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RESTORATION ADVISORY BOARD PLANNING MEETING MINUTES 2 AUGUST 1994 NTC
ORLANDO FL
8/2/1994
VERBATIM TRANSCRIPTS, INC

NAVAL TRAINING CENTER
RESTORATION ADVISORY BOARD

Orlando, Florida

August 2, 1994

7:00 p.m.

ORGANIZATIONAL MEETING

Verbatim Transcripts, Inc.

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Orlando, Florida 32856
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ORIGINAL

PROCEEDINGS

1
2 (Whereupon, Capt. T.S. Lagomarsino gave opening
3 remarks concerning the foregoing which were not reported
4 by the Reporter, after which the proceedings were as
5 follows:)

6 **LT. COMMANDER BALLINGER:** Good evening. And I'm
7 really excited to see all of you here tonight, and I
8 want to thank you for the time you took in filling out
9 the applications and in taking time out from your busy
10 schedules to come here this evening.

11 This is the second meeting we've had to set up an
12 organization called the Restoration Advisory Board.
13 Some of you, Mr. Murray back there, were at our April
14 20th meeting, which we didn't expect -- or we didn't get
15 as much applications as we thought, and we didn't have
16 a big enough pool to draw from to establish a group that
17 would reflect the diverse interest of the community
18 surrounding NTC. So, this time we sent out applications
19 and targeted every house and business within one-half
20 mile radius of the NTC Main Base and the Herndon
21 Annex -- excuse me, the Area C Annex, and this time we
22 have about 150 responses. I'm really impressed with the
23 interest in our Restoration Advisory Board.

24 This time, we also included a selection criteria
25 matrix where we could find out more information about

1 you, but we also wanted to find out what the community
2 felt was important qualifications that a potential
3 member should have to sit on the Board, and that's
4 because we want to find out and we want the people that
5 you want to sit on the Board there. So, towards the end
6 of the evening, I will present the results of that
7 survey.

8 Next please. So, tonight, I'm going to talk a
9 little bit about Base Realignment and Closure; I'm going
10 to talk about fast-track cleanup and how the Restoration
11 Advisory Board is a part of that; I'm going to talk
12 about what the Restoration Advisory Board will do.
13 Then, at the poster stations behind, we have the results
14 from our draft Environmental Baseline Survey that we can
15 discuss later on. Then, Capt. Lagomarsino will give
16 closing remarks, and then we'll have a question and
17 answer portion. I'd like you to please defer your
18 questions to the question and answer period so that we
19 can get through this material quickly.

20 Base Closure is a necessary although sometimes
21 painful process of reposturing our defense forces to
22 meet the new direction of our structure. We can't
23 justify maintaining a defense structure that we have and
24 that existed in the late 1980's, so, there were three
25 rounds of Base Closure decisions, and NTC Orlando was

1 selected for closure in the third. There will be one
2 more phase, BRAC '95, and that'll be the end of it for
3 now. NTC Orlando is now in the process of transferring
4 the property for economic reuse by the civilian
5 community.

6 Base Closure is not new to the Government. We've
7 been closing bases in the '50's, '60's and '70's, but we
8 have lessons to learn. We were stymied before by not
9 working in concert with the regulatory agencies and, so,
10 fast-track cleanup is part of President Clinton's
11 Community Reinvestment Program.

12 So, how are we doing fast-track cleanup here at NTC
13 Orlando? The two points I'd like to hit on are the
14 formation of a BRAC Cleanup Team and the formation of
15 the Restoration Advisory Board. Next slide, please.

16 The concept of a BRAC Cleanup Team brings together
17 the regulatory agencies, plus the Department of Defense
18 together and the base transition officer together so
19 that we can work to find out what steps must be taken to
20 clean up the base.

21 So, we have from EPA Region IV, Mr. Craig Brown.
22 Craig, would you stand please?

23 **MR. BROWN:** Evening, Ladies and Gentlemen.

24 **LT. COMMANDER BALLINGER:** From the State of
25 Florida, we have David Clowes and Mr. Eric Nuzie.

1 Eric, would you like to come up and say a few
2 words, please?

3 **MR. NUZIE:** Good evening. Thank you. I'm the
4 federal facilities coordinator for the Florida Depart-
5 ment of Environmental Protection. I just want to take
6 a few brief seconds just to explain our role.

7 Our agency has two primary roles in the involvement
8 with NTC Orlando. The first role is going to be with
9 permitting and compliance issues, and those issues are
10 going to be handled primarily out of our district office
11 here in Orlando, and to introduce Mr. Bill Boswick (ph)
12 sitting in the back there. Hopefully, we won't have too
13 much involvement with the district, because that means
14 things aren't going well. But Bill is here to also
15 assist.

16 Our main concern or involvement is going to be with
17 the oversight and the cleanup of the contaminated sites,
18 although our primary concern is to identify and clean up
19 these sites. We also are committed to try to expedite
20 the economic recovery of this area.

