the points should be covered in written minutes.

Willis John

Smith I'm of the opinion that written comments should be available of the minutes of this meeting. For two reasons, first off, it is a little easier to get to and make comments on and ask questions from and second off, a lot of people still do not have VCRs or have VCRs available to them. I think a video is a good way to go, but somewhere we should have written records.

Ellerbrook I think a video would make it easier for someone who is doing the minutes. If they have questions, someone who is taking minutes, doesn't necessarily know who all of us are and it would assist them in doing the minutes.

Willis Well, in either case, it would have to be reduced to writing, so there is still the transcription and reproduction efforts involved. I don't know whether we would want to do both. I think if we are going to have written minutes, then we would probably continue with the procedure that we have now. The sense of the board that I get is that you would prefer to have written minutes. Alright, we will stick with that.

Any other administrative points? I am going to talk about the agenda here. Tonight, let's see, do we have an overhead of the agenda?

Porter No, I'm sorry we don't.

Willis That's OK. I think most of you should have an agenda sheet. Continuing along in the vein of sort of an educational process for the board and for the members of the interested public, Mr. Mark Taylor from Southern Division is going to give us — I would like to call it a brief synopsis of the regulatory framework that guides us in what we are doing with environmental cleanup and a quick brief, in parallel, with that on past studies conducted at the base and what action has transpired. It's sort of a legal history brief, if you will, it's painful, but it is probably very good background information. It is acronym-laden and it's a quick review of the lawyers full employment act. I'm sure you will enjoy that. We will get through that as quickly as we can and then I have asked David Porter, my BEC here, my Base Environmental Coordinator, to give us an overview of the plan of action and milestones for cleanup actions on the base with a particular focus on where can we look to start leasing property, maybe transfer some cleaned up property or convey it, and maybe convey some that still has government liability for remediation. That's sort of the focus of the group and then keeping with that vein of our first cut of a plan of action and milestones, you have to realize that this is rough, this is based on the best knowledge that we have right now. It gives us a chance to look at the whole screening process, for property conveying and stack it up against the environmental actions that need to be taken so that we all have kind of an idea of where we are going. In that vein, we have Mr. Rodren from the Millington Industrial Board to talk to us about the city's plans and the Millington Airport Authorities plans for joint use and the future use of the airfield. And Mr. Phil Whittenberg, the lead planner for the city on the reuse commission, and then we will take some questions and answers and maybe talk about the next meeting. So without further ado, Mark, with that stellar introduction. Now take good notes, there will be a quiz later.

Mark As Captain Willis said, my name is Mark Taylor and I have been the Navy Remedial Project Manager since January of 1991. As we discussed at the last RAB, I will attempt to go over the history of the Installation Restoration Program or IRP is the acronym, at Naval Air Station Memphis with a short discussion of pertinent documents. I will show them on the overhead and try to highlight each one in a history context.

So, in the beginning military bases such as NAS Memphis have faced the problem of handling and disposing of wastes associated with industrial processes of many years. Many of the past handling and disposal methods, though they were acceptable at the time, have caused or have the potential to cause long-term problems to the environment by releasing pollutants into the soil and groundwater.

In the 1970s, in response to a growing recognition of existing and potential problems, Congress directed the Environmental and Protection Agency to develop a national program to clean up all past or abandoned disposal sites. The act that began this effort was the Comprehensive Environmental Response Compensation Liability Act, as mentioned, in December 1980. The short name is CERCLA; you may know it as the Superfund Act, you might remember it that way.

But, prior to the Comprehensive Environmental Response, Compensation, Liability Act, in 1975 the Army had already developed a pilot program for the Department of Defense, and the Department of Defense used this program to investigate the past disposal sites at military installations.

In 1980, the Department of Defense named this program the Installation Restoration Program and all services were directed to implement this program. So, the CERCLA program and the Installation Restoration Program were established at the same time in 1980. The steps of the Installation Restoration Program paralleled CERCLA and met all the requirements of the CERCLA program. The Navy program also established in 1980 to implement the Department of Defense Installation Restoration Program; the acronym is NACIP. The Navy Assessment and Control of Installation Pollutants is what it was called. That is shown on this overhead right here.

NACIP met the requirements of CERCLA as you can see from this tree. It paralleled the CERCLA program. The NACIP initial assessment study is the same as a CERCLA preliminary assessment study and a preliminary assessment and site inspection under CERCLA is just a review basically of all information to identify potentially contaminant areas. Limited sampling is done at the site inspection stage.

The NACIP program continued with what was called a confirmation study, a verification step, which is similar to an expanded site investigation under the CERCLA program. This is basically where you just try and determine if any contaminants are present with limited sampling.

The next step in the NACIP program is the characterization step, similar to a CERCLA remedial investigation where well return, testing, and monitoring can provide detailed information on horizontal and vertical extent of contaminants, migration characteristics. Same word for feasibility study and that's basically the best way to clean up a site.

Your feasibility study looks at several alternatives such as cost, environmental effects, and engineering feasibility. The last part of the program, NACIP called Remedial Measures Implementation, or CERCLA terminology is Remedial Action and that is the actual site cleanup.

So this program, Naval Assessment and Control Installation Pollutants, started in November 1983 and started with this document here, called the Initial Assessment Study, here it is so you know what the cover looks like. That document was based on historical records, aerial photos, inspections, personnel interviews and the initial assessment study basically concluded that no site at Naval Air Station Memphis posed an immediate threat to human health and the environment, but that five sites warranted further investigation to assess the potential of long-term impacts. The location of those five sites are right here on this overhead with Site 2 being called the South Side Landfill, Site 3 the, N stands for North, North 21 Plating Shop Drywell, Site 4 is the ditch leading from the North 21 Plating Shop, Site 7 was the North 126 Plating Shop Drywell, and Site 8 up here is what's called the Cemetery Landfill, which is close to where the Chamberlain family is buried.

The next study in the NACIP program was called a Confirmation Study Verification Phase and that was completed in November of 1985 and it is this document right here by Geraghty and Miller.

And that study concluded that four of those five sites, all but the cemetery and the south side landfill, should proceed to the next step in the program, which would have been the characterization study, similar to a CERCLA Remedial Investigation.

That study, the next step, was never completed because of a change to the CERCLA law and that change, the acronym was called SARA, the Superfund Amendments and Reauthorization Act of 1986. Now that act required that the Navy drop the terms of the NACIP program. It was totally dropped, that program was halted in 1986 and the natural turnover would have been to switch to the CERCLA program, but the Naval Air Station Memphis had a permit issued on October of 1986, shown on the overhead here, and that permit was for the

storage of hazardous wastes, it is also called a RCRA permit, RCRA being the acronym for Resource Conservation and Recovery Act, which was passed in 1976. This is the act that controls the management of hazardous waste.

The RCRA permit was made up of two parts. The first part was for the hazardous waste storage facility itself, and the second part of the permit required the Navy to determine if there had been any releases of hazardous waste or hazardous constituents from any site on the base and, if so, to take appropriate corrective action for any such release. I have a copy here of that portion of the permit. I will include that over here.

That brings us to the next overhead, which is the relationship between the RCRA program and the CERCLA program. If you have a RCRA, being Resource Conservation Recovery Act, permit your investigation of past releases occurs under this program, which is the Corrective Action Program. As you can see, it is virtually identical to the CERCLA program. The only changes are in the terminology. It is the same thing. You start with what is called a RCRA Facility Assessment and that is the same as a CERCLA Preliminary Assessment Site Inspection, which we went over before.

