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MINUTES FROM ORLANDO PARTNERING TEAM MEETING CONFERENCE CALL DATED
13 FEBRUARY 2003 NTC ORLANDO FL
2/13/2003
NTC ORLANDO

ORLANDO PARTNERING TEAM – CONFERENCE CALL MINUTES

Date: February 13, 2003

OPT MEMBERS:

Steve Tsangaris
Barbara Nwokike
Steve McCoy
Greg Fraley (Not Available)
Mark Salvetti
Dave Grabka

SUPPORT MEMBERS:

Hope Wilson, SDIV

GUESTS:

Rick Allen, Tt NUS
Teresa Grayson, Tt NUS

PLANNED CONFERENCE CALL AGENDA

1. January 2003 OPT Meeting Action Items
2. Phase II Early Transfer Discussion
3. SA 55 Update
4. 5-Year Reviews (OU 1)
5. SCAP Sites & Dates
6. SCAP Tables for NTC Orlando
7. March OPT Meeting Agenda

(Note: A number of agenda items were addressed during the Action Item discussion, or no update was needed.)

ACTION ITEMS

We first went through action items from the January 2003 OPT meeting. Below is a summary of responses. Since these minutes are shorter than the usual meeting minutes, the list of Action Items that these responses address is at the end.

1. First Action Item related to receiving details of GOAA's plans for the drainage ditches and retention basin at OU 2. **Barbara** met with GOAA this morning (Feb 12). Another meeting is planned with GOAA in the next couple of weeks that Tt NUS will also attend. More details below under Phase II ET discussion.
2. When can we evaluate SA 55 at Area C for PAHs so we can get this study area to meet residential standards? Currently this work is in a Tt NUS POA that **Barbara** is waiting to fund.
3. Do we have a new Point of Contact at the McCoy golf course so we can move to address thin soil cover at some locations? **Steve T.** Not yet. **LEAVE OPEN.**
4. **Greg F.** was to look into EPA Approval Letter for OU 2. Greg was unable to attend this call. No one has seen a copy of the letter. **LEAVE OPEN.**
5. Was SA 16 soil removed to residential standards? No, soil was only removed to meet commercial standards.
6. **Steve T.** and **Dave Twedell** were to get together to discuss new well locations at OU 1. Steve T. planning to meet with Dave T. the week of Feb 24. **Dave T.** will have a figure that shows current conditions as closely as possible. **Steve T.** felt it was likely that the recommendation would be to reinstall all of the old wells. He will send us a list of proposed locations after meeting with Dave T. Twedell could probably install the wells in

- mid-March. **Barbara:** Can CH2M HILL provide oversight of Nodarse when the wells are installed? **Steve T:** Yes.
7. OPT to provide comments to OU 1 5-year review to Steve M. and Rick Allen by Feb 12, 2003. All comments received except for **Greg F.** **Barbara** to call Greg after this call to see when his comments will be available.
 8. **Steve M.** to develop boundaries for no-dig zone at OU 2. These need to be accurate enough for inclusion in the deed. **Dave G.** felt it would be sufficient to add a few feet around the areas where we believe the waste is located. The size of the buffer should be dependent on the confidence that we have on the waste boundaries. Would prefer not to have a repeat of the OU 1 situation where the developer found waste outside of the no-dig zone. **Steve M.** will provide a drawing.
 9. **Dave G.** to look at FDEP schedule for reviewing Phase II ET. Dave's comments have not been signed off final yet. Attorneys have not reviewed. FDEP would like to see their comments addressed and incorporated before submittal to the attorneys. See further discussion below.
 10. Phase II ET comments from OPT due Feb 7. **Barbara** reported she received comments from everyone. See further discussion below.
 11. **Greg F.** to load all the Orlando sites (except SA 54, SA 16, and SA 18) into SCAP so we could review dates. **Barbara** and **Greg** went over the SCAP sites in January at the OPT meeting. New setup will be issued for us to review in Charleston.
 12. **Steve M.** was to look into his ability to perform site screening at SA 36 within existing budget. No, can't do it, but the scope is included in the POA that Barbara is trying to fund.
 13. **Barbara** to call Tony M. with the meeting schedule for the rest of 2003. Done, and Tony can't attend the next two meetings. We will have Paul Rice (pdrice@gwi.net) as a substitute facilitator.

