

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 for Ms.Mallette-Pratt	Mr. Dann Spariosu

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
Mr. Oscar McNeil	Bechtel
Mr. Keith Johns	EnSafe Inc.
Mr. Larry Bowers	EnSafe Inc.
Dr. Jim Speakman	EnSafe Inc.
Ms. Sandy Reagan	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. None were offered, so the minutes will be accepted as they are.

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, Lou Mintz, Fouche'na Sheppard, and Keith Johns (EnSafe - community relations support) in attendance. A fact sheet on the Corrective Measures Study process was reviewed. The fact sheet will be distributed before the December meeting; probably sometime in November. The next subcommittee meeting will be at 3:30 in the Caretaker Site Office conference room on December 9.

6. Environmental Cleanup Progress Report

Status of Environmental Programs

Mr. Fontenot gave a brief update on the Underground Storage Tank Program. To date, the Navy has removed approximately 101 tanks. They have also started the assessment phase where sites are reviewed to determine how much more needs to be cleaned up. Mr. Fontenot turned the meeting over to Tony Hunt to provide the progress report on the RCRA Facility Investigation.

Mr. Tony Hunt, with Southern Division, gave the update for August and September. The first item was submittal of the Site Specific Risk Assessments for 3 Solid Waste Management Units (SWMUs). That submittal completes the information that was needed for Zone A, the DRMO area. That report has been submitted and the Navy expects to enter into discussions regarding the Corrective Measures Study in the near future.

The Navy also conducted a pre-submittal review of Zone E; the Shipyard. Half of the site groupings were completed, the other half will be completed later in the week. Zone E is a big zone, and good progress was made last month.

The Zone H RFI report was approved in August and efforts have now moved into the CMS phase for this Zone. The Navy also submitted the RCRA Part B Permit renewal. It is what's known as the Hazardous and Solid Waste Amendments section. Mr. Hunt brought his personal copy for anyone who would like to look at it after the meeting. A public notice of this permit renewal will be announced in the newspapers, and individuals who live around the base will be notified. 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 the free product as possible. For an interim measure, the Navy intends to install pea gravel in a recovery system.

The third interim measure that the Navy is working on is at FBM 61. At this location there was a release of petroleum products back in the mid 1970s. There are some sumps there that are filled with light non-aqueous phase liquid (LNAPL). The Navy is in the process of collecting some of the LNAPL as part of the remediation. Mr. Pinckney again asked about the size of the area. Mr. Hunt said that it was probably about the size of the annex adjacent to the sump. Mr. Mintz asked if the Navy will be lining the sumps with anything. Mr. Hunt responded that they will use the sumps that are already installed. There are two 55-gallon drums that are welded on top of each other, and inserted down into the groundwater down to an impermeable marsh clay. They act ideally as a very large well casing and a good deal of free product can be collected with a bailer or a skimmer. These were put in place in response to the spill when it happened in the 1970s.

Mr. Mintz asked if the Navy has been able to use the groundwater flow survey that was conducted by the USGS. Mr. Hunt responded that the groundwater model will be a key tool in the Navy's Corrective Measures Study in determining areas of collection and well placement for groundwater treatment.

Mr. Mintz also asked when public input will be requested on the CMS for Zone H. Mr. Hunt stated that the work plan is in review. The actual study must be conducted and recommendations established before the public will be able to comment on those recommendations. The study should be complete by sometime next summer.

An audience member asked for clarification on the residential use of the lead-contaminated property near Virginia Avenue. Mr. Hunt explained that if a site is only remediated to industrial standards, its use is restricted to industrial-type activities. However, if remediated to residential standards, it eliminates restrictions on the type of use the property can have and gives the RDA the most options in leasing the property once the cleanup is complete.

Mr. Mintz requested an update on the Annex. Mr. Hunt reported that the Navy found chlorinated solvents in the sewer lines intermittently to Gas Light Square. It is questionable whether all of the solvents are from Navy operations because there are dry-cleaners in the area, and tetrachloethylene was found in the area and it was not a component of the solvents that the Navy used. So there is evidence that there is another release, possibly two in that vicinity. The hits were frequent enough to suspect a plume, but they were probably a result of releases from the sewer system. The Navy is doing additional work to get a better idea of the groundwater flow in that area.

Mr. Mintz asked if DHEC will require the Navy to clean up the sewers. Mr. Hunt stated that DHEC is looking into the possibility of another party being involved. Ms. Ann Ragan, with DHEC, added that there is a new program that is similar to underground storage tanks for dry-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.

Mr. Pinckney asked if he should be concerned about the emissions of the Chicora tanks. Mr. Fontenot explained that due to the content of the tanks and the nature of the fuel, there is no requirement to monitor the air from those tanks for those types of fuels. Mr. Fontenot's understanding is that the amount of emissions from the fuel in tanks like the Chicora tanks would not exceed a certain threshold.

7. Reuse Update

Ms. Jeri Johnson reported that there have been two meetings of the Redevelopment Authority (RDA) since the last update.

September 2: This meeting was the last one with Virgil Johnston as one of the North Charleston appointees. He has been replaced by Mr. Eugene Ott who is a local businessman. Actions at that meeting include increasing the budget for the foreign trade zone application. The RDA is still trying to designate the base as a foreign trade zone. However, that process is going to cost over \$25,000, so the RDA had to increase what they were going to pay and the Navy Office of Economic Adjustment has agreed to pay \$10,000 toward the application. The Authority also approved lease to SCE&G of approximately half of the former Sea Bee compound at the south end of the base. SCE&G is now leasing the electrical distribution system in anticipation of a purchase in two years and they needed a place for a lay down area and to make repairs. They have already started upgrading the system so they will be occupying about half of the compound - mostly metal huts - down at the south end of the base.

The authority also approved an amendment to the lease of Charleston Shipbuilders to occupy four family housing quarters on the base for use by Brazilian crew members for the power barge that CSI has contracted to build for Brazil. They also amended a license with Minor League Productions for use of the former band room where the environmental team used to meet, and one of the warehouses on the base for a 3-month period while they're filming the movie Major League III.

September 23: The Authority welcomed a new member, Jim Miner, who replaced Dr. Thadeus Bell. Mr. Miner is a former Shipyard worker. Both Dr. Bell and Mr. Johnston were two-year appointees. Half of the appointees had two year terms, the other half had four. The authority also approved award of a sewer cleaning contract to Infrastructure Rehabilitation Services out of Pompano Beach which is about a \$60,000 contract to clean and videotape the sanitary sewers in the shipyard area. That is part of the first EDA grant for utility systems improvements. The Authority was also notified that their second utility systems improvements grant for the base was approved by EDA. Each of those grants is \$2 million and the first grant is for the shipyard area and the second grant is for the northern area of the base. Both are for water and sewer system repair and replacement. The Authority also approved extension of its contract for legal council with Young, Clement, Rivers & Tisdale to June 30, 1998. They approved a license with the magnet school to hold two track meets in October at the former golf course. They also approved 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/. Go to **SouthDiv Organization Chart**, then go to **Environmental** - there is a link to RABs.

Mr. Pinckney mentioned that the questions he submitted to Mr. Fontenot a few months ago were not all answered. Mr. Fontenot replied that he only provided answers to those of which the original answer had changed. He asked that Mr. Pinckney talk to him if he would like more information, or clarification about any of the answers.

The next meeting will be held on Tuesday December 9, 1997 at 6:00 p.m at the Live Oak Community Center at 2012 Success Street in North Charleston.

10. Adjournment