

1D-00218

RESTORATION ADVISORY BOARD

BE IT REMEMBERED, that the
above-captioned cause came on to be heard on
this the 23rd day of January, 1996,
beginning at approximately 6:30 p.m. before
the Honorable TONY MALLORY, Chairman
presiding, when and where the following
proceedings were had, to wit:

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A P P E A R A N C E S

CAPTAIN TONY MALLORY, Chairman
MAYOR GEORGE HARVELL, Co-Chairman
DAVID PORTER
CLINT WILLER
DAVID WILLIAMS
FRIEDA ELLERBROOK
NORMAN LaCHAPELLE
TOM SEALE
RUSSELL NEIGHBORS
DR. DAVID M. WATT
RUSSELL NOBLE
CHARLES SMITH

P R O C E E D I N G S

* * * * *

1
2
3 CAPTAIN MALLORY: Good evening and
4 welcome to the Restoration Advisory Board
5 Meeting. I want to welcome the Mayor. Thank you
6 for attending, sir. If anybody's got any opening
7 comments. If not, we'll get started right away.
8 David.

9 MR. PORTER: Okay, thanks,
10 Captain. The first thing I would like to go over
11 is the Project Update Summary, and you should
12 have this among your handouts. You should also
13 have a thicker packet of data summaries. The
14 smaller one is the two-page version of the
15 thicker packet, and what I had planned to do was
16 just go down through these briefly, and if you
17 have any specific questions about the results and
18 specific analytical results, we can go into the
19 thicker package and talk about them.

20 This first category are gray areas, and
21 we've talked about these quite a bit over the
22 course of the last year, and there were about
23 four gray areas, four or five, that we needed to
24 do some additional work on before we could close
25 them out, and the first of these areas is

1 North 7, which is located right here
2 (indicating), and I'll also talk about North 122.
3 It's located right along in here (indicating).
4 These were areas where we initially had gone in,
5 done some sampling, found some minor
6 contamination and went in and did removals of
7 soil. We went back after we did the removals and
8 did confirmatory sampling to make sure that we
9 had actually removed the contamination.

10 In both of these areas the results came
11 back that we were above the residential screening
12 level but below the industrial screening level
13 for the particular contaminants, and that's
14 fairly common for most of the sites on the north
15 side, and based on the community's plan, reuse of
16 the facility has an industrial-type facility. We
17 will be recommending that there is no further
18 action. You'll see that in quite a few of these
19 areas as we go along and discuss them.

20 The third area is the turkey shoot
21 area, which is over here outside of the actual
22 fenced-in area of the base. As you go towards
23 down and turn right at the Mapco station, it's
24 right here on the right (indicating), and this is
25 where the VFW at one time operated a turkey

1 shoot.

2 We have found lead contamination in
3 this area, fairly significant lead contamination.
4 Luckily, it is confined to the upper couple of
5 inches of the soil, and the data that we have
6 indicates that it's not leeching into the soil or
7 groundwater.

8 So although we do have contamination
9 there at the site, it's going to be fairly easy
10 to clean up. We'll just go in and physically dig
11 up the first couple of inches of soil in that
12 area and dispose of it.

13 The next site is a site up here above
14 Navy Lake along a riding trail. I don't know if
15 you recall, about a year ago, the BRAC Cleanup
16 Team did a walk-through of the entire facility,
17 and there was an area up here in the riding
18 trails that caused us a little bit of concern.
19 It looked like there might have been some
20 dumping.

21 So we did go up there and collect some
22 samples. We did find some herbicides and
23 petroleum constituents. They were all below --
24 well below screening levels.

25 In response to requests at the last

1 meeting from the community, we went over to the
2 bulk tank storage area and did some
3 investigating, and this was based on the
4 community's request of use of this land here to
5 the west of the runway, particularly for the
6 installation of -- or construction of the road
7 through this area, potential impact in the area
8 where the tanks are located.

9 What we have found is that apparently
10 the tanks have not been leaking. We found no
11 petroleum contamination. However, we did find,
12 somewhat surprisingly, a fairly low level of TCE,
13 a chlorinated solvent in the fluvial aquifer --
14 at the fluvial aquifer, which is similar to the
15 contamination we have been finding around
16 North 126.

