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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 17 NOVEMBER 1999 NTC  
ORLANDO FL  
11/17/1999  
NAVFAC SOUTHERN

**ORLANDO PARTNERING TEAM**  
**MEETING MINUTES**  
Orlando, FL  
17-18 November 1999

03.04.00.0043

00161

Team Leader - Nancy Rodriguez  
Recorder - Al Aikens

Gate Keeper/Timekeeper - Rick Allen  
Facilitator - Ann Marie Lyddy

***ATTENDEES:***

OPT MEMBERS:

Al Aikens  
Rick Allen  
David Grabka  
Wayne Hansel  
Steve McCoy  
Nancy Rodriguez

SUPPORT MEMBERS:

Barbara Nwokike (SDIV)  
Nick Ugolini (SDIV)

GUESTS:

Jim Ferro (SDIV)

***Handouts Discussed At the Meeting***

1. Open OPT ACTION ITEMS (Updated November 1999)
2. UST/IR Update and Status (November 1999)
3. Proposed Groundwater Use Restriction and Advisory Zones for SA 2 — Herndon Annex
4. Proposed Land Use Restriction Zone SA 2 — Herndon Annex
5. Proposed description of Institutional Controls for SA 2 — Herndon Annex
6. Proposed description of Institutional Controls for SA 52 — McCoy Annex
7. Example notification letter from FDEP to establish an off-site temporary point of compliance for the purposes of natural attenuation monitoring or post remediation monitoring.
8. Summary of positive detections for aluminum in groundwater from NTC SAs and OUs, relative to baseline conditions vs. Secondary Standards
9. Mind map for training exercise
10. Draft NTC Orlando program schedule
11. Supplemental PAH Sampling in Surface Soil and Sediment SA16 — HLA letter report (11/16/99)
12. Final Draft BRAC ESSR SA 37 — HLA (11/16/99)
13. Final BRAC FFS SA 2 — HLA (11/15/99)

**November 17, 1999**

***Check-In, Action Item Review***

Nancy Rodriguez opened the meeting at 8:30 am with all OPT Members listed above in attendance. Ground Rules were reviewed after sharing personal updates. The following *ACTION ITEMS* were reviewed. Carry-over action items are listed on the Action Item Summary attached. Agenda was reviewed and modified.

***ACTION ITEM REVIEW***

**ACTION ITEMS from October 18-19, 1999 OPT Meeting**

1. ACTION ITEM: Dave and Nancy to review OU4 Sediments letter. **Status:** Dave reviewed letter and he is in concurrence with the letter. EPA in concurrence. Closed.
2. ACTION ITEM: OPT to put together a list of concerns and/or requirements in regards to institutional controls by agencies. Jim C. and Tim B. will follow up with Joe M. regarding review of draft deeds and the possibility of a meeting with legal staff to discuss/reach agreement on IC language. **Status:** Agenda item. Closed.
3. ACTION ITEM: Steve to make corrections to September meeting minutes. SA 23 SSR was provided (not approved) at last team meeting. **Status:** Closed.

4. ACTION ITEM: Steve to review health risk numbers/effects re: secondary standards (iron, aluminum). **Status:** Closed
5. ACTION ITEM: Dave to find out with other RPMs what they are doing at their bases regarding secondary standards. **Status:** Closed
6. ACTION ITEM: John K. to get secondary standards on Tier II agenda. **Status:** Closed.
7. ACTION ITEM: Wayne to review FDEP rule (Chapter 62-520) re: secondary standards. **Status:** Closed
8. ACTION ITEM: John K. to check how land and gw boundaries were determined at OU1. **Status:** Closed.
9. ACTION ITEM: Steve to make corrections to figures in SA 2 decision document. **Status:** Closed.
10. ACTION ITEM: Dave to find examples of gw use advisory, Chapter 62-770. **Status:** Closed.
11. ACTION ITEM: Dave to revise SA 2 and SA 52 institutional controls language. **Status:** Closed.
12. ACTION ITEM: Nancy to review OPS determination guidance and determine what needs to be done for SA52. **Status:** Closed.
13. ACTION ITEM: OPT to review OU3 DRAFT ROD and send comments to Rick Allen one week prior our next team meeting. **Status:** On going
14. ACTION ITEM: OPT to review BRAC Abstract and send comments to Wayne by Thursday Oct. 21st COB. **Status:** Closed
15. ACTION ITEM: Wayne and Steve to revise BRAC color-coded maps. **Status:** Closed.
16. ACTION ITEM: Steve to revise SA2 gw sampling plan to include natural attenuation info. Make sure Tt's and HLA's reports are in agreement. **Status:** Closed.
17. ACTION ITEM: Wayne to find out if SAs 25 and 21 were included in the transfer to DOI. **Status:** Closed.
18. ACTION ITEM: Barbara to find a good training for the RAB next month. **Status:** Closed.
19. To Assist Dave in completing the FDEP site database, Steve to provide lat./long. coordinates for each SA, OU, and tank site. Rick/John to provide "pill map" to Steve to help locate tanks. **Status:** On going

