

NAVAL BASE CHARLESTON
RESTORATION ADVISORY BOARD MEETING MINUTES (revised)
September 12, 2000

North Charleston Meeting Hall
1077 East Montague Avenue
North Charleston, SC

RAB Members Attending

Oliver Addison
Keith Collinsworth
Bobby Dearhart
Wilburn Gilliard
Donald Harbert
Tony Hunt
Wannetta Mallette-Pratt
Lou Mintz
Arthur Pinckney
Matt Humphrey
Dann Spariosu
Bob Veronee

Guests Attending

Jim Augustin	Community
Michael Reubish	Community
Mihir Mehta	SCDHEC
Mansour Malik	SCDHEC
Mike Danielsen	SCDHEC
Susan Peterson	SCDHEC
Paul Bergstrand	SCDHEC
Keith Johns	EnSafe
Gary Foster	CH2M-Jones
Casey Hudson	CH2M-Jones
Tom Beisel	CH2M-Jones
Myaya Mylavagu	CH2M-Jones
Bill Elliott	CH2M-Jones
Dean Williamson	CH2M-Jones

Tony Hunt brought the meeting to order at 5:35 p.m.

Administrative Remarks

Lou Mintz made a point to recognize one of the evening's guests: Captain Jim Augustin. Captain Augustin was the first Navy Co-Chairman of the Charleston RAB.

RAB members and guests introduced themselves. Keith Collinsworth is the new representative from South Carolina Department of Health and Environmental Control, replacing Ann Clark. Henry Shepard has not been replaced as of yet. Mr. Hunt said that membership lists will be updated with the new members.

Mr. Hunt brought copies of the BRAC Talk newsletter for everyone. This newsletter has information and web sites for other RABs. The Charleston RAB has been in this newsletter before. Mr. Hunt told the RAB members that if there was something they would like to publicize, they are welcome to put an article together and send it to BRAC Talk.

Mr. Mintz asked for comments on the previous meeting's minutes. Jim Augustin pointed out that he was not present for the July 2000 meeting. However, he is credited with several comments, so the minutes should be corrected. There were no other comments on the minutes.

Members and guests were encouraged to ask questions during the meeting or write the questions down and hand them in at the end of the meeting.

Bobby Dearhart inquired about the schedule for cleanup. Mr. Hunt said that he would put a schedule together for the next RAB meeting. Mr. Pinckney inquired about the new contractor, CH2M-Jones. Mr. Hunt provided a summary of the new firm, fixed price contract for the cleanup. This joint venture (CH2MHill and J.A. Jones) has been on board since April.

Subcommittee Reports

The community relations subcommittee did not meet today. However, Keith Johns and Tony Hunt talked about the status of the fact sheets. Fact Sheet 14 on property conveyance will be going out in the mail in the next couple of weeks. Fact Sheet 15 (Early Transfer) has received comment from the community relations subcommittee. The project team will look at this fact sheet and send it out as well.

Environmental Cleanup Progress Report

Mr. Hunt provided a summary of environmental programs and property transfer.

Property Transfer Status

Economic Development Conveyance (EDC) Phase 1 is the first parcel of property (approximately 207 acres) to be transferred to the Redevelopment Authority. This is a no-cost conveyance. This property is useable for residential use and was divided into four or five different sections. One section was by Noisette Creek, another by the academic magnet school,

and another section at the barracks at the southern end (currently used by the border patrol).

Once this property transfer milestone was reached, the personal property, trucks, machinery, and equipment are transferred also. Subsequent conveyances are usually buildings and properties.

EDC Phase 2 is currently being worked on. CH2M-Jones has this responsibility. The Navy expects to have the Finding of Suitability to Transfer document ready for signature at the beginning of December and will be soliciting input on the transfer. This is the document that makes the property available to transfer.

Wannetta Mallette-Pratt inquired if the Navy is restricting the Redevelopment Authority from transferring the EDC Phase 1 property to another entity. Mr. Hunt replied that he did not believe there was such a restriction.

Mr. Mintz inquired about the use of government equipment and vehicles after lease or transfer. He has noticed contractors using vehicles with government tags. Mr. Hunt said he would go back and look at the primary lease the Navy has with the RDA and see what sort of restrictions they have.

Early Transfer

The Early Transfer process is going on now and will probably encompass the property that remains after EDC Phase 2 is complete. Early Transfer allows the Navy to transfer the property before cleanup is complete, although it does not release the Navy from its obligation to complete the cleanup. It is a new program that puts more control into the hands of the local community for redevelopment. It allows the Redevelopment Authority to begin redeveloping the property parallel with the cleanup.

Mr. Dearhart inquired if the Environmental Protection Agency (EPA) is willing to move forward with early transfer. Mr. Spariosu responded that early transfer is allowed by law. The law says that Early Transfer requires the Governor's approval at state-regulated sites. At other sites, governed by the federal Superfund program, both the Governor and EPA must give approval.

Keith Collinsworth advised the board that the State of South Carolina (SC Department of Health and Environmental Control - DHEC) is interested in an expedited transfer of the property, to allow redevelopment. The State's concern is ensuring that the land use is consistent with the level of contaminated soil that remains on the transferred property. The State wants to make sure the site has been remediated to a level that's safe for that land use. DHEC is not interested in the usual slow process to get the land evaluated and cleaned up. DHEC is interested in doing innovative things to expedite the process so the land gets transferred into community use quickly but the contamination is safe for the land use.

Mr. Spariosu remarked that the EPA has looked into early transfers around the country. Their questions have been: Is it safe for the period between when the land is to be transferred and when

it will be cleaned up; what are the risks of transferring with the contamination in place and what are the land use controls.

