



KELLY AFB  
TEXAS

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ADMINISTRATIVE RECORD  
COVER SHEET

AR File Number 3335

# KELLY AIR FORCE BASE RESTORATION ADVISORY BOARD

## Agenda

April 27 1999

South San High School

- |  |                                |   |
|--|--------------------------------|---|
| <p><b>Pre-Meeting Poster Displays – Success Stories</b><br/>           Basewide Cleanup Schedule<br/>           Pump and Treat Systems<br/>           Future Kelly Land uses</p>   | <p><b>5:30-6:30 p.m.</b></p>   | <p><b>Kelly AFB Staff</b></p>   |
| <p><b>I. Welcome</b></p> <p style="margin-left: 20px;">A. Introductions<br/>           B. Administrative Topics<br/>               1. RAB Member Packets<br/>               2. RAB Action Items/Responses<br/>           C. Vote on January 19, 1999 Minutes</p>   | <p><b>6:30-7:00 p.m.</b></p>   | <p><b>Co-Chairs -<br/>           Dr. Lené<br/>           BGen Murdock</b></p>               |
| <p><b>II. Community Statements</b><br/>           A. Four minutes per speaker</p>  | <p><b>7:00 - 7:20 p.m.</b></p> | <p><b>Dr. Lené<br/>           (Anyone may speak)</b></p>                                    |
| <p><b>III. Public Involvement Update</b></p>   | <p><b>7:20 - 7:30 p.m.</b></p> | <p><b>Mr. Walters</b></p>   |
| <p><b>IV. Kelly's top five environmental priorities</b></p>  | <p><b>7:30 - 8:00 p.m.</b></p> | <p><b>BGen Murdock</b></p>  |
| <p><b>V. Break</b></p>   | <p><b>8:00 - 8:10 p.m.</b></p> |   |
| <p><b>VI. ATSDR Update</b><br/>           A. Health Education<br/><br/>           B. Report Status</p>   | <p><b>8:10 - 8:30 p.m.</b></p> | <p><b>Ms. Ranger, ATSDR<br/>           Mr. Sanchez<br/>           Dr. Fowler, ATSDR</b></p> |
| <p><b>VII. Subcommittee Reports</b><br/>           A. Technical Subcommittee Meeting Report</p>  | <p><b>8:30 - 8:50 p.m.</b></p> | <p><b>Dr. Lené</b></p>  |
| <p><b>VIII. Community Comments</b></p>   | <p><b>8:50 - 9:10 p.m.</b></p> | <p><b>All Attendees</b></p>   |
| <p><b>IX. Summary and Closing</b><br/>           A. Collect Agenda Items for Next RAB Meeting<br/>           B. Review Action Items For Next RAB Meeting<br/>           C. Announce Date, Time, Location for Next RAB Meeting<br/>               1. Date - 20 July 1999<br/>               2. St John Berchman</p> | <p><b>9:10 - 9:30p.m.</b></p>  | <p><b>BGen Murdock</b></p>  |

April 1999

**Kelly Air Force Base Restoration Advisory Board Meeting  
27 April 1999 6:30 p.m.  
South San Antonio High School**

**Members/Alternates Present:**

**Public Members:**

Brig. Gen. Robert M. Murdock  
RAB Installation Co-Chair  
Mr. Edward Weinstein  
SAWS  
Mr. Gordon Banner  
TNRCC  
Ms. Laura Stankosky  
EPA  
Mr. John A. Jacobi  
TDH  
Mr. Sam Sanchez  
Metropolitan Health District  
Mr. Nicolas Rodriguez, Jr.  
BMW  
Mr. Pat McCullough

**Community Members:**

Dr. Gene Lené  
RAB Community Co-Chair  
Mr. Sam Murrah  
Mrs. Dominga Adames  
Mr. Mark Puffer  
Mr. Carl Mixon  
Mr. Paul Roberson  
Greater Kelly Development Corp.  
Mr. Armando Quintanilla  
Mr. George Rice  
Ms. Tanya Huerta  
Mrs. Yolanda Johnson  
Ms. Annalisa Peace  
Mr. Juan Solis, Sr.  
Mr. Allan Hagelthorn  
Mr. Kent Iglesias

**Members Absent Without Alternate:**

Mr. Paul Person

**Item I: Call to Order**

Brig. Gen. Robert M. Murdock called the meeting to order at 6:30 p.m.

**Item II: Administrative Topics**

- A. RAB members introduced themselves.
- B. Review of Action Items
  1. BGen. Murdock opened discussion on action items from the last meeting. He referred members to their materials packet and addressed the following items individually.
    - a. Item 1: BGen. Murdock wrote a letter to former community co-chair Mr. Damian Sandoval, thanking him for his service to the RAB.
    - b. Item 3: BGen. Murdock said executive summaries will be provided for all technical documents.
    - c. Item 4: The web page is up. Executive summaries for technical documents will be available on the web page.
    - d. Item 6: A list of lease-back properties is provided in the materials packet.
    - e. Items 9 and 10: Information provided in the materials packet as requested.
  2. Discussion
    - a. Ms. Tanya Huerta asked about Item 5. She asked if there problems with the Base Closure Team. If so, will they affect how the RAB operates?

- (1). Mr. William Ryan, Kelly AFB EM, speaking for the BCT, said the BCT is undergoing a self-examination and improvement process. This involves identifying problems and finding solutions to those problems. The information in the BCT minutes is a list of the problems identified during a brainstorming session. He said in future BCT meetings solutions to these problems will be discussed.
- b. Mr. Armando Quintanilla asked if having a RAB member present at the meeting would make the problems worse.
  - (1). Mr. Ryan responded that the issue had not been considered by the BCT. Mr. Quintanilla also commented that the BCT's mission statement was identical to the Environmental Protection Agency's (EPA) mission statement. He said the BCT's mission statement should be to develop and implement the base closure plan.
  - (2). Ms. Laura Stankosky, EPA Representative, clarified that EPA does not have a mission statement, but acts according to laws and regulations.
- c. In regards to Item 2, Mr. George Rice said he appreciated the meeting he had with Air Force officials to clarify the misunderstandings regarding the Edwards Aquifer issue. He then asked if the RAB will be provided all materials used and given out at BCT meetings.
  - (1). Mary Kelly, Kelly AFB Legal Office, said the RAB will be given draft final and final documents, but not draft documents.
  - (2). Mr. Rice said he feels like the RAB is being cut out of a very important part of the decision-making process.
- d. Ms. Huerta said some BCTs allow the RAB community co-chair to participate. She asked if the BCT would consider that, even if the person were to be only an observer.
  - (1). Mr. Gordon Banner, Texas Natural Resource Conservation Commission representative, said the issue has been discussed previously and the BCT has decided the public, including the RAB, would not participate in the BCT. As far as the BCT is concerned, the issue is closed.
  - (2). Ms. Huerta stated this gives the perception of secrecy. She said that is inappropriate for a taxpayer-funded entity, like the BCT. Ms. Kelly clarified that BCT is not subject to the Texas Public Information Act, or any other law that would require the meeting to be open to the public.
  - (3). BGen. Murdock said he would put the issue before the BCT again for consideration.

#### C. Review of Minutes

1. The minutes from the previous meeting were unanimously approved with one change: Mr. Allan Hagelthorn was not listed as being present the meeting.

#### Item III: Community Comments

- A. Dr. Gene Lené opened the floor for community statements. No community members made statements.

**Item IV: Public Involvement Opportunities**

- A. Mr. Dick Walters, Kelly AFB Public Affairs, was scheduled to give a community involvement update, but was ill and unable to attend the meeting. In his place, Maj. Tom deVenoge briefly reviewed the presentation. (See attached slides.)
- B. Discussion
  - 1. Mr. Quintanilla congratulated the base on using horizontal drilling. He said that minimizes impact to the community. He asked when the base was going to begin cleaning up off base at Site S-4 and Zone 4.
    - a. Maj. deVenoge said the cleanup plan (Corrective Measures Study Addendum) for Site S-4 will be available this summer and Zone 4 will be further down the road (2001 or 2002).
  - 2. Mr. Quintanilla asked about the status of the interim action at Site S-8.
    - a. Maj. deVenoge said the Technical Review Subcommittee has the soil closure plan for review .
  - 3. Mr. Rice complimented the base on the new website. He asked when it would be complete.
    - a. Maj. deVenoge said the remainder of the site should be completed by the end of May. (Web address is "http://empub.kelly.af.mil")
  - 4. In regards to the video shown on cable television, it was clarified that the video is being shown on Paragon Cable's public access channel (21).
  - 5. In regards to the upcoming public meeting about Site S-1, Ms. Huerta said some explanation needs to be given to the public as to why the workers are required to wear protective clothing.

**Item V: Kelly's Top Five Environmental Priorities**

- A. BGen. Murdock gave a brief presentation on Kelly AFB's top five environmental priorities. (See attached slide.) He asked for RAB member feedback.
- B. Discussion
  - 1. Mr. John Jacobi, Texas Department of Health Representative, said It is logical and makes a lot of sense. He would like to see some consideration for economic impact to off-base property should be addressed.
  - 2. Mr. Carl Mixon said more effort should be make the technical language more understandable.
  - 3. Ms. Yolanda Johnson said there needs to be one central point-of-contact to address problems.
  - 4. Mr. Paul Roberson said the list is a good start. Off-base contamination should be addressed specifically.
  - 5. Ms. Laura Stankosky said the EPA concurs
  - 6. Mr. Hagelthorn said the list is a good start, but a long way from being complete. He said Community Relations is the program's weakest link and should be addressed.
  - 7. Mr. Quintanilla said this is a good start, but not exactly what he asked for. He wants to see a site-by-site prioritization, based on relative risk.
  - 8. Mr. Sam Sanchez: said it is a good list to use as guidance that allows you to identify what sites should go to the top of the list.

9. Mr. Rice said although interim actions are a good idea and should be used off-base. He would also like to see off-base cleanups receive the highest priority. He would also like to see RAB members have more access to documents.
  10. Mr. Juan Solis wanted to see a Zone-by-Zone cleanup schedule, with completion dates. He was told the schedule is being developed and will be distributed at the next TRS meeting.
  11. Ms. Dominga Adames said the Air Force is not protecting human health. If they were, they would have told her about the contamination under her house, and she could have made a better decision whether or not to live there and put her health at risk. She said the Air Force is not protecting her and her neighbors.
  12. Ms. Annalisa Peace said she has seen a lot of improvement over the last couple of years. She said she would like to see more community input into the documents. She would also like to see more work with the two Spanish-speaking stations.(TV)
  13. Ms. Huerta wants to see more information all the committees involved in the cleanup effort and how they are tied together. She would like to know what laws govern each of these committees. She asked that information be provided in more simplistic language. She asked for information on drinking water standards.
- C. BGen. Murdock said a copy of the priorities, along with a section for written comments, will be sent out to each RAB member with a self-addressed envelope. He asked RAB members to write their comments down and return them so they can be considered.

#### **Item V: Break**

**A short break was taken.**

#### **Item VI: ATSDR Update**

##### **A. Report Status**

1. Dr. David Fowler, Agency for Toxic Substances and Disease Registry, gave an update on the ongoing Public Health Assessment (PHA) for Kelly AFB. He said the delays in releasing the study are due to several factors: however, a partial release of the PHA will be made in late June/early July. Preceding the release will be an extensive public education program for area health care professionals and the community. He said work will continue on an assessment of past air emissions. This effort will include a first-of-its-kind computer modeling of past air emissions. The report on this portion of the assessment will be released later as an addendum. Also to be released later is a report on East Kelly and a drinking water consult. These should be released by the end of the year.
  - a. Ms. Huerta said she is concerned at the delay of releasing the PHA. She said that valuable time is being wasted, during which people at risk could be helped.
  - b. Dr. Fowler said that ATSDR has already issued a statement saying that there are no immediate acute risks from the contamination and no one is in immediate danger.
  - c. Ms. Adames asked how long the Air Force held the draft report before returning it to ATSDR. Dr. Fowler said the Air Force had 3 weeks to respond to comments, and did so.

##### **B. Health Education**

1. Cheryl Ranger, who will head up the Health Education Workshops, said her program gives health care professionals experience in dealing with and understanding environmental health issues. She said physicians and nurses receive little or no education regarding environmental health. Her courses will help them understand the issues involved, which will help them better understand and interpret the PHA.
2. She said three workshops will be held. Anyone can attend any of the workshops. Continuing education credits will be given to attendees.
3. Mr. Sanchez, San Antonio Metropolitan Health District representative, said this is a step-by-step program designed to help people understand public health issues, not just for Kelly AFB, but for all of San Antonio. He said his organization is working closely with ATSDR and fully supports this effort. He said he has already met with the South San School District, which has enthusiastically supported this effort for all of its school nurses. He plans to contact Edgewood and Harlandale School Districts.

