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MINUTES FROM THE 17 JULY 2013 RESTORATION ADVISORY BOARD MEETING NAS
KEY WEST FL
7/17/2013
TETRA TECH

NAS KEY WEST RESTORATION ADVISORY BOARD

17 JULY 2013 MEETING SUMMARY

LOCATION: Florida Keys Eco-Discovery Center, Key West, FL

Restoration Advisory Board Members

Ron Demes	NAS Key West	
Tracie Vaught	FDEP	
Mimi Stafford	RAB Community Member	
Shauna Stotler-Hardy	Tetra Tech, Inc.	
Amy Twitty	CH2M HILL	
Brian Syme	NAVFAC SE	
Mark Songer	RAB Community Member	
Mike Petro	RAB Community Member	

Other Participants

Ed Barham	NAS Key West PWD Environmental	
Edward Russell	FDEP	
John Maehl	Key West Resident	
Damon DeYoung	Battelle	
Stephen Rosansky	Battelle	
Sarah Reed	NAVFAC SE	
Ken Bowers	NAVFAC Atlantic	
Tim Flood	Management Edge	
Ray Blazevic	Key West Resident	
David Fernandez	City of Key West	
Bill Verge	Key West Resident	
Richard Tallmadge	Truman Waterfront Advisory Board	
Doug Bradshaw	City of Key West	
Jim Gilleron	Key West Planning Board	
Adam Linhardt	Key West Citizen Reporter	
Oliver Kofoid	New Town Key West	
Trice Denny	NAS Key West PAO	
Capt. Steve McAlearney	CO NAS Key West	
Lisa Terrell	CMC NAS Key West	
Daryl Bletso	JIATFS CMC	
Elan Ghazal	NAS Key West SJA	
Rey Chevalier	OIC Navy Munitions Command	
Yolanda Mingo	Key West Resident	
Clayton Lopez	City Commissioner, District 6	
Angela Mingo	Key West Resident	
Ashti Mingo	Key West Resident	

Welcome and Introductions

Ron Demes brought the meeting to order at 7:00 PM. Ron introduced the Restoration Advisory Board (RAB) members and went over meeting logistics, requesting everyone please sign in and stressed that the

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Navy uses the sign in information to send announcements to keep the public informed. Ron pointed out the agenda, RAB charters, which explain the purpose of the RAB, and fact sheets pertaining to the Munitions Program and Installation Restoration (IR) program. Ron proceeded to introduce the Installation Commanding Officer, Captain Steven McAlearney. Ron said that there are 51 sites at the facility and presented a map showing their locations. Ron requested that each RAB member introduce themselves. RAB attendees included: Ed Barham, Environmental Director at the installation; Brian Syme, Navy Remediation Project Manager; Ron Demes, Executive Director and Business Manager for the Naval Air Station; Tracie Vaught, Florida Department of Environmental Protection (FDEP); Mimi Stafford, Community RAB member, Mike Petro, Community RAB member, Mark Songer, Amy Twitty, Project Manager with CH2M HILL. Ron introduced Ms. Trice Denny, the NAS Key West Public Affairs Officer.

Review of Last Meeting

Ron Demes told attendees that the RAB minutes from last year's (July 2012) meeting are available in the front of the room. Ron asked the RAB members to pick up a copy, review within the next week or so, and provide any comments that they may have to Trice Denny for clarification of concern.

Ron discussed ground rules. He asked that the presenters be allowed to give their presentation without interruption. RAB members will then be invited to ask their questions followed by questions from the general audience. Ron told the audience that the meeting and questions will be recorded to improve the quality of the meeting minutes and ensure that all questions are noted and, if not possible to answer during the meeting, answers will be researched and published at a later date.

