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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 23 JULY 1996 NTC
ORLANDO FL
7/23/1996
NAVFAC SOUTHERN

ORLANDO PARTNERING TEAM

MEETING MINUTES

Date: 23 - 25 July 1996
 Location: NTC Orlando, FL
 Team Leader: John Kaiser
 Recorder: Mac McNeil
 Gatekeeper/Timekeeper: John Mitchell

ATTENDEES

OPT Members

Catherine Ballinger
 Wayne Hansel
 John Kaiser
 Mac McNeil
 John Mitchell
 Nancy Rodriguez

Support Members

Eric Nuzie (Tier II)
 Anne Marie Lyddy (Facilitator)
 Barbara Nwokike
 Mark Zill
 Nick Ugolini
 Rick Allen

Guests

CAPT Doug Yesensky
 Herb Smetheram
 Harlan Faircloth

ATTACHMENTS DISCUSSED AT MEETING

1. UST and IR Updates, 23 July 1996
2. Table 3-3, Revised 17 July 1996, to BRAC Cleanup Plan
3. Briefing Outline and Site Sketches for OU-1, SA 39, 40, and 44
4. Salvetti/Faircloth/Nash Memo, 16 July 1996, and site sketches, Subj: OU4 Pump Test,
5. Allen/Joop/Ollis Memo, 16 July 1996, Subj: Approach to RADs at Study Areas 39 and 40

23 JULY 1996

Meeting began at 1300 with reading of OPT Mission, Vision, Objectives, and Groundrules. John Kaiser distributed minutes from last meeting.

Anne Marie Lyddy passed out results of Team Skills Assessment Survey completed last month. On scale of 5, with 70 questions, scores ranged from 2.9 - 4.2. AML also distributed Team Training Handbook, tailored to OPT needs for next several team meetings.

Catherine Ballinger announced that her relief, LT Gary Whipple, will begin attending meetings in October.

Transfer Status (CAPT Yesensky)

The mayor met with Deputy Assistant Secretary of the Navy and received 3 commitments:

- Army request to use Bldg 305 would be denied.
- ROD will be signed by 30 September 1996
- Phase I of Economic Development Conveyance (EDC) for 600 units housing at McCoy would be complete by 30 October 1996.

Property transfer can occur quickly after #2 and #3 occur.

The city is having problems understanding/interpreting data received from OPT. Recent example is RAD information at SA 39/40. OPT needs to consider how best to inform city.

The Collier group of developers is seeking legislation to transfer NTC from DOD to DOI. The city is evaluating the proposal. No change in OPT business is anticipated at this time.

Navy Exchange could become part of EDC to city, who would then lease it back to Navy for continued use. If NEX fails, city would take early possession. Navy would be responsible to reassess site at that time, regardless of current assessment actions.

UST and IR Program Update (John Kaiser)

JK distributed the current status of the UST and IR programs (Attach 1).

Nick Ugolini has initiated talks with PWC Pensacola for removal of 1997 tanks; looking for available 1996 funds. Scope includes contaminated soil at Bldg 222 and 26 tanks. Start in September/October 1996. John Mitchell thought PWC has had problems with tank removals and requested Navy provide close oversight.

The final Site Screening Report is ready for Signature.

- SA 1, 2, 4, 5, 6, 7, 10, 11: No Further Action
- SA 15: Transfer to UST program
- SA 8, 9 Transfer to IR program as OU-3
- SA 12 - 14: Transfer to IR program as OU-4

JK distributed Table 3-3 (Attach 2) to the BRAC Cleanup Plan.

Communication with City of Orlando (Herb Smetheram)

Herb discussed City's perspective on base and remediation status. There is a perception in city that OPT is excluding it from the decision-making process. Herb requested:

- Any news be made available to LRA as soon as it becomes known so that LRA can address issues.
- OPT consider allowing members of city environmental staff to participate in its proceedings so that they are informed sooner and with correct information. Herb has discussed this with CAPT Southgate.

In SW corner developers ready to take over, except for concerns about HAZMAT facility and developers' ability to rent housing units because of site's former use. The city wants to place its own wells and lenders may require developers to place additional wells. This could lead to conflicting data.

OPT Discussion Regarding Herb Smetheram's Request

Following Herb's presentation, the OPT identified the following problems or possible problems:

- Current method of communication not working as well as it should.
 - ◊ Present system: Wayne sends draft reports to city for review and comment; he invites city to attend OPT meetings when documents will be discussed.
 - ◊ There is disconnect between information sent to LRA and city environmental staff.
 - ◊ Environmental staff attend some meetings, while LRA receives a regular monthly brief.
- OPT doesn't know how well city environmental staff and LRA understand the information they receive.
- City appears to have negative perception of how OPT conducts business--OPT can affect this. The city is risk averse and the OPT needs to consider this in communication with city.

OPT discussed various methods to satisfy city desire to participate in OPT meetings and how best to convey information to the city and LRA.