**Item VII: Subcommittee Reports**

A. Technical Subcommittee (TRS) Report

1. Dr. Lené presented the TRS report. (See attached slides) They have reviewed the Zone 4 Decision Document, Site S-1 Focus Feasibility Study: and the ICM Building 258 Work Plan. He said they are getting a lot of good information and encouraged RAB members to attend the TRS meetings.
2. Dr. Lené said they are working on a mission statement to help them stay focused (See attached)
3. Mr. Patrick Lynch was introduced as the RAB's consultant through the TAPP Grant program. Mr. Lynch was hired to do an assessment of the Base Wide Remediation Assessment and to review the data collected to see if there were in gaps. The draft report will be completed on May 17. Mr. Lynch will make an oral presentation to the TRS on June 8. Questions and suggestions will be incorporated and the final plan will be presented at the July RAB meeting.
4. The next meeting is set for May 11 at Winston Elementary School. He said the TRS will be working on the TAPP Grant application for next year.

**Item VIII: Community Comments**

- A. The floor was opened for community statements. No community members made statements.

**Item IV: New Business**

- A. Ms. Stankosky announced a proposal she has made to EPA headquarters for a grant that would allow the RAB to select wells and/or soil points for sampling She said the grant would be in the neighborhood of \$200,000, which will allow 20-30 wells to be sampled.

B. Discussion

1. Mr. Rice said this sounds like a great idea and supported the proposal.
2. Mr. Mixon was concerned this was a lot of money to spend on something that is already done by Kelly AFB.
3. Mr. Rice said there are wells Kelly AFB refuses to sample that he would like to have sampled. Ms. Peace agreed, saying there are soil sampling issues that this grant could help resolve.

- 4. The RAB voted unanimously to give the TRS the authority to select the sampling locations.
- C. Mr. Rice asked for an explanation of the recent issues between the Base Conversion Agency and the Greater Kelly Development Corporation (GKDC) regarding contaminated soil.
  - 1. Mr. Roberson, GKDC representative, offered his explanation of events. He said a major upgrade project at the ramp unearthed contaminated soil. According to regulations, this soil required sampling and disposal, both which cost money. GKDC believes that since the contamination belongs to the Air Force, the Air Force should pay for the sampling and disposal costs. He said, some compromise has been made and the Air Force has agreed to pay for some of the costs. A final decision regarding the remainder of the costs has not yet been made.
  - 2. Mr. Pat McCullough, BCA Representative, said the Air Force accepts responsibility for the contamination and is committed to cleaning up to regulatory standards. He said the soil in question did not require cleanup. However, when it was disturbed, it became hazardous waste and required sampling and disposal. BCA's position is that the soil would not have required clean up if it had been left alone. He said a decision by the Secretary of the Air Force is pending and contrary to media reports has not been made.
    - a. Mr. Rice asked if this had occurred off base, who would pay. Mr. McCullough said it's not a simple question and he doesn't know the answer. He restated the Air Force's commitment to clean up all off-base contamination it has caused to the appropriate regulatory standards.

**Item X: Summary and Closing**

- A. Agenda Items for the Next RAB Meeting
  - 1. Report from ATSDR on the PHA release
  - 2. Environmental Priorities
  - 3. Update from GKDC on redevelopment effort
  - 4. Community Relations Plan
  - 5. Kelly AFB's policy on access to documents
  - 6. Status of the clean-up systems
  - 7. TAPP Contractor Presentation
- B. Action Items for the next RAB Meeting

ITEM	REQUESTOR	REQUEST
1	Ms. Huerta	That BCT reconsider allowing a RAB member attend the BCT meetings.
2	Mr. Rice	Explain what materials The BCT doesn't want to provide and the reasons for not providing.
4	Mr. Quintanilla Ms. Huerta	Report on San Antonio River

- C. The next RAB meeting will be held July 20, at St John Berchman School.(Note:
- D. The meeting adjourned at 9:35 p.m.



**Motions/Resolutions**

**Motions**

1. Motion was made to approve the April 27, 1999 RAB minutes as corrected.
  - Passed unanimously
2. Motion was made to allow the TRS to select sites to be sampled by the EPA contractor.
  - Passed unanimously.

**Attachments (provided at the meeting to all RAB members).**

1. Kelly AFB Restoration Advisory Board Materials Package
  - April 27, 1999 RAB Meeting
2. Public Involvement Opportunities Briefing Slides
3. Kelly AFB Environmental Priorities

Minutas de la Reunión de la  
Junta Consejera para la Restauración (RAB) de la Base Aérea Kelly  
27 de abril de 1999, 6:30 p.m.  
South San Antonio High School

**Miembros de la Junta y alternos presente:**

**Miembros del Público:**

Brigadier General Robert M. Murdock - Presidente de la Junta representando la Fuerza Aérea  
Sr. Edward Weinstein - SAWS  
Sr. Gordon Banner – TNRCC  
Ms. Laura Stankosky - EPA  
Sr. Sam Sánchez - Metropolitan Health District  
Sr. John A. Jacobi – TDH  
Sr. Nicolás Rodríguez, Jr. – BMWD  
Sr. Pat McCullough

**Miembros de la Comunidad:**

Dr. Gene Lené - Presidente de la Junta representando la Comunidad  
Sr. Mark Puffer  
Sr. Paul Roberson – Greater Kelly Development Corp.  
Sr. Armando Quintanilla  
Sr. George Rice  
Sr. Sam Murrah  
Sr. Carl Mixon – Bexar County Fire Marshall  
Ms. Tanya Huerta  
Sra. Yolanda Johnson  
Sr. Juan Solís, Sr.  
Sra. Annalisa Peace  
Sra. Dominga Adames  
Sr. Allan Hagelthorn  
Sr. Kent Iglesias

**Miembros ausentes sin representación de alternos:**

Sr. Paul Person

**TEMA I: Apertura de la Reunión**

El Brigadier General Robert M. Murdock llamó la reunión al orden a las 6:30 p.m.

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## TEMA II: Temas Administrativos

- A. Los miembros de la Junta hicieron una autopresentación
- B. Repaso de los temas de acción.
  - 1. El BGeneral Murdock abrió la reunión discutiendo los temas de acción de la reunión anterior. Le pidió a los miembros de la Junta que buscaran ciertos documentos en el paquete que les fue entregado y discutió individualmente cada uno de los siguientes temas:
    - a. Tema 1: El BGen. Murdock escribió una carta al Sr. Damian Sandoval, pasado presidente de la Junta representando la comunidad, dándole las gracias por sus servicios a la Junta.
    - b. Tema 3: El BGen. Murdock dijo que se proveerá un resumen ejecutivo para todos los documentos técnicos.
    - c. Tema 4: La página está lista en el internet. El resumen ejecutivo de documentos técnicos estará disponible en la página en el internet.
    - d. Tema 6: El paquete que fue entregado a los miembros de la Junta contiene una lista de las propiedades alquiladas.
    - e. Temas 9 y 10: El paquete que fue entregado a los miembros de la Junta contiene la información solicitada.
  - 2. Discusión
    - a. Ms Tanya Huerta preguntó sobre el Tema 5. Preguntó si había problemas con el Base Closure Team (BCT). Si es así, ¿en que forma afectará la función de la Junta?
      - (1) El Sr. William Ryan, del Departamento Ambiental de la Base Aérea Kelly, hablando a nombre del BCT dijo que el BCT está pasando por un proceso de auto-examen y mejoramiento. Esto envuelve la identificación de problemas y la búsqueda de soluciones a estos problemas. La información en las minutas del BCT presentan una lista de problemas identificados. Dijo que en reuniones futuras del BCT se discutirán las soluciones a estos problemas.
    - b. El Sr. Armando Quintanilla preguntó si el tener un miembro de la Junta en la reunión empeoraría los problemas.
      - (1) El Sr. Ryan respondió que el asunto no ha sido considerado por el BCT. El Sr. Quintanilla también comentó que la misión del BCT es idéntica a la de la Agencia de Protección Ambiental (EPA). Dijo que la misión del BCT debe ser el desarrollar e implementar el plan de cierre de la base.
      - (2) Ms. Laura Stankosky, representante de EPA, aclaró que EPA no tiene una misión, sino que actúa de acuerdo a las leyes y los reglamentos.

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- c. En cuanto al Tema 2, el Sr. George Rice dijo que está satisfecho con la reunión que tuvo con los oficiales de la Fuerza Aérea para aclarar el mal entendido concerniente al asunto del acuífero Edwards. Preguntó si se le proveerá a la Junta todo el material usado y que fue repartió en las reuniones del BCT.
  - (1) Ms. Mary Kelly, de la Oficina Legal de la Base Aérea Kelly, dijo que se le entregará a la Junta una copia de los documentos semi finales y finales, pero no de los preliminares.
  - (2) El Sr. Rice dijo que él cree que se le está privando a la Junta de participar en en el importante proceso de tomar decisiones.
- d. Ms. Huerta dijo que algunos BCTs permiten la participación del Presidente de la Junta representando la Comunidad. Preguntó si el BCT podría considerar ésto, aunque la persona sólo fuera a observar.
  - (1) El Sr. Gordon Banner, representante de la Comisión de Conservación de Recursos Naturales de Texas, dijo que el asunto ha sido discutido anteriormente y el BCT ha decidido que el público, incluyendo la Junta, no participará en el BCT. Para los efectos el BCT considera el asunto cerrado.
  - (2) Ms. Huerta comentó que ésto le dá al asunto un aire de secretividad. Dijo que ésto no es propio de una entidad financiada con dinero de los contribuyentes como lo es el BCT. Ms. Kelly aclaró que el BCT no está sujeto al "Texas Public Information Act" o ninguna otra ley que requiera que las reuniones estén abiertas al público.
  - (3) El BGen. Murdock dijo que traerá el asunto ante el BCT nuevamente para su consideración.

C. Revisión de las minutas

- 1. Las minutas de la reunión anterior fueron apobadas por unanimidad, con un cambio. El Sr. Allan Hagelthorn no aparece en la lista de personas presentes en la reunión.

**TEMA III: Presentación por la comunidad**

- A. El Dr. Gene Lené abrió la discusión para recibir comentarios de la comunidad. Ningún miembro de la comunidad hizo comentarios.

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#### **TEMA IV: Oportunidades para la participación del público**

- A. El Sr. Dick Walters, de la Oficina de Asuntos Públicos de la Base Aérea Kelly, estaba en agenda para dar un recuento de la participación de la comunidad, pero debido a que se encuentra enfermo no pudo asistir a la reunión. En su lugar, el Mayor Tom deVenoge hizo una breve presentación. (Ver Anexo)
- B. Discusión
1. El Sr. Quintanilla felicitó a la base por usar excavación horizontal. Dijo que esto reduce el impacto en la comunidad. Preguntó que cuándo la base va a comenzar a limpiar fuera de la base en el Area S-4 y Zona 4.
    - a. El Mayor deVenoge dijo que el plan de limpieza (Corrective Measures Study Addendum) para el Area S-4 estará listo para el verano y para la Zona 4 será más tarde. (2001 ó 2002).
  2. El Sr. Quintanilla preguntó sobre la situación de la acción interina en la Zona S-8.
    - a. El Mayor deVenoge dijo que el Subcomité de Revisión Técnica está revisando el plan de cierre para esta área.
  3. El Sr. Rice elogió a la base por su nueva página en el internet. Preguntó que cuándo estará terminada.
    - a. El Mayor deVenoge dijo que estará completa para fines de mayo (Dirección en el internet es: <http://empub.kelly.af.mil>).
  4. Con relación al video presentado en la televisión por cable, clarificó que éste se está pasando por el canal de acceso público (21) de Paragon Cable.
  5. Con relación a la próxima reunión pública sobre el Area S-1, Ms. Huerta dijo que se le debe dar una explicación al público sobre la razón por la cual los trabajadores deben usar equipo protector.

#### **TEMA V: Las Cinco principales prioridades ambientales de la Base Aérea Kelly**

- A. El BGen. Murdock dió una breve presentación sobre las cinco principales prioridades ambientales de la Base Aérea Kelly (Ver Anexo). Pidió la opinión de los miembros de la Junta.
- B. Discusión
1. El Sr. John Jacobi, representante del Departamento de Salud de Texas, dijo que era lógica y hacía mucho sentido. Dijo que le gustaría que se le diera consideración al impacto económico en las propiedades fuera de la base.
  2. El Sr. Carl Mixon dijo que se debe revisar el lenguaje técnico para que sea más fácil de entender.
  3. Ms. Yolanda Johnson dijo que debe haber un punto central de contacto que considere todos los problemas.
  4. El Sr. Paul Roberson dijo que la lista es un buen comienzo. La contaminación fuera de la base debe considerarse específicamente.
  5. Ms. Laura Stankosky dijo que EPA está de acuerdo.