Mr. Mintz inquired if the restrictions will be recorded at the local courthouse. Mr. Collinsworth replied they're not sure what protective legal process will be in place until the cleanup is done. Mr. Hunt stated that with the Early Transfer, some of the restrictions are worded such that, once the cleanup is done, the restriction is removed.

Ms. Mallette-Pratt questioned if the entity that ultimately receives the property has a say in the land use development. Mr. Hunt responded that the provisions the Navy has in transferring property require the Navy to work with the entity. That way the Navy can include all the restrictions to make it applicable to that reuse.

Mr. Dearhart asked if the Navy enforces the conditions of the Environment Impact Statement on any of the documentation and reuse plans. Mr. Hunt answered the Redevelopment Authority and Navy have looked at the reuse plan and the Environment Impact Statement and there are no changes. Mr. Collinsworth said that people will get a chance to look at what the use of the land is projected to be and to ensure that those land uses are safe.

Mr. Mintz inquired if anyone has a copy of the Plan A and Plan B of the Navy Reuse plan. Mr. Hunt responded that the Redevelopment Authority worked with North Charleston to negotiate the zoning plan to ensure that redevelopment is consistent with proposed future zoning. The Navy is proceeding based on the reuse plan.

RFI Completion Status

- Solid waste management unit 166 (SWMU 166) - Additional field work is needed in preparation for an interim measure. The interim measure is going to involve six-phase heating. There's also going to be field work done in trying to locate off-site contamination where the Air Force housing is, leading up to Remount Road. The Navy is doing the final characterization so that they can get on with remedial efforts. An anaerobic/aerobic treatability study has been done. This study injects nutrients into the groundwater to feed natural bacteria. This turns the water anaerobic (oxygen-poor), which then facilitates the degradation of the chlorinated compounds.
- AOC 607, the old dry cleaners building - The Navy is getting ready to do an interim measure. There was release of tetrachloroethene (PCE) and PCE byproducts were found in the groundwater. This building will eventually be demolished. Six-phase heating will be installed within the structure.

The Navy is currently in the planning stages at this site AOC 607 and preparing a Corrective Measure Study work plan.

Dean Williamson stated they need to address the dense non-aqueous phase liquid (DNAPL - in this case, chlorinated solvents that have sunk to the lower parts of the groundwater) at this site

within their performance period of 20 years. He explained the six-phase heating process. This uses six electrodes inserted into the ground and into groundwater. Electricity is used to heat the subsurface until the aquifer begins to boil. He noted that a solvent/water mixture boils below the boiling point of pure water. The solvent will become a vapor in the soil as part of this boiling process. A very aggressive soil vapor extraction system will be installed to pull the vapors out to a condenser. The water then goes through activated carbon or a catalytic converter to degrade the contamination.

Mr. Williamson said there's a good success rate with this process in the last few years. This process will provide the greatest DNAPL removal in the least amount of time.

Mr. Williamson presented slides of this kind of equipment from a site in Atlanta. He pointed out that this system does not make a lot of noise, except for the fan blowing. It's fairly compact, modular equipment.

Mr. Williamson has received, and is reviewing, a cost proposal from the six-phase heating vendor. He is working with the vendor to finalize a contract for their scope of work. A detailed work plan is being prepared that will be submitted to DHEC for review. Target date is end of September.

Mr. Williamson is working with the electrical utility company to put in a transformer to supply the electrical needs for the system and expects to have the contractor on-site in mid-November and the technology running by mid-December. From the time they mobilize, install the equipment, operate it, get the material out and test the performance, it will be about six to eight months.

Mr. Williamson noted that there are wells already in place at the site. These are PVC wells, which will need to be replaced with stainless steel to stand up to the heat. Mr. Bergstrand advised those old wells will be properly abandoned.

Mr. Pinckney questioned how deep into the aquifer they go. Mr. Williamson said to the top of the water table, about 13 to 15 feet below land surface. There's dissolved DNAPL (dense non-aqueous phase liquid - a liquid compound that sinks in water) lower than that, but that will be addressed using other methods.

Mr. Reubish inquired about using the existing steam lines (to provide heat and vaporization), and Mr. Williamson stated that the six-phase heating is a better and more effective technology for a shallow water table like the one at this site. Mr. Hunt commented that the Navy is working with the Redevelopment Authority to look at options for temporarily moving people living in nearby buildings somewhere else for those six to eight months.

Mr. Mintz stated that he is involved with one of the adjacent buildings, for mental health patients, and would like to be involved in discussions and decision-making about these people.

Mr. Williamson said he would find out what decibels the fan noise measures to. There are silencers on the exhaust to reduce noise.

Mr. Williamson reported that there will be monitors on the vapor system in case of escaping vapors. The question is whether vapors will migrate into the building from below, since that is where the vapors will be created. Mr. Mintz stated if the process is not safe, then he questions the method of cleanup.

Mr. Pinckney inquired if Mr. Williamson has started using local contractors. Mr. Williamson replied they have, to some extent. A job fair was held back in June at the Sheraton. Those contractor names have been entered into a database. When a scope of work comes up, these contractors will get notified and have an opportunity to bid.

For future meetings, Mr. Dearhart would like to see the corrective measures schedule and progress on Zone E. Mr. Hunt will ask Robert Ryan to talk about some of the redevelopment plans. Mr. Collinsworth said it might be a good time to review the Redevelopment Authority Land Use Plan.

Next Meeting

The next meeting will be on Tuesday, November 14th, 5:30 p.m. at North Charleston Meeting Hall.

Meeting adjourned.

Minutes approved by:

Tony Hunt
Navy Co-Chair

Louis Mintz
Community Co-Chair