Public Website, Shauna Stotler-Hardy, Tetra Tech Inc

Shauna Stotler-Hardy, the Navy CLEAN (Comprehensive Long-Term Environmental Action Navy) Contactor, introduced the Naval Air Station Key West Public Website. The CLEAN contractor performs site investigations. Remediation work is then performed by the RAC (Remedial Action Contractor). The website has been designed to provide the public access to environmental site information, RAB information, the NAS Key West Administrative Record, and links to other websites. The website is not immediately available. Notification will be given through RAB members or the Navy Public Affairs Office (PAO) when the site becomes available. Shauna presented the website homepage, which provides background and links to NAS Key West facility website. This page provides information about the IR program and links directly to the NAS Key West homepage. The second tab is site description. The descriptions are broken down based which of the two main islands site are located on either Key West or Boca Chica Key. The sites are also broken down by which program a site is regulated or funded. Programs include Installation Restoration (IR), Base Realignment and Closure (BRAC), Underground Storage Tanks (UST), and Munitions Response Sites (MRP) sites. There is a description of each site that includes historical information and current activity. Each site has an identification number provided by FDEP. This identification number is used to access all information that the FDEP has for a particular site. By clicking on the icon for a site, an expanded picture can be viewed. Shauna demonstrated with IR 1. The next tab is Community Outreach. The main focus is the RAB. A detailed explanation regarding the function and structure of the RAB is provided. Finalized public meeting minutes from all RAB meetings since 1998 are provided in a pdf by clicking on associated links. At the bottom of the page is a link for the RAB Federal Overview, which will take you to the EPA website, which provides detailed information regarding history and purpose of RABs and associated regulations. Eventually, additional information will be put onto the Community Outreach Tab, but these are the basic functions which will be included when the website becomes available. The next tab is Administrative Record. All documents produced in association with the environmental sites are available through this tab. Clicking on the link directs the

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users to the Administrative Record page. A search can be performed by using the site name to locate documents. In addition, Navy contact information is provided on the website, which can be used to direct questions users may have regarding various functions of the website. The last tab has additional links that include the NAS Facebook and Twitter pages. These pages direct the user to information pertaining to a wide-range of NAS Key West interests and issues. Information on these pages is provided by the Navy PAO. The website will available soon after it goes through a final review.

Questions, Answers, and Comments:

Q: Mark Songer. It looks like 7 point font is being used on the pages. Is there any way to make it bigger?

A: Shauna Hardy. We can discuss the font size with the web designer.

Q: Tracie Vaught. Will OCULUS (the FDEPs's document management system) be an option on the webpage?

A: Shauna Hardy. You can go straight to the FDEP webpage using the icon on the home page And the OCULUS ID may be found with the site descriptions. The number can be placed into the FDEP search page to get additional information.

Q: Amy Twitty. Can access to OCULUS be made into a hot link instead of having to go to the FDEP website and do a search?

A: Shauna Hardy. We will discuss this with the web designer.

C: Ed Russell, FDEP, offered assistance to use OCULUS and to help people navigate through the system.

Q: Adam Linhardt. When will the website be available?

A: Shauna Hardy. I am not entirely certain, but notice will be made through the RAB members or the Navy PAO. It may be announced through Facebook and other sources.

Q: Adam Linhardt. Will I need to have a password?

A: Shauna Hardy. No

C. Tracie Vaught. Ed Russell and I are very familiar with OCULUS. You do not need to wait for the Navy website to become available to access records in OCULUS. It is easy to search on the internet for OCULUS and access the public site for information.

C. Shauna Hardy. This website is being designed specifically for NAS Key West.

BRAC Updates, Amy Twitty

Prior to Amy's presentation, Ron talked about the BRAC Project Management Office (PMO). He said David Criswell who is the BRAC PM (Project Manager) and introduced Amy Twitty, who gave the presentation. Amy has been working on the sites since 2008.

Amy provided an explanation of Land Use Controls (LUCs), which are legal measures to prevent exposures to contaminants left in place. LUCs include deed restrictions, responsibilities (will lie with whomever the land had been deeded), and reporting requirements. Sites must be inspected quarterly to make sure LUCs in place. LUCs can be permanent or interim/conditional. Many LUCs have to do with restriction on the use of groundwater. For instance, LUCs may include no installation of wells, no extraction of groundwater, and no activities may be performed at the site that can change the direction of groundwater. There also are LUCs for soil, which include soil excavation and management restrictions. Soil excavation must be coordinated with the Navy (BRAC) and FDEP. There are various soil management and disposal requirements that must be adhered to during utility and other construction

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activities that would disturb the soil. LUCs also include property use restrictions, which are determined by the final use, which can include residential, recreational, and industrial or commercial use.