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6. El Sr. Hagelthorn dijo que la lista es un buen comienzo, pero le falta mucho para estar completa. Dijo que las Relaciones con la Comunidad es el punto más debil del programa y debe ser considerado.
  7. El Sr. Quintanilla dijo que ésto era un buen comienzo, pero no exactamente lo que él había pedido. El quiere ver las prioridades para cada área de acuerdo al riesgo relativo.
  8. El Sr. Sam Sánchez dijo que era una buena lista para usarse como guía para identificar qué areas deben encabezar la lista.
  9. El Sr. Rice dijo que las acciones interinas son una buena idea y deben usarse fuera de la base. Dijo que le gustaría ver que a la limpieza fuera de la base se le asigne la más alta prioridad. Dijo que también le gustaría que los miembros de la Junta tengan más acceso a los documentos.
  10. El Sr. Juan Solís, Sr. quiere ver un programa de limpieza zona por zona y con fechas para completarse. Se le dijo que el programa se está desarrollando y que será distribuído en la próxima reunión del TRS.
  11. Ms. Dominga Adames dijo que la Fuerza Aérea no está protegiendo la salud humana. Si estuvieran, le hubiesen informado sobre la contaminación debajo de su casa y ella hubiese tomado una mejor decisión de vivir o no en la casa y arriesgar su salud. Dijo que la Fuerza Aérea no la está protegiendo a ella o a sus vecinos.
  12. Ms. Annalisa Peace dijo que ella ha visto mucho progreso en los últimos años. Dijo que le gustaría que la comunidad someta más comentarios sobre los documentos. Le gustaría ver que se trabaje más con los dos canales de televisión en español
  13. Ms. Huerta dijo que le gustaría recibir información sobre cómo se entrelazan los diferentes comites envueltos en la limpieza. Le gustaría saber qué leyes gobiernan cada uno de estos comites. Pidió que la información sea ofrecida en un lenguaje más sencillo. Pidió también información sobre las normas para agua potable.
- C. El BGen. Murdock dijo que una copia de las prioridades con una sección para comentarios escritos será enviada a cada miembro de la Junta con un sobre pre-dirigido. Le pidió a los miembros de la Junta que escriban sus comentarios y los envíen para ser considerados.

#### **TEMA VI: Receso**

Se tomó un breve receso.

#### **TEMA VII: Actualización de ATSDR**

##### **A. Estado del reporte**

1. El Dr. David Fowler, de la Agencia para Registro de Enfermedades y Substancias Tóxicas (ATSDR), reportó sobre el Estudio de Salud Pública (PHA) para la Base Aérea Kelly. Dijo que la demora en publicar el reporte se debió a varios factores Sin embargo, una publicación parcial del PHA se hará a finales de junio o

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principios de julio. Antes de la publicación se llevará a cabo una extensa campaña educativa para los profesionales de la salud del área y la comunidad. Dijo que se continuará trabajando en el estudio de emisiones de aire en el pasado. Este esfuerzo incluirá un modelo computarizado de emisiones de aire es único en su clase. El reporte sobre esta porción del estudio se publicará más tarde como una adición. También se publicará más tarde un reporte sobre una consulta sobre el agua potable y sobre East Kelly. Estos reportes se publicarán para finales de año.

- a. Ms. Huerta dijo que le preocupa el retraso en la publicación del reporte de PHA. Dijo que se está perdiendo un tiempo muy valioso, durante el cual se podría estar ayudando a personas que están en riesgo.
- b. El Dr. Fowler dijo que ATSDR ha emitido una declaración diciendo que no hay riesgo inmediato debido a la contaminación y que no hay nadie en peligro inmediato.
- c. Ms. Adames preguntó por cuánto tiempo la Fuerza Aérea demoró el borrador antes de devolverlo a ATSDR. Dr. Fowler dijo que la Fuerza Aérea tenía tres semanas para responder y así lo hizo.

#### B. Educación en salud

1. Cheryl Ranger, quien dirigirá los talleres de Educación en Salud, dijo que su programa le dará experiencia a los trabajadores de la salud para trabajar y entender los problemas con la salud ambiental. Dijo que los médicos y las enfermeras reciben muy poca o ninguna educación sobre salud ambiental. Sus cursos le ayudarán a entender los problemas envueltos, lo que a la vez le ayudará a entender e interpretar el PHA.
2. Dijo que se llevarán acabo tres talleres. Cualquier persona puede asistir a cualquiera de los tres talleres. Se le darán créditos de educación continua a los asistentes.
3. El Sr. Sánchez, representante del Distrito Metropolitano de Salud de San Antonio, dijo que éste es un programa paso-a-paso diseñado para ayudar a las personas a comprender los temas sobre salud pública. No sólo para la Base Aérea Kelly, pero también para todo San Antonio. Dijo que su organización está trabajando con ATSDR y está de acuerdo con su esfuerzo. Dijo que ya se reunió con el Distrito Escolar de South San que ha apoyado con mucho entusiasmo este esfuerzo que incluye todas sus enfermeras. Dijo que planea ponerse en contacto con el Distrito Escolar de Edgewood y de Harlandale.

### TEMA VIII: Reporte sobre las actividades del Subcomité

#### A. Reporte del Subcomité Técnico (TRS)

1. El Dr. Lené presentó el reporte del Subcomité Técnico. (Vea Anexo). El Subcomité repasó el Documento de Decisión de la Zona 4, el Focus Feasibility Study del Area S-1, y el Plan de Trabajo de ICM en el edificio 258. Dijo que están recibiendo una gran cantidad de buena información y le piden a los miembros de la Junta a asistir a las reuniones del Subcomité.

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2. El Dr. Lené dijo que están trabajando en un documento sobre la misión del Subcomité para poder mantenerse en una ruta. (Ver Anexo).
3. El Sr. Patrick Lynch fue presentado como el consultor de la Junta auspiciado por el TAPP Grant. El Sr. Lynch fue empleado para hacer una evaluación del programa de remediación de toda la base, repasar toda la información recolectada y determinar si hay algunas áreas que no se hayan considerado. Se espera que el reporte preliminar esté terminado para el 17 de mayo. El Sr. Lynch hará una presentación al TRS el 8 de junio. Las preguntas y sugerencias recibidas serán incorporadas al plan final que será presentado en la reunión de la Junta en julio.
4. La próxima reunión está programada para el 11 de mayo en Winston Elementary School. Dijo que el Subcomité estará trabajando en la aplicación para el TAPP Grant del año próximo.

#### **TEMA IX: Comentarios de la comunidad**

- A. Se abrió la discusión para recibir comentarios de los miembros de la comunidad. No hubo comentarios de la comunidad.

#### **TEMA IX: Asuntos nuevos**

- A. Ms. Stankosky anunció que ha hecho una propuesta a la oficina principal de EPA solicitando fondos para permitir a la Junta seleccionar los pozos y/o lugar en el terreno para tomar muestras. Indicó que los fondos pueden llegar hasta los \$200,000 que permitirían tomar muestras de 20 a 30 pozos.
- B. Discusión
  1. El Sr. Rice dijo que parece una buena idea y está de acuerdo con la propuesta.
  2. Al Sr. Mixon le preocupa que se use una gran cantidad de dinero para hacer algo que ya ha hecho la Base Aérea Kelly.
  3. El Sr. Rice dijo que hay pozos que la Base Aérea Kelly se niega a tomar muestras y que a él le gustaría que se tomaran muestras. Ms. Peace estuvo de acuerdo diciendo que hay temas sobre muestreo que estos fondos pueden ayudar a resolver.
  4. La Junta votó por unanimidad autorizando al Subcomité Técnico a seleccionar los puntos para tomar muestras.
- C. El Sr. Rice pidió una explicación sobre las recientes discusiones entre el Base Conversion Agency (BCA) y Greater Kelly Development Corporation (GKDC) relacionadas con la contaminación del terreno.
  1. El Sr. Roberson, representante de GKDC, dió una explicación sobre los sucesos. Dijo que durante la ejecución de un proyecto de renovación en la rampa se encontró terreno contaminado. Los reglamentos requieren que se tomen muestras de este terreno, se analicen y se disponga de la tierra, lo cual envuelve dinero. El GKDC cree que la contaminación pertenece a la Fuerza Aérea y, por lo tanto, la Fuerza Aérea debe pagar los gastos. Dijo que se ha llegado a un acuerdo en que



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la Fuerza Aérea pagará parte de los gastos. Todavía no se ha determinado la procedencia del resto del dinero.

2. El Sr. Pat McCullough, representante del BCA, dijo que la Fuerza Aérea acepta responsabilidad por la contaminación y está comprometida a limpiar a las normas reglamentarias. Dijo que este terreno no necesitaba ser limpiado. Pero cuando fue removido se convirtió en desperdicio peligroso requiriendo análisis y acarreo. La posición de BCA es que si no se hubiese removido el terreno éste no hubiese necesitado limpieza. La decisión está en manos del Secretario de la Fuerza Aérea, y contrario a los reportes de los medios de comunicación, todavía no se ha decidido.
  - a. El Sr. Rice preguntó quién hubiese pasado si esto hubiese ocurrido fuera de la base. El Sr. McCullough dijo que la pregunta no es sencilla y él no tiene una contestación. Reiteró el compromiso de la Fuerza Aérea de limpiar la contaminación causada fuera de la base de acuerdo a las normas reglamentarias.

**TEMA XI: Resumen y cierre**

- A. Temas para la agenda de la próxima reunión de la Junta.
  1. Reporte de ATSDR sobre la publicación del PHA.
  2. Prioridades ambientales.
  3. Actualización de los esfuerzos para desarrollo por GKDC.
  4. Plan para relaciones con la comunidad.
  5. Reglas de la Base Aérea Kelly sobre acceso a documentos.
  6. Actualización sobre los sistemas de limpieza.
  7. Presentación por el contratista de TAPP.
- B. Temas de acción para la próxima reunión de la Junta:

TEMA	PETICIONARIO	ACCION
1	Ms. Huerta	Que el BCT considere permitir a los miembros de la Junta asistir a las reuniones de BCT.
2	Sr. Rice	Explicación sobre qué material el BCT no quiere proveer y las razones para no proveerlo.
3	Sr. Quintanilla Ms. Huerta	Reporte sobre el río San Antonio.

- C. Se acordó celebrar la próxima reunión de la Junta el 20 de julio de 1999, en St. John Berchman School.
- D. La reunión concluyó a las 9:35 p.m.

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### **Mociones/Resoluciones**

#### **A. Mociones**

1. Moción para aprobar las minutas de la reunión de la Junta del 19 de enero de 1999 según corregidas.
  - *Fue aprobada por unanimidad.*
2. Moción para autorizar al Subcomité Técnico a seleccionar el lugar donde el contratista de EPA tomará muestras.
  - *Fue aprobada por unanimidad.*

Anexos (Distribuidos a los miembros de la Junta durante la reunión)

1. Paquete con material de "Kelly AFB Restoration Advisory Board"
  - Reunión de la Junta el 27 de abril de 1999
2. Presentación de oportunidades para la participación del público
3. Lista de prioridades ambientales de la Base Aérea Kelly

## **Action Item Index**

- 1. Letter of appreciation to Damian Sandoval on behalf of RAB**
- 2. Continue issue and answer regarding Edwards Aquifer contamination**
- 3. Executive summaries of technical documents**
- 4. Document executive summaries on web page.**
- 5. Provide all BCT handouts to RAB.**
- 6. List of properties designated for lease back**
- 7. Information about RAB observers at other BRAC Cleanup Team meetings elsewhere**
- 8. Identify top 5 priorities**
- 9. Provide Information on the cleanup of Site D-10**
- 10. Status of Building 375 soil sampling**

**19 January RAB Action Item/Response**

**Item: 1**

**Description:** Letter of appreciation to Damian Sandoval on behalf of RAB

**Requestor:** Brig. Gen. Murdock

**OPR:** Maj. deVenoge

**Action:** Brig. Gen. Murdock said that he would draft a letter of appreciation to be signed by himself and Dr. Lené to Damian Sandoval for his service as RAB Community co-Chair and Chair of the Technical Review Subcommittee.

**Response:** Draft letter was provided to all RAB members with a request for their suggested changes, deletions or improvements by March 3. Comments received and included in final letter signed by both co-chairs and mailed to Mr. Sandoval in March. Final version of letter follows.

**19 Jan RAB Action Item/Response**

**Item: 2**

**Description:** Continue issue and answer regarding Edwards Aquifer contamination to next RAB meeting

**Requestor:** Mr. Rice

**OPR:** Major deVenoge

**Action:** Mr. Rice requested continuation of the issue and answer regarding Edwards Aquifer contamination to the 20 April 99 RAB meeting.

