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MEETING MINUTES FROM RESTORATION ADVISORY BOARD MEETING DATED 9  
DECEMBER 1997 WITH TRANSMITTAL CNC CHARLESTON SC  
12/16/1997  
ENSAFE/ ALLEN AND HOSHALL



ENSAFE INC.

ENVIRONMENTAL AND MANAGEMENT CONSULTANTS

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5540 Centerview Dr. • Suite 205 • Raleigh, NC 27606 • Telephone 919-851-1886 • Facsimile 919-851-4043 • www.ensafe.com

December 16, 1997

Naval Base Charleston  
Caretaker Site Office  
Attn: Daryle Fontenot  
2155 Eagle Drive  
N. Charleston, SC 29418

Subject: Restoration Advisory Board Meeting Minutes (12/9/97)  
Community Relations Subcommittee Meeting Minutes (12/9/97)  
2/10/98 Meeting Announcement Flyer

(CLEAN Contract #N62467-89-D-0318 CTO# 2900)

Dear Mr. Fontenot:

Please find enclosed a copy of the December 9, 1997 Restoration Advisory Board meeting minutes with all referenced attachments. Also enclosed are the original sign-in sheets, the audio tape of the meeting, and a diskette version with the file saved in WordPerfect 5.1, 6.1, and Microsoft Word for Windows 6.0. The diskette has been scanned for viruses and none were detected.

Also included in this package is a copy of the Community Relations Subcommittee meeting minutes, the standard press release announcing the February 10 meeting (which will be distributed to the media the first week in February), and the 2/10/98 meeting announcement flyer.

If you have any questions regarding the enclosed material, feel free to call me at (919) 851-1886.

Sincerely,

EnSafe Inc.

By:

Diane Cutler

Enclosures

cc: Jim Beltz, NAVFAC- SouthDiv  
Todd Haverkost, E/A&H  
Contracts File

NAVAL BASE CHARLESTON  
RESTORATION ADVISORY BOARD (RAB)  
Minutes of 9 December 1997

LIVE OAK COMMUNITY CENTER, 2012 SUCCESS ST., N. CHARLESTON

1. Introduction of the RAB Members and Guests

Mr. Daryle Fontenot, Navy Co-chair, brought the meeting to order at 6:00 p.m. He began by welcoming everyone to the last RAB meeting of the year and extended special appreciation for those who could attend during this busy season. Mr. Fontenot reported that Wannetta Mallette, Community Co-chair is on maternity leave. Member and audience introductions were made.

2. RAB Members Attending

Mr. Oliver Addison	Mr. Don Harbert
Mr. Bobby Dearhart	Mr. Odell Price
Mr. Daryle Fontenot	LCDR Paul Rose
Ms. Gussie Greene	Mr. Dann Spariosu
Mr. Ralph Laney	

3. Guests Attending

Mr. Tony Hunt	NAVFAC, SouthDiv
Mr. Henry Shepard	NAVFAC, SouthDiv - CSO
Ms. Joan Hartley	SCDHEC
Mr. Paul M. Bergstrand	SCDHEC
Ms. Pam Bergstrand	SCDHEC
Mr. Johnny Tapia	SCDHEC
Mr. J. Michael Reubish	CEERD
Ms. Myrtle Barnett	Community member
Mr. Joe Johnson	Community member
Mr. Joseph M. Land Sr.	Galileo Quality Institute
Mr. Joseph Horry Jr.	Detachment
Ms. June Mirecki	College of Charleston
Mr. Larry Bowers	EnSafe Inc.
Ms. Diane Cutler	EnSafe Inc.

4. Administrative Remarks and Comments on Minutes

Mr. Fontenot asked for comments on minutes from the last meeting and for any other administrative remarks. Mr. Bobby Dearhart asked when the public notice and hearing for the permit can be expected. Mr. Johnny Tapia responded that the permit is still in review.

Mr. Ralph Laney asked when the current permit expires. Mr. Tony Hunt responded that the Navy has been operating under the expired permit under the direction of South Carolina Department of

Health and Environmental Control (DHEC) since July 1995. Ms. Joan Hartley of DHEC stated that if a new application is submitted prior to the expiration date of the permit, the existing permit remains effective until the new one is approved.

## 5. Subcommittee Reports

### *Community Relations Subcommittee*

Mr. Fontenot reported on the Community Relations Subcommittee. The subcommittee met prior to the RAB meeting with Mr. Fontenot, and Diane Cutler, the community relations resource person, in attendance. The next subcommittee meeting will be on February 10, 1998. Any RAB members with ideas about what activities the Community Relations Subcommittee should address or consider in 1998 should either plan on coming to the 2/10/98 meeting or provide comments/ideas/suggestions to Mr. Fontenot prior to the meeting. The meeting will be held on base in building NH-51 in the Caretaker Site Office conference room at 3:30. At the February meeting, the committee will try to decide the activities and schedule of community relations events for 1998.

Approximately mid-year the RAB switched to bi-monthly meetings, so there have been nine meetings in 1997. Next year only six meetings are planned.

## 6. Environmental Cleanup Progress Report

### *Status of Environmental Programs*

Mr. Fontenot gave a brief update on the Underground Storage Tank (UST) program. To date, over 100 of the 160 tanks that need to be addressed have been pulled out of the ground. The Navy is still in the midst of doing UST assessments for sites that were identified after the closure that needed further investigation and possible cleanup. That work is being conducted by the detachment.

Also, a survey has nearly been completed regarding asbestos and lead-based paint. Hopefully in the first part of the year the actual abatement can begin. Mr. Dearhart clarified that the assessment is on hold right now because the detachment is in the process of having to submit a rehabilitation certification. Until that gets approved, the state has sent a letter saying that they will not review any more of the assessment report or the plans. The paperwork for the rehabilitation certification should go out on December 10, 1997. Someone inquired if the state will continue to review closure reports. Mr. Dearhart said the state didn't mention it - closure reports don't really tie into rehabilitation.

