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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 17 JUNE 1998 NTC  
ORLANDO FL  
6/17/1998  
NAVFAC SOUTHERN

**ORLANDO PARTNERING TEAM  
MEETING MINUTES  
Atlanta, GA  
June 17-18, 1998**

Team Leader- Bob Cohose  
Recorder - Wayne Hansel

Gate Keeper/Timekeeper - Steve McCoy  
Facilitator- Dennie Forte

***ATTENDEES:***

OPT MEMBERS:

Rick Allen  
Bob Cohose  
Wayne Hansel  
Steve McCoy  
John Mitchell  
Nancy Rodriguez  
Gary Whipple

SUPPORT MEMBERS:

Nick Ugolini (SDIV)  
Barbara Nwokike (SDIV)  
Dennie Forte (Galileo)

GUESTS:

Ted Simon - EPA  
Dave Jenkins - EPA  
Jim Crane - FDEP  
Tim Bahr - FDEP  
Matt Shoesmith TT-NUS

***ATTACHMENTS DISCUSSED AT THE MEETING***

1. TT-NUS PRE Main Base Golf Course arsenic data
2. UST Update & Status
3. IR Update & Status
4. Study Area 2 Final Draft Site Screening Report
5. IDW data
6. Training Handout
7. Building 1104 Workplan
8. Study Area 30 Final Report
9. Study Area 27 Final Report

***ACTION ITEMS***

June 17-18

John M.

Held over from June 17-18 meeting

Track down copies of Leases and Subleases sent to FDEP.

John  
M./Nancy R.

Send letters from FDEP and EPA to the City of Orlando if the regulators have not received the movie company Subleases from the City.

Gary W.

Discuss with the Florida National Air Guard if they have a preference on how drain will be plugged at SA 23.

July 21-23

Due by July 21-23 meeting

Gary W.

7171 Follow-up on with Army about remediation of site.

Gary W.

Check with county about tank bug site

John M.

Provide closure requirements to Nick and Wayne

Steve M.

Evaluate the Developer's Concept Plan for impacts on Study Areas and Operable Units

Rick A.

SA2 - Fax John Risk results. HLA install 1 deep and 1 intermediate in area with highest PCE concentrations and sample all wells.

Rick A.

Look at residential action levels if dirt is to be dumped on the surface.

Gary W. 1104 check where drums were stored  
ALL Update Metrics  
Gary W. Check on tanks at 2010

## **June 17**

### **CHECK-IN**

Bob Cohose opened the meeting on time with all OPT and support members listed above in attendance. The team reviewed the meeting ground rules. Bob reviewed the May meeting notes Action Items. Action Items still open (1) FDEP still did not have copy of sublease from City. (2) John and Nancy write letter about leases. (3) Gary check with Army Air National Guard about SA 23. (4)

The routine check-in proceeded around the table. Ice Breaking to speak spontaneously was Fun Thanks Steve.

### ***Tier II***

John Kaiser our new Tier II link gave up-date

- Land use restriction -MOU in works- Instruction from CNET has been encouraged and may be done.
- Executive Summary Book- What's its purpose? To advertise and promote partnering, not share lessons learned.
- SOUTHDIV transition of contractors both RAC and CLEAN is ongoing.
- Tier II getting input from Tier I - Linda Martin and Gena Townson attended Tier II meeting and gave short presentation on the status at Whiting Field. Tier I will attend when it makes sense and can stay and observe.
- Metrics- are being reviewed and Tier II may make some recommendation on some standard ones.

Jim Crane from FDEP added that there are three basic types of metrics:

1. Team Improvements
2. Cleanup progress
3. Partnering adds value

### **MAIN BASE GOLF COURSE (PRE attachment 1)**

Wayne Hansel gave a brief update of Golf Course status. At FDEPs request, the Navy had TT-NUS sample the surface soil for Arsenic to evaluate whether it is suitable to transfer for redevelopment to Residential/Parks as specified in the Cities Redevelopment Plan. Matt Shoesmith gave the results of the PRE completed by TT-NUS and Ted Simon gave a little history and EPA's view of the Arsenic concentrations. Results showed that risk is within EPA acceptable limits but exceeds FDEPs for single family residential. A long discussion ensued, about 5 hours,

The criteria considered to be most important were no restrictions, low cost and acceptable risk.

Many options were discussed including:

- Agree to disagree
- The Navy exclude and do cleanup before the property is transferred
- The City/Developer do cleanup after transfer
- Restrict use to recreational

**Decision:** The property will be suitable for transfer once the following remedial actions have been completed:

- Removal and disposal of the top 18 inches of soil from all greens and tee

boxes, which can be used as subgrade in road areas only or disposed in accordance with State and Federal requirements. If this soil is used as road subgrade, should road widening or redevelopment occur the subgrade soil must be managed such that the soil remains as road subgrade or disposed in accordance with State and Federal requirements.