**Response:** Meeting held with Mr. Rice and General Murdock on 25 Mar 99. A letter was sent to Mr. Rice and all RAB members. The letter follows



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS SAN ANTONIO AIR LOGISTICS CENTER (AFMC)  
KELLY AIR FORCE BASE, TEXAS

8 APR 1999

Brigadier General Robert M. Murdock  
Vice Commander  
100 Moorman Street, Suite 1  
Kelly AFB TX 78241-5808

Mr. George Rice

San Antonio TX 78211

Dear Mr. Rice

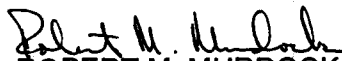
Thank you for your recent visit to Kelly AFB and the opportunity to discuss your concern expressed at the 19 Jan 99 Restoration Advisory Board regarding the issue of Edwards aquifer contamination from Kelly AFB activities. As we discussed at our meeting on 25 Mar 99, I would like to clarify the comment in the Zone 3 Groundwater Responsiveness Summary:

"Edwards wells used for Kelly AFB drinking water are routinely tested and results provided by the Texas Natural Resources Conservation Commission. Nothing in these tests or in any of our environmental studies indicates that activities at Kelly AFB have had an impact on the Edwards Aquifer."

As we discussed, "impact" in the above statement means that the Edwards aquifer would be less useable or suitable as a drinking water resource. Because all organic and inorganic data collected for compliance with drinking water standards has demonstrated compliance, we both agreed that the statement is technically correct, and there has been no "impact". However, this does not mean that contaminants from Kelly AFB did not enter the Edwards aquifer. Our information provided previously on well 313 states that a conduit for contamination clearly existed and that we cannot rule out that contaminants from the shallow aquifer entered the Edwards aquifer via this conduit. However, it is unreasonable to unequivocally state that Kelly "contaminated" the Edwards aquifer. Such a statement implies a measurable impact that subsequently rendered the Edwards aquifer less usable as a drinking water source. We both know this is not the case. To reiterate, contamination from Kelly AFB has had no impact on the Edwards aquifer. To clarify, a conduit for contamination existed and may have contributed contaminants to the Edwards aquifer.

I hope this clarification brings this issue to closure. Please contact me if you should have any further questions regarding this matter.

Sincerely

  
ROBERT M. MURDOCK  
Brigadier General, USAF  
Vice Commander

cc: RAB

**19 Jan RAB Action Item/Response**

**Item: 3**

**Description:** Executive summaries of technical documents.

**Requestor:** Mr. Quintanilla, Ms. Huerta

**OPR:** Mr. Walters, Mr. Scharven

**Action:** Mr. Quintanilla and Ms. Huerta requested executive summaries of technical documents currently in Public Comment and a process for all future releases of documents.

**Response:** Executive Summaries were distributed at the February TRS meeting. Copies were mailed to those RAB members not present for the TRS. Copies of the Executive Summaries will be provided to the TRS and documents will be posted on the web site in the future. Copy of the Letter and executive summaries follows.



**DEPARTMENT OF THE AIR FORCE**  
**HEADQUARTERS SAN ANTONIO AIR LOGISTICS CENTER (AFMC)**  
**KELLY AIR FORCE BASE, TEXAS**

05 February 1999

**MEMORANDUM FOR RESTORATION ADVISORY BOARD MEMBERS**

**FROM: SA-ALC/PAE**

**SUBJECT: Executive Summaries of Documents**

1. This letter is in response to the request that we provide all RAB members the executive summaries of documents that have gone out for public comment or any new technical documents that are being released.
2. The delay in responding was due in part to the fact that some documents, because of the prescribed format for them, do not have executive summaries. This was true of the RCRA Closure Plans for Sites E-3, S-8 (Soils), SD-1, and SA-2. However, each significant document or project is summarized in a Fact Sheet and the Fact Sheets for these projects are enclosed in lieu of the nonexistent executive summaries.
3. Two executive summaries for public comment documents are enclosed. They are (1) Corrective Measures Implementation Work Plan for Site S-8 Groundwater, December 1998, and (2) Site S-1 Soil Focused Feasibility Study, October 1998.
4. Please remember that a Focused Feasibility Study is summarized in a document called a "Proposed Plan" that is then condensed into a separate "Fact Sheet." Both the Proposed Plan and Fact Sheet for the Site S-1 Soils project were provided to the RAB as Item 11 in your January meeting packet.
5. We are incorporating a procedure to ensure that executive summaries come to you through the TRS in the future as a regular step in the process here. However, we will also continue to provide the fact sheets because we believe they are easier to understand and will give you a clear picture of the proposed action. Both fact sheets and executive summaries will be available on the Public Web Page, when it debuts this spring. We hope these actions will be useful to you in your role as members of the Restoration Advisory Board.

Sincerely,

A handwritten signature in black ink, appearing to read "Dick Walters", is written over the typed name.

DICK WALTERS  
Public Affairs Specialist





**UNITED STATES AIR FORCE  
INSTALLATION RESTORATION PROGRAM  
KELLY AIR FORCE BASE  
SAN ANTONIO, TEXAS**

## **Final Site S-1 Soil Focused Feasibility Study**

Prepared By CH2MHill  
Kelly Air Force Base, Texas  
Contract No. F4 1650-92-D-3004-5008

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### **EXECUTIVE SUMMARY**

#### **Introduction**

This Focused Feasibility Study (FFS) addresses soil contamination at a specific Kelly Air Force Base (AFB) Installation Restoration Program (IRP) site known as Site S-1, which is located in Zone 5. Zone 5 is one of five investigation zones (Zones 1 through 5) that make up Kelly AFB.

Site S-1, a former intermediate waste storage area, is located within a few hundred feet of the northern Kelly AFB property boundary where soil contamination has been detected. Wastes were stored here from the 1960s until 1973. Wastes stored in the area included solvents, carbon cleaning compounds, and petroleum, oil, and lubricants. Site contamination was likely caused by spills and overfills during loading and unloading and spillage while in storage in the sump area. Land use in the area is mixed and includes residential, commercial, and light industrial uses. Various industrial sites and the North Kelly Gardens residential area are located immediately north of the base near Site S-1

This FFS, which presents measures to address Zone 5 Site S-1 soil contamination, is being prepared as part of a phased approach to the entire Zone 5 remediation. The approach includes remedial investigation (RI) activities for Site S-1, RI activities for the entire Zone 5, FFS activities for interim measures to restrict contaminated shallow groundwater migration off base, subsequent FFS activities addressing shallow groundwater migration from Zone 5, a Zone 5 corrective measures study (CMS), basewide chlorobenzene (CB) natural attenuation study activities, and Site 5-1 soil FFS activities.

#### **Summary of Investigations**

The Site S-1 investigation began with Phase I and Phase II IRP investigations in 1983 and 1986; these investigations are included as part of the Site 5-1 RI report prepared in 1994.

Based on the Site S-1 soil sampling results, the greatest concentration of organic soil

contaminants at Site S-1 is present within the former sump area at depths near and below the water table. The primary contaminant of concern found at Site S-1 is CB because of its prevalence in soil samples and because it is the most widespread and is at the highest concentrations in the groundwater. The greatest concentrations of CB were found at depths below 14 feet. This is believed to correspond to the original depth of the sump where disposal would have occurred.

An oily layer or oil sheen was found at depths ranging from 18 to 24 feet below ground surface (bgs) within the former sump. CB concentrations sometimes were elevated in samples where the oil was present although some samples from oily layers had little CB. Elevated CB also was found in samples with no reported oil or oil sheen.

The CB is more widespread at the greater depths as a result of contaminant transport in the groundwater or dissolved in light nonaqueous phase liquid (LNAPL) oil. The oil is lighter than water and spread outward from the former sump on the surface of the water table. As the water table fluctuated over several feet, the LNAPL was smeared across this zone of water table fluctuation, herein referred as the smear zone. Much of this more widespread CB contamination is present above the current water table.

Several other organic contaminants are present in site soils and were most often detected in soils that also had elevated CB. These are 1,2-dichlorobenzene (1,2-DCB), 1,4 dichlorobenzene (1,4-DCB), 2-methylnaphthalene, naphthalene and, to a lesser extent, benzene, toluene, ethylbenzene, and xylene (BTEX). Total petroleum hydrocarbons (TPHs) were analyzed in recent borings, and polychlorinated biphenyls (PCBs) and inorganics also exist within the soil at Site S-1.

Inorganics including barium, lead, zinc, cadmium, silver, antimony, chromium, copper, selenium, manganese, and arsenic were detected above background levels in surface, mid-zone, and deep-zone sample locations.

Groundwater contamination is also present at Site S-1. The most widespread and greatest concentration contaminant is CB. The existing groundwater collection and treatment system is collecting the groundwater near the base boundary.

### **Summary of Risk Assessment**

The Site S-1 risk assessment found that the site did not pose a human health or ecological risk as a result of exposure to the contaminated soil. No unacceptable risks were found for ingestion or dermal contact with soil or inhalation of particulates and volatile organic chemicals (VOCs) under industrial maintenance or construction-worker exposure scenarios. Potential cancer risks incurred by on-site receptors (base personnel) are within the current EPA guidance ranges of  $10^{-6}$  and  $10^{-4}$ .

However, unacceptable risks do exist if the groundwater below and downgradient of the site is used as a drinking water supply. Based on the most recent site sampling results, it appears that soil contaminants are leaching to groundwater, causing the groundwater to continue to exceed federal drinking water maximum contaminant levels (MCLs) and Texas media specific concentrations (MSCs). As a result, an objective of interim remedial actions for the soil media at Site S-1 is to minimize the leaching of contaminants at concentrations sufficient to cause exceedance of drinking water MCLs or Texas groundwater MSCs in the groundwater.

The results from the worst-case groundwater risk assessment indicates that the aquifer at Site S-1 is not suitable for developing as a drinking-water source and could adversely affect downgradient

drinking-water wells. Risks from residential use of groundwater are above the levels considered acceptable. The chemicals contributing to the majority of the noncarcinogenic risk under the worst-case scenario are CB and arsenic.

### **Summary of Remedial Objectives**

Based on the most recent site sampling results, it appears that soil contaminants are leaching to groundwater causing the groundwater to continue to exceed federal drinking water maximum contaminant levels (MCLs) and Texas media-specific concentrations (MSCs). As a result, an objective of interim remedial actions for the soil media at Site S-1 is to minimize the leaching of contaminants at concentrations sufficient to cause exceedance of drinking water MCLs or Texas groundwater MSCs in the groundwater.

Preliminary remediation goals (PRGs) were developed for all contaminants detected at the site. The three primary contaminants exceeding PRGs for protection of groundwater are CB, 1,2-DCB, and 1,4DCB. The areas exceeding PRGs are from 14 feet bgs to the top of the Navarro for the sump area and two areas downgradient of the sump within the smear zone.

### **Remedial Alternatives**

#### **Sump Area**

The following are six alternatives for the sump area soils:

- No further action. Under this alternative, the contaminants would continue to migrate to the groundwater and may result in groundwater concentrations exceeding PRGs for decades.
- Natural attenuation. The main components of this alternative include institutional controls, natural attenuation, and environmental monitoring.
- Capping. The main components of this alternative include institutional controls, site capping, and environmental monitoring.
- Soil vapor extraction (SVE). The main remedial components of the SVE alternative are institutional controls, SVE construction and operation, and environmental monitoring.
- Excavation and disposal. The major remedial components of this alternative include excavation, off-site disposal, and confirmatory sampling. This alternative physically removes the contaminants exceeding PRGs.
- Ex-situ biological treatment. This alternative involves excavating and stockpiling relatively uncontaminated soil (less than 14 feet bgs), excavating and treating the contaminated soil exceeding PRGs via ex situ biological treatment, replacing the stockpiled soil, backfilling the remainder of the excavated hole with clean soil, and disposing of the treated soil in a Texas Class I landfill.

#### **Smear Zone**

The following are four alternatives for the smear zone soils:

- No further action. Under this alternative, the soil in the smear zone may act as a continuous source to the dissolved phase groundwater contamination for decades.

- Natural attenuation. The natural attenuation alternative for the smear zone is similar to the sump area natural attenuation alternative in terms of remedial objectives and effectiveness.
- SVE. The remedial components of this alternative include SVE construction and operation and environmental monitoring.
- Dual-phase groundwater recovery and SVE. The remedial components of this alternative include SVE construction and operation, groundwater recovery and treatment, and environmental monitoring.

## **Recommended Alternatives**

### **Sump Area**

The excavation and off-site disposal alternative is the recommended alternative for the sump area soils. The alternative will effectively reduce the overall risk to human health and the environment by physically removing the CB, 1,2-DCB, and 1,4-DCB contamination that exceeds preliminary remediation goals (PRGs) from the affected sump area. The cost for this alternative is \$601,000.

### **Smear Zone**

The dual-phase groundwater recovery and SVE is the recommended alternative for the smear zone. Recent water level measurements show the water table has increased in response to higher infiltration. Because it is important to maintain the water table below the smear zone, the dual-phase extraction system is considered to be an important component of the alternative. The recommended alternative will effectively reduce the overall risk to human health and the environment by physically removing and enhancing aerobic degradation of the CB, 1,2-DCB, and 1,4-DCB contamination that exceeds PRGs. The cost for this alternative is \$756,000.