### *Chicora Tank Farm*

Mr. Fontenot asked the community members if they are still smelling petroleum odors from the tank farm. Several months ago the Navy put a filter on tank O which is the one that has used oil in it. In October, nobody provided a response to the question about the odors. One gentleman from the audience said that while walking in that area he smelled a very offensive odor and that

there were feces on the sidewalk. Mr. Fontenot clarified that he was specifically asking about petroleum odors. The gentleman added that he thought the odor might be petroleum. Mr. Fontenot thanked him for his input.

On Monday the 15<sup>th</sup>, the Navy is hoping to start activities in preparation for the cleaning of five of the six Chicora tanks, which is the first step in the actual demolition. Hopefully, beginning the 5<sup>th</sup> or 6<sup>th</sup> of January, the actual cleaning operation of five of those tanks will commence. The detachment will be doing some of the preliminary work. The actual cleaning of the tanks will be conducted by an Air National Guard unit out of North Dakota that is being hired through the Defense Logistics Agency Defense Fuel Supply Center. The Navy is working with the detachment to try to get all the prep work done. Once the cleaning is complete, they can proceed with the next step - demolition of the tanks, which will include cleaning of the sixth tank as well as cleaning and abandoning the pipeline.

During the cleanup operation there is the possibility that petroleum odors may be released. Mr. Fontenot just wanted to inform everyone that once they start seeing activity at the tank farm, that means cleanup is beginning.

Mr. Fontenot turned the meeting over to Mr. Tony Hunt to provide the progress report on the RCRA Facility Investigation.

#### *RCRA Facility Investigation (RFI) Update*

Mr. Hunt, with Southern Division, gave the update for October and November. Under progress for October and November, there are several items where the Navy has received comments on reports and addendums. Mr. Hunt thanked the representatives from DHEC because they put in extraordinary effort over the last two months to provide the comments on those reports. In addition, the Zone E RFI report was submitted and was a very large report consisting of 15 volumes and weighing more than 90 pounds. The Zone E review will be quite extensive.

Field activity is still ongoing in Zone J which is the water bodies. The first phase is complete, and those sample results will be distributed to reviewers in the middle of December in the form of a technical memorandum. Discussions on the second phase of sampling is scheduled for the middle of January 1998. Regarding Zone L (sanitary sewers, storm sewers, and railroad systems) the initial round of sampling is complete. Two areas in particular were identified - one being a chlorinated solvent plume and the other, also chlorinated solvents, over by the dry-cleaner, which is an area that the Navy had already identified. Part of that investigation included dye tracer studies. What was being looked for was cross-connects between the sanitary sewer and the storm sewers because before 1972 the base discharged all its effluent to the Cooper River. That has supposedly been corrected and all sanitary wastes and industrial wastes are routed to the North Charleston sewer district. As a result of the dye tracer studies, the Navy has identified several cross-connects - four to date - and they will take action to plug those, or correct them.

Projected activity for December and January includes two more RFI reports (Zones K and F) that will be submitted. After those are submitted, there will only be two remaining zones that have not had RFI reports submitted, so the Navy is very nearly finished with that phase of the investigation.

The draft Zone H CMS Work Plan was discussed very briefly at the last RAB meeting and Mr. Ralph Laney was the only one who expressed any interest in reviewing it. Mr. Hunt asked if any other RAB members were interested in reviewing a copy. For any community members/audience members who are interested in looking at that document, a copy is available in the Dorchester Road Branch of the Charleston County Library.

Mr. Laney asked for clarification of the October meeting minutes regarding completion of the Zone H CMS by next summer. Mr. Hunt clarified that the study should be complete by sometime next summer. Mr. Laney recapped that the study will follow the Work Plan which was recently completed. Mr. Hunt said that was correct.

Mr. Mike Reubish asked to be updated on the status of the north end of the yard where the petroleum product near the Hess tanks was found. Mr. Hunt identified that area as Solid Waste Management Unit (SWMU) 39. The release that had been found in that area was a possible release from the Hess site. Hess has since verified that and has begun soil remediation in the area and has installed monitoring wells. Mr. Reubish recalled that split samples were taken to fingerprint the type of product found in the samples. Results were supposed to have been provided to Ann Ragan of DHEC and she was going to discuss them at a RAB meeting. Mr. Reubish asked if it is safe to assume that it was, in fact, Hess's fuel that was found. Mr. Hunt said that he believes that Hess acknowledged that the product was theirs because the subsequent action included installing wells and excavating soils. Hess even gained permission from the Navy to install a Hess well on Navy property so they could define the extent of the contamination.

Mr. Paul Bergstrand of DHEC added that he had the opportunity to look at some of the information regarding the Hess terminal, and they have apparently linked leaks to their loading rack. Mr. Hunt said that he intended to update the RAB on this issue once the Navy received the results of Hess's offsite work. Once that information becomes available, it will be presented to the RAB.

Mr. Reubish asked if anybody has touched base with the administration of the magnet school regarding the upcoming cleanup and demolition of the Chicora tanks. Mr. Fontenot responded that he has plans to address that issue with the administration on Thursday or Friday (December 11 or 12) and that he appreciated the question.

#### *Funding*

Mr. Fontenot was part of a group that went to Washington D.C. at the end of November and

briefed the Deputy Assistant Secretary of the Navy concerning the disposal strategy of Naval Base Charleston. The top 10 Naval facilities, according to cost for disposal, were selected and asked to brief the Secretary on what was going on and how they could help in speeding along the process. Charleston was one of the top 10 facilities based on the cost estimate to complete the process. Charleston was probably about seventh or eighth on the list with the majority of the other selected bases being on the west coast around the San Francisco area. Charleston's estimate is about \$100 million total costs, some of the other bases were \$300 to \$500 million.