Amy discussed three BRAC sites. The first is the **Poinciana Housing Site**, which is located in the eastern-central portion of the Key West. The site of interest is located on the western end of the housing development. The site used to be Navy property, but was transferred to the City in 2000. A site investigation performed in 1998 resulted in the detection of arsenic in the soil. Arsenic also was detected in the groundwater. When the deed was transferred, a LUC in the deed prohibited the extraction and use of groundwater at the site. The Navy continues to monitor groundwater in one well, which continues to exhibit a concentration of arsenic that exceeds the FDEPs criteria of 10 micrograms per liter ($\mu\text{g/L}$). The groundwater at the site cannot be consumed due to the high salt levels. The FDEP regulation states if groundwater is considered low yield/poor quality (e.g. high salt content) the cleanup value is increased by a factor of 10. The Navy evaluated for poor quality in 2011. Results showed chloride in excess of FDEPs potable water criteria; hence, the low yield/poor quality criteria apply, increasing the limit for arsenic to 100 $\mu\text{g/L}$. The most recent arsenic concentration in the source well was 36.7 $\mu\text{g/L}$. The concentration in this well had not been above 100 $\mu\text{g/L}$ in over 10 years. The wells around the site had to meet the more stringent 10 $\mu\text{g/L}$. As a result, three wells were installed to monitor arsenic concentrations down-gradient and side-gradient of the site. Two consecutive monitoring events occurred to show the concentrations of arsenic were low. As a result the Navy submitted a Site Rehabilitation Completion Report (SRCR) to the FDEP in March 2013 requesting no further action (NFA) in regard to soil and NFA with LUCs for groundwater. This document summarizes historic environmental restoration activities from 1998 to present. FDEP is reviewing the document. Discussion and updates to address comments and concerns that the FDEP has, occurs during quarterly partnering team meetings. There will be no further action but will have a land use control (since arsenic still present in groundwater). It is expected that the FDEP will submit a Site Rehabilitation Completion Order (SRCO) in 2013.

Questions, Answers, and Comments (LUCs and Poinciana Housing):

Q: Mark Songer. Are residents aware of the issues associated with the one well where arsenic is monitored? Is it marked? It looks like it is close to disabled housing.

A: Amy Twitty. The well is located right between two buildings and the well is locked to prevent access to groundwater. Not sure if residents are told of the wells.

Q: Ron Demes. Part of the LUC requirement is to maintain the integrity of the wells. Doug, do you know to what degree any information is given to the housing authority?

A: Doug Bradshaw, I don't believe there is any information given. We strictly follow the LUC requirements to prevent contact. As long as residents are not in contact there is no official notice.

Q: Ron Demes. There is no evidence that these wells are tampered with. This may be something we can take on board to notify the Key West housing authority.

C: Tracie Vaught. We removed all soil that could cause any exposure to arsenic contamination, which would be a primary concern.

C: Mark Songer. That was my concern. If residents know, then they will not grow their tomatoes in that space.

C: Ron Demes. Integrity of the wells is extremely important. If violated, the value of the testing is diminished. Results cannot be used.

The second BRAC site discussed was the **Defense Reutilization Marketing Office (DRMO)** site, located on Truman Annex. The site is located immediately to the south of the EcoDiscovery Center.

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Amy showed the location on a site map. Navy housing is located to the south. Navy transferred to City of Key West in 2000 as part of BRAC. A soil removal had been performed in 1999 that removed most of soil; however additional contamination was discovered in 2002. Lead contamination was found when the water tower was removed. Some remediation was performed after the water tower was dismantled. When the property was transferred to Key West it was zoned for industrial use only. According to the current deed, any type of commercial use is okay, but no homes, schools, or parks. The Navy had to make sure that those criteria were met. However, the Navy decided it was feasible to spend a little more money, to clean the site to an unrestricted use to meet residential criteria. This is what the Navy has done. The Navy submitted an SRCR to the State with NFA without LUCs. The FDEP concurs. Next summer the Navy should receive SRCO for the DRMO. It may be held up a bit because the work across the street at the City-owned portion of Parcel K also is going to be performed in August. Since the sites are in close proximity, the Navy is performing a groundwater investigation at the city-owned portion of Parcel K. FDEP would like that report so that each site can be granted SRCOs at the same time. The deed will be modified once the SRCO is received allowing for unrestricted use. The Navy hopes to have this process complete by fall of 2014.

Questions, Answers, and Comments (DRMO):

Q: David Fernandez. Can you please clarify waiting to tie the site together?

A: Amy Twitty. The DRMO is across the street from Parcel K and any groundwater contamination on one side could possibly be on the other. FDEP requested additional wells be installed to make sure groundwater complies with the necessary requirements in order to issue the SRCO. The completion order for both sites will be issued at the same time.

Q: Adam Linhardt. What we just saw, the portion shown was not Parcel K?

A: Amy Twitty. Correct. Amy illustrated the two sites on the map.