**UNITED STATES AIR FORCE  
INSTALLATION RESTORATION PROGRAM  
KELLY AIR FORCE BASE  
SAN ANTONIO, TEXAS**

**Corrective Measures Implementation  
Work Plan for Site S-8 Groundwater  
Kelly Air Force Base (Final Draft)**

Prepared By Science Applications International Corporation (SAIC)  
Kelly Air Force Base, Texas  
(Contract No. F4 1650-95-D-2004-5022  
DECEMBER 1998

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**EXECUTIVE SUMMARY**

Science Applications International Corporation was contracted by Kelly Air Force Base to develop this Corrective Measures Implementation Work Plan for Site S-8. The Work Plan as required by the Kelly Air Force Base Compliance Plan (TNRCC No. CP-50310) describes the corrective measures implementation process for shallow groundwater at Site S-8 from the present through site closure. The site has been used for a variety of purposes, such as the Automated Engine Parts Cleaning Facility that stored cleaning solvents in aboveground and underground tanks and a JP-4 fuel underground storage tank facility.

Contaminants have been released into shallow groundwater at Site S-8 from the Industrial Wastewater Collection System, underground solvent and fuel tanks, and other sources. Light nonaqueous phase liquid, mainly JP-4 fuel, has been measured intermittently in both on-base wells and in wells in the Union Pacific railyard adjacent to the site. The thickness generally increases as the groundwater level declines and decreases, sometimes disappearing when the groundwater level rises. The JP-4 fuel plume is localized and discontinuous due to the interbedded nature of the shallow sediments. Currently, concentrations of solvents and other hydrocarbons exceed regulatory levels in on-base source areas and in a shallow groundwater plume (approximately 24 feet below ground surface) that extends off base into the adjacent railyard. There are currently no pathways of exposure for residential receptors at Site S-8, although construction workers may be exposed to contaminants in excavations. Based on surveys of the off-base residential areas, shallow groundwater is not used for drinking water, so there is no ingestion of the contaminants.

The purpose of this document is to describe the final groundwater corrective measures for Site S-8 including the design, construction, operation, maintenance, and performance monitoring of the system. The soil cleanup plan for Site S-8 is described in the *Closure Plan for Zone 3 Soil* dated March 1998. The Corrective Action System consists of two recovery wells to collect and treat the contaminants in shallow groundwater and passive bailers with hydrophobic filters to collect light nonaqueous phase liquids. An Interim Recovery System that was installed in 1992 will be abandoned except for one well, and an additional recovery well has been installed. Both wells are located in permeable channels in the shallow aquifer that are preferential pathways for contaminants. The recovery wells will contain the on-base and capture the off-base contaminant plumes. Bailers will be installed in 16 wells that contain the greatest and most frequent measurements of light nonaqueous phase liquids (fuel).

The objective of the Corrective Action System is to achieve the Groundwater Protection Standard in the Point of Compliance Wells at the Kelly Air Force Base boundary. After the Groundwater Protection Standards are achieved, the base will initiate a compliance monitoring program for the post-closure period.

**Kelly****Air Force Base**

# Installation Restoration Program



## RCRA Closure Sites Fact Sheet

**January 1999**

A fact sheet providing information about Sites SD-1 and SA-2

The purpose of this fact sheet is to describe the closure processes pertaining to Sites SD-1 and SA-2, which are being recommended for closure under the Resource Conservation and Recovery Act (RCRA). In 1989, the Texas Natural Resource Conservation Commission (formerly known as the Texas Water Commission) required the submittal of post-closure care permit applications for Sites SD-1 and SA-2. A permit was issued to Kelly AFB on June 12, 1998, which required submittal of closure plans for the two sites. RCRA quarterly monitoring has been conducted at both sites since 1989.

### Site SD-1

The SD-1 sludge drying beds are located south of Military Drive, near the industrial waste treatment plant, approximately 300 feet north of Leon Creek. The drying beds were used from the early 1960s until July 1982. The beds were constructed with concrete sides, a gravel and clay bottom and equipped with underdrains to collect discharged residues. The entire area was excavated to a depth of 5 to 7 feet in 1986 and 1987 to remove contaminated soil.

SD-1 is a Resource Conservation and Recovery Act (RCRA)-regulated unit due to the continuation of waste managed at the site after 1982.

The Closure Plan recommends closure of the site in accordance with Texas Natural

Resource Conservation Commission Risk Reduction Standard 2 criteria. Kelly AFB intends to close the site under existing conditions in accordance with regulatory requirements.

### Site SA-2

The SA-2 industrial waste sludge lagoon is located south of Military Drive, about 100 feet north of Leon Creek. The unlined pit was used from 1962 to 1980 for drying and containing industrial waste treatment plant sludge when the sludge drying bed was inoperative.

The remedial investigation in June 1982 found low levels of organics and inorganics in the soil. The results of soil sampling at Unit SA-2 indicated the presence of metals at concentrations that exceeded regulatory requirements. Organic compounds, including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polynuclear aromatic hydrocarbons (PAHs) and pesticides, were also detected. In 1985, sludge and contaminated soil was removed.

Unit SA-2 has been classified as a Resource Conservation Recovery Act-regulated unit due to the continuation of waste managed at the site after 1982.

The Closure Plan recommended closure of the site in accordance with TNRCC Risk Reduction Standard 2. Kelly AFB intends to close the site under existing conditions in accordance with regulatory requirements.

**Kelly**

Air Force Base

# Installation Restoration Program



## RCRA Closure Sites Fact Sheet

January 1999

A fact sheet providing information about Site S-8 and Site E-3

The purpose of this fact sheet is to describe the closure processes pertaining to Sites S-8 and E-3, which are being recommended for closure under the Resource Conservation and Recovery Act (RCRA). The portion of the sites being recommended for closure only pertains to soil contamination.

### Site S-8

The S-8 spill area is located on the eastern border of the base, between Bldg. 329 and the base boundary, near the intersection of Berman Road and Tinker Drive and adjacent to the Union Pacific railyard. Four underground tanks were originally installed at the site in 1941 to store petroleum products.

In the mid-1950s, an Aircraft Engine Parts Cleaning Facility (AEPCF) was built on the site and four additional underground tanks were installed. The cleaning facility utilized chlorinated solvents in their processes.

The facility was dismantled in 1982 and all eight buried tanks were removed. Soil contamination was not completely removed during tank removal, prompting the Texas Natural Resource Conservation Commission (TNRCC) to regulate the site as a landfill.

Cleaning activities associated with the AEPCF resulted in chlorinated solvent contamination due to leaking industrial wastewater collection system lines. Additional soil contamination was caused by JP-4 fuel that leaked from various tanks.

In 1989, a Resource Conservation and Recovery Act (RCRA) post-closure care permit application was filed with the TNRCC (formerly known as the Texas Water Commission). The TNRCC issued a permit on June 12, 1998 requiring submittal of a Closure Plan for Site S-8.

The Remedial Investigation found organic and inorganic contamination in the soil and groundwater. Metals such as beryllium, chromium, cadmium, lead, nickel and thallium were detected at concentrations greater than regulatory requirements.

Construction of an interim remediation system to prevent further migration of contaminants off the base began in July 1991, and the system went into operation in February 1992.

The majority of the contaminants in the soil are chlorinated solvents. The volume of contaminated soil is estimated at 11,000 cubic yards. The Closure Plan includes removal of the contaminants using soil venting and use of institutional controls to restrict access to the site. Exposure to soils at the site does not pose a health risk. These measures are intended to reduce human exposure to the contaminated soil as well as prevent contamination from reaching the groundwater.

The proposed closure remediation is designed to meet several objectives:

- Protect human health and the environment, including minimization or elimination of post closure escape of hazardous constituents to ground or surface water or to the atmosphere
- Minimize or eliminate of the need for post closure care, engineering or institutional controls after the completion of remedial activities
- Comply with applicable closure requirements
- Remove organic constituents in the soil that exceed regulatory requirements
- Evaluate the levels of inorganic constituents of concern in the soil to ensure they meet regulatory requirements.



Kelly AFB will perform, at minimum, the following remediation processes:

- Environmental sampling
- Chemical analyses
- Installation of bioventing systems
- Backfilling and covering
- Operation and maintenance of bioventing systems
- Transport and disposal of contaminated material
- Closure certification and preparation of deed certifications

The Closure Plan proposes to meet TNRCC's Risk Reduction Standard 2 for closure of Site S-8. Once TNRCC gives final approval of the closure plan, the scheduled completion for proposed closure activities is two-and-a-half years.

## Site E-3

The E-3 chemical evaporation pit is located south of Military Drive and east of the jet engine test cells. It was used from 1969 to 1980 to evaporate solvents and dispose of sludges, insecticides, spent solvents and residue from tank-cleaning operations. The pit covered approximately 1/3 of an acre.

In 1985, all liquids, oil, sludge, the clay liner and visibly contaminated soil were removed; however, subsurface soil and groundwater contamination remain.

The remedial investigation found significant contamination in the soil and groundwater. The levels of contaminants remaining were deemed high enough to impact groundwater above health based levels. The levels of contaminants found were higher than those authorized by Texas Natural Resource Conservation Commission's Risk Reduction Standard 2 (TNRCC RRS2) criteria.

Contaminants included sludge, solvents, PCBs, heavy metals, cresols, contaminated fuels and oils, pesticides, insecticides and herbicides.

In 1989, a Resource Conservation and Recovery Act (RCRA) post-closure care permit application was filed with the TNRCC (formerly known as the Texas Water Commission). The TNRCC issued a permit on June 12, 1998 requiring submittal of a Closure Plan for Site E-3.

The Closure Plan addresses closure only of areas within Site E-3 with soil contamination. RCRA quarterly monitoring has been conducted at the site since 1989. Groundwater monitoring will continue at the site as noted in the compliance plan. The Closure Plan for Site E-3 contaminated soils proposes:

- Collect additional samples to complete detailed site characterization, evaluate inorganic extent and leachability, identify areas of high contamination concentration and confirm final layout and design
- Design and install bioventing and Soil Vapor Extraction (SVE) systems at Site E-3, including the installation of vent wells, associated piping and equipment to enhance the natural breakdown of organic compounds in the soil
- Properly manage the disposal of all soil and other incidental waste produced as a result of closure activities
- Decontaminate all equipment used in the installation of the bioventing and SVE systems
- Establish baseline conditions for soil and soil gas to determine progress
- Monitor performance of the systems monthly for the first six months, then determine how often monitoring will be necessary
- Evaluate groundwater monitoring data to determine the effect of the systems on groundwater
- Collect samples to verify that soil has reached closure criteria
- Decontaminate and dispose of all remediation equipment
- Properly dispose of all post closure activity soil
- Prepare a final closure report that provides all the documentation to demonstrate the requirements under the Closure Performance Standard (TNRCC Risk Reduction Standards 2 and 40 CFR 265, Subpart G) have been met
- Comply with post-closure care requirements

**19 Jan RAB Action Item/Response**

**Item: 4**

**Description:** Document executive summaries on web page.

**Requestor:** Mr. Quintanilla, Mr. Rice

**OPR:** Major deVenoge

**Action:** Mr. Quintanilla and Mr. Rice requested that the executive summaries of all documents be included on the web page.

**Response:**

The web page will eventually include electronic copies of future deliverable reports prepared as part of the cleanup program. Executive summaries, if included as part of the document, will be on the web page.

**19 Jan RAB Action Item/Response**

**Item: 5**

**Description:** Provide all BCT handouts to RAB.

**Requestor:** Mr. Rice

**OPR:** Mr. Ryan, Ms. Stankosky, Mr. Banner

**Action:** Mr. Rice requested that the BCT consider providing all input materials (handouts) to BCT meetings to the RAB.

**Response:** The BCT agrees to provide materials (handouts) from BCT meetings on the same basis as other documents are provided outlined in the RAB Charter. Copies of these materials will be distributed to the RAB Community Co-chair each month.

**19 Jan RAB Action Item/Response**

**Item: 6**

**Description:** List of properties withheld from transfer or designated for lease back.

**Requestor:** Mr. Quintanilla

**OPR:** Mr. Schabra

**Action:** AFBCA provide the RAB a list of all properties withheld from transfer or designated for lease back to the Air Force.

**Response:** AFBCA distributed the lists of leased properties to RAB members. Each list includes those areas being leased back. These are generally temporary use facilities, such as the workspace for Robins, Hill and Tinker Operating Locations while work is being completed here or moved to its new location. The GKDC Master Plan and briefings given in the past by GKDC identified those areas that the Air Force would retain. We will have that map available at the next RAB meeting for those who were not actively involved in the process at the time GKDC unveiled its Master Plan. A copy of Mr. McCullough's Letter and attachments to RAB members follows.