The Charleston representatives put together information dealing with disposal of property, how the Redevelopment Authority was going to receive the property, and what was happening with environmental. The basic message that Charleston brought to Washington was that if things happen as they are currently scheduled, then the RDA should be ready to receive the property at the same time the property is environmentally ready to transfer. According to plans, the transfer of property could begin in early 1999. However, that will depend on the RDA submitting their economic development conveyance package application at the beginning of 1998. The process takes about a year to be approved, but once it's approved, the RDA should be ready to accept property. Regarding environmental requirements, if the Navy stays on track, they should be able to meet the early 1999 time frame. Washington wanted to know how they could help, and the Charleston representatives' response was that they can encourage the RDA to complete and submit their economic development conveyance package. The next thing they told Washington, regarding environmental funding, was "please don't touch our money". One of the staffers from the Navy wanted to know why they shouldn't take money away from Charleston and give it to another facility that doesn't have money but that already has a reuse mechanism in place and is ready to accept property. The answer to that question was that Charleston is making a lot of progress and it shouldn't be stopped. The other answer was "Do you know Strom Thurmond?" So, clearly, it is an extremely political issue.

If you look at the Navy's budget for BRAC for fiscal year 1999, there is a shortfall. There is more need than there is money - so someone will take a cut. Therefore, the RDA needs to work on their economic development conveyance package application, and the Navy needs to stay on track with the environmental work. Calendar year 1998 is extremely important environmentally as far as the disposal of Charleston Naval Base is concerned. There are a lot of activities planned, and the Cleanup Team is charged with making them happen so they can stay on track as far as getting rid of the property. The Navy's goal is to try to transfer the property to the community as soon as possible. The other part of that is to make sure nothing is overlooked on the environmental side, which shouldn't happen because the Navy has a good group working on the environmental part. The two big funding years for Charleston are this year and next year, however, there's always the possibility that the money could be cut.

Mr. Dearhart asked if the RDA was going to ask for the whole base in the economic development conveyance because at one time they said there is not a requirement for them to take the whole

base and if they didn't have a need for it or a use for it then they weren't going to ask for it. Mr. Fontenot answered that he didn't know if the RDA has excluded any parcels in their current business plan. LCDR Paul Rose answered that at one point there was some question whether they were going to divide up the base, however, their recent studies seem to show that they will probably take everything. However, there were questions about Chicora, the Annex, and one other area of the base. Chicora will be a public benefit conveyance with part of it going to the School Board, part going to the City of North Charleston, and possibly a third parcel going to the magnet school.

Mr. Dearhart asked if there is any possibility of transferring property prior to cleanup. Mr. Fontenot responded that at this time the RDA does not want property transferred prior to cleanup (which is called 334 deferral transfer). As things progress, however, it may become an option, but for now, the RDA just wants property after cleanup has been completed, just like it's stated in the regulations.

Mr. Dann Spariosu with EPA added that it can take years to clean up groundwater. However, it is not considered transferring dirty property if the groundwater remedy is installed, all the construction has been done, and it can be shown that the remedy is working by reducing contamination. At that stage the cleanup is considered to be operating successfully and Mr. Spariosu said he presumed that the RDA wouldn't have any problem with accepting the property in that situation. Mr. Fontenot agreed.

Someone asked what the criteria was for selecting the top 10 facilities. Mr. Fontenot answered that the criteria was the total cost to dispose of the property including environmental and caretaker costs. The Charleston team also brought up the detachment as a good news story. The entire brief was received very well by the Secretary.

Mr. Dearhart addressed the fact that when talking about Charleston there are politics involved. He asked if there is a concern that some of the budget will be cut in Charleston, and if there is a concern, is there something that the RAB or the community can do to stir up the politics to make sure the cut doesn't happen. Mr. Fontenot said that would be a good option if/when Charleston starts experiencing cuts. Mr. Laney asked how/when the RAB would know that cuts are pending. Mr. Fontenot responded that he will keep the RAB informed. He also added that the best way to avoid a cut is to commit the funds as early as possible in the fiscal year. If the funding is committed, it is very difficult for the government to take it back because that would mean de-obligating projects.

Mr. Reubish asked if the cleanup is being done as quickly as it should, or needs to be done. Mr. Fontenot said that the question is a difficult one to answer, however, the Navy is using the best information they have to schedule work and commit as many funds as they can. For example, just recently, the Navy discovered cross-connect problems with the sewer systems. As a result, new

activities not previously planned for have to be scheduled and funded. The Navy puts together its plans and obligates as quickly as they can, using the most up to date information they have. In short, the Navy is putting great effort into making sure that all the money assigned to Charleston gets spent at Charleston.

Mr. Laney asked if Charleston received what they expected for the current fiscal year, or if there was a shortfall. Mr. Fontenot answered that the budgeted amount was what they were expecting, the issue now is actually receiving the money.

#### 7. Remaining Questions and Comments

Mr. Fontenot pointed out that there is an aerial photograph of part of the base on the bulletin board over the sign-in table that members and guests may be interested in viewing. He said for those who remember what the coal yard used to look like before it was cleaned up, the photograph should be interesting because all the piles of coal are gone. Eventually, the whole base will be captured through aerial photography and Mr. Fontenot will bring those photos in when completed. He also added that the photograph shows a good view of Chicora tank farm.

No other questions or comments were brought up by members or guests.

Mr. Fontenot wished everyone a blessed holiday and said he will be looking forward to seeing everyone again on February 10.

**The next meeting will be held on Tuesday February 10, 1998 at 6:00 p.m at the Live Oak Community Center at 2012 Success Street in North Charleston.**

#### 8. Adjournment

##### Summary of Action Items

- Any RAB member with suggestions for community relations activities for 1998 is invited to attend the Community Relations Subcommittee meeting on 2/10/98 at 3:30 in the Caretaker Site Office conference room in Building NH-51, or may submit comments/input to Mr. Fontenot before 2/10/98.