21 The second part that we have, our remedial project
22 manager is Mr. David Clowes, and I wanted David just to
23 talk a little bit. Both David and I are located out of
24 Tallahassee. All cleanup issues will be handled by
25 David, and any questions or concerns that you have

1 tonight and throughout the cleanup of NTC Orlando should
2 go to David.

3 Thank you.

4 **MR. CLOWES:** I just want to say a few words. As
5 you can see from the slide, I'm the State of Florida rep
6 for the BCT, and with Mr. Bill Boswick, I'll be sitting
7 on the RAB.

8 Basically, I have two roles: administrative, being
9 on the BCT and the RAB, and also technical. I'll be
10 reviewing all the technical documents associated with
11 the cleanup. That's it.

12 **LT. COMMANDER BALLINGER:** And the third part of
13 this triad, of course, is the agency itself, the Depart-
14 ment of Defense. And we have from our technical experts
15 up in Charleston, South Carolina, Mr. Wayne Hansel,
16 right there (indicating). Capt. Smith, who's not here
17 tonight, he's the base transition officer; me, and then
18 Phil Georgariou is with the consultant AVV Environmental
19 Services under contract through the Navy contract in
20 Charleston.

21 I'm trying not to use acronyms here, and I -- next
22 slide, please.

23 The purpose of the RAB is to act as a two-way means
24 of communication. We're required by law to inform the
25 public when we're cleaning up sites, but we found

1 through experience that we're not involving them soon
2 enough. And, so, we want people right at the get-go to
3 know what we're doing and how we're getting there, and
4 we want their involvement now.

5 The RAB -- next slide, please. What you'll do is
6 you'll have access to public documents, such as you find
7 on the back table there, and you'll act as a repre-
8 sentative of your constituents, whatever group you're
9 representing. And you'll take this information to them,
10 and you'll discuss what's going on at NTC Orlando, and
11 you'll bring back to our meetings their input, your
12 input. Next slide, please.

13 What the RAB doesn't do, it does not make final
14 decisions on environmental cleanup activities. That's
15 up for the BRAC Cleanup Team to decide what the cleanup
16 standards are going to be and what methodologies will be
17 used. Nor will it take the place of existing community
18 outreach programs. We're required to maintain a reposi-
19 tory of information. We will still have that repository
20 of information. We will still make mailouts and mail-
21 ings and public notification of what we're doing, but
22 we're trying to get public communication and input
23 first. Next slide, please.

24 So, if you imagine the Restoration Advisory Board
25 as a dinner table with a bunch of people coming, you'll

1 see that we have the NTC Reuse Commission Representa-
2 tive, that's from the reuse authority; we have the BRAC
3 Environmental Coordinator, that's Mr. Wayne Hansel; we
4 have a spot for the regulators; and, then, all the other
5 spots, the darken ones are for community members, and
6 that's the spots we're trying to fill tonight. You'll
7 see also next to the DOD Co-Chair there's a Community
8 Co-Chair. The community members, once you're selected,
9 will themselves select the Community Co-Chair.

10 What do you need to be to be a member of the RAB?
11 Well, you need to be willing to come here consistently
12 and work together with us to help clean up NTC Orlando.
13 In the beginning, that might be one or two meetings a
14 month as a we go through training, and you're oriented
15 to the alphabet soup of environmental restoration here.
16 You need to be a member of a potentially-effected group,
17 and you need to be willing to work as a volunteer. It's
18 a non-compensatory position.

19 Now, who's doing the selection of the RAB? It's
20 the BRAC Cleanup Team in concert with the Reuse Commis-
21 sion Representative; he's on the Environmental Subcom-
22 mittee of the Mayor's Reuse Commission. We're going to
23 select ten community members and five alternates, and we
24 want to maintain a quorum of at least ten so that we
25 know that there are enough people to go out in the

1 community and bring back the responses.

2 Later on this month, we're meeting to make a
3 selection and -- make a recommendation, rather, to the
4 Commander, and he will make a selection and determi-
5 nation.

6 As I said, the orientation of the training will
7 consist of learning all the alphabet soup, the acronyms,
8 what goes on in the cleanup process, your function and
9 roles and responsibilities; for instance, what is the
10 community co-chair supposed to do. You're going to get
11 a tour of the facility, and we want you to go out there
12 and walk the sites, walk the golf course, walk every
13 place you need to look at, so that you know what we're
14 talking about. And, then, we're going to discuss your
15 role as a community liaison and how you can go out in
16 the community and bring back the information.

17 Applications were due July 30th, but we're
18 accepting them through this evening, so, if you didn't
19 fill out your application, you have an opportunity to do
20 so. I'm going to present to you the results of the
21 selection criteria matrix this evening.

22 The selection committee which, again, consists of
23 the BRAC Cleanup Team, plus the representative from the
24 Reuse Commission, we're meeting on August 16th to go
25 through all 160 applications. We're going to give Capt.

1 Lagomarsino a short list on the 19th, and we'll announce
2 the membership September 2nd, and then we'd like to have
3 the first training meeting conducted as soon as possible
4 after September 2nd, but that'll be up to the community
5 members to decide how soon that'll be.