17 It was just slightly above drinking
18 water standards, however. So we're going to go
19 back in and put a well in this area just to
20 confirm or deny the fact that we do have a
21 problem there.

22 The next subgrouping is Assembly A, and
23 if you'll recall, those were the high priority
24 sites that we did at the very beginning of the
25 investigation. These were the areas where we

1 felt had the highest probability of causing
2 contamination and were our highest priority for
3 the investigation, and there were several of
4 those areas that we felt that we needed to go
5 back in to do some additional investigation
6 before we could fully characterize the site.

7 The first of those is SWMU 5, which is
8 the fire fighting training facility shown in this
9 red area here (indicating). Based on a comment
10 that we had at a previous RAB Meeting from one of
11 the board members about possible dioxins at the
12 site, we went back in and did several --
13 collected several samples for dioxin.

14 The basic outcome of that sampling is
15 that there does not appear to be a problem with
16 dioxin at the site. There is petroleum
17 contamination, however, at the site, as we've
18 discussed before, and that will require
19 remediation work.

20 The next area is SWMU 40 shown here
21 (indicating). As you recall, what we had found
22 from previous investigations was that there were
23 a couple of underground storage tanks there we
24 believe from a previous gas station that was
25 located on the site, and we plan to remove those

1 tanks as part of the underground storage tank
2 program.

3 We went back in to do some additional
4 surface soil sampling of the SWMU in order to get
5 a better idea of the service condition so we
6 could do a risk evaluation in order to clear this
7 SWMU out from a regulatory standpoint.

8 The next area is SWMU 60, which in
9 response to the -- well, in response to the
10 community's request at the last meeting because
11 of the construction of a roadway somewhere in
12 this area, possibly right through 60, we did some
13 additional investigation there. We knew that
14 there was a spot in the upper left-hand corner
15 where we had some petroleum contamination and we
16 did -- we went in and did some additional work
17 around that area, and we found that, indeed,
18 there is a small area up here, about 50 by 75
19 feet, that is contaminated with petroleum product
20 that will need to be removed.

21 We also gridded the site to do some
22 additional petroleum investigations. All those
23 came out negative with the exception of one over
24 to the west side of the property. We really need
25 some direction from the community before we

1 proceed with remediation of this site. If there
2 were not a road going through here, we would go
3 in and do the removal over here in the left-hand
4 corner and basically be done with it. However,
5 if the city decides that the road is going
6 through -- actually through the SWMU, we'll need
7 to go in and remove the entire SWMU to do the
8 landfill, and there are a few problems with road
9 construction as far as placing the road on top of
10 the SWMU.

11 The next category is Assembly D, and
12 this is the last assembly on the BRAC side of the
13 base. We just got results back from these
14 various areas. The first area is SWMU 11, which
15 were various old dirt roads and horse trails on
16 the north side. The practice in times past were
17 to lay oil on the roads -- use oil on the roads
18 for dust compression -- and were concerned about
19 PCBs. All the testings were negative for PCBs.
20 We didn't find any PCBs.

21 The next area is SWMU 36, which is the
22 old north side treatment plant as well as the old
23 north side incinerator. We did find some
24 contaminants there, but as in many of the other
25 locations, although they were above residential

1 screening levels, they were below industrial.

2 SWMU 42, which was a hazardous waste
3 storage area for North 126 located right here
4 (indicating), the same situation there. There
5 were some contaminants. They were above
6 residential levels but below industrial.

7 Same situation with SWMU 42, which --
8 excuse me -- SWMU 44, which is located right here
9 (indicating). And same situation with SWMUs 50,
10 51 and 52 which were hazardous waste storage
11 areas for North 126 located here on the west side
12 of North 126 (indicating).

13 Now, at SWMU 64, which is located north
14 of the fire station, there were some samples of
15 PCBs that exceeded industrial screening levels as
16 well as some other contaminants in this area.
17 This will be an area they will need to do some
18 additional work on.

19 DR. WATT: David?

20 MR. PORTER: Yes.

21 DR. WATT: Going back to that SWMU
22 60, if the road doesn't go over that area, then
23 you'll just clean up one little corner. Then
24 what use would that parcel be or could any use be
25 made of that parcel?