#### Attachments to Minutes

- (1) Tuesday, December 9, 1997 RAB Meeting Agenda
- (2) RCRA Facility Investigation Progress Update - 12/9/97
- (3) RCRA Facility Investigation Progress Report for December 1997

Minutes recorded by: Diane Cutler, EnSafe Inc.

Minutes approved by: \_\_\_\_\_

Daryle Fontenot  
Navy Co-Chair

\_\_\_\_\_

Wannetta Mallette  
Community Co-Chair

Tuesday, December 9, 1997

Charleston Naval Complex

RESTORATION ADVISORY BOARD MEETING AGENDA

6:00PM Location: *Live Oak Community Center*  
*2012 Success Street, North Charleston, SC*

6:00PM RAB MEETING

- A. Introduction of the RAB Members and Guest
- B. Administrative remarks, comments on the minutes of the last meeting
- C. Subcommittee Reports
- D. Environmental Cleanup Progress Report [Cleanup Team]
  - Status of Environmental Programs
- E. Reuse Update [CNCRA]
- F. Remaining Questions and Comments from RAB Members and Visitors
- G. Agenda for next meeting (February 10, 1998)

RAB Members, Project Team, and interested citizens informally talk about what's going on after the meeting from 7:00 PM to 8:00PM.

Please mark your calendar. Our next meeting is **Tuesday, February 10, 1998, 6:00 PM at the Live Oak Community Center, 2012 Success Street, North Charleston, SC.** No RAB meeting in January. RAB meetings will be every other month until further notice.

# NAVAL BASE CHARLESTON RCRA FACILITY INVESTIGATION PROGRESS UPDATE

ZONES	CURRENT	PLANNED	CURRENT RFI	NEXT	OVERALL	OVERALL	NOTES
	RFI	COMPLETION			RFI	RFI	
PHASE	PHASE	DATE OF	PHASE	PHASE	COMPLETION	COMPLETION	
PHASE	PERCENTAGE	PERCENTAGE	PHASE	PHASE	DATE	PERCENTAGE	
A	RFI Report Revs	75	2/27/98	Revd Rpt Review	4/24/98	95	
B	<b>COMPLETE</b>			<b>COMPLETE</b>	1/8/97	100	No CMS or CMI required in Zone.
C	Revd Rpt Review	0	1/30/98	CMS	1/30/98	98	
D	<b>COMPLETE</b>			<b>COMPLETE</b>	8/18/97	100	No CMS or CMI required in Zone.
E	Report Review	0	2/10/98	CMS	2/10/98	75	
F	RFI Report Prep	95	12/19/97	Report Review	2/10/98	74	
G	RFI Report Prep	80	1/16/97	Report Review	4/14/98	70	
H	<b>COMPLETE</b>			<b>CMS</b>	8/28/97	100	Proceeding with CMS for the Zone.
I	RFI Report Revs	20	3/27/98	Revd Rpt Review	5/29/98	90	
J	Field Work	50	5/12/98	RFI Report Prep	12/15/98	30	
K	RFI Report Prep	99	12/12/97	Report Review	4/14/98	75	
L	Field Work	90	11/24/97	RFI Report Prep	6/12/98	40	
<b>All Zones</b>					<b>12/15/98</b>	<b>79</b>	

## LEGEND

Phase	Description
RFI	RCRA Facility Investigation
CMS	Corrective Measures Study
Work Plan Preparation [5%]	Work Plan being prepared by Navy Contractor
Work Plan Review [5%]	Regulators (DHEC & EPA) reviewing Work Plan
Field Work [40%]	Navy contractor performing field work as outlined in the Work Plan
RFI Report Preparation [25%]	Navy contractor preparing the RFI Report
Report Review [25%]	Regulators (DHEC & EPA) reviewing report
CMS Work Plan	CMS Work Plan being prepared by Navy Contractor
Revs	Revision
Revd	Revised

Revised 12/9/97  
chsrifu.xls

**Naval Base Charleston  
RCRA Facility Investigation (RFI)  
PROGRESS REPORT FOR DECEMBER 1997**

INVESTIGATIVE ZONES

- A. Warehousing and scrap metal yard
- B. Golf course and residential
- C. Office space and warehouse (NH-45, Navbase HQ)
- D. Parking lot, warehouses
- E. Shipyard
- F. Recreational areas and public works shops
- G. Fuel farm and transfer facility
- H. Southern end of the base excluding waterfront
- I. Southern end of the base including waterfront and dredge material area
- J. Waterbodies
- K. Non-contiguous areas
- L. Sewer systems and railroad system

PROGRESS FOR OCTOBER/NOVEMBER

- ◆ Received comments on Zone C RFI Report, prepared responses and resubmitted.
- ◆ Received comments on Zone I RFI Report.
- ◆ Received comments on Zone H RFI Report Addendum.
- ◆ Received comments on SWMU 1, 2 and 39 Addendum.
- ◆ Submitted Zone E RFI Report (15 Volumes)

CURRENT FIELD ACTIVITY

- ◆ Zone J - First phase complete, results to be distributed in the form of a technical memorandum 12/15/97. Discussion on second phase sampling scheduled for 1/12/98.
- ◆ Zone L - Initial round of sampling complete. Two areas in particular were identified as a concern. Several cross connects have been identified as a result of the dye tracer studies.

PROJECTED ACTIVITY FOR DECEMBER/JANUARY

- ◆ Submit Draft Zone F RFI Report.
- ◆ Submit Draft Zone K RFI Report.
- ◆ Submit Draft Zone H CMS Work Plan.