6 Okay. Here we have the results of the selection
7 criteria matrix. 29 percent of the respondents felt
8 that living within one to two miles of Orlando was
9 important. The next is belonging to an environmental
10 organization such as the Sierra Club or the Audubon
11 Society, and the third is employed environmental
12 services. We're going to use this as a waiting factor
13 when we review all those applications later on this
14 month.

15 So, how can you help? You can participate. Even
16 if you're not selected for membership on the RAB, they
17 are public meetings, and we invite you to come out
18 because, believe me, these people are going to have a
19 job going out in the community and explaining what's
20 happening here.

21 So, without further ado, I'd like to hand it back
22 to Capt. Lagomarsino for any -- for his closing remarks.

23 **CAPT. LAGOMARSINO:** As you can see, those people
24 that we invite to serve as members are going to be very,
25 very busy, because I can tell you that, as a pilot, I

1 was just a little bit flabbergasted when I got into the
2 environmental business about four or five years ago when
3 I had commanded the weapons range down in Puerto Rico,
4 and all of a sudden it wasn't flying airplanes off of
5 Cairo (ph) or anywhere else that you can fly them, and
6 doing an operational job. I had to be very conscious of
7 compliance as I do here with environmental regulations,
8 with insuring that we do things correctly, that we don't
9 pollute the environment. And, that is, when you get
10 into it, a very, very technical field. For example, I
11 can remember growing up as a youngster on a farm, and we
12 didn't worry if we spilled a half a gallon of gas
13 filling up the tractor, but I can tell you that under
14 regulation today if we spilled a pint of gasoline on the
15 base, the first call is to the Florida Department of
16 Environmental Protection and telling them what we
17 spilled, how much we spilled, what we did to clean it
18 up. All these pictures you see back here (indicating)
19 where there is a color that requires either further
20 investigation or requires cleanup relate to something
21 being spilled at one time or another; in most cases,
22 petroleum products. But if that petroleum product is
23 still present in the ground, for example, and so on --
24 for example, all of us go to the gas station to fill up
25 our cars; don't we? Well, it is quite interesting to

1 talk now about double-layered tanks with sensing devices
2 that will sense any seepage or anything else that is
3 involved and so on. So, like a lot of other places, we
4 have tanks that meet what are called regulated tanks and
5 unregulated tanks on the base. A regulated tank has to
6 meet a certain quantity criteria and so on, and then has
7 to meet all of the safety devices. However, the
8 standard 50-gallon tank that you would have behind a
9 quarters, for example, or something does not, for
10 heating oil. Now, all those areas have to be
11 investigated to make sure that there is no contamination
12 of the soil. That tank may have been there in most
13 cases, probably, since 1945, in the center portion of
14 the base and so on.

15 So, those are the types of things we have to deal
16 with. But the individuals who volunteer and who are
17 selected will have to get, like I did, fairly cognizant
18 of the technical terms to understand the cleanup process
19 and what has to be done; whether the soil has to be
20 physically removed and carted off and put in barrels or
21 whether it's sufficiently clean that it can be used for
22 a number of different things. The degree of cleanliness
23 is also dependent on the potential reuse of that parti-
24 cular piece of property. If you're going to pave it,
25 excuse me, as a parking lot for example, much different

1 than if you're going to use it as a school playground in
2 terms of what the environmental cleanliness standards
3 really are. Venture to say that they are very, very
4 tight; they're very, very thorough and, in some cases
5 with some types of environmental cleanup -- not here at
6 Orlando because we haven't ever had any of those kind of
7 contaminants, but -- there are some places that can't be
8 cleaned, because there's no technology that will, in
9 fact, clean them.

10 So, these are the issues that the RAB is going
11 to -- the Restoration Advisory Board will deal with. It
12 is there to help me and to help all these people that
13 are in the room that are involved in the cleanup process
14 ensure that we do it as well as we can that's consistent
15 with what the community is going to do with the
16 property, and that the concerns of the people in the
17 community are, in fact, met; that they have the informa-
18 tion they need to be able to, in fact, act as a spokes-
19 person in their neighborhood or in their groupings to
20 provide adequate information to the general public about
21 what we're doing, because it is the community that is
22 going to have to live with this 2,035 acres for the next
23 millennia.

24 So, our concern -- both my concern and the concern
25 of the Department of the Navy is that we do it right;

1 that we do it the first time; we do it as fast as
2 possible, so we can, in fact, get other tenants, either
3 federal tenants, community reuse, state reuse, and so
4 on. If you followed any of the commission hearings --
5 the Navy Training Center, Orlando, Reuse Commission
6 meetings, you know that there are already several
7 federal tenants that are going to come on the base.
8 There are also a number of state organizations and a
9 number of private organizations. There are some -- I
10 think, at last count, 71 different organizations that
11 have expressed interest in parts or parcels of the
12 property. So, it will be quite a job as we balance the
13 cleanup requirements for the expected reuse with the
14 available dollars and so on.