C: Ron Demes. We call it the City-owned portion of Parcel K because when we look at the BRAC documents and look how it was parceled. About 16 acres were divested from the government. A portion of Parcel K was taken back by the Navy. What was actually transferred to the city is referred to as the City-owned portion of Parcel K. Parcel K is much larger and includes the property that we are on now and extends toward the Mole Pier. There is a 10-foot-wide corridor to reach the waterfront that the City also has an easement through the NOAA-owned portion of Parcel K for a boardwalk that goes around the waterfront to the Admirals Cut.

Amy proceeded to present in detail the status of the **City-owned Portion of Parcel K**. This property was transferred from Navy to City of Key West in 2002. The City wanted to use the land for a park. In April 2009, the City analyzed soil samples and determined that the results did not meet FDEP cleanup criteria for industrial. The City contacted the Navy, who then conducted additional soil sampling. Lead, polychlorinated biphenyls (PCBs), and petroleum constituents exceeded industrial cleanup criteria. The Navy delineated the soil contamination and worked with FDEP on soil cleanup levels that would be acceptable for recreational use. A soil removal event was performed and removed approximately 2,100 cubic yards of contaminated soil. Confirmation sampling confirmed that the soil meets the recreational cleanup criteria. The final report has not been submitted to state because FDEP questions the possibility of lead remaining in groundwater. FDEP has requested additional sampling of groundwater to be performed in the area that contained the highest concentrations of lead in soil as well as along the site perimeter. This additional sampling is scheduled to occur in August 2013. Results will be incorporated into an SRCR and should recommend NFA with LUCs. Residential use will be prohibited; however the land will be acceptable for recreational use. It is estimated that an SRCR will be submitted by

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November 2013 and that an SRCO will be received by August 2014 provided all technical information is acceptable. The Deed will be updated for recreational use at the site.

Amy presented a recap of the two sites. In summary, the Navy will modify the Truman Annex deed once 1) the Navy (BRAC) submits the revised SRCR for City-Owned portion of the Parcel K site to the FDEP (estimated November 2013) and the FDEP grants the SRCO for this site (estimated August 2014), 2) FDEP grants the SRCO for the DRMO Parcel (expected by August 2014), and 3) the deeds are modified allowing for unrestricted residential use at the DRMO site and recreational use at City-owned portion of Parcel K, which is anticipated to occur by Fall 2014.

Amy presented the conceptual design for the Future Truman Annex Park and identified where the sites are located within the Park design plan. She showed the outlines of City-Owned portion of Parcel K and the DRMO sites. Parcel K (and Parcel E) will have soil LUCs, allowing only recreational or commercial use. Groundwater will not have LUCs for Parcel K, but Parcel E will have a groundwater use restriction.

Further Questions, Answers, Comments and Responses:

Q: Mark Songer. Since restriction will be lifted 2014 or later when the final completion order is granted, then the city can't begin any of the work for the park?

A: Amy Twitty. It means that they can't build a residence there or they can't have a completed park, but the site can be used for industrial use, which includes activities such as moving soil, construction, etc. It can't be completed and used as a park until deed restrictions are lifted.

C: Mark Songer. So construction would be okay, but putting in a soccer field would not be permitted.

R: Amy Twitty. You can construct the soccer field, but you can't use it.

Q: David Fernandez. That area is outside of where the sites are located.

C: Ron Demes. What you have just heard is that construction activity can be performed, but using it as park can't occur until the restriction is lifted.

C: Amy Twitty. In the interim, the City must work with the Navy to ensure that any utilities are installed in accordance with the LUCs and FDEP regulations. Moving the soil around is okay, but taking it off site could be a problem.

C: Tracy Vaught. Consider that if any soil is removed in the Parcel E area, do not place it in the Parcel K or DRMO. This would create a site all over again.

C: Amy Twitty. The DRMO is zoned for residential use. So if you dig up a parcel of land that meets recreational use and move it to a parcel that meets residential criteria, then that parcel of land ceases to meet the residential criteria because the soil placed there would not meet residential criteria.

C: David Fernandez. The first portion of the project will be to install utilities, followed by additional site work, such as addressing elevations and the like. I have concerns committing utilities roads, etc based on a design that does not have clearance for use as a park. I don't see any residential areas designated on the current design of the park.

R: Tracie Vaught. FDEP worked with the University of Florida to evaluate the preliminary proposed plan for the park. The exposure scenario was determined to be fine. We determined that you can put residential and recreational area next to each other. I heard you say that you did not see a residential area, but the entire DRMO area has been determined to meet residential use.