Phase II ET Discussion

Dave G. is still waiting for management to sign off officially on his comment letter. Phase II document did not go to FDEP attorneys yet, as FDEP would like to see their comments addressed first. Public comment period can't begin yet.

Barbara noted that GOAA is concerned that our OU 2 plume is too close to their property line. GOAA is concerned that the drainage ditch won't intercept the entire plume, and it could migrate onto their current property. GOAA is preparing to build a huge stormwater detention basin that will include the area where the old ordnance bunkers are located. The basin will be very large and deep, and will likely have an impact on groundwater flow. If we can't convince GOAA that the drainage ditch will keep the plume off their property, we may need to look at other remedial options.

Steve M. discussed this basin affect with Alan Jenkins, and if the new stormwater management system lowers the water table, then there might be a problem with the plume getting under the drainage ditch. Steve and Alan will be accompanying Barbara to the next meeting with GOAA, scheduled to be in 10 days. GOAA is expected to have a drawing of their plans by then.

There was some discussion of potential UXO in the vicinity of the old bunkers. **Dave G.** noted this was a FUDS site. **Steve M.** performed some downhole geophysics because of UXO worries when installing wells in the area of the drainage ditch.

Clean (southern) portion of Area C is a separate FOST. This document is next on **Dave G.**'s list of documents to review. Currently the FOST/EBST says SA 55 will be non-

residential, but right now the plan is to delineate the exceedances and remove soil to achieve residential standards. **Barbara** requested that SA 55 be left out of the FOST, and then we'll add it back in as an addendum when it's clean. That will allow the southern portion of Area C to transfer without restriction.

We discussed how to establish the boundary of SA 55, since no delineation was done. **Mark S.** suggested that we set a perimeter of 20 feet out from the building foundation. **Rick Allen** found that there were three soil samples collected during site screening, none further than 10 feet away from the foundation. Exceedances included arsenic and benzo(a)pyrene. **Dave G.** will look at the site screening report and let us know where he thinks the boundary should be set.

Dave then proceeded to describe the comments he has on the ET document:

1. Plan for Area C includes the need for a deed through the Department of the Interior. FDEP is reluctant to concur with the Area C transfer until the two DOI deeds at McCoy that are missing deed restrictions are fixed, and a mechanism is put in place to prevent this from happening again. **Barbara** noted that the City's attorney was working on the deed issue now with DOI.
2. FDEP requested that the FOST and the FOSET be combined in one document. **Barbara:** Not possible. **Dave:** Then please ensure that the deed language in the FOST and FOSET match.
3. FDEP would like a drawing showing where the City would place the park and the police training at Area C.
4. FDEP would like the Navy to address the potential for human exposure due to vapor migration into buildings. This would be a potential issue at OU 2 and OU 4.
5. If Building 1100 is going to be transferred intact, the Navy should perform vapor sampling or modeling to determine if there are VOC vapors in the building. **Steve T.:** This is being addressed.
6. Concerned over the OU 2 remedy. See discussion above.

OU 1 5-Year Review

Barbara will call Greg F. to make sure we receive his comments. 5-Year reviews of the other 3 Operable Units at Orlando still to be completed. **Rick Allen** noted that he really needed a new base map for OU 1. Hopefully the map that Dave Twedell will provide to Steve T. will be adequate.

LUCs

Dave G. reported that we may be nearing a resolution. Cecil has drafted a model ROD that incorporates LUC language. Hopefully EPA will sign off. Also have guidance on preparing an Explanation of Significant Difference document to update old RODs that were prepared before the LUC issues. Dave expects to have copies of these documents at the March OPT meeting.

New Issues

Dave G. was concerned that a lot of our old wells were not adequately marked, particularly if a BOA contractor was going to be expected to go and find them for future

groundwater sampling events. **Dave** felt we needed to make sure that all the wells that were part of the GW monitoring programs were adequately marked. **Steve M.** stated that he thought we were in pretty good shape. Most wells have stainless tags on them with well ID's. **Dave** was particularly concerned about UST sites. **Hope** said that right now, the only UST site in the recent BOA award for Orlando is Bldg 2273. **Steve M.** said those wells were all marked.