### UST/IR/Transfer Updates

1. UST/IR: See handout, UST Update and Status, November 1999. Updates are italicized in the update handout. Highlights are as follows:
  - Bldg 2273 Waiting for validated laboratory data.
  - Nick - EarthTech/Shipyard Detachment; 7174 up and running, drums remaining from SAR-HLA to sample Tt to manage; suspected Air Force USTs formerly under the foot print of the former McDonald's, removal action did occur but not under the foot print. Site activities need to be coordinated through new property owner.
  - *Done* OU3 quarterly sampling (unvalidated data resulted in high detection levels. Lab reported 3 of the herbs of the list, 9 remaining MCPA and MCCP were detected when the complete unvalidated list was received. See OU3 discussion.
2. Transfer:
  - Main Base was transferred; City and GOAA are discussing how to split Herndon Annex; exclude SA2 plume area and central McCoy Annex. FOST and EBSs for FAA transfers need to be done.
  - Steve is updating Transition Manual to include ICs.

3. Tier II:

- Conference call - Joint TI/II meeting delayed indefinitely, questionnaire to Tier I regarding expectations delayed indefinitely,
- Secondary Standards reflected back to Tier I
- Next Tier II meeting 8-9 Dec 99 in Orlando.

### **Institutional Controls — Nancy Rodriguez**

#### **Groundwater use restriction - (Nancy's former action item)**

Response from discussions with the City

- City is responsible for wells less than 4 inches
- Want maps of areas with groundwater use restrictions would like wells with chem boxes on the maps.
- Will not approve potable wells in within utility service area; will approve wells for non-potable supply.

#### **Implementation of ICs**

- FDEP would have prefer a Perpetual Conservation Easement for transferred property with restrictions, transfer was done with restrictive covenant applied to deed third-party beneficiary rights with an automatic renewal on a 30-year cycle.
  - Reviewed draft IC text for SA2 and SA52 proposed by Dave.
  - Use Perpetual Conservation Easement for a Restrictive Covenant or 3<sup>rd</sup> party beneficiary language, not both.
  - Add current cleanup goals to IC document and the performance measure to release the IC, i.e. groundwater concentrations below cleanup goals for two consecutive sampling events, or similar language.
- Reviewed an example of Temporary Point of Compliance letter used by FDEP to notify owners of property impacted by off-site migration of petroleum-contaminated groundwater. Letter serves as a notification and comment vehicle for the proposed activity.

**Action Item:** Nancy will search for examples of documents issued to notify owners of property impacted by off-site migration of contaminated groundwater for CERCLA sites (ICs).

**Action Item:** Wayne, with support from Steve, will draft an off-site property owner notification letter for review for SA2.

**Action Item:** Dave to e-mail IC text (with the agreed upon modifications) for SA2 and SA52 to Steve.

**Action Item:** Steve to incorporate IC text into SA2 and SA52 decision documents.

### **Secondary Standards — Dave Grabka**

Dave discussed FDEP's application of secondary standards with other RPMs

Cecil Field process - review turbidity, low flow, filtered/unfiltered, base-wide reference; immediate upgradient well; attempt to identify source area or activity; limited aquifer exemption through ERC; remediating or monitoring the site.

**Action Item:** Wayne to prepare a point paper using site data and past decisions to argue against the enforcement of Secondary Standards through active remediation or monitoring over notification.