This slide is in error in that an interim measure under this program is the same as a removal action under CERCLA program, it's not reflected here.

Then you have what is called a RCRA Facility Investigation which is the same as a Remedial Investigation under CERCLA. Corrective Measures Study is the same thing as what we called a Feasibility Study earlier. Under the RCRA program, corrective measures is the same as remedial actions under the CERCLA program. So the naval air station began the RCRA corrective action process in October 1986 with issuance of that permit.

One of the conditions of that permit was that a RCRA Facility Assessment and a RCRA Facility Investigation Work Plan be submitted. That was accomplished in the spring of 1987 and I have the cover sheet for that document. That is the RCRA Facility Assessment. The RCRA Facility Investigation was published in April of 1987. The reason that I did not bring the documents is that I as you can see there have been several revisions and they would be pretty voluminous. These are available to look at if you want to.

The conclusion of the RCRA Facility Investigation was that 58 potential sites, or the RCRA terminology is Solid Waste Management Unit, we've already talked about that, or SWMU. Of those 58 Solid Waste Management Units, 38 were

recommended for further study. These documents were prepared before any guidance was issued on how to prepare them and Naval Air Station Memphis was one of the first federal facilities to receive a RCRA Corrective Action permit in the Southeast and guidance documents on how to prepare these RCRA Facility Assessment and Investigations were not around at that time.

Consequently, these documents were declared inadequate in July of 1988. Also, in 1988-1989 timeframe, two separate other investigations were accomplished to support military construction projects. These investigations were carried out to determine if any contaminants needed to be removed prior to construction on these projects. One report occurred at Solid Waste Management Unit No. 3, which is right over here, the North 21 Plating Shop, which we described before and that associated ditch. And No. 40, over here, which is an old salvage yard. This was accomplished to support a new fire training facility. I don't have that document here. Certainly we can get it copied, but it is available and will be in the repository. The basic conclusion of that report was that the facility could be built with no soil removal. One other report that I don't have here, that will be available in the repository, was accomplished in January of '89 at Solid Waste Management Unit No. 28, which is on the south side of the base, which is an old south side sewage treatment plant. That report also concluded that no further action needed to be taken based on the sampling that was taken. I encourage you to read these sampling reports and latest work plans, so if you have any questions on them we can resolve them.

Also, in January of 1989 representatives of Environmental Protection Agency Region IV did a visual site inspection and based on that field trip they requested in April of that year, 1989, that we prepare a revised RCRA Facility Assessment and I have that. This one was a little bit better in 1989. That document is also available for review.

In February of 1990, we received a letter from Region IV, this is really the official SWMU, Solid Waste Management Unit listing that we have been going by. February of 1990 was when that was, I will put that over here. That letter basically concluded the same thing. Fifty-eight Solid Waste Management Units, two Underground Storage Tanks were classified as areas of concern. That letter concluded that twenty Solid Waste Management Units didn't need any further work, twenty-three would require a preliminary RCRA Facility Investigation, which is just to determine if a release has occurred. Fourteen Solid Waste Management Units require full RCRA Facility investigation. One other SWMU was an interim status hazardous waste storage facility which had what's called a RCRA closure plan.

The letter also stated that we proceed with developing a RCRA Facility Investigation Work Plan using the latest EPA guidance documents that were now available and that we prepare a final RCRA Facility Assessment and Visual Site Inspection documents. Those were published in August of 1990 and here is the Visual Site Inspection Report and here is the Final RCRA Facility Assessment Report.

In May of 1990, moving along, this RCRA Facility Investigation Work Plan was prepared attempting to use the latest guidance documents available. This is just a cover sheet, the actual document is available if you would like to look it over. Separately, in October 1990 a RCRA Facility Investigation Report was generated for Solid Waste Management Unit No. 59, which is on the south side of the base and is a former pesticide shop, and the reason for that is that the parking wanted to be expanded and we wanted to demolish the building, but based on the sampling that was done we decided that we could not demolish the building, we had to look at that site a little bit further.

Extensive comments on this work plan here were received in November of 1991 by the regulatory agencies and the basic recommendation was that due to the large number of Solid Waste Management Units that we were talking about that we prepare a Corrective Action Management Plan, the acronym is CAMP. We talked about that before. The CAMP would basically break these 58 or minus 20 that didn't require any further action into chunks and would group sites that required similar investigations and try to prioritize sites that were considered as a threat to human health and the environment.

As a result, several Draft Corrective Action Management Plans were prepared. The first being in December 1991 and the final approved Corrective Action Management Plan was issued in May 1993 and that is this one. And that document is currently undergoing revision due to BRAC basically and it should be complete in the next four to six weeks. Also, when we received those comments in November of 1991, a new military construction project for a fire mat training facility was planned on the north side of the base and we prepared an Interim Measures Work Plan in March of 1992 and we got regulatory comments incorporated in August and November 1992. That is this document right here. That facility was cancelled due to BRAC, but we did get some sampling data and the result is this technical memo right here for that fire mat training facility. It has some data and results that I thought you might be interested in. The conclusion of that report basically is that we could have built the facility without any soil removal but that that data would support the full RCRA Facility Investigation that is required.

One other technical memo was generated and it is a result of the Joint Lease Agreement that was between the City of Millington and the Navy in January 1993. It concerned one Solid Waste Management Unit right here. That was within the acreage proposed in the lease and the results of that investigation are contained in a technical memo also. The conclusion of that report also was that no soil needed to be removed but that data would be used to supplement a full RFI that was scheduled for that site. I think you all have the new Community Relations Plan that was just generated today. I haven't even looked at that.

After our CAMP, Corrective Action Management Plan in May of 1993, we submitted a site-specific RFI Work Plan and right here is that document. That is for five sites on the north side: the fire department drill area, south side landfill, fire fighting training area, cemetery landfill and north side landfill. As a companion document to that, the thick one underneath it, is called a Comprehensive RCRA Facility Investigation Work Plan and is a companion document. That is a document that is common to all investigations, like background information, data management plans, and all of that.

Comments are due on these documents in early June of this year, so we will revise these and incorporate all regulatory comments and once we have received comments we should be able to turn around a new document within four weeks.

That basically covers the program to date, as you can see it is a long, thorough process, but as a result the BRAC program should be expedited. They are at the RFI Work Plan stage now and will consist of a thorough investigation of all these sites and with everyone's involvement I hope we can find the best way to clean it up so that property transfer can be expedited as quickly as judiciously as possible. Again, I encourage you to look at as many of these documents as you can and let us know what you don't understand or what needs clarification, so that we can bring the whole Restoration Advisory Board to a common point on the history, what's happened to date and what's going to happen. That's basically all I have; I hope it was helpful. I know it's a lot to throw at you at one time, but it is, as you can see, a thorough process. A lot has been generated, but we have a long ways to go.

- Board Mark, do you have a list of cleanup activities that are going on now?
- Mark We are in the RFI Work Plan stage now, so we are planning.
- Ellerbrook Since this is essentially the library that we are talking about, do you suggest in going through that that we start at this end or that we start here?