DEPARTMENT OF THE AIR FORCE  
AIR FORCE BASE CONVERSION AGENCY

February 16, 1999

AFBCA/DK  
143 Billy Mitchell Blvd  
Kelly AFB TX 78141

Mr. Sam Sanchez  
San Antonio Metro Health District  
332 W. Commerce, Room 101  
San Antonio TX 78205

Dear Mr. Sanchez

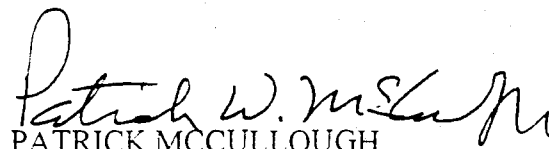
Thank you for the opportunity to discuss the Air Force Base Conversion Process during the last RAB meeting. As promised, attached is the information about leases at Kelly Air Force Base (AFB).

The attachment is a list of current leases (Leases in Furtherance of Conveyance or LIFC) at Kelly AFB. Buildings 1530 and 1533 (page 5) are on the list of facilities to be leased back to the Air Force. They are under lease to The Greater Kelly Development Corporation and subleased to EG&G to do Defense Logistics Agency (DLA) workload that was privatized in March 1998. Leases on these buildings will terminate at completion of DLA work or April 1, 2001, whichever comes first.

Other leasbacks to the Air Force (pages 8, 9, 11, and 12) are short-term leases to current Air Force occupants who will stay until their mission at Kelly is complete or July 13, 2001, whichever comes first.

I hope this information is useful. As a reminder, the final session of the Base Conversion Process Workshop is February 26-27 in Building 210 at Kelly AFB. Please contact Ms. Laurie Callaway, KPMG, at (210) 977-7861, to reserve a space.

Sincerely

  
PATRICK MCCULLOUGH  
Senior Representative  
Air Force Base Conversion Agency

Attachment:

**LEASE IN FURTHERANCE OF CONVEYANCE [LIFC]  
LEASE ACTION SUMMARY  
KELLY AIR FORCE BASE, TEXAS**

ACTION	EFFECTIVE DATE	BUILDING SQUARE FOOTAGE	ACREAGE	PERCENT ACTIVATED	
				SQ. FT	ACRES
BEL-KEL-12-97-0701	24 Jul 97	214,069	42.29	100%	100%
AMENDMENT 1	2 Dec 97	3,857	19.30	100%	100%
AMENDMENT 2	22 Jan 98	629,976	38.46	100%	100%
AMENDMENT 3	12 Mar 98	3,964,505	163.01	100%	100%
AMENDMENT 4	13 May 98	484,090	48.09	49.28%	100%
AMENDMENT 5	02 July 98	313,694	44.68	100%	100%
AMENDMENT 6	01 October 98	2,444,299	202.61	2.20%	0.00%
AMENDMENT 7	14 January 99	390,015	43.02	0.0%	0.0%
<b>TOTAL LEASED</b>		<b>8,444,505</b>	<b>601.46</b>		
<b>TOTAL ACTIVATED</b>		<b>5,663,529</b>	<b>355.83</b>	<b>67.01%</b>	<b>59.12%</b>

**LEASE IN FURTHERANCE OF CONVEYANCE [LIFC]  
 BCA-KEL-12-97-0701  
 KELLY AIR FORCE BASE, TEXAS  
 7-24-97**

The following table describes the premises the Air Force has leased (as reserved premises) then transferred from reserved to leased premises to the Greater Kelly Development Corporation [GKDC] by a *Lease In Furtherance of Conveyance* [LIFC] dated 24 July, 1997. The Air Force retains rights of access within the leased premises for use of roads, sidewalks, utilities, and other common areas or improvements that are required for the continued operations for the infrastructure, utilities, and Air Force missions.

<i>Note: Shaded areas indicate leased premises that have been activated</i>						
<b>BUILDING or FACILITY</b>	<b>SUB PARCEL</b>	<b>BUILDING SQUARE FOOTAGE</b>	<b>ACRES</b>	<b>FACILITY TYPE</b>	<b>BOD</b>	<b>INTENDED USER</b>
San Antonio Credit Union [SACU]	A1	NA	1.50	Land Only	1/20/98	SACU
Frost Bank	A2	NA	1.50	Land Only	7/13/98	Frost Bank
Building 43 [Part]	A3	11,461	1.00	Administration	7/24/97	GKDC
Building 310	A4	71,315	2.00	Admin/shop storage	7/24/97	Pratt & Whitney
Building 1536, part of Bay D	B1	40,364	0.93	Warehouse/parking	7/24/97	Pratt & Whitney
Building 1536, adjacent land	B1	Lots 11, 41	1.21	Vehicle and trailer parking	1/20/98	Ryder [NATAP]
Building 3820, Bays B & C [East Kelly]	BE2	90,929	2.00	Warehouse	7/24/97	GKDC
Paved parking lot across from Building 3820 [East Kelly]	BE3	NA	1.15	Parking and outside storage	7/24/97	GKDC
Railyard and spur trackage [East Kelly]	BE	NA	31.00	Rail yard and outside storage	7/24/97	Railcar America
<b>TOTAL LEASED</b>		<b>214,069</b>	<b>42.29</b>			
<b>TOTAL ACTIVATED</b>		<b>214,069</b>	<b>42.29</b>			

**LEASE IN FURTHERANCE OF CONVEYANCE  
AMENDMENT 1  
12-2-97**

<i>Note: Shaded areas indicate leased premises that have been activated</i>						
<b>BUILDING or FACILITY</b>	<b>SUB PARCEL</b>	<b>BUILDING SQUARE FOOTAGE</b>	<b>ACRES</b>	<b>FACILITY TYPE</b>	<b>BOD</b>	<b>INTENDED USER</b>
Building 43 [Part]	A3	3,857	1.00	Administration	12/2/97	GKDC
Unpaved storage [East Kelly]	BE3	NA	2.00	Outside storage	12/2/97	GKDC
Outside storage [East Kelly]	BE4	Lots 78 & 79	16.30	Outside storage	12/2/97	GKDC
<b>TOTAL LEASED</b>		<b>3,857</b>	<b>19.30</b>			
<b>TOTAL ACTIVATED</b>		<b>3,857</b>	<b>19.30</b>			



**LEASE IN FURTHERANCE OF CONVEYANCE  
AMENDMENT 2  
1-22-98**

<i>Note: Shaded areas indicate leased premises that have been activated</i>						
<b>BUILDING or FACILITY</b>	<b>SUB PARCEL</b>	<b>BUILDING SQUARE FOOTAGE</b>	<b>ACRES</b>	<b>FACILITY TYPE</b>	<b>BOD</b>	<b>INTENDED USER</b>
Building 379	A5	103,840	3.57	Depaint	4/13/98	Boeing
Building 375 [Northern third]	A6	125,000	2.87	Backshops	4/13/98	Boeing
	A6	307,500	7.06	Hanger		
Building 375 [Part of 2nd floor]	A6-1	5,511	NA	Administration	4/13/98	Boeing
Ramp Areas [Building 375]	A6A-1A	NA	4.36	Aircraft parking	4/13/98	Boeing
	A6A-1B	NA	11.76			
Building 1536 [Balance of Bay D]	B1	39,450	1.00	Warehouse	1/20/98	Pratt & Whitney
Building 1536, adjacent land [concrete slab, site of former Building 1566]	B1A	NA	1.00	Truck parking	1/20/98	Ryder [NATAP]
Building 3180 [East Kelly]	BE5	3,024	0.35	Fire station	5/22/98	Vacant
Building 3752 [East Kelly]	BE6	22,833	2.14	Warehouse		Vacant
Building 3780 [East Kelly]	BE7	22,818	2.51	Warehouse	3/30/98	Vacant
Spur railroad tracks						
10' track - Southernmost	BE1-A(1)	2,213 LF	0.51	Rail spur	2/1/98	RailCar America
20' track - Easternmost	BE1-A(2)	2,892 LF	1.33	Rail spur		
<b>TOTAL LEASED</b>		<b>629,976</b>	<b>38.46</b>			
<b>TOTAL ACTIVATED</b>		<b>629,976</b>	<b>38.46</b>			

**LEASE IN FURTHERANCE OF CONVEYANCE  
AMENDMENT 3  
3-12-98**

BUILDING or FACILITY	SUB PARCEL	BUILDIN G SQUARE FOOTAG E	ACRES	FACILITY TYPE	BOD	INTENDED USER
Note: Shaded areas indicate leased premises that have been activated						
Ramp Areas [Building 375]	A6A-2	NA	8.64	Aircraft parking	4/14/98	Boeing
Building 298	A7 [Part]	2,143	0.05	PMEL	1/7/99	Vacant
Building 300 [Part]	A7 [Part]	36,060	0.83	PMEL	9/9/98	GE / Vacant
Building 305 [Part]	A7 [Part]	23,620	0.54	PMEL	9/9/98	EG&G / Air Force
Building 312	A8	12,000 21,976	0.78	Shop/storage	5/15/98	Pratt & Whitney
Building 361	A9	60,225	1.38	Aircraft maintenance	5/15/98	Boeing
Building 1414	B2	46,418	1.07	Packing/crating	3/13/98	EG&G / Optech
Building 1530 <sup>1</sup>	"	207,000	4.75	Warehouse	3/13/98	EG&G / Air Force
Building 1533 <sup>2</sup>	"	276,448	6.35	"	3/13/98	DLA / Air Force
Building 1534	"	492,647	11.31	"	3/13/98	EG&G
Building 1536 [Bays A&B]	"	286,027	6.56	"	3/13/98	Ryder / Vacant
Building 1537	"	385,451	8.85	"	3/13/98	EG&G / Air Force
Building 1538	"	479,684	11.01	"	3/13/98	EG&G
Building 1547	"	1,153	0.03	"	3/13/98	EG&G
Building 1548	"	3,640	0.08	"	3/13/98	EG&G
Building 1552	"	104,000	2.39	"	3/13/98	EG&G
Building 1554	"	163,091	3.74	"	3/13/98	EG&G

Amendment 3, con't.

<sup>1</sup> To be used for Government mission purposes only and will be returned for sole use by the Government when the DLA mission is completed.

<sup>2</sup> Ibid

Note: Shaded areas indicate leased premises that have been activated

BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
Building 1558	B2	9,896	0.23	Warehouse	3/13/98	EG&G
Building 1562 [Bay C]	"	38,800	0.89	"	3/13/98	GKDC / Vacant
Building 1565	"	58,612	1.35	"	3/13/98	EG&G
Building 1572 [Part]	"	124,191	3.13	"	3/13/98	EG&G
Building 1573	"	39,847	0.91	"	3/13/98	EG&G
Building 1574	"	162,991	3.74	"	3/13/98	EG&G
Building 1576	"	163,394	3.75	"	3/13/98	EG&G
Building 1578	"	18,181	0.42	"	3/13/98	EG&G
Building 1579	"	18,181	0.42	"	3/13/98	EG&G
Building 1581	"	58,465	1.34	"	3/13/98	EG&G
Building 1589	"	6,594	0.15	"	3/13/98	EG&G
Building 1590	"	9,893	0.23	"	3/13/98	EG&G
Building 1595	"	43,458	0.98	"	3/13/98	EG&G
Paved area	"	NA	0.50	Parking area	3/13/98	EG&G
Building 3822 [East Kelly]	BE8	176,053	4.04	Warehouse	3/13/98 <sup>3</sup>	EG&G
Building 3824 [East Kelly]	BE8	176,306	4.05	"	3/13/98	EG&G
Building 3828	BE8	176,324	4.05	"	3/13/98	EG&G
Building 3830 [Partial demolition]	BE8	81,736	3.52	"	3/13/98	GKDC / Vacant
Storage yards 5,7,9,10,11, and 15	B2		41.50	Materiel storage	3/13/98	EG&G
Storage yards 16 & 17 <sup>3</sup>	B2		19.45	Materiel storage	3/13/98	EG&G
<b>TOTAL LEASED</b>		<b>3,964,505</b>	<b>163.01</b>			
<b>TOTAL ACTIVATED</b>		<b>3,964,505</b>	<b>163.01</b>			

<sup>3</sup> Ibid

2/8/99

**LEASE IN FURTHERANCE OF CONVEYANCE  
AMENDMENT 4  
5-13-98**

<i>Note: Shaded areas indicate leased premises that have been activated</i>						
<b>BUILDING or FACILITY</b>	<b>SUB PARCEL</b>	<b>BUILDING SQUARE FOOTAGE</b>	<b>ACRES</b>	<b>FACILITY TYPE</b>	<b>BOD</b>	<b>INTENDED USER</b>
Building 383 <sup>4</sup>	A10	3,600	NA	Storage Shed	9/10/98	Boeing
Building 375 [first floor less two excluded areas and portion leased in Amendment 2]	A6-2	469,001	10.77	Admin & Aircraft Maintenance Hanger	5/15/98	Boeing
Building 375 [second floor]	A6-3	11,489	NA	Admin	5/15/98	Boeing
Ramp space near Bldg. 375 [excluding all unnamed buildings and other facilities located within the "leased premises until they are specifically named and added to the "leased premises"]	A6A-3A	NA	0.87	[1] 3A, 3B, & 3C - aircraft parking	5/15/98	Boeing
	A6A-3B	NA	1.72			
	A6A-3C	NA	2.02	[2] 4 - aircraft and vehicle parking		
	A6A-4	NA	32.71			
<b>TOTAL LEASED</b>		<b>484,090</b>	<b>48.09</b>			
<b>TOTAL ACTIVATED</b>		<b>484,090</b>	<b>48.09</b>			