1 MR. PORTER: Well, there would be
2 a deed restriction on the area at a minimum. I
3 guess a lot would depend on what the intended use
4 of the facility is going to be. If it's going to
5 be an airport, it's in the clear zone for the
6 runway. So it would have limited use anyway. If
7 the decision is made not to have an airport, then
8 I think we would have to look at it more closely.

9 MR. LACHAPELLE: On this SWMU 5,
10 was this the only site where dioxin was detected?

11 MR. PORTER: Tested for?

12 MR. ANDERSON: We also tested at
13 the incinerator.

14 MR. PORTER: Right. There were
15 two sites.

16 MR. LACHAPELLE: Two sites? What
17 kind of herbicides did you test for?

18 MR. PORTER: I'll have to
19 defer ---

20 MR. ANDERSON: Where?

21 MR. PORTER: Herbicides, which
22 types of herbicides?

23 MR. ANDERSON: Where?

24 MR. PORTER: A particular SWMU are
25 you talking about or just in general?

1 MR. LACHAPELLE: In general.

2 MR. PORTER: In general.

3 MR. ANDERSON: It's -- just a
4 second. It's a list of about eight or ten.

5 MR. LACHAPELLE: Was chlordane
6 involved?

7 MR. ANDERSON: Chlordane's on the
8 pesticide list.

9 MR. PORTER: Any other questions
10 on the project updates?

11 (Brief pause.)

12 MR. PORTER: Okay, to update you
13 on a couple of other items that we've talked
14 about before, we have a tank removal project or a
15 couple of projects underway to remove 28
16 underground and above ground tanks on the north
17 side this fiscal year basically all over the
18 north side.

19 We've got two contract mechanisms that
20 we're going to use. We've hired a small business
21 firm, and we've also hired the Army Corps of
22 Engineers to do that work. The activity is
23 underway with several asbestos removal projects.
24 We just recently removed some asbestos in
25 North 126 in response to a lease request from the

1 community. We're going to be going back in and
2 removing asbestos out of the entire hanger at
3 North 126 based on projected reuse of that
4 facility. We'll also be doing some asbestos
5 removal at North 4 and North 102 this year.

6 We just recently completed a FOSL, a
7 finding of suitability to lease, for some space
8 in North 126 that the community requested, and
9 they plan to sublease that space to a golf club
10 manufacturer. We'll also be doing a finding of
11 suitability to lease for the entire facility
12 there, Hanger North 126, on the direction from
13 the community. There's probably additional space
14 that will be leased in that facility in the near
15 future, and since it is such a cumbersome process
16 for us to go through, the FOSL, we're going to go
17 ahead and do one for the entire structure.
18 Hopefully that's a time-saving mechanism.

19 As far as work on the north -- oh,
20 excuse me -- the south side or the non-BRAC areas
21 of the base, if you recall, those are Assemblies
22 E, F, G and H. Their work is underway on
23 Assembly E. In fact, the drill rig, Rotasonic
24 drill rig is on site as we speak installing
25 wells, and work plans will be developed for those

1 three remaining assemblies this year.

2 The last thing I wanted to mention was
3 the listing. I'm not sure if we've talked about
4 this at previous meetings or not, but the
5 activity is listed on the State of Tennessee's
6 promulgated list, which is sort of a similar list
7 to the National Priorities List, and the activity
8 has requested that we be removed from that list
9 since we're under the Federal EPA Program and
10 have a federal permit.

11 This has no effect on the cleanup
12 program at all. It's just something that needs
13 to be done before we transfer the property. We
14 have requested that from the State. They've
15 initiated that request and are moving forward on
16 that.

17 As part of that process, it requires a
18 public meeting, and a public meeting has been
19 scheduled for next month on the 27th of February,
20 which is a Tuesday evening, 6:30, here at the
21 Baker Community Center. So if you'd mark that on
22 your calendars. Any questions on the material
23 I've covered?

24 (Brief pause.)