15 So, I think it will be very interesting. I can
16 guarantee you that anyone that serves will become, if
17 not an expert, at least, a very informed individual on
18 what environmental regulation is. And I will tell you
19 that the cleanup team, as Katherine said, consists as
20 far as the decision-making process -- I'm not sure that
21 was totally clear -- when we come to agreement as to
22 what has to be done on a particular piece of property,
23 with the input that we get from the RAB and so on,
24 requires three separate -- a DOD rep, the EPA represen-
25 tative. And I will tell you that the EPA takes their

1 job very seriously -- and, of course, the representa-
2 tives from the Florida Department of Environmental
3 Protection who also take their charter very, very
4 seriously.

5 So, I think you have a good guarantee that
6 they're -- and I say that, because I want to ensure
7 everyone that no one can charge off and do something
8 without that tripartite agreement that that is the right
9 thing to do. And that will be -- all of that informa-
10 tion that the RAB will not only know what those
11 decisions are but will be involved in input and also in
12 some cases may know things we don't know that the
13 Baseline Survey did not show. I would tell you that the
14 Baseline Survey is fairly extensive, that there are over
15 700 either parcels of land or buildings and everything
16 else that are individually investigated for about two
17 months by a team of specialists to identify whether
18 there was any environmental compliance issue at any
19 time, and this includes going back and talking to people
20 in the community over there for a number of years and
21 asking people to respond through the newspaper and other
22 things if they know of anything that had occurred on the
23 thing; plus, aerial photography and a number of other --
24 a little more exotic means of identifying environmental
25 issues.

1 At the present time, we have begun the process of
2 looking at the gray areas that you see on the charts,
3 areas that need further investigation. Now, that is
4 done with things like magnetometers to detect metal in
5 the ground, wells to look at the direction or any
6 seepage out of land fills and things of that nature,
7 core borings in the lakes to take core samples to look
8 for any content -- for metal content and so on. So,
9 it's a real complex thing. One of the things I didn't
10 realize and -- I don't know, I may be boring you here --
11 but when you get to the technical things, when the
12 samples are taken and so on, they have to be kept at
13 specific temperatures and everything else and packed in
14 ice so that if there's anything that volatile in that
15 sample that it cannot -- they're sealed and kept from
16 dissipating. In other words, if you had a petroleum
17 distillate, perhaps, if you heat it to a certain point,
18 it goes away. So, you have a sample that doesn't have
19 any -- it shows clean when, in fact, it wasn't. So,
20 there's a whole technical jargon that people will be
21 involved in as they go through this and as they see the
22 results and participate in the process.

23 So, that's really what this is all about. I
24 couldn't be more serious about it. I think the
25 regulators are about as serious as you can get about it,

1 and it is our intent that the City have the property
2 available for reuse just as rapidly as possible; in
3 other words, when we're done with the mission and we're
4 ready to close up, we need to be ready to move out and
5 to get that property into reuse as soon as possible.
6 That will help both offset the economic impact that the
7 Base has in terms of dollars and cents in the interim
8 process, and then we'll get the property into public
9 domain -- out of public domain into private domain as
10 fast as possible.

11 I guess, at this point, Phil, are we ready to do
12 questions? Can I answer any questions or take any
13 questions from anyone? We'll get the experts to --

14 Go ahead. Yes, sir?

15 **VOICE:** When you mentioned the 2,035 acres, does
16 that just include the Orlando area or down at the --
17 McCoy?

18 **CAPT. LAGOMARSINO:** That's the entire package.
19 There is 1,035 acres, when you consider the main base,
20 the training center itself, of which 265, is it, Phil --
21 am I correct -- or seven or thereabouts, are lakes. And
22 then, there's another 800-and-some acres down at the
23 annex next to the International Airport that used to be
24 the operations, so -- the housing portion of McCoy field
25 from the old days for those who remember the Air Force

1 presence here. And then there are two other parcels:
2 one at Executive Airport, 54 acres -- or 56 acres;
3 another one of about 54 acres on Warehouse Road right
4 behind the business center there off Maguire. So,
5 that's the total of the 2,000-plus acres.

6 What other questions can I ask (answer)? This is
7 a good time to do it.

8 Yes, sir?

9 **VOICE:** Are these just standard operating proce-
10 dures that you're going through that or are there
11 eminent -- is there eminent dangers in the environment
12 that has -- you know, can you give us a thumbnail sketch
13 of how severe environmental problems are there, and is
14 it just because of reuse that we're --

15 **CAPT. LAGOMARSINO:** (Interposing) It's because of
16 reuse. We have a normal environmental program to comply
17 with regulatory requirements; for example, tanks,
18 permitting and so on is the EPA, and Florida Department
19 of Environmental Protection people will tell you, you
20 have a requirement -- for example, all tanks -- when the
21 Clean Air Act was passed -- have I got it right -- Clean
22 Air or Water Act -- what the -- in '87. I can't remem-
23 ber. Anyway, somewhere along in that period of time, if
24 you had a standard tank like you have at a gas station
25 in the ground, you had to convert that tank to a tank