- Mark Yes, I do. I think you should start at the beginning and go through it.
- Ellerbrook OK.
- Mark I really do. Maybe some of these I could recommend that would be more beneficial than the others. Like these first two are really good to get a good start on. But the last one, this is where we are to date. I know it is difficult, it's a lot of information and legal.
- Smith At what point will documents that are listed in the Federal Register be incorporated into the libraries? For example, there is one coming out in June of this year.
- Mark I don't believe we plan on putting Federal Registers in the libraries.
- Porter I am not familiar with the report you are talking about.
- Smith It's the Environmental Impact Statement that incorporates the base closure here with Pensacola.
- Audience Well, you have to publish an Environmental Impact Statement in the Federal Register.
- Smith I'm sorry, I don't understand.
- Audience You are correct, the assumption that the Environmental Impact Statement has to be published in the Federal Register and the process will begin.
- Smith As that information becomes available, will that be incorporated in this library?
- Audience Well as it addresses...anything that we publish in the Federal Register can be searched and anytime that NAS Memphis is mentioned in the Federal Register we can make a note of an additional document. That would happen a couple of times during the process, one would be the inception of the Environmental Impact Statement and another would be before actual disposal of the federal property it has to be listed. Throughout the preliminary process, the Department of Defense screening disposal, the federal disposal screening, the McKinney Act screening, then it goes to the community. If the community is not able to use it then it would be published in the Federal Register as disposal property and right now we do not have a current document of how many times NAS Memphis has been

- mentioned in the Federal Register. I can do a search when I go back and plug it into my database.
- Smith Do you think that would be relevant, would it provide anything more than what we have here?
- Audience No, as far as that goes, it is just general announcements and as far as I can tell it should have only occurred once or twice that NAS Memphis would have been mentioned specifically in the Federal Register.
- Smith Well, the reason that I asked, apparently the document that I reference is a fair-sized document that is supposed to be available in June. The content of the document I have no idea.
- Porter We have our contractor who is working on the Environmental Impact Statement is here tonight and will be speaking on that. Maybe you can address your questions to him.
- Smith OK
- Willis To further expound on that. It is certainly our intent to put anything and everything in this library that you would find useful and benefit from. I think in this case that it is just a public announcement in the Federal Register instead of in the local newspaper. But if you would like to have that, we can certainly get that. If it is anything more, I don't think it would be in the Federal Register. Specific environmental actions or statements, it's just an announcement that we are going to do one — to announce to the world, to all the contractors, and interested parties.
- Smith Captain, unless I am very badly mistaken, I believe this one that I am referencing does reference a specific environmental report.
- Audience It would be available through the government printing office. If it is in the Federal Register, it is just an announcement that it has been published and the date that it is available. The date available on June 30, just means that it is available through the government printing office after that time.
- Willis Again, it is not our intent to preclude any information. We will get anything and everything that you want.
- Smith I was just curious.

Willis Allright. Next we have Mr. David Porter here from SOUTHDIV, my Base Environmental Coordinator, and he is going to look at the plan of action milestones for conveying property and tying in the environmental actions that need to be taken.

Porter I just wanted to take a few minutes and talk about how this work that Mark was just talking about, the environmental cleanup, fits in with other things that are going on, other environmental actions that are going on, things that the city is doing and how that is all going to mesh together and at what time in order to transfer the property. Where we are right now, of course, we are past the BRAC listing, which occurred last October and started this ball rolling. We have already done the Environmental Baseline Survey and we have talked about that at previous meetings. That is the survey that generated this map of the environmental condition of the property. We finished that up and that resulted in gray areas, areas where we had questions about the environmental condition of the property.

We have just developed a work plan and as you recall from the last meeting, it is primarily the runway and apron areas on the north side and some lakes over here as well as the bulk storage fuel tanks adjacent to the runway. We have just developed a work plan for these areas. We reviewed that today, actually and we hope to begin the investigations on that this summer and have it finished up by the end of the year. What will come out of that is that it will either move into one of the first, you remember the color coding, one of the categories where the property can be transferred or it will move into the program that Mark just talked about where it requires some additional investigation and clean up. All of these gray lines at the bottom are part of the Installation Restoration Program that Mark has just been talking about. Where we are now is preparing work plans to actually do the work. We hope to start field work on this portion of the sites later this summer, as indicated right here.

I wanted to let you know some of the other things that are happening. We have just started the federal McKinney Act screening process. That is where we go out to other federal agencies and ask them if they want the excess property that we have after the re-alignment. After we ask other federal agencies, we have to go to providers of the homeless to see if they would like property. This whole process takes about 180 days and should be finished near the end of this year.

Two things that are going on with the community are the Airport Feasibility Study and I have asked Frank Ryburn to give us an update on that. He is here tonight and will be speaking next. Also, the Community Reuse Plan, and I have

asked Phil Whittenburg to give us an update on that. Just to give you some milestones as far as the realignment goes, the airfield is scheduled to close in October of next year, which is about the same time that the city hopes to have their community reuse plan completed. There is a whole separate process that is in addition to what we have been talking about and that is the Environmental Impact Statement and this comes from a law called NEPA, the National Environmental Protection Act. That basically says that whenever the federal government takes an action, we have to consider the environment in our decision-making process. There will be an Environmental Impact Statement done for the closure of the north side as well as an environmental assessment, which is a slightly reduced document for the realignment of the south side and the move of Bureau of Personnel from Washington. This is really separate from what we have been talking about but it is another piece of environmental work that has to be done. I have asked Mr. Bill Kenser with Air and Water Research, who is the contractor who is going to be doing the Environmental Impact Statement to also talk to us tonight about the whole process and what is involved with that. That is just now beginning and should be completed the first of 1996.

These red lines are property transfer situations and I have three-one here. One is the interim lease of property and we could begin an interim lease situation right after the airfield closes if it is determined that the city is going to operate an airfield there and needs immediate control of the property. As far as transfer of property that we have determined can be transferred and doesn't have environmental problems, we can start that as soon as we have the Environmental Impact Statement completed and that should be in January or February of 1996. Then as far as the transfer of property that requires clean up, we should begin to have those sites cleaned up during the first two months of 1997 and that will spread on to the year 2000.

Does anybody have any questions on the overall scheduling?

- Ellerbrook I did. On the federal McKinney screening process, have we any documentation on that.
- Porter No.
- Ellerbrook Could you go over that again. Because I wanted to be sure that I heard what I heard in that.
- Audience I have a document here from the Federal Register that describes the entire process. You are welcome to review that and keep it in your files.

- Ellerbrook Thank you.
- Porter It is probably a good idea if we put together a fact sheet on that, but we haven't done that.
- Willis I should interject here, what I had asked them to do was interject some things that have nothing to do with environmental matters here, but I wanted you to get the whole picture of reuse, base transfer, and how we convey the property. Other things that are working coincidentally. The McKinney Act is of course to provide for the homeless. Yes, John?
- Smith Captain. Thank you, I appreciate that. My question is, "Is there a specific point of contact for someone doing the items in the blue or the items in the red?"
- Porter Yes, as far as the Airport Feasibility Study, that would be Mr. Ryburn. The Community Reuse Plan would be Phil Whittenburg. As far as the federal McKinney screening, that would be someone in my office. I can get you a name and telephone number later this evening. The red...I should be able to answer any questions concerning transferring property.
- Smith You know I didn't want to call Commander Noble or his replacement concerning leasing property.
- Willis But that is always a good place to start. That is what he is there for.
- Mason Feel free to call me if you have a question because one of the things I am supposed to do as Transition Coordinator is coordinate. If you have a question, I will find the right person to turn you onto. I might have the answer myself or I may turn you over to David or someone else. But do call me.
- Smith Alright.
- Porter OK. Then I will turn it over to Mr. Frank Ryburn.
- Ryburn I am not sure, David, if I understand exactly what you expect of me. You refer to this as the Airport Feasibility Study; we did this in 1989. What we are doing now is a Master Plan for the airport instead of a Feasibility Study. We had a Feasibility Study done before we entered into negotiations with the Navy for joint use of the airfield. This joint use was approved and signed by the Navy and the Millington Industrial Development Board.