**Time:** 3:30 p.m. - 4:00 p.m.

**Attendees:** Daryle Fontenot, Diane Cutler

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**DISCUSSION ITEMS**

**Plan of Action for 1998** Daryle and Diane discussed the direction and effectiveness of the Community Relations Subcommittee. Attendance at meetings is often poor. Perhaps the goals of the subcommittee need to be clarified, or re-evaluated. In order to re-evaluate interest and determine a plan of action for the upcoming year, the first subcommittee meeting of 1998 will be billed as a planning session where ideas and activities are presented, discussed, and hopefully decided upon for action. Any RAB member wishing to attend this meeting is welcome. Anyone who has suggestions but can not make it to the meeting can provide input and ideas to Daryle prior to the meeting.

(Editors Note: Daryle announced at the 12/9/97 RAB meeting that the February Community Relations Subcommittee meeting will be open to any RAB member interested in attending and providing input regarding the direction of community relations for 1998.)

**NEXT MEETING**

**Subcommittee Meeting** The next Subcommittee meeting will be held on February 10, 1998 at 3:30 p.m. in building NH-51 in the Caretaker Site Office conference room.

\*\*\* Come ready to discuss ideas for promoting community relations regarding the Restoration Advisory Board activities.

February 10, 1998

Naval Base Charleston

# RAB Meeting

Restoration Advisory Board

**Date** .....Tuesday, February 10, 1998

**Time** .....6 p.m.

**Location**...Live Oak Community Center  
2012 Success Street  
North Charleston

The RAB is a forum where community members meet with representatives from the Navy, State and Federal environmental agencies, and other groups to discuss the environmental programs underway at Naval Base Charleston. **All meetings are open to the public and everyone is encouraged to attend.**

For More Information



Call Jim Beltz at the Public Affairs Office  
at Naval Facilities Engineering Command,  
Southern Division: (803) 820-5771.

February 10, 1998

Naval Base Charleston

# RAB Meeting

Restoration Advisory Board

**Date** .....Tuesday, February 10, 1998

**Time** .....6 p.m.

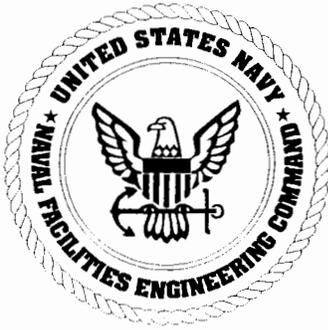
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For More Information



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Southern Division: (803) 820-5771.



## NAVY NEWS RELEASE

Public Affairs Office  
Naval Facilities Engineering Command, Southern Division  
P.O. Box 190010  
North Charleston, SC 29419

### *RAB Reports on Environmental Progress at Naval Base*

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*For Publication by Tuesday, February 10, 1998*

*For more information, contact:*

Jim Beltz (803) 820-5771

*North Charleston* – The Naval Base Charleston Restoration Advisory Board will hold their next meeting on Tuesday, February 10, 1998 at 6:00 p.m. at the Live Oak Community Center, 2012 Success Street, in North Charleston. Agenda topics will include a progress report on environmental activities and an update from the Naval Complex Redevelopment Authority. Navy staff and environmental specialists will be available after the meeting for informal discussion and to answer questions. The meeting is open to the public and everyone is encouraged to attend.

The RAB is a group of community members, Navy representatives, and federal, state, and local organizations and agencies that convene to discuss environmental cleanup progress and property reuse at Naval Base Charleston.

Meetings are held on the second Tuesday of every other month at 6:00 p.m.

For more information on the upcoming meeting, call Jim Beltz at the Public Affairs Office at Naval Facilities Engineering Command, Southern Division, (803) 820-5771.

###

RAB MEETING

~~14 October 1997~~ 9 DEC 97

Sign-in Sheet

Name Organization Phone

Diane Cutler	EnSafe	
HENRY SHEPARD	SOUTH DIV CSO	743-9985, X-14
Johnny Tapia	SCDHEC	896-4179
Joan Hartley	SCDHEC	896-4185
PAUL M. BERGSTRAND	SCDHEC	896-4016
PAM BERGSTRAND	SCDHEC	896-4236
TONY HUNT	SOUTH DIV	820-5525
J. Michael Revish	EDC	952-1768
LK BOWERS	ENSAFE	766-9556
Joe Johnson		745-0494
JUNE MIRECKI	Coll of CHAS.	953-8278
Myrtle Barnett	Community membe	566-0867
J. LANG	Galileo	352-463-3512
Joseph Harry Jr	Det	761-1480

Please Print

Tuesday, December 9, 1997

**Charleston Naval Complex**

**RESTORATION ADVISORY BOARD MEETING AGENDA**

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*2012 Success Street, North Charleston, SC*

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# Agenda

# Restoration Advisory Board Community Relations Subcommittee

11/17/09/97  
3:30 PM to 4:30 PM  
Building NE-51  
GSO Conference Room

### Attendees:

Louis Mintz, Arthur Pinckney, Wannetta Mallette Pratt, Fouche'na Sheppard, & Daryle Fontenot

### Agenda topics

- Fact Sheet #10 Distribution
- New Fact Sheet ideas
- Other items for discussion

### Resource persons:

Diane Cutler

Post-it* Fax Note	7671	Date	11/19/97	# of pages	1
To	Diane Cutler	From	DL Fontenot		
Co./Dept.	ENSAE	Co.	SOUTH DIV		
Phone #		Phone #			
Fax #	919 851 4043	Fax #	803 820-5563		

NAVAL BASE CHARLESTON  
RESTORATION ADVISORY BOARD (RAB)  
Minutes of 14 October 1997

LIVE OAK COMMUNITY CENTER, 2012 SUCCESS ST., N. CHARLESTON

1. Introduction of the RAB Members and Guests

Mr. Daryle Fontenot, Navy Co-Chair, brought the meeting to order. He announced that Bobby Dearhart and Bob Veronee called to inform the RAB that they are unable to attend tonight's meeting. He then introduced Ms. Vernell Simon who is sitting in for Wannetta Mallette-Pratt, Community Co-Chair. He also introduced Mr. Dann Spariosu, the new EPA representative replacing Mr. Jay Bassett. Member and guest introductions were made. Mr. Fontenot asked that any RAB member that will not be able to attend a meeting, please call to inform him in advance.