1 that is double-walled and has all the appropriate, for
2 lack of a better term, whistles and bells that tell you
3 that there's seepage or a problem with that tank, that
4 it could contaminate the environment. So, that process
5 is ongoing and has been for a number of years. Removal
6 of asbestos, for example, from public buildings; those
7 type of programs. I can assure you, as far as we know,
8 there is nothing seriously hazardous. We have two land
9 fills on the property. One down under the golf course
10 next to the International Airport, and then up under
11 what we call the north grinder on the -- by General
12 Reese and up by the middle school, under that area, that
13 we've -- there is a construction for debris dump, to the
14 best of our knowledge, but those all have to be sampled
15 and tapped with the wells and so on to determine if
16 there is no contamination or that there is and it has to
17 be cleaned up. There are number of ways you do that,
18 and that is still in the investigative process. But, as
19 far as we know, there is nothing highly toxic, if you
20 will, you know, that you associate with, for example,
21 weapons, ammunitions and things of that nature.

22 Yes, sir?

23 **VOICE:** Are you looking at, basically, petroleums
24 and that type of thing or are you looking at asbestos
25 abatement or anything out of the buildings?

1 **CAPT. LAGOMARSINO:** Well, most of the asbestos
2 abatement has been done, and the only buildings that
3 have asbestos left in them, to the best of my knowledge,
4 is some asbestos shingles on the old buildings in the
5 middle of the base, and there's some asbestos lightings
6 in some of the heat plant. Those buildings, for the
7 most part, are condemned and, no, they will not -- that
8 won't be touched. The environmental cleanup portion of
9 it deals with environmental compliance in terms of
10 petroleum distillates, things of that nature, any
11 chemicals and so on.

12 Go ahead.

13 **MS. NANCY ROUSE:** There may have been some people
14 who have written down some questions, and I'll walk
15 through and collect any cards from anyone that wants to
16 jot down questions.

17 **CAPT. LAGOMARSINO:** Go ahead. Yes, sir?

18 **VOICE:** I have a question just on RAB. I'm kind of
19 confused right now. Is RAB going to be an environmental
20 grouping or is it going to be an environmental plus
21 allocation of properties?

22 **CAPT. LAGOMARSINO:** Environmental only. The Base
23 Reuse Commission under the Mayor's Commission deals with
24 reuse. The RAB does not deal with reuse; however, the
25 degree of environmental cleanliness we may want to take

1 a particular parcel of property, too, and the RAB will
2 deal with that portion, would be based on the reuse plan
3 that is approved by City Counsel, and so on, and submit-
4 ted to the federal government for approval. Do you
5 understand what I'm saying by that?

6 **VOICE:** Not really. I mean, I'm not --

7 **CAPT. LAGOMARSINO:** (Interposing) (Simultaneously
8 speaking) Okay. There is a reuse plan --

9 **VOICE:** -- just a moment. Let me rephrase mine and
10 make it simpler, I think.

11 **CAPT. LAGOMARSINO:** Okay.

12 **VOICE:** RAB. The committee RAB, is it going to
13 deal with environmental issues only or --

14 **CAPT. LAGOMARSINO:** (Interposing) Yes.

15 **VOICE:** Okay. It will not deal with reuse of the
16 land as in a detention center or UCF coming out or
17 anything like that?

18 **CAPT. LAGOMARSINO:** No; it will not. Not in any
19 way, shape or form. No.

20 **LT. COMMANDER BALLINGER:** We only have the indivi-
21 dual from the Environmental Subcommittee on the Mayor's
22 Reuse Commission so that we can stay on top of what the
23 City's plans are for the reuse, and that will help us
24 determine what the standards will be.

25 **CAPT. LAGOMARSINO:** To give you an example of what

1 I'm saying, if the City decides they want to put a
2 school yard, for example, in the middle of a piece of
3 property, the cleanliness requirements for that school
4 yard for children to play in is different than if they
5 were going to put an industrial mill, for example, on
6 that piece of property. So, that is somewhat a driving
7 factor in how and what priority is placed on a particu-
8 lar parcel of land.

9 **VOICE:** How long would you expect this committee to
10 function?

11 **CAPT. LAGOMARSINO:** I would expect it to function
12 until we operationally close, and that's approximately
13 three years.

14 **LT. COMMANDER BALLINGER:** As long as there's
15 restoration activity and work plans to be reviewed.

16 **CAPT. LAGOMARSINO:** What we hope that we'll be, in
17 three or four years, we'll be done with it. We're very
18 fortunate -- I'll just tell you up front, I am very
19 fortunate that I am here in Orlando and not somewhere
20 like Charleston, South Carolina, trying to close a
21 shipyard that has had heavy metal contamination and
22 other things that will take years to actually close and
23 to clean up. This base is, for all practical purposes,
24 relatively benign and clean compared to anywhere you
25 might want to talk about. I think the EPA folks would

1 tell you that, by comparison.

2 **VOICE:** I was just going to say that, I was born
3 two miles from the base, and I live about 200 yards from
4 there now and have lived there for over 30 years, and I
5 grew up in the woods right there where the base sits
6 now. And, as far as I know, the thing has been a clean
7 base all along. I realize that the regulations
8 certainly have changed over the years, but my question
9 is, if the Air force that was there prior to this and
10 the Navy have been abiding by the environmental rules
11 that they should be, it should be a relatively clean
12 operation.