At that time, this was prior to the organization of the Millington Airport Authority, for joint use 10 days prior to when this base was placed on the list for realignment by BRAC. At that time the Navy advised us that the Navy is closing the airfield and you are going to get the whole airfield, so let's forget the joint use. In late fall last year the Navy wisely, I think, said ... look, we are going to be here until the fall of 1995, so let us go ahead and activate this joint use and get some civilian traffic started here on the base. We contacted the FAA, the Tennessee Office of Aeronautics, and the FAA said that the first thing we needed was a Master Plan. That this was how they made their decisions on capital improvement on the airfield was for an authorized Master Plan. We followed federal regulations and advertised in the newspaper and took bids and evaluated them and we ended up awarding the Master Plan contract to Kaufman and Associates, who specialize in airport master planning with offices in Kansas City and Phoenix, Arizona. FAA said, "Hold on, we don't have any money." Mr. Whittenburg asked the Office of Economic Adjustment, who said, "Hey, we have money, so we will fund it." So the Office of Economic Adjustment funded 90 percent of the Master Plan and the Office of Aeronautics of the State of Tennessee funded 5 percent of it, making us liable for 5 percent of the costs. That plan has been initiated and is now in its third month. They gave us a timetable of nine months that they would take to complete the Master Plan. Just today, I received the first printed pamphlet to be distributed to the public, 500 copies on the Master Plan. In the interim, we have also been attempting to activate this Joint Use Agreement we had. Our first obstacle was liability insurance, which the Joint Use Agreement requires that we furnish liability insurance to the extent of the value maximum plane to land there. We think we overcame that. We worked with two or three entities and thought we were right on the verge of getting it worked out and all of a sudden at the last minute somebody came up and said, "Hey it don't work." Military nav aids and civilian nav aids are not compatible. They use ILS and VOR and the military has Tackcan and GSH. I am learning things I don't even want to know. I have finally, working with the Tennessee Office of Aeronautics, gotten them to agree that they will have us an instrument approach, VOR instrument approach, in there within 60 days. Then they will overlay that with GPS, which is the coming thing in aeronautical navigation, the Global Position Satellite. It is going to do away with ILS and everything else apparently. But it will practically land the plane itself. Now we have a fuel problem. Captain Willis worked for months and finally got permission to sell me jet fuel out there, but they say we have to have a fuel truck and we don't have a fuel truck. One costs about \$75,000. He is now working on trying to get permission to get us fuel. We are right on the verge of being able to put our joint use into effect, if four more obstacles don't jump up. And that is where we are? Did I give it to them straight, Captain?

- Willis Yes, sir. I think the important message for the Restoration Advisory Board is that you continue to see this property as an airport in the future.
- Ryburn I have had inquiries from numerous people. I feel very positive. It is not going to happen overnight.
- Audience Is there a representative from south Tipton County here that had a voice in the feasibility of this airport being utilized as a civilian airport after the Navy moves out.
- Ryburn I beg your pardon?
- Audience Has anybody from Tipton County been consulted concerning the airport's utilization after the Navy moves out?
- Ryburn Well, Jeff Huffman is on the Navy base reuse committee. I think he has attended every meeting that we have had, that I am aware of.
- Audience I feel that the majority of the people who live in south Tipton County do not want an airport.
- Ryburn I beg your pardon?
- Audience The majority of the people who live in south Tipton County would rather have a recreation facility out here than an airport.
- Ryburn Well, I am afraid that I don't agree with you, but that's the privilege of this country, free speech.
- Audience The Feasibility Study in 1989, at the time I was privileged to read that, and it was almost a joke. The Environmental Impact Statement, has there been anything done showing the reuse after the Navy pulls out?
- Willis No, sir. But we are going to address that tonight and that is a step that you see right here on the plan of action milestones. We do need to initiate an Environmental Impact Statement concurrent with excessing of federal property to transition it for reuse. Thanks, Frank. Mr. Whittenburg, tell us about your popular airport plan.

Whittenburg The reuse plan is being phased in as we get a little further into the airport master plan. First of all we need to know if the airport fits into the FAA's plans and if it is feasible. How much of the property would be needed to support an airport operation and also, we are waiting on the McKinney Act screening.

We need to know how much of this property will actually be made available to the community. The community has the lowest priority of any entity on the reuse of that base. That seems strange in that it is the most affected entity in that group. But other DOD agencies have first priority, other federal agencies second priority, providers for the homeless third, and then it comes to the local community. If we don't want it then it goes back in for the screening for the homeless.

As you see on the time chart here, we will be ready. In the meantime, we are in the process of developing offbase economic impact adjustment plan. That will identify who is being affected by the changes taking place through the Navy realignment. In other words we will establish what the Navy's impact is now and when that mission changes out there, how that change affects the community, the citizens, and the businesses of the community. We will try to develop a strategy plan that will help mitigate those negative impacts. There will be some positive impacts, but there will be some people that will be hurt by this, other than just employees on the base. I am talking about offbase in this case.

So, we will have those going on in tandem, we don't want to be tripping over each other. We will have to do a very careful job of coordination. So, right now that is where we are. The McKinney Act is in progress, HUD will have to review the property first to determine if the property is suitable for the homeless. If they determine that it is suitable, then there is a 60-day period where they have an opportunity to express an interest in the property and those that have expressed interest have 90 days to file an application. HHS, which is Human Health Services, has 25 days to approve or disapprove their applications. So that 180-day period is a period that affects what everyone is doing here. It affects the environmental cleanup, if they decide, for example to house homeless out here, then the degree of cleanup would have to be greater than if you operate it as an airport.

Board Phil, when you say homes for the homeless, are you referring to the base housing?

Whittenburg No. There is no base housing being excessed. But you have some vacant property.

- Board You have some base housing on the north side.
- Whittenburg Not being exceeded.
- Board Oh, OK.
- Whittenburg But there is vacant property here where they can build something or they might take an existing building that is being turned over and convert it. But the question becomes whether that is suitable for that purpose or not. But if they decided to do that, then it affects the work that you are doing.
- Ellerbrook Is HUD the final word on that?
- Whittenburg HUD is the final word on whether it is suitable or not.
- Ellerbrook What date did the McKinney Act go into effect in regard to this base?
- Whittenburg It started this past weekend. So there is a 180-day period. If there are no expressions of interest, then the period gets shortened some, because then it will end immediately after that 60-day period. So we are really talking about the shortest it could be is 60 days, or it could be 180 days.
- Ellerbrook Any interest expressed would be to HUD?
- Whittenburg Yes.
- Ellerbrook Do they notify us immediately?
- Whittenburg Yes, they will.
- Ellerbrook OK.
- Board I noticed in the morning paper that there was a young man who threw his hat in the ring for County Mayor who has great plans for using this base. I guess my question is, where does the county stand on this?
- Whittenburg The county is a participant on the Reuse Committee and the county has said that is where there participation will come.
- Ellerbrook Where?