<sup>4</sup> Acreage is included in ramp parcel A6A-4



**LEASE IN FURTHERANCE OF CONVEYANCE  
AMENDMENT 5  
7-02-98**

BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
Building 375 [Part-second floor] [leaseback]	A6-4	46,796	NA	Corrosion Control (admin)		Air Force
Building 375 [Part] [leaseback]	A6-5	4,774	NA	Cafeteria		Air Force
[leaseback]	A6-6	17,599		Misc.		"
[leaseback]	A6-7	74,670		2-Level maint.		"
[leaseback]	A6-8	12,870		Compressor rm.		"
Ramp [Part] & unpaved areas	A6A-5	NA	17.25	Aircraft ramp	8/10/98	Boeing
Buildings:					10/30/98	
311		32	NA	Traffic check	10/30/98	"
330		1,254	"	Latrine	10/30/98	"
332		1,254	"	Office	10/30/98	"
352		12,581	"	Shop	10/30/98	"
357		2,430	"	Shop/storage	10/30/98	"
364		32	"	Traffic check	10/30/98	"
Ramp [Part]	A6A-6	NA	22.04	Aircraft ramp	8/10/98	Boeing
Buildings	A6A-6		NA			
341		449	"	Latrine	10/30/98	"
363		35,197	"	Office/shop	8/10/98	"
365		85,791	"	Aircraft maint.	8/10/98	"
382		41	"	Aircraft maint	10/30/98	"
399		180	"	Traffic Check	10/30/98	"
433		768	"	Storage	10/30/98	"
Ramp [Part]	A6A-7	NA	5.39	Aircraft ramp	8/10/98	Boeing
Building 389		406	NA	Latrine	10/30/98	"
Building 365 [leaseback]	A-11	2,387	NA	Fire station	10/30/98	Air Force

**Amendment 5, cont.**

Note: Shaded areas indicate leased premises that have been activated

BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
<b>UNLEASED BUILDINGS IN PREVIOUSLY LEASED AREAS</b>						
Building 353	A6A-1B	406	NA	Latrine	10/30/98	Boeing
Building 355	A6A-1B	449	"	Latrine	10/30/98	"
Building 370	A6A-4	1,600	"	Manuf/maint	10/30/98	"
Building 371	A6A-4	32	"	Traffic check	10/30/98	"
Building 390	A6A-4	8,560	"	Maint doc	10/30/98	"
Building 401	A6A-2	800	"	Shed	10/30/98	"
Building 402	A6A-2	800	"	11/02/98	10/30/98	"
Building 434	A6A-1B	768	"	Aircraft maint	10/30/98	"
Building 435	A6A-4	768	"	Aircraft maint	10/30/98	"
<b>TOTAL LEASED</b>		<b>313,694</b>	<b>44.68</b>			
<b>TOTAL ACTIVATED</b>		<b>154,598</b>	<b>44.68</b>			

**LEASE IN FURTHERANCE OF CONVEYANCE  
AMENDMENT 6  
10-01-98**

Note: Shaded areas indicate leased premises that have been activated  BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
BUILDINGS: 385 387 [leaseback] 395	A12-1	20,941 296 1,935	2.85	Corrosion control hanger Latrine Storage area		PBA Contractor Air Force PBA Contractor
BUILDING 393 [leaseback]	A12-2	1,455	0.92	Liquid oxygen storage		Air Force
BUILDINGS: 349 [leaseback] 360 398	A12-3	34,300 575,019 5,980	36.27	Shed Shop Shed		Air Force PBA Contractor PBA Contractor
BUILDINGS: 80 [leaseback] 301 302 316	A12-4	1,440 147,387 1,583 850	8.65	Tech. Training classroom Shop Shop Waste treatment building		Air Force PBA Contractor PBA Contractor
BUILDINGS: 296 [leaseback] 300 [Part] [leaseback]	A12-5	1,041 3,840	4.32	Storage shed & yard PME lab		Air Force Air Force
BUILDING 306 -- ADJACENT LAND [leaseback]	A12-6	0	1.88	Outside storage yard		Air Force
BUILDINGS: 303 Leaseback Non-leaseback 304 317 [leaseback]	A12-7	39,140 127,360 7,191 14,096	12.15	Shop Shop Shop Hazardous storage & yard		Air Force PBA Contractor PBA Contractor Air Force
BUILDINGS: 308 Leaseback Non-leaseback 309	A12-8	162,235 20,685 4,597	7.07	Shop Shop AC plant building		Air Force PBA Contractor PBA Contractor
ADJACENT LAND TO BUILDINGS 310 & 312	A12-9	0	5.10	Parking		PBA Contractor
BUILDINGS: 313 314 318 320 [leaseback] 321 [leaseback] 322 323 [leaseback]	A12-10	333 2,618 19,031 21,250 840 4,787 3,234 16,291	5.50	Water supply building Water supply building Tech lab PME lab Q/C lab AC plant building Administration building	12/01/98 12/01/98	PBA Contractor PBA Contractor MQS MQS Air Force Air Force PBA Contractor Air Force

Amendment 6, con't.

Note: Shaded areas indicate leased premises that have been activated

BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
BUILDING 424 [leaseback]	A12-11	5,000	0.44	Hazardous storage & yard		Air Force
BUILDINGS:	A12-12		12.47			
324						
Leaseback		49,712		Shop		Air Force
Activated						GKDC
Non-leaseback		317,523		Shop		MQS
Activated		11,800			12/01/98	
337 [leaseback]		640		Shop		Air Force
BUILDING 334 [leaseback]	A12-13	7,000	2.10	Shop, warehouse, & yard		Air Force
BUILDING 338	A12-14	19,008	1.17	Foundry		PBA Contractor
BUILDING:	A12-15		6.12			
329						Air Force
Leaseback		169,302		Shop		PBA Contractor
Non-leaseback		45,345		Shop		
BUILDING 345	A12-16	48,458	2.37	Shop		PBA Contractor
BUILDINGS:	A12-17		6.54			
339 [leaseback]		4,000		Shop		Air Force
342 [leaseback]		2,120		Shop-break area		Air Force
347		72,571		Shop		PBA Contractor
351		18,177		Office		PBA Contractor
BUILDINGS:	A12-18		5.92			
346		2,964		Ac plant building		PBA Contractor
348		90,999		Shop		PBA Contractor
348-A [leaseback]		2,812		Break room		Air Force
BUILDING 333	A12-19	29,174	6.90	Shop		PBA Contractor
BUILDING 331 & ADJACENT STORAGE YARD [leaseback]	A12-20	136,532	7.90	Shop and storage yard		Air Force
BUILDINGS:	A12-21		2.97			
305 [Part] [leaseback]		7,264		Shop		Air Force
306 [leaseback]		14,940		Office		Air Force
307 [leaseback]		293		Shed		Air Force
BUILDINGS:	A12-22		3.20			
325		4,680		AC plant building		PBA Contractor
326 [leaseback]		39,608		Office		Air Force
327		1		Electric substation		TBD
328 [leaseback]		4,800		Shop & yard		Air Force

Amendment 6, con't.

2/8/99



Shaded areas indicate leased premises that have been activated

BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
BUILDING 374 [land previously leased]	A13	4,500		Hazardous storage		PBA Contractor
BUILDING 397 [land previously leased]	A-14	17,558		Shed		PBA
BUILDING 362 [land previously leased]	A-15	3,500		Electric substation		PBA
FACILITY 535	AS1-23	1	2.66	Test stand		PBA
BUILDINGS & FACILITIES	AS2-24		25.69			
623		0		UST		PBA Contractor
645		26,607		Shop		PBA Contractor
647		7,744		Shop		Air Force
650 [leaseback]		13,262		Test cell		Air Force
651 [leaseback]		13,228		Test cell		PBA Contractor
652		52,107		Test cell		Air Force
654 [leaseback]		0		Test stand		PBA Contractor
655		65,094		Test cell		PBA Contractor
657		56		Pump station		TBD
658		2,300		Electric substation		TBD
FACILITY: 1512	B-3	3,080	0	Electric power station		TBD
Recreation area & construction site		0	28.88	Baseball field & vacant land		GKDC
BUILDING 1517	B-4	3,848	2.57	Vehicle main. Shop		GKDC
<b>TOTAL LEASED</b>		<b>2,444,299</b>	<b>202.61</b>			
<b>TOTAL ACTIVATED</b>		<b>[2.2%] 53,338</b>	<b>0.00</b>			

LEASE IN FURTHERANCE OF CONVEYANCE

2/8/99

This is not an official Air Force document. Prepared by KPMG for discussion and information purposes only.

**AMENDMENT 7  
01-14-99**

Note: Shaded areas indicate leased premises that have been activated  BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
Building 96 <sup>5</sup> 4 static-display aircraft	A15	676	11.05	Visitor Center Aircraft display		GKDC TBD
Facility 367 <sup>6</sup>	A16	NA	2.77	Fuel facility		TBD
Facility 10998 <sup>7</sup>	A18	NA	1.74	Above-ground diesel fuel storage tank-850,000 gal.		TBD
Land parcel, east of Bldg. 329	A19	NA	1.63	Vacant land		GKDC
Land parcel, south of Facility 367	A20	NA	2.35	Vacant land		GKDC
Facility 1540 <sup>8</sup>	BU	NA	NA	Electric generator plant		GKDC
Facility 1519	B5	6,240	NA	Vehicle service rack		GKDC
Building 1560	B6	167,307	16.53	Warehouse		TBD
Building 1562	..	112,927	NA	Warehouse		..
Building 1564	..	70,000	NA	Warehouse		..
Building 3508	BE9	1,648	0.58	Office		EG&G
Building 3809	BE10	5,066	1.45	Shop		EG&G
Building 3008 parking lot (Part)	BE11	NA	0.28	Parking lot adjacent to Building 3008		St. Phillips College GKDC & EG&G
Storage Yard 929C	BE12	NA	0.25	Outside storage		TBD
Storage Yard D	BE13	NA	4.28	Outside storage		TBD
Building 3832 <sup>9</sup>	BEU	NA	0.11	Electric power station		GKDC

<sup>5</sup> The period to establish the Lease Commencement date is extended until the earlier of (i) July 13, 2001, or (ii) at any time upon 180 days prior notice by the Government.

<sup>6</sup> The Government retains the ownership, and the right of access for the use, operation, and maintenance, of all utility systems including overhead and underground lines and piping, system components, and other personal property.

<sup>7</sup> Ibid.

<sup>8</sup> Beneficial use will be transferred to GKDC as each utility system is transferred to GKDC. The Government retains the ownership, and the right of access for the use, operation, and maintenance of all utility systems, including overhead and underground lines, system components located outside or within utility substations, lift stations, and other utility and utility support facilities and all related improvements and equipment.

<sup>9</sup> Beneficial use will be transferred to GKDC as each utility system including overhead and underground lines, system components located outside or within utility substations, lift stations, and other utility and utility support facilities or improvements and equipment until transfer of each system.

**Amendment 7, cont.**

Note: Shaded areas indicate leased premises that have been activated

BUILDING or FACILITY	SUB PARCEL	BUILDING SQUARE FOOTAGE	ACRES	FACILITY TYPE	BOD	INTENDED USER
<b>UNLEASED FACILITIES &amp; BUILDINGS IN PREVIOUSLY LEASED AREAS</b>						
Building 373	A17	NA	NA	Shed		TBD
Facility 644	AS3	NA	NA	Storage yard		TBD
Facility 660 Facility 667	ASU <sup>10</sup>	NA	NA	Electric substation-2300 KV Sanitary sewage pump station		TBD TBD
Facility 319	AU <sup>11</sup>	NA	NA	Electric generator-125 KV		GKDC
Facility 394	"	NA	NA	Electric generator-15 KW		"
Building 356	"	9,303	NA	Air conditioning plant		"
Facility 369	"	NA	NA	Electric substation-750 KV		"
Facility 378	"	NA	NA	Electric substation-300 KV		"
Facility 470	"	NA	NA	Electric substation-300 KV		"
Facility 376	"	14,057	NA	Steam facility		"
Building 377	"	2,178	NA	Water fire pump station		"
Facility 1417	BU <sup>12</sup>	613	NA	Electric power station		GKDC
Building 1568	"	NA	NA	Electric power station		GKDC
<b>TOTAL LEASED</b>		<b>390,315</b>	<b>43.02</b>			
<b>TOTAL ACTIVATED</b>						

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

2/8/99

**19 Jan RAB Action Item/Response**

**Item: 7**

**Description:** Information about RAB observers at other BRAC Cleanup Team meetings elsewhere.

**Requestor:** Ms. Huerta

**OPR:** Mr. Antwine, AFBCA

**Action:** Ms. Huerta asked that the base provide the RAB any information we could gather about RAB observers at BCT meetings at other closing bases.