R: David Fernandez. The only place slated for residential use by the City is that area in the lower left corner, but it looks like that site has moved to Kennedy. There is no residential area where you see the soccer field. There is a community center building there that is way off in the future, but of course is not residential.

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R: Ron Demes. Residential is a good thing

R: David Fernandez. I understand. But putting in sewer lines, roads, etc. is okay (in Parcel K). Across from Parcel K already has a residential designation. And Parcel E.

R: Tracie Vaught. Parcel E is a different situation. Doug Bradshaw has had conversations with BRAC PMO regarding how to handle that. Workers would need proper personal protection equipment and the soil must be disposed of correctly, etc.

Q: David Fernandez. No groundwater pumping and those sorts of things. Can I put in a sewer line?

A: Tracie Vaught. Yes, you can.

C: Doug Bradshaw. As we move toward finalizing these, we need clarification on what the issues are. We understand there is still contaminated soil that must be handled in a certain way, but in laymen's terms we need to pass this along to the contractor.

R: Ron Demes. Our objective is to raise these types of questions now and get clarification. Now is the time to know that. To clarify, we will follow up with the City and discuss the fine points with BRAC PMO and the FDEP regarding, "In laymen's terms, what does it mean to trench through Parcel E?"

Q: Oliver Kofoid. One thing that came up with assisted living center, the property deeded to the City after the site is cleaned, if the Navy deems that it needs the property in the future, could the property be taken back by the Navy?

A: Ron Demes. Of course, but that would be an extreme circumstance.

C: Oliver Kofoid. Just looking at the Cuba thing.

R: Ron Demes. If you look at replay of the last Navy Property Local Authority Development meeting, Ron had brought up a particular chapter that discussed impacts to national security on that property. The deed refers to national security requirements that could possibly limit access during times of high security requirements; however, it does not include any discussion of going after the property.

Q: Doug Bradshaw. It is good to see the outline of Parcel E now as having recreational use. Not designated per se as equal to the Parcel K. Are we able to put a playground in Parcel E?

A: Tracie Vaught. Yes, but soil would need to be imported and used to cover the original soil to prevent exposure.

C: Doug Bradshaw. That is the City's issue. The reason that we want this property cleaned up to residential standards is that when the city bid and submitted the reuse plan, we wanted to use the property in a certain way. The Navy reviews that plan and if cleanup is performed to the necessary level, land use conforms to the plan that the City submitted, and the City is committed. Parcel K is unusual, because around 2011, the size of Parcel K became smaller and became land-locked. Originally, industrial use made sense based on the planned use for that parcel. However, because the parcel became smaller, the City opted for recreational use, additional testing was required. Parcel E has always been designated for multi-use recreation. If we need to additional sampling and investigation, this is an issue because this was not part of the original plan.

R: Ron Demes. We will capture this issue. The Navy will setup a meeting with the City Manager, BRAC PMO Program Manager, FDEP and will work through this issue.

R: Doug Bradshaw. Agree. We need to work through the issues and ensure we are taking the appropriate actions.

C: David Fernandez. We need to know this now so we can go to the construction drawings. The conceptual plan that we have now is hopefully real close to approval. We are waiting on feedback from the Navy on the first go-around.

Q: Tracie Vaught. Have you provided the construction information to David Criswell?

A: Doug Bradshaw. We provided the plan, but we can't provide the construction drawings until we have feedback on the plan. We need David's response before we can get to the details of the construction. Final use, walking path, picnic tables, water features that allow kids use all may have different

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requirements, with which the City may or may not be able to comply. We need to nail down the specific details of the plan including appropriate surfaces based on the use of each area.

C: Tracie Vaught. Fort Zachary has a lot of extra soil that has been determined to be clean and could be used for landscaping purposes. There are options out there that can help this move forward.

Q: Oliver Kofoid. I notice a lot of irrigation issues. Do you consider once rainwater hits the ground, it is groundwater?

A: Tracie Vaught. Yes. But if all contaminated soil is removed, then the groundwater is in a clean area. Of course, at present we could have leaching situation, which is why I am having the Navy perform additional groundwater monitoring.

Q: Ron Demes. A question for David and Doug, are you going to need to procure a permit from the South Florida Water Management District given the size of this project?

A: David Fernandez. Yes.

C: Ron Demes. So you will have to deal with these issues.

A: David Fernandez. Absolutely, we will have to deal with drainage, irrigation, and sewage. Plumbing is already designed into the project. We will at least have sewer going to Building 103.