- Whittenburg In the reuse committee. In other words the reuse committee will be the oversight group in the development of the reuse plan and the representation on that committee is very broad and includes the county mayor.
- Ellerbrook Is there anyone from this group on that committee?
- Whittenburg Mayor Harvell is the chairman of that group. Tom Seale from this group is also on there. Just those two.
- Willis We are getting a little far away from environmental matters here, but let me throw out a couple of points. One, in the history of excessing property and closing bases in federal government transfer, there have been a lot of problems in dealing with split communities or no single voice in DOD recognizes a duly constituted reuse committee as having primacy. So I think that should help should there be any differing opinion from the county or anyone else. It is this reuse committee that has been recognized, so, that should help. As long as they have unanimity, then things should proceed.
- Whittenburg That is true and the county in this case has committed to participating in that process.
- Willis Right. And two, I am not a lawyer Phil, but it seems to me that the vehicle of conveying this property is the public benefits conveyance under the current statues, which allow for airports as a special case. If it is airport to airport, then it conveys to the city at no cost and that law antedates the prior amendment, which is just coming into effect which has all the screening on it. Is that true?
- Whittenburg Yes, in fact if you don't take it on the public conveyance transfer, you have to explain why you are not. But there are other means of transfers.
- Willis Right.
- Whittenburg One being economic development, but if you take it on an economic development conveyance then you are subject to a 40 percent recoupment of federal, I guess DOD wants 40 percent of the net profits that you derive from that property.
- Willis That's the statues.
- Whittenburg Right. So the preferred way would be the public use conveyance.

- Willis Public benefits conveyance under existing statutes. Again, this is a matter that the lawyers need to look at. But to ease your minds a little, it appears to me that that is the vehicle to convey and the only issue I see is how much contiguous property goes under public benefits conveyance and I have been told that there is a liberal interpretation of that, so that seems to be the way to go, which would preclude all the other screening, except for McKinney. McKinney is going to happen regardless, but to ease your mind I think that is probably the way to go. I am sure the city's attorneys are looking at that and I have asked my folks to look at that. Well, lets get back to environmental stuff, what do we have next?
- It's question and answer time. Yes, sir?
- Audience The public conveyance that you were speaking of.
- Willis Yes.
- Audience Would that do away with the requirement for an environmental impact study?
- Willis No, it would not. It sure wouldn't.
- Audience Those people who do the environmental impact study, will they canvass the entire area, the local area? Especially south Tipton County.
- Porter That is on the agenda for later tonight.
- Ellerbrook Captain Willis, I have had several people call me wanting to know how many of the people who are listed on these two groups, that are on here, how many are full time here at the base? And of those who are not full time, how many other base closings are they working on?
- Willis May I see the list? Maybe I can help with that?
- Ellerbrook This list and this one.
- Willis OK. Obviously, you know the members of that, Commander Noble is full time up until the 27th, when he will become a private citizen.
- Ellerbrook But he is staying locally.

- Willis He lives in south Tipton County and he is going to stay on here as a concerned citizen. The BRAC cleanup team, Mr. Porter is from Charleston, an engineer from Charleston, but he is assigned to me as a Base Environmental Coordinator and he has two bases.
- Porter One other base, Naval Station Mobile.
- Ellerbrook And do you split your time equally between the two bases?
- Porter No, Naval Station Mobile is very small and is almost completed as far as base closure goes. The majority of my time is spent here.
- Willis Mr. David Williams is with EPA Region IV out of Atlanta and he has about a thousand bases.
- Williams I have three bases.
- Ellerbrook Three.
- Williams Currently, this base and I also have NAS Mobile. I work with David on that and I also have Lexington Bluegrass Army Depot.
- Ellerbrook How many hours do you spend here approximately in a month?
- Williams I would say that the only time I am here is two to three days during the RAB meetings. The rest of the time I am working about 30 to 40 percent of my time on this base.
- Willis Then of course, Clint Willer is with the State of Tennessee.
- Ellerbrook And you are out of Nashville?
- Willer Right. And my time is spent all the days we are down here and the time that I work out of my office.
- Willis The rest of the folks here are, let me see. Tareq is with the state.
- Willer He is one of our solid waste management folks. He has a local office here, so he is part of the technical review committee.
- Ellerbrook OK

Willer Lawson Anderson is a contractor.

Willis Right, he is a contractor.

Ellerbrook And do you know if he is working with other base closings?

Willer He is in Memphis. He works for EnSafe. I am not sure if he is working on all of them, but I believe that EnSafe/Allen and Hoshall has other bases.

Porter Right, he was working on all the bases when we were doing the Environmental Baseline Survey, but now that we have passed that point more of his time will be devoted to Memphis.

Ellerbrook OK. And you are full time?

Taylor I am from Charleston also, and like David I just do two bases, Memphis and Mobile. This is probably 95 percent of my time.

Willer He is with the Navy.

Willis Right, he is with SOUTHDIV. Tonya Barker.

Ellerbrook Now, have we met her?

Willis Stand up and identify yourself Tonya.

Ellerbrook Allright.

Willis She heads my environmental organization on the base and is part of public works. We have five people over there now, right.

Barker We have nine now.

Willis That's right, we just added five.

Ellerbrook OK, so she is here.

Willis Right.

Willis Jack Carmichael, is with USGS, he is not here tonight.

Willer U. S. Geological Survey, he is local. He also works on the Defense Depot.

Willis Sue is on here, too.

Ellerbrook I know how much Sue is here. OK.

Willis OK. Sue Hosmer is over there.

Ellerbrook Right.

Willis Jim Morrison

Willer Jim Morrison is not here tonight, but he works also for me; he is in my Memphis field office.

Willis Commander Motolenich is my public works officer, he is a civil engineer and he is not here tonight, but he oversees the environmental shop as well as everything else and the contracting for EnSafe and all the contractors.

Mark Taylor of course, is here from SOUTHDIV, you met him earlier. How much time do you spend?

Taylor 95 percent.

Ellerbrook OK.

Mason Anything else we need to discuss?

Smith How do we get hold of you?

Mason Well, I am going to embarrass myself and tell you that I can't remember my new phone number.

Smith Is it Russ' number?

Mason Yes it is Russ' number. I've been in an office down the hall for three years, I could give you that number, but the new one I haven't learned yet.

Anyone else?