- The remaining areas with contaminated soil must be mixed/blended to reduce arsenic concentrations for the intended reuse. As a further protective measure **in residential areas**, sod **or other appropriate cover** must be placed over all mixed/blended soil not covered with permanent structures.

**Decision:** A two option decision was made by the OPT

Option 1. Exclude the Golf Course from the Transfer until the Arsenic remediation is completed.

Option 2. Transfer to City as Dark Green and allow the City/Developer to complete the remediation before redevelopment.

### ***UST, IR UPDATE and Status*** (See Attachment 2 & 3)

UST's Rick Allen gave update, see attachment 2. Nick has put in scope out to do the final tank removals.

**Action Item: GW** 7171 Follow-up on with Army about remediation of site.

**Action Item: GW** Check with county about tank bug site.

**Action Item: JM** Provide Nick and Wayne copies the new closure requirements.

**Action Item: GW** Check on tanks at 2010

### ***Transfer:***

Wayne gave update of transfer. Transfer is still scheduled for July 23 and addendums to FOSTs and EBSTs will need to be completed. We discussed our interface with the Developer.

**Action Item SM:** Evaluate the Developer's Concept Plan for impacts on Study Areas and Operable Units

## **June 17**

### ***STUDY AREA 2***

We discussed the Final Draft Report for SA2 which was sent out in May. The team decided to install additional wells and start sampling to determine trends. Dave Jenkins, USEPA Region 4, a hydrogeologist for EPA participated in the discussion and HLA's response to Comments, Attachment 4. SA2 will and OU2 will be the first site that TT-NUS puts on GIS. Use the EPA Region 4 Natural Attenuation protocol not AFCEE. This will make it easier for EPA review.

**Decision:** Install one deep and one intermediate in the area of highest concentrations. Also take a complete round of samples. These wells and samples are needed to monitor for natural attenuation trends.

### ***IDW***

Data was passed out.

**Action Item:RA** Look at residential action levels if dirt is to be dumped on the surface.

## **TRAINING**

Dennie provided a training session covering the topic of -----. We also completed a Team Facilitation Assessment questionnaire.

## **OU4**

Work is ongoing. Repairs have been made and different flow rates and result are being assessed.

## **ACTION ITEM**

All Update Metrics

## **BUILDING 1104 (SA55)**

IR: Rick Allen gave update, see attachment. Rick handed out a work plan to sample in and around Building 1104, See Attachment 4, because it was used to store transformers and other hazardous materials.

**Decision:** Make Building 1104 SA55 and take 2 swipes samples inside and outside the building at stained areas if any.

**Action Item: GW** Check where drums were stored

## **STUDY AREA 30 STUDY AREA 27**

The team reviewed to Final Site Screening Reports for SA 3 and 30. The reports were not signed and approved because:

SA30 Explain PAH and change to Light Green.

SA27 Make Light Green not white.

## **CRITIQUE/CLOSE-OUT**

### POSITIVES (+)

- Main Base Golf Course use tools to make decision
- Room and location good
- Completed Agenda
- Good Tier II representation - Just enough linkage
- Good EPA guests
- Table Topics ice breaker
- MARTA
- Food

### DELTAS (^)

- Side conversations
- RPM left early
- Upper Mgm't Interference
- No Risks taken Main Base Golf Course

## **ORLANDO PARTNERING TEAM DRAFT MEETING AGENDA**

**June 17-18, 1998**

**Atlanta, GA**

Team Leader:	Wayne Hansel	<u>Support:</u>	<u>Expected Guests:</u>
Recorder:	Steve McCoy	Barbara Nwokike (SDIV)	Ted Simmon
Gate/Timekeeper:	John Mitchell	Nick Ugolini (SDIV)	
Facilitator:	Dennie Forte		
Tier II Link:	John Kaiser		

<u>Time:</u>	<u>Subject:</u>	<u>Objective:</u>	<u>Lead:</u>
<b>21 July</b>			
1330	Check-In	Administration	WH
1415	Action Item Review		WH
1430	IR/UST/Transfer/Tier II Update	The News	WH
1545	Break		JK
1600	Developers impact on SAs and OUs	Assessment Results	SM/WH
1700	Main Base Golf Course	Update	WH
1730	EOD		

**22 July**

0815	IB	FUN	WH
0900	SA 17, 23, 35, 36, 37, 39, 40, 54, (26) OU 2	Update/Decisions	RA/WH
1040	Break		SM/WH
1050	RAB PREP	Presentation prep	Team
1200	Lunch	EAT	Team
1300	Training	Update	RA
1400	OU4 RI Update	Update/Decision	RA
1500	Break		
1510	OU4 Pilot Test/ IRA	Decision	RA/BC
1600	OU 3 Remedial Technologies	Review	RA
1700	Action Item Review		WH
1715	EOD		
<b>1900</b>	RAB meeting		

**23 July**

0815	Metrics/ Success Stories	Info-Share/Update	WH
0930	IDW Disposal	Decision.	RA/DW
0945	Break		
1000	City Brief	Brief	WH
1100	Check OUT	Administration	WH
1200	Go Home		