Q: Tracie Vaught. What is use of that building?

A: David Fernandez. It will be used for support services for the park possibly combined with a maritime museum.

Q: Tracie Vaught. What is round thing?

A: Doug Bradshaw. It's a water feature.

Q: Yolanda Mingo. Will there be restrictions to planting fruit trees?

A: Tracie Vaught. It would depend on the location on which they are planted. Replacement of soil could be necessary

C: Amy Twitty. The question might be rephrased as "can you eat the fruit?"

R: David Fernandez. We don't plant fruit trees in our parks.

C: Ron Demes. We will further address the question about concerns regarding eating fruit in that area for the level and type of contamination that is present.

Q: Adam Linhardt. At this point the DRMO site, Parcel K, and the sites south-southwest of that area will never meet the residential criteria? Is that up to the City?

A: Ron Demes. When the Navy finishes its cleanup and revises the deed, areas either will be residential or recreational. That is what they will be unless additional cleanup is performed to meet a more stringent use criterion. If additional houses are desired by the City, the City will have to work with the FDEP to clean the property to residential standards.

C: Tracie Vaught. Remember that the DRMO has been cleaned up to residential standards.

C: Amy Twitty. There will be no land use restrictions for the DRMO in the future. It currently has a deed restriction for groundwater, but will be updated next fall.

R: Adam Linhardt. This is predicated on the FDEP getting back to the City and the Navy as of August of next year. We all hope that Parcel K will be cleared for recreational use and the parcel across the street (DRMO) will be residential.

C: Tracie Vaught. The parcel across the street already meets residential criteria; however, the formal SRCO has not yet been issued.

C: Ron Demes. To simplify, everything shown in the red outline (on the soil LUC slide) is recreational, everything else is residential.

Q: Adam Linhardt. So is it the Navy's position to restore the sites to recreational criteria and then wash their hands of it?

A: Ron Demes. Actually, it was the Navy's obligation to remediate Parcel K to industrial criteria. However, because it was not a substantially greater cost or effort, the Navy elected to restore Parcel K to

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comply with recreational criteria. The goal was to work with the State to agree to the recreational standard.

Q: Richard Tallmadge. I am stupefied by what I am hearing about Parcel E. I did not realize that there was any issue in putting recreational parks, playgrounds, pathways, bikeways in this area. What I am hearing is that this is a major issue. Am I wrong?

A: Ron Demes. We don't consider this to be a major issue. Can it be done, yes. It is not cleaned up to pristine conditions, as noted by Tracie (FDEP) certain precautions must be taken.

A: Tracie Vaught. You'd have to clean up to residential.

C: Richard Tallmadge. We don't want residential, we want to put a park there in the easiest way possible.

R: Tracie Vaught. That is fine, but you must follow certain restrictions if you are digging.

C: Amy Twitty. There are some recreational scenarios that are not accepted such as overnight camping. Recreational criteria is more stringent than commercial because a person could stay longer than 8 hours a day, which is the time assumed for industrial use. A person couldn't stay for 24 hours per day, 7 days per week, as would be assumed if residential criteria were applied. No overnight stays would be allowed under the recreational scenario.

C: Tracie Vaught. We are working with the city to deal with the issues as they arise and make this a reality.

R: Richard Tallmadge. This is fascinating. Beautiful connectivity to the neighbors in the annex. This is just going to be green space and undulating terrain, and nature. What do we have to do as a community and navy blessed property to make this an easy reality? We are creating more hoops. This has been a 12-year nightmare and appears that it will be another 12-year nightmare because of the issues with the soil. We just want to build a park.

R: Tracie Vaught. We are trying to work with you, we are not trying to make you jump through hoops. We want this to happen. However, certain requirements have to be met, which were understood by the City of Key West.

C: David Fernandez. We need to clearly define the issues. Groundwater restrictions are nothing new. When sewer pipe passes by gas station, groundwater cannot be pumped and other restrictions will apply. There are determinations regarding what can be done with soil and how to dispose of it. These are not surprises. When a landfill is closed it is capped, etc. However, we need clear designation/understanding of exactly what will be accepted. This will occur in part through discussions and approval with FDEP. The other part will be erasing some of the deed restrictions that can be erased, and clearly defining any remaining issues so that we have agreement. If we plant tree, it will be a mature tree and will require a relatively deep hole. We are getting close to our design and we want these details to be worked out. We don't want to have to redesign as a result of unforeseen issues. We will be very close to issuing contracts to break ground when the deed restrictions are finally lifted or changed. We don't want to have to restart the design process because we have missed something. The Navy is doing a courtesy review of the design for us now to address issues and help accelerate the formal review, which can take up to 90 days and hopefully will go faster based on the courtesy review.