25 MR. PORTER: Okay, thanks.

1 CAPTAIN MALLORY: Thank you,
2 David. Mr. David Williams with the EPA,
3 Region IV will have a report for us. Thank you.

4 MR. WILLIAMS: Thank you. I
5 appreciate y'all all coming out tonight. It's a
6 lovely evening. I was hoping I was going to have
7 a little thunder for this introduction. This
8 is -- we felt like we might have had a little bit
9 of intrigue going on here about a month or six
10 weeks ago. Just to give you refresher, in the
11 early '80s, there was a storage area back over
12 here called S-242 that -- it was a couple of
13 acres that contained PCB contaminated
14 transformers, and there was a big removal of soil
15 in the area in about 1985, and we did a search
16 and found some manifest stating that the PCB
17 contaminated soil had been taken off.

18 There was some question about whether
19 anybody had signed the manifest on the other end,
20 but we did finally find the signature for
21 perfusion of the soil. However, I guess it was
22 about in November an anonymous source came up and
23 said that there had been several truckloads of
24 dirt that came from this excavated area, and as
25 they were driving down Navy Road, they did a

1 U-turn and came back up on the north side and
2 dumped several truckloads full of dirt in these
3 areas that are marked up in here (indicating).

4 Basically, they're mostly just to the
5 south of SWMU 60. There's a large dirt pile down
6 here right off Navy Road, back over here off the
7 runway and back up towards the cemetery landfill
8 and then another one -- another spot down here
9 (indicating), and we all -- a couple of weeks
10 ago, we went out for a reconnaissance of the area
11 and found, indeed, there were piles of dirt in
12 all these places that this person had stated that
13 they had dumped the soil at.

14 So we went out there with a field
15 testing kit for PCBs. It's called immunoassays.
16 Basically with a little vial, you can tell right
17 away whether there's PCB, whether one part per
18 million is what the limit is, and the EPA removal
19 for PCBs is 50 parts per million out there. So
20 we felt like we would be safe if we went out
21 there and did this field testing, and we went out
22 and took a couple of samples at every dirt pile
23 for the entire area, and we had absolutely no
24 shows of PCB anywhere. So we're clean once
25 again.

1 Anyway, if anybody has any more
2 information that was here in the early '80s, we'd
3 appreciate it, but it looks like we're all right
4 right now.

5 CAPTAIN MALLORY: Thank you,
6 David. Mr. Clint Willer from the Tennessee
7 Department of Environment and Conservation has a
8 report for us.

9 MR. WILLER: What I'd like to do
10 this evening is kind of talk to you through a
11 little bit of the strategy that we're trying to
12 develop to determine where we're going on the
13 groundwater investigation. As you know, the
14 priorities have been established. They've been
15 provided to us by the Reuse Community on how they
16 would like the property turned over, and, of
17 course, one of the major issues that we are
18 dealing with is the solvent contamination that we
19 have found in and around the aprons and the
20 hanger structures, and that's going to have a
21 major impact on transferring the property. So
22 we're trying to develop a strategy on how we can
23 approach that groundwater remediation requirement
24 that's going to exist.

25 One of the things that we have found

1 thus far, of course, is that we're getting hits
2 on a sporadic and we have not been able to
3 identify what we call a traditional plume where
4 you normally have a very large source of the
5 solvents that have been deposited. You generally
6 can track them along the aquifer in the direction
7 of the groundwater, and this has not been the
8 case thus far in all of our investigations.

9 So we basically have used a technique
10 of geostatistics to take a look at if we have
11 actually gained enough sampling data that we can
12 make a determination on whether we do have a
13 classic plume or whether we basically have spot
14 contamination that we kind of have a good
15 indication that we've generally had the solvents
16 dumped off the sides of the aprons, possibly
17 still on the aprons, and in some of these areas
18 where we discovered hits. There are also areas
19 where there were former hangers on the buildings.
20 So they would have been using the solvents and
21 the hangers and could have been disposed of down
22 the drains.

23 So we've taken a look at the
24 geostatistics to figure out how we can determine
25 the extent of contamination that we're dealing

1 with and whether we have a classic plume because
2 that's going to make a very important
3 determination on what type of remedy is going to
4 be needed to correct the problem.

