

NAVAL BASE CHARLESTON  
RESTORATION ADVISORY BOARD (RAB)

Minutes of 12 August 1997

Live Oak Community Center, 2012 Success St., N. Charleston

1. Introduction of the RAB Members and Guests

Ms. Wannetta Mallette-Pratt, Community Co-Chair, brought the meeting to order at 6:08 p.m. and thanked everyone for coming out. RAB member and audience introductions were made. Mr. Fontenot added that Mr. Jay Bassett's wife recently had a baby and as a result, Mr. Bassett, EPA representative, is unable to attend the meeting.

2. RAB Members Attending

Mr. Oliver Addison

Mr. Lou Mintz

Mr. Bobby Dearhart

Mr. Arthur Pinckney

Mr. Daryle Fontenot

Ms. Ann Ragan

Ms. Gussie Greene

LCDR Paul Rose

Mr. Don Harbert

Ms. Fouche'na Sheppard

Ms. Jeri Johnson

Mr. Bob Veronee

Mr. Ralph Laney

Ms. Priscilla Wendt

Ms. Wannetta Mallette-Pratt

3. Guests Attending

Mr. Tony Hunt

NAVFAC, SouthDiv

Mr. Henry Shepard	NAVFAC, SouthDiv - CSO
Mr. Reece Batten	NAVFAC, SouthDiv
Mr. Paul M. Bergstrand	SCDHEC
Mr. Johnny Tapia	SCDHEC
Mr. J. Michael Reubish	CEERD
Mr. Nawayanan Krishna	MUSC
Mr. Kevin Tunstall	Shipyard Detachment
Ms. Myrtle Barnett	Community Member
Mr. Leroy Carr	Chicora/Cherokee
Mr. James Washington	Community Member
Mr. Joe Byas	Dorchester Terrace Civic
V.P. Rummond	
Mr. Joseph Johnson	
Ms. Yvette Jones	Community Member
Mr. Anthony Joyner	Chicora/Cherokee
Ms. Diane Cutler	EnSafe Inc.
Mr. Dave Backus	EnSafe Inc.
Mr. Todd Haverkost	EnSafe Inc.

#### 4. Administrative Remarks and Comments on Minutes

Ms. Mallette asked for comments on minutes from last meeting and for any other administrative remarks. None were offered.

#### 5. Subcommittee Reports

### *Community Relations Subcommittee*

Mr. Fontenot reported that the Community Relations Subcommittee met prior to the RAB meeting. The committee received an update on the RAB WebPage. All the information has been imported and the WebPage should be on-line within a week. The WebPage address will be provided with the 8/12 meeting minutes for all those with internet connections. The Chicora Tank Farm Fact Sheet was distributed in July. Also, on August 2, the RAB participated in the EnviroFair which had exhibits dealing with the Charleston Area Community Based Environmental Protection Project. The RAB provided a poster station with handouts including Fact Sheets #1 and #2, the Environmental Progress Report, and meeting announcements for the August meeting. Mr. Lou Mintz staffed the booth along with Mr. Fontenot, and Mr. Arthur Pinckney also visited. The EnviroFair provided an opportunity for the RAB to spread the word about their efforts with the environmental investigations at the Naval Base. The next subcommittee meeting will be held on October 14, 1997 and the agenda will include reviewing a general fact sheet on the Corrective Measures Study process.

### *Environmental Detachment Subcommittee*

Mr. Pinckney reported that he has collected some information, but has not had the opportunity to meet with the Detachment yet. Although he did not provide details, Mr. Pinckney stated that the information and brochures he received are uplifting, and that he was not aware that the Detachment was doing as much as they are. Mr. Bobby Dearhart added that anyone who wants to visit the Detachment and pick up information is welcome to stop by Building 30 at the Shipyard. Mr. Pinckney added that he was glad the Navy took the initiative to allow the Detachment to take on work at the shipyard and would like to see them have opportunities for more work on the Charleston project or even at other facilities.

## 6. Environmental Cleanup Progress Report

### *Status of Environmental Programs*

Mr. Tony Hunt, Environmental Engineer with Southern Division introduced himself and explained that his job is managing the environmental investigation at the Shipyard and also at the Naval Station Annex. One of the sites that will be discussed later in his presentation is located at the Annex.

