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MINUTES FROM 3 MAY 1995 RESTORATION ADVISORY BOARD MEETING NTC
ORLANDO FL
5/3/1995
NAVFAC SOUTHERN

**Meeting Summary
Restoration Advisory Board
Naval Training Center, Orlando
May 3, 1995**

The fourth RAB meeting was held on May 3, 1995 in the cafeteria of Glenridge Middle School in Winter Park. The agenda for the meeting is provided as Attachment A. RAB Members present are listed below:

LCDR Catherine Ballinger
David Clowes
Gina Edwards
Penelope Felger
Don Fuller
Wayne Hansel
Nancy Maloney
Thomas C. Nelson

Blanche Parrott Olson
Di Silkwood
Capt. Harry Smith (Base Transition
Officer)
Todd Sorrow
Geraldine Wojack
Capt. Doug Yesensky (prospective
Base Transition Officer)
Thomas Yost

Support personnel present included:

Greg Baker, Southern Division, NAVFACENGC
Amy Daniel, Southern Division, NAVFACENGC
Jim Manning, ABB Environmental Services, Inc.
Bill Kollar, ABB Environmental Services, Inc.
Carol Brinati, Todd Persons Communications, Inc.

LCDR Ballinger, the Navy Co-Chair, welcomed the RAB and the community, and called the meeting to order at 7:07 p.m. Approximately ten members of the community were in attendance.

RAB Administration

Meeting Minutes:

Minutes of the April 4, 1995 RAB meeting were modified to indicate that RAB member Blanche Olson was present. The minutes were accepted with the modification.

RAB Membership:

LCDR Ballinger announced the resignation of Anna Currie from the RAB. Community Co-Chair Todd Sorrow and LCDR Ballinger will meet to develop recommendations for filling current RAB vacancies, and report back to the RAB. The Co-Chairs will also discuss the issue of selection a Community Vice Co-Chair,

a position formerly held by Ms. Currie. Co-Chair Sorrow also asked the RAB to submit nominations for the vacant seats.

BRAC Accomplishments to Date/Upcoming Activity

Mr. Wayne Hansel, BRAC Environmental Coordinator for the Navy, provided an update on ongoing and upcoming work at NTC, Orlando. Key points included:

Field Investigations:

- Main Base Landfill (OU 1): Terraprobe_m groundwater sampling began on April 12. Low levels of volatile organic compounds (VOCs), including perchloroethylene (PCE), and benzene, toluene, ethylbenzene, and xylenes (BTEX) were detected. Some VOCs were also identified during cover investigations at a former Air Force fire fighting training area at OU 1. These "hot spots" will undergo further investigation, beginning with soil gas sampling. Low levels of VOCs and some petroleum products were detected in groundwater on the northern fringe of the sampling grid, near the USS Blue Jacket mock-up. Surface soil sampling at OU 1 was completed on April 20, and soil gas sampling began on April 24.

Cone Penetrometer Testing (CPT) equipment is onsite, with stratigraphic surveys and groundwater sampling scheduled to begin during the week of May 8 and continuing through May 22. After completion of this work, the BRAC Cleanup Team will address the issue of permanent wells in the area. In response to a question from the RAB, Mr. Hansel noted that investigations to date have not identified any contaminant plumes at OU 1.

- Area C: Sampling activities were completed on April 18. Analytical results are pending. Monitoring well installation should be completed by late May.
- McCoy Annex (Group III): Geophysical activities were completed on April 13. Soil gas collection and analysis began on April 24 and is expected to be completed by May 22. Drilling is scheduled to begin on May 8.

The survey at Unexploded Ordnance (UXO) sites indicated the presence of some metal objects at two locations. Workplans for further investigation of these areas are being developed by ABB Environmental Services (environmental consultant to the Navy), and should be completed during May.

- Herndon Annex: CPT will take place in mid-May to determine the source of benzene and chlorinated solvents found in a deep well in the landfill area.
- Tanks Management Program: A contract for the next phase of the storage tank work has been awarded. Contractors met with the Navy on April 26 to coordinate field activities. Storage tank assessments should begin in mid-May, and the first tank removals are anticipated for early June.

Mr. Hansel also reported that NTC Orlando BRAC program activities are generally on or ahead of schedule. He provided the RAB with an updated Investigation Synopsis table for all non-UST/AST sites, with any changes underlined. RAB members were also encouraged to contact Mr. Hansel to arrange for site visits to observe field work.