- Kelly Yes, I would like to know a little bit more about closed wells. There is a well that was closed on the north side, here North 26, which is near the hangars. And the information that I am getting from former employees of NAS Memphis is that there was a reason other than what was stated in this letter for the closing of that well. I had been told that the cleaning of the airplanes at the airport had something to do with closure of that well. That the degreaser, etc., had caused contamination in the storm water drainage system and it was seeping into the groundwater and that well was closed due to that problem. My question is was there any testing of the groundwater? Is there groundwater contamination on the Navy base near North 26? Or was the well actually contaminated when it was closed?
- Willis I believe there has been testing of that, let me turn that over to David to talk about.
- Porter I have to defer to Tonya.
- Willis OK. Tonya, excuse me.
- Audience Which well are we talking about? Are you referring to a drinking water well or a dry well?
- Kelly A drinking water well that used to be located near North 26.
- Audience There was a well that was located and closed and that was replaced by another well that is currently in use. That is the closest one to North 126.
- Kelly North 26.
- Audience North 26. Are you talking about the hangar, sir?
- Kelly It was near the hangar.
- Audience The hangar is 126.
- Kelly OK. 126. I want to know about that well and why it was closed. The last time I asked questions about wells, I was told that there were no wells closed and then I get this correction in the minutes saying that wells were closed. I knew wells were closed, I have had people drive me around the Navy base and point out places. So now that I got a wrong answer the first time, I am becoming

- skeptical. I want to know if what I am hearing concerning chemical contamination has any basis or not.
- Audience Sir, to our knowledge and the base-level research that we require, there has been no contamination to drinking water wells.
- Kelly How about the shallow aquifer at that location?
- Audience 126 is where a drywell is, a plating shop drywell and we sunk a well right through there. Data is available on that.
- Kelly Data is available where?
- Audience In the confirmation study I believe. Yes, the plating shop drywell at 126. You can look at the wells that were constructed. I think they were 60-foot wells.
- Kelly That's the first book?
- Taylor Yes sir, right here. It has the groundwater data in there.
- Kelly OK. Who closed that well?
- Audience That well is not closed.
- Kelly No. The drinking water well that was located there. Who closed that well between 1980 and 1982? Who closed that well?
- Audience I believe it was closed in 1983, sir, if it is the same well we are talking about. It was done under contract.
- Kelly No. It was closed before 1983. Before the Navy went contract with the civil service workers, that well was closed.
- Audience In July of 1983 was when it went contract.
- Kelly Right, so it was closed before 1983. I know that much.
- Audience Yes, sir, according to my records, I believe the contract was actually created and the drawings made in 1982 and the well was closed in 1983. And there was no contamination. The reason that these wells were closed, according to our records and the research we have acquired, is that there was discoloration and odor.

- There were minerals leaching into the water, requiring the wells to be closed or demolished and new ones initiated for the drinking water supply as well as for other uses other than drinking water.
- Kelly** I have been involved in environmental issues in this part of the county for quite some time and I had a brother-in-law of mine come to me and — I believe it was 1982 — telling me, Kenny we just closed a well due to chemical contamination problems. And he had worked in the water plant of Naval Air Station Memphis, but he is now deceased. I am currently trying to find other people who worked with him. My father is here and he was a boiler operator for 39 years with 39 years' experience, many of which was on NAS Memphis. The comments concerning the problems with the boilers, he says that those problems didn't exist. That the regular preventative maintenance took care of all the problems concerning the water with the boilers. It stated that one of the reasons the wells was closed was due to scaling problems with the boilers. The boiler operator says that wasn't a problem. So we are disputing that particular sentence.
- Audience** Sir, we can acquire those documents. Like I said, the research from engineering drawings and contracts that were developed actually stated that the reasons were scaling, discoloration, and that sort of thing.
- Kelly** Another question I have concerning the north side. I noticed a transformer storage area marked on these maps. Is there one marked on the north side for PCB?
- Audience** I know of South 75.
- Kelly** I know about that one, but what about the north side? The one that existed prior to the demolition of North 15, which was the old boiler room. You had one up there next to North 15.
- Audience** Next to North 15.
- Kelly** Yes, next to the old North 15. When North 15 was demolished that is when we went from north side to south side with the transformer storage.
- Ellerbrook** Kenny, how long have you known about that?
- Kelly** The well?
- Ellerbrook** Yes, and the transformer storage.

- Kelly Well, the transformer storage I wasn't aware of, I took a tour a few days after our last meeting and I became aware of it then — people who used to work there pointing out where things used to be.
- Ellerbrook Have those people consulted the group when they advertised?
- Kelly Nobody saw the advertisements.
- Ellerbrook I saw them.
- Kelly Did you? I didn't.
- Audience I know that North 15 is one Solid Waste Management Unit, No. 60 — something I believe and that was labeled a materials storage area.
- Kelly It was a transformer storage area adjacent to North 15 prior to its demolition. I am stating that as fact.
- Audience When we take the tour, I can show you the actual SWMU that I am aware of and we can see if that is where you are thinking the transformers were stored.
- Kelly I had seen them a couple of years ago, so I know they were stored there. When I was looking at the storage area on the south side, I noticed that one transformer was on the other side of the fence from the storage area. I thought that was a little bit peculiar. And also, I was kinda of concerned that it butted up to a residential neighborhood, not a military residential neighborhood. The transformer storage that you are currently using butts up to what we commonly know as Mud Flats, I was trying to think of the real name.
- Audience There was a transformer sitting on the ground?
- Kelly There was a transformer on the wrong side of the fence. It was on the Navy side, towards South 75, but it was on the wrong side of the fence from where the transformers are stored. This transformer was on the side of the fence toward South 75, it was not inside the fence with all the rest of them.
- Willis I drove through there this morning and there wasn't one there.
- Kelly Well it was three days after the last meeting. I have witnesses.
- Willis None of our transformers have PCBs in them. They are outlawed.

Kelly OK. That's fine. But the north side was in existence prior to the banning of PCBs.

Willis I'm not going to argue with you. Bring out the folks that say they know about this.

Kelly I've got one person with me.

Willis The Environmental Baseline Survey, that's exactly what we tried to do was go back through former employees and folks that were stationed on the base, that's how they got their information, that and every bit of documentation. So bring them out and we will be happy to get the data and go check it out. That's what we are here for.

This is not meant to be controversial. If you have some data like that, please share it with us.

Kelly That's why I am mentioning it.

Willis Good.

Kelly I went with somebody that pointed it out to me and I came back to the next meeting and mentioned it to you.

Willis OK. Good.

Porter The Environmental Baseline Survey is a living document and any information we can get will be incorporated, so we welcome and comments or new information.

Mason Anyone else? David, did you have anything else you wanted to talk about?

Porter Yes, I wanted to talk a little bit about our next meeting, which is scheduled for the 28th of June. There are a couple of things that I propose we do.

One is perhaps take a base tour to familiarize you with some of the sites we are going to be investigating here on the north side, for those of you who are not familiar with it. What I thought we might do is perhaps start the tour at 6:00 and have a bus to pick everybody up, if this is agreeable to you, and perhaps have about an hour tour of the north side.

The second thing we would like to perhaps do this next time is something sort of not connected with what we have been talking about so far and that is the Environmental Impact Statement, which has been mentioned several times here tonight. As I mentioned earlier, the Environmental Impact Statement comes about from NEPA, the National Environmental Policy Act, which when the federal government undertakes an action has to consider the environmental consequences of that action and incorporate those into the decision-making process. The Environmental Impact Statement is being generated for the closure of the north side. What this statement will do basically is incorporate what the Airport Master Plan and the Community Reuse Plan determine is the preferred alternative for the use of this facility after the Navy exits the portion of the north side. Now as part of this whole process, just like we are doing here, there has to be a public meeting and they need to have that meeting sometime next month and the people that would be most interested in coming to this meeting are you, the people who are here for this board.

So, we are proposing that next month, rather than having a Restoration Advisory Board meeting that we turn over this time to the contractors who are doing the Environmental Impact Statement for their public forum. And it will be advertised as such as a public meeting for the Environmental Impact Statement. We have with us tonight the contractor who is going to be doing this work, Mr. Bill Kinzer, and I wanted him to come up and just give a brief overview of what the Environmental Impact Statement is and what this public meeting is all about.