Steve T. noted that all of the new wells installed by the developer at Main Base have not been marked, and in many cases are unfinished. The plan was to finish them when the houses were built, but that's taking a while and the delay could turn out to be a problem. We need to talk to **Dave Twedell** about finishing the wells now to avoid future problems with casings being cut (affecting water levels), damage, etc.

Dave G. also mentioned that Cecil had a problem with a BOA award. A remediation system malfunctioned, and the BOA could not get there quickly. There was no one to shut the system down. How can we avoid that? **Hope** stated that we can write into the BOA contract a requirement that they respond within a certain period of time. Also, intent is not to use the BOA for situations that may require significant planning or design changes. Supposed to be for only the most straightforward sites.

Agenda for Charleston OPT Meeting

Items to be included in the agenda for our March 12-13 meeting in Charleston included:

- Tier II Update
- SA 36/ SA 39 and LUC update
- GOAA Retention Pond Discussion
- Area C FOST
- SA 17 Update
- OU 1 Well Placement
- 5-Year Reviews for other OU's 2, 3, 4
- Herndon Annex Technology Screening Update

These items are in addition to the usual IR Update, updates for the Operable Units, etc.

ACTION ITEM SUMMARY
(From January 2003 OPT Meeting)

ACTION ITEMS (CARRYOVER)

1. **Barbara N.** to contact GOAA and discuss plans for the drainage ditch that intercepts the GW plume coming off OU2. Dave G. concerned that we are relying on the ditch to intercept the plume, yet the ditch is not on Navy property and we have no control over it. Navy would be looking for an agreement with GOAA to ensure no changes to the drainage ditch in this portion of the site. Barbara spoke to GOAA on 10/29 during the OPT meeting, and GOAA promised they would provide their plans for the OU2 drainage ditch and new retention basin on 10/30. **Going to have a meeting with the City with regards to dealing with GOAA. Hopefully in February 2003. Will be getting their ditch plans at this meeting.**
2. **Steve T.** to evaluate SA55 (Area C) for possible soil removal to eliminate need for LUC. May need to discuss other LBP and asbestos issues for the "clean" part of Area C. Need to deal with this, so we can transfer the southern portion as clean. The extent of PAHs hasn't been delineated. **NEW ACTION ITEM: Steve M. to start screening ASAP and see if they have any more money in an existing CTO; if not Barbara will add to new POA. Steve T. will do the digging.**
3. **Steve T.** to inspect areas of OU 2 where the golf course was doing work to determine if additional soil cover will be required. **Need to find a new POC. OU2 FS shows where soil cover is thin. PP and ROD states more soil cover will be needed in these locations.**
4. **Greg F.** to look into status of EPA comments on the OU 2 FS. **Letter should have gone out saying EPA agreed with FDEP. Greg will check when he gets back to the office.**

ACTION ITEMS (NEW - TO BE DISCUSSED IN MARCH)

1. **Steve M.** to research whether SA 16 soil was remediated sufficiently for residential reuse, or did we stop at commercial?
2. **Steve T. and Dave Twedell** will get together and go over proposed new well locations for OU 1 and share with the rest of the OPT. Based on well locations, we can finalize exclusion zone changes.
3. **OPT** will submit comments to the draft OU 1 5-year review to Steve M. and Rick Allen by **February 11, 2003.**
4. **Steve M.** to develop boundaries of the no-dig zone for OU 2.
5. Phase II Early Transfer document needs to be reviewed by FDEP's attorney, and there needs to be a public comment period. But FDEP's attorneys are swamped. **Dave G.** to get back to David Criswell regarding the review schedule FDEP's attorney can meet, and when the public comment period can begin (during FDEP review or after review and resolution of FDEP comments)? We need to get this done quickly in order to complete the Phase II Early Transfer.
6. **OPT** to provide comments to the draft Phase II Early Transfer document to Barbara by **February 7, 2003**, in order to support development of an agenda for the Navy's meeting with the City of Orlando later in February.
7. **Greg F.** to load all our sites (except SA 54, SA 16, and SA 18) into SCAP and send us a copy for review before our Feb 12, 2003 conference call. SCAP dates to be reviewed at every OPT meeting after the IR Update. **Mark S.** to make sure time is included in the agendas for this.
8. **Steve M.** will look to see if he has budget to site screen the deep benzene detection at SA 36.
9. **Barbara N.** to call Tony M. with the OPT meeting schedule for 2003.