### **OU 4 Pilot Study/Comments and Status — Rick Allen**

Microwells and wells are to be installed during the weeks of 11/15 and 11/21.

Mark is trying to get Carus to provide a hard start date. The projected start date is by mid-December.

Final treatability WP out by the end of November; final RI report out by the end of the year.

## OU 3 ROD Comments — Rick Allen

Nancy provided her comments.

Issues discussed:

- Contaminants remain in the soil above residential at the boundary of wetlands and the golf course, remnant contaminated soil at the golf course boundary will be accommodated by the golf course remediation.
- A groundwater use restriction was not specified.
- Area outside of the surveyed site boundary has been transferred.
- Include contact names with local and state governments who regulate land and groundwater use.
- Build the argument for NA throughout the ROD and state that NA is one of the technologies selected for the site in the Selected Remedy section.
- Summarize the results of the soil excavation in the ROD. It is not necessary to append the report from the Detachment. Locations where soil with concentrations above residential criteria remains, add text to restrict land use to non-residential activities.

**Action Item:** HLA to modify OU 3 draft ROD document when comments are received.

## DOI Transfer (SA21 and 25)

SA21 - FOST and EBST to implement land use controls but no decision document was published. Property transferred to DOI but not to the City.

SA25 - An area was delineated to restrict nonresidential activities and a land use restriction, and is included in the FOST and EBST. Site has not been transferred from the Navy

**Action Item:** Steve to develop decision documents for SA21 and SA25.

**Action Item:** Steve to survey and mark restricted areas and site boundaries (and SA29, SA2, and OU2). ?

## SA2 and SA52 Decision Documents — Steve McCoy

### SA2

SA2 FFS report was distributed by HLA.

Groundwater restriction and land use restriction zone maps for SA 2 were distributed and discussed. Use these maps will be the in EBST and FOST.

EBSTs and FOSTs to be developed, which exclude restricted areas. Restriction to remain in effect until OPS (Operating Properly and Successfully) determination.

City wants to build on parts of site for fire and police facilities over a portion of the site, and extend a sewer force main through the site.

**Action Item:** Steve to amend and finalize SA 2 Decision Document.

### SA52

50-ft radius around monitoring well for groundwater use restriction zone.

## Overall Program Schedule

Overall project was discussed and modifications provided.

**Action Item:** Wayne to provide AI with information to update schedule for EBSTs and FOSTs/FOST addenda.

**Action Item:** AI, Steve, and Rick will coordinate to complete schedule. Final will be distributed to the OPT for site management, business planning purposes, and developer coordination. Final will be uploaded to David Pullum/CH2M HILL to compile in the master schedule for SouthDIV.

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## **Training — Ann Marie Lyddy**

Mind -mapping exercise to visualize the process to complete the base transfer.

## **SA54 — Steve McCoy**

Reviewed preliminary (unvalidated) results of soil sampling. Exceedences of several PAHs were encountered along the road on the western and at the locations on the eastern side of the site. This site was originally samples as a background site. Sampling and cleanup options were discussed: "3 times rule" for hot-spot removal, Army would be satisfied with non-residential land use restriction.

**Action Item:** Steve: Review literature to see if data supports PAH detections along unpaved roadways and pine-forested areas (SA 54).

**Action Item:** Steve: Have discussions with FDEP risk assessors regarding the PAH risk calculation process (SA 54).

**Action Item:** David: review data in more detail and discuss issue with fellow RPMs (SA 54).

**Action Item:** Nancy the check with EPA resources regarding PAHs near unpaved roadways (SA 54).

## **OU 2 — Steve McCoy and Dave Grabka**

Status: data will be validated by end of November then prepare RI report by 08 Feb 00. Barriers: HHRA issues, Nancy to check resolution w/in EPA. Data will be ready for December OPT meeting.

Radionuclide (gross- $\alpha$  and gross- $\beta$ ) data were reviewed.

Metals detections and turbidity issue discussed: techniques included low-flow sampling, well redevelopment, well inserts, filtered vs. unfiltered samples. The various sampling techniques did not reduce the turbidity of water from selected wells; turbid water is likely the representative condition of the groundwater.