Mr. Hunt provided the Progress Report on the RCRA Facility Investigation (RFI). Regarding progress for June and July, the Navy continued "background" discussions for all Zones except G and K. Background is essentially the metals that are in the soil. Establishing background is an important step in defining the contaminants of concern at a particular site. The Navy has resolved the outstanding issues and submitted the Final Zone D RFI report. There weren't any real problems except for one area near Building 30 which has a groundwater problem that will be looked at with Zone E. Zone B has been approved, and Zone D is very nearly approved. Discussions were continued on how to resolve the outstanding issues with Zone H.

Projected activity for August and September includes continuing field work in Zones J, K and L. Zone J is the water bodies. The Navy is starting to get data back from their initial sampling effort and is going to have a 30% progress meeting with the Project Team next month. Some of the results may be available for discussion at the October meeting. Zone L will also have a 30% progress meeting next month.

#### *Solid Waste Management Unit (SWMU) 166*

The Naval Station Annex is located on the airport side of the intersection of Remount Road and I-26. The Radar Station command has left, but the air force still uses some of the area for housing, and the rest of the area was used for a mobile radar annex and repair facility. The marines also used to be located there.

The Navy is investigating the Annex property in a similar fashion as with the Navy Base. They are trying to determine if there were any past releases before releasing the property for transfer. While investigating the sewer system, the Navy discovered chlorinated solvents and are currently trying to find the extent of those solvents. Mr. Hunt displayed a map that showed the extent of groundwater contamination. The groundwater essentially distributed the chlorinated solvent in a fan shape moving toward I-26. Next, the Navy wanted to look at the area off-base to see if the contamination had migrated beyond the facility boundary.

Samples were collected and chlorinated solvents were found on the other side of I-26. The odd thing was that different compounds were also found that didn't match what was migrating off the Annex property. To help explain where these other compounds may have originated, the Navy did a search on other establishments in the area. This search found that a dry cleaner had been located at almost the exact location where the different compounds were sampled. This information helped the Navy explain where some of those different compounds originated and it will help further in the delineation of the site. The off-base sampling has not yet occurred. The Navy is still awaiting approval from the State Highway Department, but hopes to get to the sampling within the next couple of weeks.

#### *RFI Progress Report (continued)*

Other activities projected for August and September include identifying sites to begin corrective action. To date, the detachment has been working on a lot of interim measures which were for the most part soil excavations and removals. The Navy has not yet gotten to complicated remedial actions, but will begin those shortly, including groundwater contaminated sites and looking at alternatives to remediating some of those problems. The bottom line is that the Navy is going to try to enter into some of the more complicated cleanups and bring them to the RAB and get the RAB's opinion on whether or not those are good ideas.

One of the sites that will be looked at is SWMU 166. The Navy is interested in removing contaminated soil and implementing some type of contaminant containment, (either in-situ (in-place) or ex-situ), to prevent further contaminant migration at SWMUs 166, 39, 607 and 9.

Other upcoming activities include resolving all background issues, reviewing the CMS Work Plan, and continuing document review and comment resolution.

Regarding SWMU 166, Mr. Ralph Laney asked how the Navy will determine what contamination is their's and what is somebody else's. Mr. Hunt replied that the answer is a difficult one. The Navy can try to identify the extent of the compounds that belong to the Navy, but from there it becomes more of a legal issue dealing with property owners that may be considered potentially responsible parties. From there, both the Navy and the previous property owners would be responsible for cleanup.

A guest from the audience asked where sampling was conducted. Mr. Hunt answered that sampling was conducted at North, South, and West Boland Streets, Woodbine Avenue, and a couple of other areas, and could potentially go as far as Rivers Avenue. This area is the Gas Light Square area.

#### *Chicora Tank Farm Update*

Mr. Fontenot provided updated information on Chicora tank farm. The Navy has completed installing the filter on Tank O which is an activated charcoal filter. Hopefully that will help to eliminate the odors that the community has been reporting. The Navy would like to hear any feedback from the community whether or not the filter is working.