Kinzer

Well, I came up here to collect data and now I am in front of you. I appreciate the opportunity to give you an overview of NEPA and also to try to coordinate the scoping meeting, which will be the kickoff of the NEPA process. Our firm, Water and Air Research, is assisting the Southern Division of Naval Facilities Engineering Command in the preparation of NEPA documents. National Environmental Policy Act documents and as David said, certain base closure and realignment actions require NEPA documentation. Two NEPA documents are being prepared as part of the realignment and closure of NAS Memphis. The Environmental Impact Statement for the reuse and then you also have an Environmental Assessment for the Bureau of Personnel and some other personnel who will be moving to the base. Those studies were just kicked off this past week and this week we are trying to collect information for them. You've got an excellent handout I noticed when I came in that gives a brief overview. I'm not sure who prepared that, but it discusses environmental assessments and what is being conducted here.

The purpose of the EIS, which is probably the document that you are more concerned with, is to provide information and public input as to the environmental effects and concerns that may result from the proposed actions, from the reviews. This is to ensure that the impacts are considered in making the final decision.

Our Environmental Impact Statement will examine the disposal and reuse of the excess property at NAS Memphis, the Environmental Assessment will be looking at the realignment action on the southern portion. Our firm is collecting and analyzing data about NAS Memphis. We are trying to describe in specific detail the disposal alternatives, assets and liabilities of NAS Memphis and the impacts of the reuse alternatives to the physical, biological, and socio-economic environment on the base and around the base. That is the impact from the various reuse alternatives, we may carry forth more than one alternative in the analysis. The EIS that we prepare needs to be in sufficient detail to warrant approval by the USEPA and assure that all primary and secondary effects of the reuse and disposal are considered and sufficiently discussed.

Some of the specific considerations that right away we will be looking at are assisting in the coordination of the National Historic Preservation Act, Section 106. Compliance, demonstration that the disposal and reuse conforms to the state implementation plan. Implementation of the Federal Clean Air Act as amended. We will be looking at wetlands and threatened and endangered species, socio-economic impacts, and then also what your major consideration or your committee, the environmental liabilities.

We will be mapping areas of contamination and relying on much of the information you have presented here and looking at how the alternatives will affect the liability for areas. To analyze the reasonable alternatives for disposal and reuse. Many of these alternatives, majority of these alternatives would come from the local reuse committee, in fact, we would expect that the preferred alternative in the Environmental Impact Statement would be the base closure and reuse committees' approved plan or their recommendation. And if we coordinate well with them and work closely with them, then we can limit the time process. The major steps that you look forward to in the process, typically is a little over a year. Thirty days into the process, in this case, we will be holding the public scoping meeting and I will get back to that in just a minute. That will be what we will be looking to do at the next meeting you are holding. Typically the second major step is about 180 days into the process, and that's the Draft Environmental Impact Statement, an official document that is published and noticed in the Federal Register. Following that at approximately 240 days, there will be a public hearing on that document — the second public hearing and at that

point the document would have been distributed and we would have received comments from the public. Those comments, and written comments as well, would be incorporated into what is called the Final Environmental Impact Statement and that mostly addresses the deficiencies or areas that were not covered initially. The final action, approximately 480 days or a year down the line, would be a Record of Decision on the impact statement. Now in this case the process could take longer because we are being driven to some degree by the base reuse committee's alternatives. So we will be working on the document, but we will need that to complete the draft.

Just a few words on the public scoping hearing. It is the Navy's responsibility under the National Environmental Policy Act to invite members of the public, state, and local agencies to participate in determining the scope and significant issues that are to be analyzed in the Environmental Impact Statement. The Navy would like, as David said, to use this forum and this room a month from now as the official public scoping meeting. And that would be noted in local newspapers and so forth. That meeting would be, as I said, the real starting point for the EIS process and that meeting is designed to give interested parties the opportunity to raise issues and questions considered to be important to the disposal and reuse action. And then those issues that are raised are supposed to be addressed in the document. That is the purpose of it. With that, we are looking forward to working with the committees. That's my presentation.

- Audience Excuse me. I wanted to clarify a point that you evolved earlier that I might be confused about. Will the actual EIS be published in the Federal Register?
- Kinzer No. Just the notice will be in the Federal Register.
- Audience OK.
- Audience There is a mailing list that you can get on, but hundreds of bound copies are sent out.
- Willis Copies will be in the local libraries and other places that you recommend. The Federal Register would just be the notice that it is going to be published.
- Smith What the notice says is EIS is available on thus and so date and if you want a copy contact so and so and it gives a phone number. Then if you want a copy, you pick up the phone and call and they mail it to you.

- Audience OK. I thought you were under the impression that it was actually published in the Federal Register.
- Smith No. I am aware that that particular EIS is available.
- Audience OK. I just wanted to make sure that was clear.
- Kinzer Thanks.
- Mason Thanks Bill. David, did you have anything else?
- Porter No. That was it. If that is agreeable for the next meeting?
- Mason Captain, any final comments?
- Willis Yes. I would like to address that last point, just to sum it up. What we are proposing is that rather than a formal RAB meeting that we gather here and we will offer you a tour of the north side so that you can take a look at a lot of the sites that we are discussing and looking at on charts here and get an onsite, hands-on familiarization. What we have requested is your participation in the public meeting to kick off the formal environmental impact statement process that we have briefed here tonight to get going on excessing the property so that we can convey it. All the members of the board who are in favor of that, please signify by voting aye.
- Board Aye.
- Willis Any opposed? OK, that's official.
Any last minute things. Frieda?
- Ellerbrook No.
- Taylor I would also like to make sure that you are satisfied with what is going to occur during the next 30 days as far as the two questions you addressed concerning the drinking water wells and the transformer storage facility that was on the north side. You say that you have new information that I am not aware of. I knew that there was one closed. I became aware of that.
- Kelly There have been several closed.

- Taylor Yea, several closed. Well, see this is information I have been asking, there is so much documentation here that I have been trying to get through it all. We need to all be on the same level, as far as what we know here. I would just say that during the next 30 days we are all going to work as hard as we can to answer your questions.
- Kelly Well, the transformer storage was just to bring it to your attention, if you didn't already know that one used to exist on the north side also.
- Taylor We have information that a Solid Waste Management Unit was a storage area and it was listed as such. But as far as the records, that I recall, I can go back and look further.
- Kelly I have someone for you to talk to after the meeting also concerning what was there, because he worked at North 15.
- Taylor OK.
- Kelly As far as the well, I wanted to know where I could access the information that would tell me what was found, if anything was found, etc. That was answered in that book right there.
- Taylor As far as the drywell?
- Kelly I didn't ask any questions about the drywell.
- Taylor That information was about the drywell.
- Kelly The shallow aquifer. But I also want to see somewhere along the line the actual data on the closed well. When it was closed and who closed it.
- Taylor Yeah, if that is available.
- Kelly It has to be available somewhere.
- Audience That information is stored with the contracts.
- Taylor I want to assure you that the primary focus of our investigation right now is determining if there is any contamination in the groundwater. And we are going from top to bottom. We are surrounding, our plans are to surround the facilities

- with wells and deeper wells and they will be screening in three different intervals as we are going down.
- Kelly Concerning those plans. Coming up with these plans. Don't we get to comment on those plans when they are in draft form, on what you are planning on doing?
- Taylor Yeah, as soon as they are in draft form. We have been discussing them for the last two days and I think they should be out in draft form during the next 30 to 60 days.
- Mason To make you feel a little more comfortable, I am not an engineer and I sat in on there meeting yesterday for three hours in the afternoon and I was amazed at the excruciating detail that they are going to on the north side, particularly in determining all these things. Now I didn't understand a lot of what they said, not being a civil engineer, but it was very clear that they have a good plan of attack for this and I think any new information like that is important, so they can go back and search the records more.
- Willis Who should we specifically put you in touch with? I think Tonya is here all the time. So, make sure you get the name and number there, or you can start with Rich.
- Mason I would prefer that go through my office because I am trying to get a handle on all the facets.
- Willis We have a contractor that is supposed to be collecting all that for the Environmental Baseline Survey and that's the kind of information they need. Be happy to access it. We are also doing a geophysical, geological survey on the aquifer, aren't we?
- Taylor We just finished the geophysical survey. We drilled five wells down to the top of the confined layer on top of the Memphis Sand layer.
- Audience They were borings, not wells.
- Taylor Excuse me.
- Kelly How deep?