2. RAB Members Attending

Mr. Daryle Fontenot	Mr. Lou Mintz
Mr. Tom Fressilli	Mr. Arthur Pinckney
Mr. Wilburn Gilliard	Mr. Odell Price
Mr. Don Harbert	Ms. Ann Ragan
Ms. Jeri Johnson	LCDR Paul Rose
Ms. Vernell Simon	Mr. Dann Spariosu
for Ms.Mallette-Pratt	

3. Guests Attending

Mr. Tony Hunt	NAVFAC, SouthDiv
Mr. Henry Shepard	NAVFAC, SouthDiv - CSO
Mr. Gabriel Magwood	NAVFAC, SouthDiv
Mr. Paul M. Bergstrand	SCDHEC
Mr. Johnny Tapia	SCDHEC
Mr. J. Michael Reubish	CEERD
Ms. Evelyn McCullough	Community member
E. Washington	Community member
Mr. Oliver K. Berry	Community member
Ms. Michelle Loy	Community member
Mr. Benjamin Washington	Liberty Hill
Ms. Sandy Milliken	Community member
V.P. Simmon	Union Heights
Ms. Myrtle Barnett	Community member
Mr. Joe Byas	Dorchester Terrace
Ms. Elizabeth A. Turner	U.S. Department of State
Glenn Hill	U.S. Department of State
Mr. Joseph M. Land Sr.	Galileo Quality Institute

Essentially, the renewal says that the Navy is conducting corrective action at specific sites. It also references the Information Repository as a location for more information.

Last time, Mr. Hunt talked about sites where the Navy intended to begin corrective action, specifically SWMUs 166, 39, and 607. Those are sites where there is groundwater contaminated with chlorinated solvents. Discussions are still ongoing, so Mr. Hunt will provide an update on those sites at a later date.

The project team has come to agreement on interim measures for SWMU 2 and two other sites. Mr. Hunt showed an overhead of SWMU 2 and explained that the issues were lead dust or lead oxides that were released and are predominately in the surface soil. The interim measure will remove or stabilize the lead contaminated soil so it doesn't migrate further to storm sewers, inlets, or the Cooper River. Mr. Mintz asked how it would be corrected. Mr. Hunt answered that inorganics such as lead don't tend to migrate very far, and if they are in the upper foot of soil, excavating the soil and filling it back in is a good option. The soil could also be mixed in with cement to immobilize and remove it. The final decision will depend on the final volume of contaminated soil.

The overhead displayed lines that depicted lead concentrations. Certain areas had lead levels above 400 parts per million (ppm), which is a residential action level. If the areas with lead concentrations over 400 ppm were remediated, they would be acceptable for residential use. Mr. Mintz asked about the groundwater. Mr. Hunt responded that with the interim measure, the Navy will only address the soil. The primary concern is dust from the lead. The water in the area had lead at levels just slightly above the maximum contaminant level (MCL) and will be addressed in the Corrective Measures Study.

Mr. Mintz asked if any of the "off-site" companies are going to help with the cleanup. Mr. Hunt responded that the company associated with the petroleum contamination at SWMU 39 is currently engaged in discussions with the State, and will probably assist with the cleanup at that site. Mr. Mintz asked if the Navy would clean up contamination that moved from the Navy onto someone else's property and Mr. Hunt answered yes.

Mr. Arthur Pinckney asked how much land is associated with the lead contaminated site. Mr. Hunt said the area is about 200 by 300 feet, probably about 3/4 of an acre total and about a foot deep.

Moving on, SWMU 8 is an oil sludge pit that the Navy used in the 1940s and 1950s to deposit waste oil, allowing it to dewater. The pit was then covered up. It appears that many of the dissolved organics have migrated out of the pits and are moving toward Shipyard Creek. Excavation was conducted in area 1 and is in the process in area 2 in order to remove as much of

cleaners. Operational dry-cleaners invest into a fund to remediate old dry-cleaning sites. Those sites will be ranked with the worst ones being addressed first. Mr. Mintz asked if dry-cleaners dumped chemicals down their drains. Ms. Ragan responded that they shouldn't have, but dry-cleaning facilities were operational before environmental guidelines were established, so you just don't know.

#### *Chicora Tank Farm Update*

Mr. Fontenot brought up the issue of Chicora Tank Farm. The Navy had installed a filter on the vent of one of the tanks, and he wanted to know if this has met the community's request to eliminate the odor. Mr. Fontenot asked for comments from representatives who live in the Chicora neighborhood. Nobody responded. Mr. Fontenot asked that members and guests solicit input from residents of that area to see if the effort was successful.

The Navy is continuing to proceed with the partial demolition of the Chicora tanks. They are currently waiting on funding and on the formal request from the City of North Charleston regarding the public benefit conveyance. Mr. Fressilli added that he spoke with the Superintendent of Operations for the school district who said the full board did vote on September 22 and expressed interest in acreage at Chicora. The Superintendent said he had authority of the school board to begin negotiations with the Navy. Mr. Fressilli provide information to assist the Superintendent in producing a letter and which explained responsibilities. Mr. Fressilli further requested that the letter written by the school board be sent to both the RDA and the City of North Charleston.

Mr. Mintz asked how serious the school board was about the property. Mr. Fressilli answered that the school board's only conditions were that option 3 - partial demolition - was successful and issues on liability are adequately addressed.