5 Of course, one of the things we may
6 find as we develop this strategy is that we
7 have -- we will be able to determine --
8 technically, we will not be able to clean up the
9 solvent using what we would call the traditional
10 technology, pump and treat if we take a look at
11 what it's going to cost to do that on these small
12 spots where we basically have some fairly sizable
13 deposits or hits that are over the MCLs, but the
14 ability to technically clean those up will be
15 probably very hard to do.

16 So what we may have to look at is some
17 intrinsic bioremediation. We may have to look at
18 basically saying it's not technically practical
19 to clean it up. There's no risk based on the use
20 of the facility as it is. It's basically
21 concrete. There's very little chance that it's
22 going to be contaminated.

23 If we can determine that we have an
24 aquatard and that we have good protection of the
25 Memphis Sand as aquifers, then we may have to

1 make a determination through the Tennessee
2 Department of Environment and Conservation Water
3 Quality Control Board as to whether we either
4 reclassify this aquifer as a non-drinking water
5 aquifer or use natural attenuation based on all
6 the factors that we're going to examine on that.

7 So that's the strategy we're developing
8 right now is to figure out how we can come up
9 with a remedy to a problem that obviously appears
10 that it's not a classic plume situation that we
11 normally would look at where we could stick in
12 some type of a pump and treat system, pump the
13 aquifer to clean the solvents out. So we're
14 going to look at this very closely because all
15 this is your tax dollars, my tax dollars that are
16 going to be spent trying to remediate this.

17 In light of that, we're also going to
18 be looking at other ways that we can transfer the
19 property because we understand very critically
20 that this is the major portion of the airport's
21 plan to reuse this facility, and they're going to
22 have to have that.

23 So we're going to look at transferring
24 the surface of the buildings and the Navy
25 retaining ownership and liability, of course,

1 responsibility for cleaning up the aquifer which
2 may be just done through natural attenuation or
3 maybe through bioremediation or some other
4 technology or a new technology that maybe ten
5 years down the road will come forth in this type
6 of cleanup industry.

7 So that's kind of basically how we're
8 looking at it right now. We're really trying to
9 make sure that we have determined that we have an
10 adequate sampling picture of the entire area to
11 figure out where it's going, and, in fact, that
12 we do not have a classic plume, and from then,
13 we'll go through those steps, and if we do
14 determine that we do have technical
15 intractability, then we'll have to take another
16 approach to get the property turned over as
17 rapidly as possible to the community.

18 I know I've covered an awful lot. Is
19 there any questions?

20 MR. LACHAPELLE: Clint, do we have
21 a good clay area in that location?

22 MR. WILLER: Everything that we
23 have seen so far ---

24 MR. LACHAPELLE: Jackson Clay?

25 MR. WILLER: Yes.

1 MR. LaCHAPELLE: Jackson Clay?

2 MR. WILLER: Yeah, we have no --
3 the well that we have down here, we've had no
4 indications through the tritium testing that any
5 water is getting through ---

6 MR. LaCHAPELLE: That's great.

7 MR. WILLER: --- the Cook Mountain
8 and the Cockfield, and so that may be one of the
9 things. Of course, as we look at this one well
10 that's number one that's up closer to the major
11 hits up here, we may not want to reuse that one,
12 but the other one we may continue to use.

13 So we'll look at all of that as part of
14 the strategy of how we're going to have to get
15 there, but certainly one of the long-term things
16 is we have got to address the groundwater to get
17 the property turned over to the community, and
18 that's one of our priority issues that we're
19 facing right now.

20 MR. LaCHAPELLE: I think if we
21 look at it, we'll have a major plume going in the
22 direction, let's say, west.

23 MR. WILLER: We haven't been able
24 to determine that. As we've gone through, we're
25 getting spots, and I think really, as I said, it

1 negotiate a lease on a -- sublease that we have
2 over there. Our business seems to be increasing.
3 We shipped freight through the airfield last
4 week, seven flights, 190 some-odd thousand pounds
5 of freight, in this instance going to Mexico,
6 where our income seems to be picking up. It's
7 certainly not anywhere close to paying expenses
8 yet, but it seems to be positive.