13 **CAPT. LAGOMARSINO:** Well, let me clarify that,
14 because the environmental rules that are written today
15 are totally different from when you and I grew up.

16 **VOICE:** I realize that.

17 **CAPT. LAGOMARSINO:** And what was done 20 years ago,
18 as a matter of routine, both by you and me as civilians
19 and by the military as a government agency would put you
20 in jail today. That's a very true fact. So, we have to
21 go back, and we have to remediate any previous misuse,
22 if you will, that occurred.

23 Go ahead.

24 **MR. BROWN:** I can, I guess, back up what the
25 Commander is saying. We've got 12 closing realigning

1 bases in the southeast region which is under the juris-
2 diction of the Atlanta Regional Office EPA, and there's
3 one site in Mobile, I believe, we don't think have any
4 contaminated sites out there at all, and I -- my guess
5 is that Orlando is probably about the second cleanest
6 facility based on the information we have available
7 today. We've got bases like Charleston and Pensacola
8 Naval Air Station that had major industrial activities
9 going on at those sites for some cases up to a hundred
10 years or more. So, we're looking at the nature of the
11 activities here. This is primarily a training center
12 for the Navy, and the Air Force was -- they're bringing
13 a photo --

14 **CAPT. LAGOMARSINO:** Some -- yes.

15 **MR. BROWN:** -- mail photo center here. So, we've
16 got a few sites, too, that we need to take a look at;
17 the old land fills and Lake Baldwin, there's been some
18 past alleged disposal of photographic chemicals in the
19 lake. But there's nothing here that I'm aware of on a
20 scale of -- or scales of the problems we're going to
21 have to contend with at Charleston Naval Air Station or
22 Charleston Shipyard or Pensacola Naval Air Station, just
23 to name a couple.

24 **CAPT. LAGOMARSINO:** What other questions can I
25 answer for you?

1 Go ahead, ma'am.

2 **VOICE:** If I understand it correctly, this Board
3 will serve a function of taking information from the
4 military and from the EPA and the other environmental
5 agencies, looking at that in the light of what is
6 currently there and what will be used in the future --

7 **CAPT. LAGOMARSINO:** Yes.

8 **VOICE:** -- and interpret that to the community?

9 **CAPT. LAGOMARSINO:** Yes.

10 **VOICE:** And then -- but use -- be used more or less
11 to alleviate concerns or to --

12 **CAPT. LAGOMARSINO:** (Interposing) To alleviate
13 concerns in the community and to get the information out
14 to your neighbors about what is being done and what
15 isn't being done and to bring back any concerns that the
16 community has to us of something we might have missed,
17 or answer the concern if there is some.

18 Yes, sir.

19 **VOICE:** What mechanism do you anticipate using to
20 communicate to the community of public meetings or mail-
21 ins or --

22 **CAPT. LAGOMARSINO:** (Interposing) Public meet --
23 the RAB meetings will all be public meetings, and we
24 would encourage not just the members but all the rest of
25 the people to -- that are interested to come to them.

1 **VOICE:** I mean, you're saying bring it back to the
2 community; how are you anticipating the members doing
3 that?

4 **LT. COMMANDER BALLINGER:** Well, one of the -- even
5 in the selection criteria, you thought it was important
6 to be part of an environmental organization or some
7 other constituent group. That's -- well, that's who
8 you're going to take it back to. If you're a member of
9 the Audubon Society, you can take it back there, or your
10 Homeowner's Association, or your church group, or your
11 volunteer group that you're active with.

12 **CAPT. LAGOMARSINO:** Exactly.

13 **VOICE:** Do you have a budget for mailing and those
14 kinds of things, as well?

15 **CAPT. LAGOMARSINO:** (Simultaneously speaking) Yes;
16 we do.

17 **LT. COMMANDER BALLINGER:** (Simultaneously speaking)
18 Yes; we do.

19 **CAPT. LAGOMARSINO:** And there'll also be -- we will
20 maintain a public record library, if you will, of all
21 the decision process and everything else as it goes down
22 the line.

23 Yes, sir?

24 **VOICE:** Yeah. The present regulations require that
25 any evaluations be made by qualified certified people --

1 **CAPT. LAGOMARSINO:** That's correct.

2 **VOICE:** -- and the ritual of cleanup is so cut and
3 dry -- my God you've got 20 years of that now -- why
4 don't they just take -- have the specialists come in and
5 select the locations and make their prescribed correc-
6 tion and --

7 **CAPT. LAGOMARSINO:** (Interposing) That's exactly
8 what will occur.

9 **VOICE:** -- (indiscernible words) the rest of these
10 people. I mean, most of these people wouldn't have the
11 slightest idea about what it has to do with -- you know,
12 other than fears. I mean --

13 **CAPT. LAGOMARSINO:** Well, one of the problems we
14 have to deal with is the fact that we live in the
15 community. And I want the people in the community to
16 know and to be involved with and see what is going on in
17 terms of cleanup. That's the purpose with the RAB, to
18 give them the opportunity to be involved in that cleanup
19 process and get that information back out to the commu-
20 nity and so on, so there is public knowledge; not just
21 the fact that we say we did it, so people can see. I
22 don't know how to say it any other way.