Mr. Fontenot reiterated that once the money is received, the Navy will begin by testing the partial demolition of one tank to make sure it is feasible. That will hopefully begin in the near future, and the detachment will be performing the work.

A representative from the Union Heights Neighborhood Council was concerned about the public benefit conveyance process. She said Union Heights representatives had a petition signed and were informed that they could have the property which they would make into a recreation area. However, shortly thereafter, she read an article in the paper that the property will be given to the school board. Mr. Fontenot explained that the City of North Charleston did not wish to take the entire Chicora Tank Farm. Since the school board also wanted some of the property, both parties would share in the public benefit conveyance. The City will be using their section for a park and the school board will be using theirs for the military magnet school.

a license with the Army Corps of Engineers for building 1127 which is a storage facility almost directly across Hobson Avenue from the former engineering management building.

The next meeting of the RDA will be Tuesday October 21, 1997 at 12:30. Ms. Johnson added that she has an updated tenant summary that lists all of the current tenants and sub-tenants and their number of employees.

Mr. Mintz asked who benefits from the free trade zone designation. Ms. Johnson answered that any current or future tenant that imports parts will benefit. It is an incentive to attract industry to the base.

Mr. Pinckney asked about the appointment process for the RDA representatives. Ms. Johnson replied that she does not know how individuals were selected. She added that there are three members from North Charleston and one each from Dorchester, Berkely, and Charleston Counties and the Authority lets those entities conduct their own method of selection. However, the Governor makes the final choice.

A community member expressed his concern about the fire hazard uncut grass is causing around the Eternal Father of the Sea Chapel. He has brought this to the attention of the City of North Charleston but with no results. He would like to see the grass mowed so it no longer poses a fire hazard to the wooden chapel. LCDR Paul Rose responded that he and Ms. Johnson will see to it that it is taken care of.

Another community member commented on the potholes in the streets near the magnet school and weeds growing around Sterret Hall in the parking lot which doesn't look very nice. Ms. Johnson responded that that area has been licensed to North Charleston. Part of the requirements for the license requires that North Charleston maintain the property. This is not the first time the Authority has heard complaints from the community about the level of maintenance, and both the Navy and RDA have been unhappy with the level of maintenance. Complaints about this issue should be brought to the attention of the City of North Charleston.

#### 8. Remaining Questions and Comments

Mr. Fontenot addressed the issue of the community center hours being extended to 6 p.m.. He asked Ms. Myrtle Barnett, Director of the center, if this will create a conflict with the next meeting. Ms. Barnett said that the center can close early on the day of the meeting to accommodate the RAB.

Mr. Fontenot added that for anyone with internet access, the Charleston RAB is on the World Wide Web. The address is: [http://www.navy.mil/homepages/navfac\\_southdiv/](http://www.navy.mil/homepages/navfac_southdiv/). Go to **SouthDiv Organization Chart**, then go to **Environmental** - there is a link to RABs.

**Tuesday, October 14, 1997**

**Charleston Naval Complex**

**RESTORATION ADVISORY BOARD MEETING AGENDA**

**6:00 P.M.** Location: *Live Oak Community Center*  
*2012 Success Street, North Charleston, SC*

**6:00 P.M. RAB MEETING**

- A. Introduction of the RAB Members and Guests
- B. Administrative Remarks, comments on the minutes of the last meeting
- C. Subcommittee Reports
- D. Environmental Cleanup Progress Report - Cleanup Team
  - Status of Environmental Programs
- E. Reuse Update - CNCRA
- F. Remaining Questions and Comments from RAB Members and Visitors
- G. Agenda for next meeting

RAB Members, Project Team, and interested citizens informally talk about what's going on after the meeting from 7:00 p.m. to 8:00 p.m.

Please mark your calendar. Our next meeting is **Tuesday, December 9, 1997, 6:00 p.m. at the Live Oak Community Center, 2012 Success Street, North Charleston, SC.** No RAB meeting in November. RAB meetings will be every other month until further notice.

**Naval Base Charleston  
RCRA Facility Investigation (RFI)  
PROGRESS REPORT FOR OCTOBER 1997**

**INVESTIGATIVE ZONES**

- A. Warehousing and scrap metal yard
- B. Golf course and residential
- C. Office space and warehouse (NH-45, Navbase HQ)
- D. Parking lot, warehouses
- E. Shipyard
- F. Recreational areas and public works shops
- G. Fuel farm and transfer facility
- H. Southern end of the base excluding waterfront
- I. Southern end of the base including waterfront and dredge material area
- J. Waterbodies
- K. Non-contiguous areas
- L. Sewer systems and railroad system

**PROGRESS FOR AUGUST/SEPTEMBER**

- ◆ Submitted site specific risk assessments for SWMUs 1, 2, and 39.
- ◆ Conducted presubmittal review of Zone E (20 site groups).
- ◆ Zone H RFI Report was approved on 25 August 1997.
- ◆ Submitted the RCRA Part B permit renewal (HSPA only)

**PROJECTED ACTIVITY FOR OCTOBER/NOVEMBER**

- ◆ Continue field work in Zones J, K (SWMU 166) and L.
- ◆ Begin interim measures at SWMUs 2, 8 and 17.
- ◆ Review and resolve comments on Zone H CMS Work Plan.