Q: Richard Tallmadge. Parcel K is coming together, and is not as much of a concern to me. However, I would like to hear the timeframe for Parcel E. What has to happen so that we can start work at Parcel E and create something magnificent?

A: Ron Demes. Parcel E is at least one year ahead of Parcel K. They know what to do. We get back to Doug Bradshaw's concern, putting it laymans term, identify what they have to do to move forward with construction. We will meet them and work through what it means to design and construct as they want while ensuring the personal protection of the workers and not disturb the site in a manner that would require additional remediation.

Q: Richard Tallmadge. Is there a time line to accomplish this?

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A: Ron Demes. The purpose of this meeting was to define the issues. We would like to get together within the next week to schedule a time to coordinate and address these issues with the BRAC PMO Program Manager, FDEP, and the City. The Parcel E issue can be discussed immediately, however, Parcel K is waiting for the States acceptance.

C: Tracie Vaught. If you have any draft construction information or anything we can take a look at now, that would be great.

R: Doug Bradshaw. Not detailed information at this time.

C: Ron Demes. We will take this on. When we speak with the State and the BRAC office, we will talk through what type of work will be performed and will work through the criteria to achieve an agreeable end state. We gave the preliminary response to the concept, and we still need to sit down with the City to work through those points that the Navy raised. The goal is to greatly minimize the next review cycle.

C: Tracie Vaught. The more detailed information that you can provide now, will help to address issues and expedite the process.

DRMO Slivers (Amy)

Amy showed the location of the DRMO Slivers, located at the Truman Annex. There are two slivers, consisting of the north sliver and south sliver. The slivers were retained by the Navy during the 2002 BRAC. The southern sliver is approximately feet long by 25 feet wide, while the northern sliver is approximately 200 feet long by 30 feet wide. The north sliver is zoned for commercial/industrial use and the south sliver is zoned for residential use. Much of the soil in the area was excavated in 1999. Soil samples were collected from both slivers in November 2010 and June 2011 and were analyzed for arsenic, lead, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). Samples collected from the north sliver were below Industrial Criteria (but exceeded Residential Criteria). Samples collected from the south sliver exceeded both Industrial and Residential criteria. The Navy prepared an Engineering Evaluation/Cost Analysis (EE/CA) in May 2012 to evaluate remedial alternatives. The alternative selected included excavation of contaminated soil with offsite soil disposal. The work was performed in September-October 2012. About 823 tons of soil was removed. However, confirmation sampling collected at the walls of the excavation indicated that some residual soil contamination remains at the edge of the site. There were exceedances of PAHs adjacent to the asphalt road. Currently, we are having discussion with the State. It is possible that we will do a background study to determine if the cause of the contamination is due to anthropogenic conditions unrelated to site activities. Several samples would be collected across road for the north sliver. On the South Sliver, samples also were collected and analyzed after completing the excavation. Some exceedances of PCBs, PAHs, and lead were detected. There is a sampling plan in place to sample between other fence and road to better delineate the extent of contamination. The Navy also will collect some samples not related to site for background comparison. Amy then presented some photos of the excavation work. Clean fill was brought in to place into slivers after the excavation was performed. It was difficult to find soil that met the residential soil criteria. It was not available in Key West. The team worked closely with State folks while performing work on South Sliver. There are a lot of tourists that pass through the area. State said that issue with people coming in and out and excavation could be a problem. Therefore, a decision was made to work at night since less people were around. Water trucks were used to help with dust suppression. After site was backfilled and compacted, the site was seeded and Jute matting was installed to prevent runoff. The matting was stapled into the ground to keep it into place. The erosion control will remain in place until 70% growth is achieved. CH2MHill submitted the completion report to the Navy and is planning additional sampling across street, which is expected to be performed in August.

NAS KEY WEST RESTORATION ADVISORY BOARD

17 JULY 2013 MEETING SUMMARY

LOCATION: Florida Keys Eco-Discovery Center, Key West, FL

Q: Ray Blazevic. When I see all of this work, the area was used for 5 years. Fort Zachary was used for 20 years. Has anything been done there? There was far more concentrated stuff done there for more than 20 years.

A: Tracie Vaught. We have done soil sampling at Fort Zachary Taylor.