23 **VOICE:** I'm trying to allay the fears of the
24 community it's going to be a futile effort. I'm 77
25 years old and attribute my good health to the fact that

1 I had around 45 years in a high asbestos area, so, these
2 people around here -- that they're going to be afraid of
3 anything. No matter what it is, you can't -- you're
4 never going to allay their fears.

5 **CAPT. LAGOMARSINO:** Well, I think we'll go a long
6 way if we're open and up front and people see what we're
7 doing. And that's the whole purpose behind this thing.

8 Phil, do you want to --

9 **MR. GEORGARIOU:** Yes, sir. My name is Phil
10 Georgariou. I work for ABV Environmental Services.
11 We're under contract with the Navy. One of the things,
12 when they first passed the law back in '80 to start all
13 this environmental stuff was, DOD bases were on their
14 own to kind of interpret and apply the laws. And then,
15 in 1986, they said -- they changed it and they said,
16 okay, you -- DOD fall under the same rules as everybody
17 else. There was always this fear or all this under-
18 current through the communities that, well, DOD just
19 does what they want, and they just tell us what they
20 want us to know. You know, yeah, they said they cleaned
21 it up, but we don't really know they did. Nobody's
22 really seen anything.

23 What the effort here is to get the community
24 involved and not only tell the community here, here's
25 what we're doing so you see it, but -- you know, we have

1 an open notebook here, but to get their input. You
2 know, listen, we hear that it's only going to be a
3 parking lot, but we think that at some point it might
4 make a good school yard, so, we want you to clean it up
5 a little cleaner than you otherwise would.

6 **VOICE:** The first regulation said that has to be
7 done by a professional.

8 **MR. GEORGARIOU:** No; that's not true. We don't
9 have to -- there's no rule that says that the community
10 input has to be from any individual. It could be the
11 people right next door, the housewife or the retired,
12 whoever, can give us input and tell us, here's what we
13 think as your community member, and take -- you know,
14 yes, I saw them. They opened their books and they are
15 really, no kidding, doing a good job about cleaning it
16 up. And that's the only focus here.

17 **VOICE:** Well, (indiscernible words) what you're
18 talking about is verifying.

19 **MR. GEORGARIOU:** Well, any word you want. I
20 just -- okay. This is the Navy's and the Department of
21 Defense's effort to allay the fears that they're not
22 covering up anything.

23 **VOICE:** Well, fear's about the only good thing they
24 got going for them.

25 **MR. GEORGARIOU:** Well, that's the glass half empty,

1 half full discussion, I guess. So...

2 **CAPT. LAGOMARSINO:** Is there anything else I can
3 answer?

4 **VOICE:** Did you say there was a budget connected --

5 **CAPT. LAGOMARSINO:** (Interposing) We do have -- we
6 do have money set aside, yes, to do mailouts and that
7 type of thing and public announcement.

8 **VOICE:** Is the repo (ph) available also?

9 **CAPT. LAGOMARSINO:** What's that?

10 **VOICE:** Reproduction of flyers, et cetera; is that
11 available also?

12 **CAPT. LAGOMARSINO:** Yes; as far as --

13 **VOICE:** (Interposing) Do you have the total -- the
14 total package is available? I just moved here.

15 **CAPT. LAGOMARSINO:** (Simultaneously speaking) Yes.
16 Go ahead.

17 **VOICE:** What kind of cleanup activities are you
18 currently anticipating for the areas?

19 **CAPT. LAGOMARSINO:** We don't know what the extent
20 of that is at this point; that's what we're saying.
21 These gray areas have got to go be tested.

22 **VOICE:** Okay. So, you're basically still in the
23 testing stage --

24 **CAPT. LAGOMARSINO:** (Interposing) (Simultaneously
25 speaking) For example, I have tanks that are coming down

1 out at the annex when we clean up, starting in October.
2 There's an investigation going on. Now, that's part and
3 parcel of an ongoing environmental restoration that
4 we're going to do, but the contractors are on site right
5 now as we speak beginning the definition of what this
6 gray area out here where we don't know whether there's
7 anything to be done or not really is. Once all that
8 comes together -- and we expect that to probably be
9 completed, what, Phil, by Christmas or thereabouts?

10 **MR. GEORGARIOU:** January or February.

11 **CAPT. LAGOMARSINO:** January/February time frame.
12 Then, we'll be into the hard cleanup phase, through
13 phase II, and into the actual remediation of what is
14 found and so on. So, we really want to get this done as
15 fast as we can so we can get the property turned over.

16 Another question on this side of the room?

17 **VOICE:** I just asked, could we get the Army Reserve
18 involved in cleaning up this, also?

19 **CAPT. LAGOMARSINO:** I don't think so.

20 **VOICE:** We need to clean up the Army Reserve.