# NAVAL BASE CHARLESTON RCRA FACILITY INVESTIGATION PROGRESS UPDATE

	CURRENT	PLANNED			OVERALL	OVERALL	
	RFI	COMPLETION			RFI	RFI	
	CURRENT	PHASE	DATE OF		RFI	RFI	
	RFI	COMPLETION	CURRENT RFI	NEXT	COMPLETION	COMPLETION	
ZONES	PHASE	PERCENTAGE	PHASE	PHASE	DATE	PERCENTAGE	NOTES
A	RFI Report Revs	85	8/15/97	Revd Rpt Review	9/9/97	90	
B	<b>COMPLETE</b>			<b>COMPLETE</b>	1/8/97	100	No CMS or CMI required in Zone.
C	RFI Report Revs	95	10/14/97	Revd Rpt Review	11/12/97	98	
D	<b>COMPLETE</b>	100		<b>COMPLETE</b>	8/18/97	100	No CMS or CMI required in Zone.
E	RFI Report Prep	75	11/12/97	Report Review	2/10/98	70	
F	RFI Report Prep	85	11/12/97	Report Review	2/10/98	72	
G	RFI Report Prep	75	12/16/97	Report Review	4/14/98	69	
H	<b>COMPLETE</b>	100	9/9/97	<b>CMS</b>	8/28/97	100	Proceeding with CMS for the Zone.
I	Report Review	75	8/21/97	CMS Work Plan	10/14/97	85	
J	Field Work	60	10/28/97	RFI Report Prep	5/12/98	40	
K	RFI Report Prep	50	12/9/97	Report Review	4/14/98	63	
L	Field Work	60	11/24/97	RFI Report Prep	6/12/98	40	
<b>All Zones</b>					<b>6/12/98</b>	<b>77</b>	

LEGEND	
Phase	Description
RFI	RCRA Facility Investigation
CMS	Corrective Measures Study
Work Plan Preparation [5%]	Work Plan being prepared by Navy Contractor
Work Plan Review [5%]	Regulators (DHEC & EPA) reviewing Work Plan
Field Work [40%]	Navy contractor performing field work as outlined in the Work Plan
RFI Report Preparation [25%]	Navy contractor preparing the RFI Report
Report Review [25%]	Regulators (DHEC & EPA) reviewing report
CMS Work Plan	CMS Work Plan being prepared by Navy Contractor
Revs	Revision
Revd	Revised

Revised 10/14/97  
chsrifu.xls

----- CURRENT FACILITIES/EMPLOYMENT -----

----- ULTIMATE FACILITIES/EMPLOYMENT -----

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
COMPOSITE PRODUCTS COMPANY, INC.	0	0	0	1	17,172	12	0
DEPT OF HEALTH & ENV. CONTROL (B/400)	0	0	0	1	32,364	54	0
DISABILITIES BOARD OF CHARLESTON CO.	0	0	0	3	8,125	24	0
FLORENCE CRITTENTON	0	0	0	4	8,299	1	0
FOX ASSOCIATES, INC.	0	0	0	1	4,040	5	0
LOWCOUNTRY AIDS SERVICES	0	0	0	2	5,642	0	0
LOWCOUNTRY FOOD BANK	0	0	0	1	36,764	0	0
M. ROSENBLATT & SON, INC.	0	0	0	1	2,880	8	2
MENTAL HEALTH ASSOC OF THE LOWCOUNTRY	0	0	1	2	29,107	18	0
100 BLACK MEN OF CHARLESTON, INC.	0	0	0	2	4,057	0	0
SOUTH CAROLINA ELECTRIC & GAS	0	0	0	6	30,830	25	0
SC FEDERAL CREDIT UNION	0	0	0	2	16,180	12	0
SPRINGS ALTERATION & DRY CLEANING SERV.	0	0	0	1	1,089	1	1
U.S. POSTAL SERVICE (SHARE B/400)	0	0	0	0	17,782	180	0
WILSON & GREEN CUSTOM BUILDERS	0	0	0	1	3,390	5	0
<b>SUBTOTAL</b>	<b>5</b>	<b>13</b>	<b>30</b>	<b>161</b>	<b>2,732,008</b>	<b>1,711</b>	<b>309</b>

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES
	0	0	1	6	22,092	30
	0	0	0	1	32,364	104
	0	0	0	3	8,125	24
	0	0	0	4	8,299	1
	0	0	0	1	4,040	15
	0	0	0	2	5,642	0
	0	0	0	1	36,764	8
	0	0	0	1	2,880	25
	0	0	1	2	29,107	35
	0	0	0	3	4,321	1
	0	0	0	0	0	0
	0	0	0	2	16,180	12
	0	0	0	1	1,089	7
	0	0	0	0	17,782	400
	0	0	0	2	15,834	10
<b>SUBTOTAL</b>	<b>5</b>	<b>17</b>	<b>62</b>	<b>217</b>	<b>3,058,617</b>	<b>6,421</b>

**UNDER NEGOTIATION**

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES	EX-BASE WORKERS
CAROLINA MARINE HANDLING *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COLLEGE OF CHARLESTON *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DEPARTMENT OF VETERANS AFFAIRS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DRESSED FOR SUCCESS *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOTLINE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NEAL BROTHERS *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTH CHARLESTON *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SANI-MOBILE ENVIRONMENT, LLC. *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SOUTH CAROLINA ARMY NATIONAL GUARD *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SUMMERVILLE PERSONNEL & SEC SERV, INC *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRANS-HOLD, INC. *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	DRY DOCKS	PIERS	NON-BLDGS	BUILDINGS	BUILDING SQ. FT.	EMPLOYEES
	0	0	0	3	72,448	25
	0	0	0	1	14,117	20
	0	0	0	4	11,945	13
	0	0	0	1	1,656	0
	0	0	0	1	4,128	6
	0	0	0	7	195,567	21
	0	3	10	30	183,759	34
	0	0	0	1	8,000	40
	0	0	0	4	24,645	7
	0	0	0	1	864	100
	0	0	0	0	0	3
<b>SUBTOTAL</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>53</b>	<b>517,129</b>	<b>269</b>

\* Note: These prospective tenants currently occupy facilities through Navy Licenses

12/9/97

# RAB Member Sign-in Sheet

Ralph L. Fortner  
Gussie Greene

Ralph L. Lundy  
Dann Sparrow  
LCDR Paul Rose

Bobby Deane  
Officer W. Addison

Bill L. Smith

Don HARBERT