C: Ray Blazevic. Junk was kept there for 20 to 25 years

R: Ron Demes. We have looked into this. A high school student wrote to the President of the United States and to Hillary Clinton. The Navy looked further into the accusations of buried waste at the site.

Q: Richard Tallmadge. Will the Navy continue to own these slivers?

A: Ron Demes. Until we know longer need the property, the Navy will own them.

Q: Richard Tallmadge. That being said, are there any opportunities in the future if the Navy continues to own them, that they would consider integrating these slivers into the design of the park regarding land-scaping and other features?

A: Ron Demes. One consideration that was implemented was to construct an aesthetically pleasing fence at a cost of about \$200/ft. The Navy also will consider security concerns, which include violation of height on clear zone. Certain areas in the deed restrictions require a 50-foot-wide clearance zone. There also will be landscaping in the interior fencing if they do not create a security problem. However, there won't be trees or high vegetation on the Navy side of those security fences.

Annual Performance Monitoring Update, Stephen Rosansky, Battelle

Stephen Rosansky (Battelle) provided a status update on the seven Annual Performance Monitoring (APM) sites at NAS Key West including Installation Restoration sites (IR: 1, 7 and 8) and Solid Waste Management Units (SWMUs: 1, 2, 5 and 7). The IR sites are governed under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the SWMUs are governed under the Resource Conservation and Recovery Act (RCRA). CERCLA responses are typically associated with historic and legacy wastes generated at a site, whereas RCRA responses are common at active facilities generating hazardous waste. At NAS Key West the SWMUs are located on Boca Chica Key under the RCRA Part B Permit. The IR sites are former landfills located on Truman Annex (Key West) and Fleming Key. Steve discussed all of the media (i.e., groundwater, surface water and sediment) that are being monitored at each site. The Navy is in the process of optimizing the monitoring program. Many compounds have been added to the program that were not initially part of the site decision. Other compounds have never been detected, but continue to be monitored. The Navy has reviewed action levels applicable to the sites, and the NAS Key West Partnering Team has developed optimization strategies to potentially eliminate compounds from the analytical program. Steve showed examples of an optimization analysis for SWMU 2 and IR 1. The Draft 2012 APM Report will be submitted to the Navy for review soon. The 2013 APM sampling event will be performed in the fall of 2013.

Questions, Answers, and Comments:

Q: Mimi Stafford: I was wondering about the data gaps that you mentioned.

A: Stephen Rosansky: There are a number of reasons for data gaps. Various contractors collected the data over the last decade, on occasion samples were damaged during transit (e.g. bottles broke), and we have various quality assurance (QA) and quality control (QC) checks. Sometimes the data does not meet the minimum criteria of our QA/QC program.

Q: Mimi Stafford. Are the data available from the previous APM events?

A: Stephen Rosansky: Data are available in the Administrative Record. The 2012 APM Report has not been posted to the Administrative Record, but once it is available it will show trend data for media at each site.

NAS KEY WEST RESTORATION ADVISORY BOARD

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A: Tracie Vaught: Data evaluations will be carried forward as the optimization progresses.

Q: Mimi Stafford: What about SWMU 9?

A: Tracie Vaught: SWMU 9 is not part of the APM program

C: Stephen Rosansky. SWMU 9 is being monitored; however, it is not part of the APM program yet.

Q: Ron Demes: What is the timeframe for ER,N?

A: Brian Syme: ER,N is projected out 25 years for funding of long term monitoring (LTM) sites.

Potential Topics (9:05 p.m.)

Ron requested potential topics from the RAB and the community members. Items that will be discussed include the BRAC sites, the APM program, and the Munitions Response Program, which was not discussed today. Ron reiterated that a co-chair should be selected from the non-Navy side of the RAB. If there is interest, RAB members may be toured around the Navy facilities to see the sites and have further discussions.

Questions, Answers, and Comments:

Q: Mimi Stafford: What about the Geiger Key Hawk Missile Site?

A: Shauna Stotler-Hardy: Further investigations have been performed and the data is being evaluated.

C: Tracie Vaught: The Geiger Key Hawk Missile Site is being addressed under the IR program.

Q: Ray Blazevic: Have you ever tested the Key West Hawk Missile Site?

A: Ron Demes: Yes, and there are restrictions on the Federal Aviation Administration (FAA) portion of the site.

Meeting Adjournment

Ron Demes thanked everyone for coming to the meeting. The meeting was adjourned at 9:15 PM.