21 **CAPT. LAGOMARSINO:** The Army Reserve doesn't fall
22 under my responsibility. I'm concerned about those
23 2,000-plus acres and the fact that it's done correctly
24 for a variety of reasons; number one, it's my job; and
25 number two, I intend to retire and stay here in Orlando,

1 so, I'll be one of you in another year or so.

2 Any other questions I can answer? This is -- the
3 whole purpose of being here is to answer your questions
4 and, hopefully, to get participation. (Pause).

5 **LT. COMMANDER BALLINGER:** Well, we can all go back,
6 and if you have any questions you'd like to ask me or
7 one of our technical representatives, we'll be hanging
8 out at the poster stations back there. And if you
9 decide at the last minute you want to -- if you didn't
10 fill out an application before, you can hand it in to
11 any one of us, and we'll be happy to take it.

12 **CAPT. LAGOMARSINO:** Craig, did you have something
13 you wanted to --

14 **MR. BROWN:** Yeah, I just want to say, if there's
15 anything -- any folks have any questions specifically
16 about what EPA's role going to be or, at least, any
17 questions you'd like to ask of me, what's EPA's
18 perspective on any particular issue, I'll be glad to
19 talk to you individually or in front of the audience,
20 depending on whether you want to break now or --

21 Yes, ma'am?

22 **VOICE:** If, for instance, and I don't anticipate or
23 have I thought that there might be an occurrence of this
24 nature, if anything were to happen where they were to
25 find if there is something that is severe out there, it

1 would be processed into a conclusion where it won't
2 be -- where they get to a point and they say, okay, the
3 base is closed; we're not going to finish anything. It
4 has to be brought to conclusion --

5 **CAPT. LAGOMARSINO:** (Interposing) It has to be
6 brought to conclusion. We cannot transfer the property
7 until we have a finding of suitability for transfer.
8 That requires the EPA and the Florida Department of
9 Environmental, and it involves also something called a
10 ROD, or a record of decision, where they -- the agencies
11 all agree that that particular piece of land is suitable
12 for transfer.

13 **VOICE:** But they're not simply just going to put up
14 a fence around it and say you cannot go across this
15 land. This is just -- after the end of it?

16 **CAPT. LAGOMARSINO:** Well, that may happen in some
17 places. I don't think it will happen in Orlando at all,
18 because we just don't have anything and never have had
19 any processes that would put something like, for
20 example, I don't know what, but --

21 **MR. BROWN:** I've worked on -- prior to coming to
22 the BRAC team and EPA, I worked on Department of
23 Energy's site in Oakridge (ph), Tennessee, for four
24 years and that's an example of a situation where there's
25 not enough money in the double budget to clean that up.

1 And even if we could attempt it, the material that we're
2 dealing with, there really are -- there's no technology
3 to treat that stuff, and no place else to put it. No
4 one else wants the problems there. In some other cases,
5 we are going to have to create areas within the reserva-
6 tions and keep those restricted in terms of future use
7 of those sites for an indefinite period of time in the
8 future.

9 **VOICE:** In Oakridge (ph)?

10 **MR. BROWN:** In Oakridge. We don't envision that
11 here. We do have the land fills under the golf course
12 right now, but as long as you're not planning to go out
13 and put a housing development out there any time soon,
14 that's not a problem.

15 **CAPT. LAGOMARSINO:** I'd just like to thank every-
16 body for coming, and we will keep you informed, and we
17 will go down the checklist, as I said, on the process of
18 selection. And we'll, again, get the word out to
19 everyone when the -- once the selection is made, and,
20 hopefully, those people who have put forth the effort to
21 serve will find it beneficial. You'll probably learn a
22 lot more about the Naval Training Center and all the
23 properties than you probably ever wanted to know,
24 because you need to know that so that you can be the
25 spokespersons, and people can get the word passed to the

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people who live in the neighborhoods, which is my big concern.

Are there any last minute questions that I can answer for you?

But if you'd like to look, we have and we'll explain the various posters and graphics that are in the back, and I really thank you, very much, for being concerned and for coming tonight.

(Whereupon, the foregoing proceedings were concluded at 8:00 o'clock p.m.)

* * * * *

CERTIFICATE OF REPORTER

**STATE OF FLORIDA:
COUNTY OF SEMINOLE:**

I, WANDA LEE VOORHEES, Electronic Court Reporter and Notary Public, State of Florida at Large, do hereby certify that I was authorized to and did personally appear at the Holiday Inn located at I-4 and Colonial, Orlando, Florida; after which the foregoing proceedings were electronically recorded and transcribed into typewritten form as above-written.

I FURTHER CERTIFY that the foregoing pages, numbered 2 through 35, inclusive, constitute a true, complete and accurate transcript of said proceedings.

I FURTHER CERTIFY that I am not of counsel for, nor related to any party or attorney involved herein, nor am I financially interested in the outcome of this action.

WITNESS MY HAND AND OFFICIAL SEAL this 17th day of August, 1994.



WANDA LEE VOORHEES
Electronic Court Reporter
Notary Public

My Commission Expires: June 20, 1996
Commission No. CC201621