## **Study Area Reports (16, 35, 40, and 42) — Rick Allen**

### **SA42**

**Action Item:** Rick: Finalize SA42 SSR.

### **SA35**

Comments received on the final draft SSR for SA35. Surface soil not analyzed for lead along the 4 walls for the excavation near Bldg 2079. Arsenic exceedence at Area A side, resample south side wall location for arsenic.

**Action Item:** Steve: Sample surface soil at the former excavation at Bldg 2079, for lead at four sidewall locations to verify concentration at the edge of the excavation. Resample south wall of former excavation for arsenic.

**Action Item:** Rick: When data are available revise SA35 SSR, update report and revise as per comments received during the meeting.

### **SA40**

Comments received on the final draft SSR for SA40. Roughly 6 arsenic residential exceedences

**Action Item:** Nancy to complete her review of the SA40 SSR and coordinate her comments with Rick.

**Action Item:** Dave to investigate risk-based remedies for exceedences at excavation boundaries at SA40.

**Action Item:** Rick: Update SA40 SSR as per comments received during the meeting and Dave's recommendation for a risk-based remedy.

### **SA16**

Rick summarized the site and investigative history for SA16, motor pool. The site was closed in IR and open for UST. Four locations (9, 11, 13, and 14) of the ditch provided surface soil concentrations of selected PAHs above 3x industrial criteria. Excavation of surface soil recommended under the UST program.

**Action Item:** Nick excavate soil around the four soil sample locations at SA 16 (9, 11, 13, and 14).

**Action Item:** Barbara hotel arrangements in Atlanta for December OPT meeting

***Critique, Agenda, Close-Out***

**POSITIVES (+)**

Great cake design  
Nice weather  
Mind mapping training  
SA23 and 42 Signed off

**DELTAS (δ)**

No dinner after RAB  
Keeping on track  
Reviews not completed in time for meeting  
Dave started with low energy

***Future Meeting Schedule***

December 13 and 14, 1999 - Atlanta  
January 18 and 19, 2000 (afternoon start on 1/18) - Orlando  
February 23 and 24, 2000 - Charleston  
March 14 and 15, 2000 - Orlando

**OPT AGENDA**  
**December 13 & 14, 1999**  
**Atlanta, GA**

**TEAM ASSIGNMENTS**

Team Leader: Al Aikens  
 Recorder: Rick Allen  
 Gate/Timekeeper: Dave Grabka  
 Facilitator: Ann Marie Lyddy  
 Tier II Link: John Kaiser

**SUPPORT**

Barbara Nwokike (SDIV)  
 Nick Ugolini (SDIV)

**EXPECTED GUESTS**

Dave Jenkins  
 (for OU3 ROD)

<u>Time</u>	<u>Subject</u>	<u>Objective</u>	<u>Lead</u>
<b>Monday, December 13</b>			
1300	Check-In, Act Item Review	Administration	AA
1400	UST/IR/Transfer Updates Tier II Updates	Information transfer (include SA 54) Information transfer	RA/WH JK
1445	<b>BREAK</b>		
1500	OU2 data presentation	Information transfer	SM
1700	Adjourn (Lobster at Nancy's)		
<b>Tuesday, December 14</b>			
0830	Secondary Standards	Information transfer	DG
0900	Training	Improvement	AML
1000	<b>BREAK</b>		
1015	OU 4 KMnO <sub>4</sub> IRA Update	Information transfer	RA
1030	Area C Sediment Success Story	Discussion	JK
1115	Metrics for Nancy	Discussion	NR
1130	SA 3 (Closeout?)	Discussion/Decision	SM
1145	<b>LUNCH</b>		
1300	OU 3 ROD Comments	Discussion (Decision?)	RA
1500	<b>BREAK</b>		
1515	SA35, 37, and 40	Discussion/Decision	RA
1600	Checkout		AA
1630	Adjourn		AA

## **ACTION ITEM SUMMARY** **November 99' Meeting**

1. **Action Item:** OPT to review OU3 DRAFT ROD and send comments to Rick Allen one week prior our next team meeting. **Status:** On going
2. **Action Item:** To Assist Dave in completing the FDEP site database, Steve to provide lat./long. coordinates for each SA, OU, and tank site. Rick/John to provide "pill map" to Steve to help locate tanks. **Status:** On going.
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