- Taylor To 200 feet approximately. They were stationed on the north side. The U.S. Geological Survey is correlating those wells and coming up with cross-sections and maps. We are incorporating the information on those wells. Borings. I come from the oil industry, I refer to every hole in the ground as a well.
- Kelly Same here.
- Taylor Because most of them are all dried up and nothing comes out of them. But we are correlating all that information and we are using those as our monitoring wells for screening.
- Willis Yes, sir.
- Board I missed a couple of meetings, but the last meeting I attended I understood that the cleanup sites would be cleaned up only as good as required for whatever they were going to be used for. Was it decided to clean them up completely or just to clean them up to whatever level is required for reuse?
- Taylor Well, there is a problem with cleaning up everything completely as rather, it is ever attainable? What we are looking at, first of all in the Environmental Impact Statement, it will address the different uses of it. That will incorporate whatever information we come up with to see what levels of chemicals are there. And in doing that all the studies will address or be coming into what is called a human health-based risk assessment, and we will be looking at that risk assessment as far as cleaning up the levels to residential level, which is as clean as they can get them. Then we will also be looking at cleaning them up to industrial standards, which is how they are presently used right now. In the process, we will be interacting with the base reuse plan, if the base is to be used as an airport, then the final Record of Decision should probably state that we will only clean it up to those industrial levels. If, however, you will be using it for housing or residential levels, there will be an analysis done to see if that is achievable.
- In the environmental business, unfortunately it is sometimes next to impossible to clean up everything to background levels.
- Audience If you clean it up to industrial level at this point and at some later time the community would like to change it to a residential level, then does the community have to go back in and pay to have that cleaned up?

- Taylor What we will do is a deed transfer and state in there. These are some issues that we are still working out. Currently the federal government will be responsible for cleanup of contamination throughout the history of the property, forever.
- Ellerbrook Captain Willis?
- Willis Yes, Frieda?
- Ellerbrook Do they foresee that there will be any areas on the base that will never be transferable?
- Taylor We haven't seen anything yet.
- Ellerbrook You don't see anything right now?
- Willer We haven't precluded any piece of property from the list as of yet.
- Taylor We might be surprised later, but we promise you that nothing will be hidden. It will all come out as soon as we know it.
- Ellerbrook In the event that you should find a spot like that, who is responsible at that time for shielding the public from those spots? Is that something that is handled by the federal government or who?
- Willer The state and federal government would have those responsibilities; it would include long-term monitoring of the property. The properties would not be transferred and they would be maintained by the federal government.
- Ellerbrook Are they just fenced or how do they shield it?
- Willer It would depend on the type of contamination. If we are talking about groundwater contamination on one that we couldn't clean up to turn over, then there would probably be a requirement to put a pump-and-treat system in it. As long as there is no physical contact danger, then you would have to put some type of what we call an engineering control on it that would preclude any contact or physical contact with those contaminants.
- Taylor What is called the National Contingency Plan is a plan that is a federal act that describes the process you go through, the lines of delegation that you go through, such is the case that if you find chemical contamination above safe levels and these are delegated usually to community emergency response teams and on up

to the state level and up, depending on the size and severity of the situation. Once we go in there and find that, at this level, we would go to the base, the state, and then the federal level. Say, for instance, we drill and find some contaminants in the shallow groundwater and we need to do something about it, we would respond to that in accordance to how high those are.

Willis John?

Smith Two quick comments. It would be very helpful if there were some type of overlay available for that map that would say, this is going to remain a ramp, this is going to be a maintenance shop, the hospital is going to be over here, the school is going to be over here. Maybe a reference like that would be helpful.

Porter We would be glad to do that as soon as we get the information from the reuse committee.

Smith It sure would be helpful.

Audience There is a lot to be done before we get to that point.

Smith Don't you have some kind of ideas as to what is going to go where?

Audience No. That is what the planning committee will be determining. Right now we don't even know for sure what property is going to be excessed to us. We feel fairly confident that what you see there is what will be available, but we will not know for sure until the screening process is completed. After that is done, then we will conduct a study that will provide the information you are talking about. You are right, those uses and the environmental cleanup have to match.

Smith Let me phrase this in the context of the previous discussion that I think I was hearing. If we had some kind of idea what would be at the north end of the base and if there happened to be a solid waste management unit at the north end of the base, just hypothetical, it would make a difference rather that was going to be a service station or a school. And that would make these risk assessments, which these gentlemen have got to do, which are a real pain in the lower part of the anatomy, more meaningful.

Audience Yes, in fact. Your process is going to continue as long as that planning process goes on, as I understand it. This is not a three-month or six-month operation. But it cuts both ways.

- Willis Right. If we give you that, it is easier to plan around it.
- Audience Environmental issues may preclude the planned use. In other words it may be that one of these sites takes 15 years to clean up and that would preclude our being able to make immediate use of it.
- Smith Captain, one other thing. I believe also as a result of the conversation that I was hearing earlier, you probably will find a statement somewhere in the opening paragraphs of the CERCLA regs and 40 CFR it says something to the effect that the liability for contamination can never be transferred. It remains with the previous owners of that property. So what that means in my mind, is that in the event that we sink a well 10 years from now and the Navy has moved on, we still have recourse to go back to the Navy and say, "Hey guys, we have a problem."
- Audience Yes, in fact that has already been recognized. The federal government never loses its liability for contamination that is found at a later date.
- Smith Possibly a copy of that comment or statutory reference would help these folks.
- Audience That protects the City of Millington to be responsible for the cleanup costs when the Navy pulls out.
- Audience It should probably be a part of these project documents.
- Taylor By the next meeting, I will try to obtain copies of the Resource Conservation Recovery Act, CERCLA, if I can the National Environmental Policy Act, the National Contingency Plan, I have it here actually in a book, but I can't give it up because it took me so long to find it. I would be useless without it, but I will try to get you a copy of it.
- Smith I'm just trying to help the lady with some of the concerns.
- Taylor I can see that. It is hard for me to obtain it, but I will. Sometimes we work off of fifth-generation copies. But I will definitely have copies of all those laws and acts by the next meeting. I know how valuable it is for me.
- Willis Any other further comments or questions? I certainly want to thank all of you for your time, I think we have had a very meaningful exchange and hopefully we put out some good data for you that will be useful and thank you for bringing up the new points. We will certainly factor those in. Until next month. Thank you.