9 At the present time, we're still
10 involved in negotiating a long-term lease as
11 you're aware, and we have several issues that
12 have not been settled on that, and I think at the
13 present time, we have a meeting January the 29th,
14 I believe, with some people coming from out of
15 town that we're hopeful that we can resolve some
16 issues there.

17 Until we do, it's a little difficult
18 for us to negotiate long-term leases when we only
19 have temporary leases ourself, but we're looking
20 forward to being able to negotiate this on the
21 29th, and the feeling -- the feeling is positive.
22 I hope it remains the same. Thank you.

23 CAPTAIN MALLORY: Thank you.

24 Mr. Ferguson?

25 MR. FERGUSON: Yes, the Base Reuse

1 Committee did, I guess, reach a significant
2 milestone when we submitted the Base Reuse Plan
3 on December the 12th. Also in December, we met
4 with the Governor's office about the
5 transportation plan, and we received a very
6 positive support for the -- our number one
7 priority which is Road A, the one that impacts
8 SWMU 60 over there. It would parallel the runway
9 on the west, and it would be the city's number
10 one transportation priority. It would connect
11 Parkway on the south of Highway 51 at West Union
12 Street. It would open up a huge amount of almost
13 entirely commercial and industrial development
14 land within the city, and we have support, as I
15 said, from the Governor's office, and also we met
16 with MLG&W and they are cooperating with the city
17 to get the utilities put in there.

18 We will -- I mean, at this time, it
19 looks definite that SWMU 60 will be the route
20 crossed by that road, and, David, what do we need
21 to do? Do we need to put that in the form of a
22 letter to you or I think there's no question now
23 about that since it's contained in the Reuse
24 Plan.

25 MR. PORTER: I think we can move

1 forward with it if you know ---

2 MR. FERGUSON: Yeah, I think
3 there's -- we will not have the exact route tied
4 down there, but it will cross there as close to
5 the alignment of the airport as possible since we
6 want to put it as close to the runway as
7 possible.

8 MR. PORTER: All right.

9 MR. FERGUSON: And we certainly
10 appreciate, as Frank said, the cooperation that
11 we've gotten on both the asbestos removal and
12 working to get these priorities put in line for
13 the redevelopment.

14 And other than that, again, I was going
15 to mention, we have a meeting next Tuesday that
16 we hope will be a continuation to move forward on
17 the plans, and everything seems to be going well.
18 Thank you.

19 CAPTAIN MALLORY: Any questions on
20 the floor? Any answers on the floor?

21 (Brief pause.)

22 CAPTAIN MALLORY: Well, good. Do
23 we have a date and agenda for the next meeting?

24 MR. PORTER: Captain, the date is
25 March the 26th.

1 CAPTAIN MALLORY: Any request for
2 agenda inputs for March the 26th?

3 (Brief pause.)

4 CAPTAIN MALLORY: Any further
5 business?

6 (Brief pause.)

7 CAPTAIN MALLORY: Then I thank you
8 for coming and I thank you for your interest.

9 THESE WERE ALL THE PROCEEDINGS HAD IN THIS CAUSE:

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C E R T I F I C A T E

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STATE OF TENNESSEE:

COUNTY OF SHELBY:

I, MELISSA A. MITCHELL, Court Reporter and Notary Public for the State of Tennessee at Large, do hereby certify that I reported in machine shorthand the above-captioned proceedings.

I HEREBY CERTIFY that the foregoing pages contain a full, true and correct transcript of my said Stenotype notes then and there taken.

I FURTHER CERTIFY that I am not an attorney or counsel of any of the parties, nor a relative or employee of any of the parties, nor am I a relative or employee of any attorney or counsel connected with the action, nor am I financially interested in the action.

I FURTHER CERTIFY that in order for this document to be authentic and genuine, it must bear my original signature and my embossed notarial seal and that any reproduction in whole or in part of this document is not allowed or condoned and that such reproductions should be deemed a forgery.

THEREFORE, witness my hand and my official seal in the State of Tennessee on January 30, 1996.

Melissa A. Mitchell

MELISSA A. MITCHELL
Court Reporter and
Notary Public at Large

My Commission Expires:

November 3, 1997