Environmental Impact Statement (EIS) for NTC, Orlando Reuse: Mr. Hansel provided the RAB with a proposed schedule for EIS activities at NTC, Orlando. He noted the start of the Public Comment Period on the Draft EIS (DEIS) on May 12 and the Public Hearing on the DEIS, scheduled for June 8. The location and time for the hearing will be publicized through a notice in local newspapers, scheduled for release on May 19.

Property Transfer: Mr. Hansel reported little change in property transfer status since the April RAB meeting. He noted that some additional Environmental Baseline Surveys had been forwarded to the Florida Department of Environmental Protection for review.

Upcoming Activity: In response to a question from the RAB, Mr. Hansel stated that a contract award for screening of Groups IV and V sites will likely be made by September 1995.

Special Topic - Report from the City of Orlando Naval Training Center Reuse Commission

Mr. Bruce Hossfield of the City Reuse Commission made a detailed presentation on Commission activities and plans regarding NTC, Orlando properties. The presentation did not relate directly to environmental restoration activities at the installation, and therefore will not be summarized in detail here. Highlights of Mr. Hossfield's presentation included the following:

Reuse Commission Plan: The Reuse Commission adopted a master plan for NTC, Orlando in December 1994. The plan calls for substantial open space and recreational facilities, and a mix of residential, office, retail, warehouse, and educational facility development. The Reuse Commission also retained an architectural firm to evaluate existing structures for reuse. The evaluation found that many buildings on the installation were suitable for reuse. The types of buildings found to be suitable included: classrooms; housing; retail space such as the Navy Exchange and service station; and warehouse space. In addition, much of the NTC, Orlando road system and other infrastructure can remain as is, with upgrade as necessary. City recreation authorities have also applied to the Federal Department of Interior to take over the Main Base golf course. It is also likely that the McDonald's restaurant and the Navy Credit Union will continue operations after base closure.

Current Development Proposals: Mr. Hossfield discussed some major development proposals which have either been submitted to the Reuse Commission or are in the planning stage. Included are a French-American Boarding School and Cultural Center on Main Base property, sponsored by a group of French companies that have a significant presence in the U.S. A proposal is also expected from the Federal Aviation Authority (FAA) for a multi-modal transportation facility at the present McCoy Annex. The facility would support operations at the adjacent Orlando Executive Airport, and would serve primarily as a cargo transfer point to take advantage of existing rail and highway facilities.

Questions on the Reuse Commission Presentation: Questions on the presentation were posed by both RAB members and the public. Major issue areas included: traffic and economic impacts of reuse development; types of residential development and its anticipated cost; status of various development proposals; reuse development impact on community services; and anticipated developer contributions for municipal services.

Following the Reuse Commission presentation, Navy Co-Chair Ballinger reminded everyone that the RAB's mission involves the environmental program at NTC, Orlando, and suggested that members with specific questions about reuse issues call the Reuse Commission directly.

Questions from the RAB on BRAC Cleanup Activities:

(Note: Questions and answers are paraphrased.)

What type of cleanup might be implemented for Study Area 9, the former pesticide/herbicide storage area at the Main Base golf course?

Typically, soil with pesticide or herbicide contamination is removed and solidified for offsite disposal. The excavated areas would then be backfilled with clean material. Incineration of pesticide/herbicide contaminated soil is prohibited by State environmental regulations. Groundwater contamination is generally not found at pesticide/herbicide sites, as the chemicals in these agents tend to bind onto soil before reaching the water table. Future actions at Study Area 9 have yet to be determined, although a Remedial Investigation/Feasibility Study is considered likely.

How will NTC, Orlando buildings and properties be maintained and secured during cleanup activities and after they are turned over to other owners?

Federal law requires that installation facilities be adequately maintained and secured during restoration activities. Maintenance and security will therefore continue to be provided by the Navy throughout the cleanup process, as in the past. After property turnover, maintenance will be provided by the individual property owners. Law enforcement will be provided by the City of Orlando Police Department. In addition, a city agency is planned to coordinate maintenance and security activities on former NTC, Orlando properties.

The RAB meeting adjourned at 8:40 p.m. and the floor was opened to the public for questions. There were no questions from the public specific to cleanup activities at NTC, Orlando.