As far as funding for demolition is concerned for demolition, the Navy is still waiting for that issue to be resolved. There is finally some interest in the property, and it looks like it will be combined reuse with the City of North Charleston and the Charleston County School Board.

Mr. Pinckney asked if the tanks should have been monitored in past years for air pollution. Mr. Fontenot replied that he spoke with people in the air program, and there are no records of monitoring being kept. He also said he will go back to them to find out if there are any regulations for air monitoring on petroleum tanks. Ms. Ann Ragan, with DHEC, stated that tank regulations didn't come into effect until 1984. Mr. Bob Veronee added that there is no requirement for monitoring the type of tanks at the Chicora tank farm. Mr. Pinckney stated that he felt there is a problem with those tanks not requiring monitoring. Mr. Fontenot said that he will go back to the regulations to see what exactly is required and to see if in fact there are any potential health effects due to vapor emissions from the type of fuel that was stored at the tank farm.

Mr. Kevin Tunstall, asked if there is any potential conflict with pulling the tanks now that the school year is ready to begin. Mr. Fontenot said that is a valid concern and will have to work out the details once funding is approved.

#### 7. Reuse Update

Ms. Jeri Johnson reported that there have been three meetings of the Redevelopment Authority (RDA) since the last RAB meeting.

July 1: The authority approved three leases; one to Summerville Personnel and Security Services which is an employment company that will be leasing building 227 which is a very small office building just outside the McMillan gate and behind the existing security office that CMMC is leasing. The authority also approved a lease with Carolina Marine Handling for Buildings 1605, 1604, and 1607. Those are warehouses that were formally used by the DRMO (the defense surplus agency). The third lease was to Trans-Hold who will be leasing Building 69 which is close to the two small dry-docks.

July 22: The authority approved leasing Building 226 to CMMC Machine. Building 226 is a metal building that is adjacent to the former machine shop in the industrial area of the shipyard. They also approved leasing Buildings 5 and 678 to CMMC. Building 5 is one of the original shipyard industrial buildings and was originally a woodworking building. Building 678 is a fairly new, small, brick administration building at the very south end of the base near the small piers.

August 12: The authority approved a 4 month license of Building NH-45 which is part of the old Navy Hospital complex to a motion picture production company. They also approved a license of the tennis courts near the old Bachelor Officer Quarters to the Magnet school and they approved an amendment to the CMMC lease for Building 657 which is the former enlisted club. It will be used as a dining hall in support of the CMMC former military sales program.

Ms. Johnson reported as far as Chicora is concerned, the authority is waiting for a written expression of interest from the school district and understands that there probably won't be any action taken until the end of August.

Mr. Pinckney asked what is the DRMO. Ms. Johnson stated that DRMO stands for Defense Reutilization and Marketing Office which existed to accept excess Navy property and sell it to other agencies and the public. Mr. Pinckney also asked about the status of the McDonalds on base. Ms. Johnson reported that no one has expressed any interest in the McDonalds.

Ms. Mallette asked Mr. Fontenot to provide for the RAB a time-frame for demolition of the Chicora tanks. Mr. Fontenot said that he doesn't know the time-frame, but he knows that the cost estimates for the demolition are in-house waiting on funding. Once funding is approved, a work plan will be required, but should probably take only about 30 or 60 days before actually starting work, once funding is approved.

Mr. Bobby Dearhart, with the Shipyard Detachment added that he doesn't know the timeframe to complete demolition because it hasn't been decided if one tank will be demolished at a time, or if they'll be done in series due to funding and work schedule issues.

Mr. Fontenot clarified that the Shipyard Detachment, will be doing the Chicora demolition. Mr. Kevin Tunstall is the engineering director of the Detachment and assistant director of the Detachment under Mr. Dearhart.

## 8. Remaining Questions and Comments

Ms. Mallette asked if there were any other questions or if anyone had issues that they would like to see placed on the next meeting agenda. Nobody had questions or provided topics.

**The next meeting will be held on Tuesday October 14, 1997 at 6:00 p.m at the Live Oak Community Center at 2012 Success Street in North Charleston.**

10. Adjournment

Meeting was adjourned at 6:50 p.m.