Decision: OPT will send letter to mayor acknowledging city concerns, proposing ways to improve communications, and inviting other suggestions by the city if OPT proposals not satisfactory.

Post Note: During subsequent briefing, CAPT Southgate recommended sending the letter to both LRA and city environmental department head, rather than mayor, so that they could work it out with the OPT.

Risk-Based Presentation (Barbara Nwokike)

Barbara presented Navy briefing on Relative Risk Site Evaluation to prepare for presentation to RAB.

24 JULY 1996

OU-1 Landfill (John Kaiser and Rick Allen)

The OU-1 discussion focussed on 1) elevated PAHs in surface soil, and 2) source of elevated radio-nuclides (α and β) in groundwater adjacent to landfill. (Attach 3).

Decision: With respect to PAHs it was agreed that the risk is within acceptable levels with deed restrictions to recreation use only.

With respect to RADs, ABB's hypothesis is that landfill is not source of RADs, but that landfill chemistry causes release of RADs. The OPT agreed that whatever is happening will not change decision as to remedial action and suitability for transfer with deed restrictions. John Mitchell thinks hypothesis is probably correct, but is not comfortable accepting it without placing additional wells.

RADs at landfill boundary are not much above background, and it's possible there is an upgradient source. Wayne reported that USGS reviewed data and found only one hit (at 102 pCi/l) to be abnormal. The question is whether landfill is source or cause of RADs. The OPT identified possible scenarios:

- Rads are naturally occurring
- Rads are due to landfill
- Rads are from upgradient source

It would be desirable to place a well upgradient (southwest) of landfill; however Barbara Nwokike said Navy's position at this time is not to sample outside Navy property. The OPT visited site and concluded that a well could be placed upgradient while staying on Navy property.

Decision:

- Review USGS data and discuss sampling other deep wells at next OPT meeting.
- Place new deep and intermediate wells approximately 250 ft south of existing OLDU101 and sample for α and β . Data may not be conclusive, but will increase confidence in hypothesis.

Nancy Rodriguez asked (reference minutes from last meeting) if removal of asphalt cover makes a difference in deed restrictions. John Mitchell said it did not.

OU-4, Area C Laundry (John Kaiser)

JK discussed pump test ABB will start end of August. He distributed a sketch showing cross-section and location of recovery well in center of contamination and observation wells north and east of recovery well (Attach 4). ABB expects that cross-gradient flow patterns and homogenous nature of soil make wells to south not necessary.

Decision: Proceed with pump test as planned by ABB.

SA 39 and 40 (Rick Allen)

RA distributed memorandum on ABB's planned approach to RADs at SA-39/40 (Attach 5). Possible sources are 1) former coal pile, 2) upgradient source, 3) RADs in Hawthorn layer, or 4) radium paint. The memorandum discusses sources and proposes two-step approach which should identify source:

- Take 8 subsurface soil samples in 4 locations and submit for gross α/β .
- If soil samples have elevated RADs source is probably the coal pile, and no further action is required, pending results of confirmation resampling of OLD-39-02.

Decision: Proceed with soil sampling as proposed by ABB.

SA-44, Missile Training Range (Rick Allen)

ABB showed a slide depicting groundwater flows and posed a question whether a new well is needed at the confluence of flows (Attach 3).

Decision: A new well is not needed due to fact that all other downstream wells in the area are clean.

City of Orlando Plan to Drill at Capehart Housing, McCoy (Catherine Ballinger)

CB has requested city provide a copy of its drilling workplan for review/approval by NTC before beginning work. The OPT agreed NTC has a safety/constructability concern and should review the workplan for those items, but that review should not imply technical adequacy of Sampling Analysis Plan or its results. The OPT is concerned that the city may use a different analytical methodology and laboratory, and that this could make the city's results difficult to compare with those generated by the Navy.

Tier II Link Update (Eric Nuzie)

EN discussed changes in partnering structure with Tier II becoming state specific and multi-service, and new Tier III entity being all Region IV. Tier II has decided for now, to defer Tier I graduations. Some Tier I teams (mostly USAF) are struggling with empowerment.

- EN wants to recognize OPT at Tier II; requested team input on unique things the OPT has done in order. Send E-mail.
- Suggests OPT consider more direct contact with Commanding Officer; develop closer relationship. This will be an agenda item.

OPT ACTION ITEMS

No.	Mtg	Topic	Assign	Action / Discussion / Decision	Due	Complete
	9607	UST	JM	Clarify nature of problems with PWC Pensacola tank removals	8/22/96	
	9607	IR	JK	Add SA-39, 40 will be resampled and results provided in a draft tech memo. SA-45 is NFA and the report will be placed in the Final Site Screening Report.		
	9607	City	CB, WH	Draft letter to mayor, re improved communications with environmental staff and send prior to next OPT	8/23/96	
	9607	IR	JK	OU-1: ABB to address JM's concern about cancer risk greater than 10^{-6}		