**Response:** AFBCA has queried counterparts at other installations. Both Castle AFB and McClellan AFB in California have invited the RAB community co-chair to attend and observe BCT meetings. At McClellan, the community co-chair attends BCT, at Castle, the co-chair chose not to do so. There are no alternates for either. The participation was by invitation from the BCT.

**19 Jan RAB Action Item/Response**

**Item:** 8

**Description:** Identify top 5 priorities

**Requestor:** Mr. Quintanilla

**OPR:** Mr. Walters

**Action:** Identify the top 5 priorities of the cleanup program to the RAB

**Response:** An agenda item has been added to discuss priorities and collect RAB input.

**January 19 RAB Action Item/Response**

**Item:** 9

**Description:** Provide Information on the cleanup of Site D-10

**Requestor:** Mr. Quintanilla

**OPR:** Mr. Buelter

**Action:** Provide RAB members information on Site D-10 status

**Response:** An update follows this page. To summarize, tar-like wastes deposited at this site did not originate on the base and the legal staff is pursuing appropriate action with the party believed to be responsible. While a cleanup plan is in place, the actual cleanup is awaiting the outcome of this action.

## SITE D-10

### SITE DESCRIPTION:

Site D-10 was initially investigated in 1986 after a phone call from an adjacent landowner to the Texas Natural Resource Conservation Commission regarding the site. The site was initially believed to be outside the perimeter of Kelly AFB. However, a survey of base boundaries in 1986 revealed that Site D-10 is located on Air Force property. At that time a Phase I Records Search and an Initial Waste Characterization effort were performed to determine the nature and extent of the contamination at the site. During the record search, a memorandum dated March 26, 1965 was discovered. The memorandum implied that there was an off-base source for the waste at D-10 and that some of the waste may have been at the site for over 20 years prior to the memorandum. Further investigation of the source contamination at D-10 has more clearly demonstrated that the wastes located at the site were likely generated outside of Kelly AFB.

The possible on-base sources – a materials storage area, plating shop, and evaporation pit – generated and/or handled wastes unlike those associated with Site D-10. Additionally, information provided to the TNRCC by a previous landowner indicated that sulfuric acid sludge associated with the operation of a former nearby oil and gas refinery had been used as fill in the dry ravine areas adjacent to Leon Creek and in the vicinity of Site D-10.

Due to the fact that the evidence strongly indicates that sources off-base likely generated the waste found at Site D-10 the Air Force is currently investigating the possibility of seeking contribution from a third party for the remediation of the site pursuant to Section 106 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. §9606.

Site D-10 is located in Zone 2 at the southern tip of the base. The site is comprised of two distinct, readily observable waste deposits:

- The larger of the two is approximately 230 ft by 15 ft with an average depth of 8 to 10 ft, and contains a tar-like solid and silver-colored (highly acidic) liquid. Analytical results of waste material samples are:

PCBs	0.12 – 0.27 mg/kg	VOCs	0.015 – 6.2 mg/kg
TPH	2,200 – 130,000 mg/kg	SVOCs	Up to 58 mg/kg
Antimony	10 mg/kg	Cadmium	1 – 3.8 mg/kg
Copper	17 – 73 mg/kg	Lead	950 – 3,100 mg/kg
Mercury	0.39 – 1.2 mg/kg	Nickel	22 mg/kg
Zinc	420 – 2,600 mg/kg	pH (of liquid)	Less than 1

- The other area is primarily a surface soil stain, with an oily waste residue covering an area approximately 14 ft by 100 ft at an average depth of 2 ft. Analytical results of waste material samples are:

Cadmium	1.2 mg/kg	Copper	23 mg/kg
Lead	1000 mg/kg	Thallium	10 mg/kg
Zinc	180 mg/kg		

The total volume of contaminated soil has been estimated at 1,100 yd<sup>3</sup>.

### **CHRONOLOGY OF EVENTS:**

DATE	CONTRACTOR / OPR	PHASE
1986	NUS	Initial investigation
November 1987	HAZWRAP	Phase I Records Review and Characterization
October 1994	SAIC	Analytical Data Informal Technical Information Report Site D-10, KAFB
August 1995	SAIC	Remedial Investigation/Feasibility Study (RI/FS) – Final Draft
July 1997	SAIC	RI/FS – Final
August 11-September 10 1997	EM	Public Comment Period
August 13, 1997	EM	Public meeting to receive comments on Proposed Plan at Dwight Middle School
February 1998	SA-ALC/JA	Memorandum of Understanding Issued between the EPA and the Department of Defense and other federal agencies to allow them to require third parties to respond to releases to the environment
March 1998	CH <sub>2</sub> MHill	Remedial Design, Zone 2, Site D-10 at KAFB - Draft
May 1, 1998	TNRCC	Letter of Approval with Modifications on Remedial Design, Zone 2, Site D-10 at KAFB
June 1988	CH <sub>2</sub> MHill	Remedial Design, Zone 2, Site D-10 at KAFB - Final
June 5, 1998	SA-ALC/JA	Initiation of actions to seek contribution



**January 19 RAB Action Item/Response**

**Item:** 10

**Description:** Status of Building 375 soil sampling

**Requestor:** Mr. Quintanilla

**OPR:** Mr. Buelter

**Action:** Provide information to RAB members on Bldg. 375 soil sampling

**Response:** The request was generated from BCT minutes regarding soil sampling under building 375. It should be noted that the due diligence effort by Boeing (occupies building 375) will not begin until mid - April. No samples have been collected by Boeing as of 7 Apr 99. Because the cleaning room in building 375 was to be sealed as part of the building upgrades, GKDC collected soil samples to support Boeing due diligence in November of 1998. Kelly AFB collected soil samples beneath the cleaning room of building 375 in Jan 99. Results are presently in draft.

**Vote  
Minutes  
19 January 1998**

**Kelly Air Force Base Restoration Advisory Board Meeting  
19 January 1999 6:30 p.m.  
Winston Elementary School**

**Members/Alternates present:**

**Public members:**

Brig. Gen. Robert M. Murdock  
RAB Installation Co-Chair  
Mr. Edward Weinstein  
SAWS  
Mr. Gordon Banner  
TNRCC  
Ms. Laura Stankosky  
EPA  
Mr. John A. Jacobi  
TDH  
Mr. Sam Sanchez  
Metropolitan Health District

**Community members:**

Dr. Gene Lené  
RAB Community Co-Chair  
Mr. Sam Murrah  
Mr. Paul Person  
Mr. Mark Puffer  
Mr. Carl Mixon  
Mr. Paul Roberson  
Greater Kelly Development Corp.  
Mr. Mr. Armando Quintanilla  
Mr. George Rice  
Ms. Tanya Huerta  
Mr. Nicolas Rodriguez, Jr.  
BMWWD

**Members Absent Without Alternate:**

Mrs. Yolanda Johnson (death in family)  
Mrs. Dominga Adames

Ms. Annalisa Peace  
Mr. Juan Solis, Sr.

**Item I: Call to Order**

Brig. Gen. Robert M. Murdock called the meeting to order at 6:35 p.m.

**Item II: Administrative Topics**

- A. BGen. Murdock announced the resignation of community co-chair Damian Sandoval.
  1. On behalf of the RAB, Gen. Murdock offered to draft a letter to Mr. Sandoval thanking him for his service to the RAB. The RAB agreed. Gen. Murdock said he would provide RAB members a draft of the letter for review.
- B. The General introduced Mr. Pat McCullough, Senior Representative for the Base Conversion Agency at Kelly AFB and explained his role in regards to the RAB.
- C. RAB members introduced themselves.
- D. Review of Action Items
  1. BGen. Murdock reviewed the list of action items from the last meeting. He directed members to the materials package, which detailed the response for each action item. He highlighted a few of the action item responses.
    - a. He noted that minutes from past Base Closure Team (BCT) meetings had been mailed to RAB members and that members will continue to receive BCT meeting minutes in the future. He added that the minutes will also be available in the Information Repositories and placed in the Administrative Record.

- b. BGen. Murdock said training can be made available to RAB members, funded through the Technical Assistance for Public Participation (TAPP) grant.
  - 2. In response to one of the action items, Mr. George Rice said he had previously stated the Air Force's statements regarding the contamination's impact to the Edwards Aquifer were false and contradict the Air Force's own documents. He said he had asked for a reason why the Air Force would make such statements. He said Air Force's response was merely a restatement of the Air Force's previous statements. He said he did not understand why the Air Force would respond that way.
    - a. BGen. Murdock asked if the item in question could be discussed after the meeting and left as an open agenda item for the next meeting. Mr. Rice agreed, and the discussion was tabled.
- E. Review of Minutes
  - 1. The October 28, 1998 minutes were accepted, with one change of a typographical error (roll to role).
- F. Election of new Community Co-chair
  - 1. The RAB community members nominated Dr. Gene Lené to replace Mr. Sandoval as community co-chair. No other nominations were received, and Dr. Lené was named co-chair by acclamation.
- G. New member application
  - 1. Mr. Kent Iglesias was introduced as a candidate to fill one of the three vacancies on the board. Mr. Iglesias, who is an Air Force member who lives at Kelly AFB, said he was looking forward to being on the RAB and would commit whatever time was necessary to serve the community.
    - a. He was accepted without objection.
  - 2. BGen. Murdock said there were still two vacancies on the board that he was anxious to fill. He said he has contacted city council members and asked them to nominate citizens from areas that were either not represented or underrepresented.
    - a. BGen. Murdock said he would make the formal letter of request available to RAB members when it was completed.

### **Item III: Community Comments**

- A. The floor was opened for community statements. No community members made statements.
- B. Mr. Armando Quintanilla asked for more information about the recent chemical spill that was reported in the media and supposedly had killed fish in Leon Creek. He was concerned that the RAB had not been informed of the spill, as dictated in the RAB Charter.
  - 1. BGen. Murdock said, as previously agreed, that spills that are deemed as reportable by law would be reported to Mr. Carl Mixon, who represents the Local Emergency Planning Committee. Mr. Mixon would then give a report to the RAB. Gen. Murdock said the recent spill was not of a reportable quantity, which was why the RAB was not formally informed.
    - a. Mr. Mixon agreed the spill had been reported properly, and that the quantity was not a legally reportable quantity.
  - 2. Mr. Larry Bailey, Kelly AFB, gave a brief report about the recent spill. He said the chemical was detected in a stormwater outfall. The chemical was a solvent used to clean parts. The product was a citrus-based cleaner that replaced far more hazardous

chemicals. He said the base was currently investigating how the chemical got from the shops where it is used to the stormwater outfall.

3. Mr. Gordon Banner, Texas Natural Resource Conservation Commission (TNRCC) representative, said the State also investigated the spill. While there were a few dead fish found in the concrete basin separating the outfall and Leon Creek, they determined the chemical probably did not reach Leon Creek and found no dead fish in the creek.

#### **Item IV: Public Involvement Opportunities**

- A. Mr. Dick Walters, Kelly AFB, gave a presentation on upcoming public involvement opportunities. See attached slides. At the conclusion of his presentation, Mr. Banner announced that TNRCC would be holding a public meeting for sites E-3, S-8, SA-2, and SD-1 on January 28<sup>th</sup>, at 6:00 p.m. at Dwight Middle School.
- B. In regards to Site S-8, Mr. Rice asked if the Class 3 Modification meant any additional public involvement requirements.
  1. Mr. Banner said that while public meetings are required for all the sites, a Class 3 Modification carries some additional public involvement requirements.
- C. Mr. Quintanilla asked that executive summaries of closure documents be made available to RAB members for review. He said he does not have time to go the library to review the documents and receiving executive summaries would be more convenient and would allow RAB members to review more documents.
  1. It was taken as an action item.
  2. Dr. Lené suggested that executive summaries could be made available on the Kelly AFB environmental web site for those with computers.
- D. Ms. Tanya Huerta asked who decides what documents get reviewed and commented on.
  1. BGen Murdock said this is an issue for the Technical Review Subcommittee (TRS) to address and bring to the RAB.

**A short break was taken.**

#### **Item V: Subcommittee Update – TRS**

- A. Dr. Lené gave a brief report of the last three TRS meetings. Highlights are as follows:
  1. **November 98 meeting:**
    - a. Presentation on monitored natural attenuation
    - b. Presentation on groundwater reinjection
    - c. Spills: TRS agreed to receive spill reports for RAB
    - d. Members agreed to focus more on the document review and reporting back to the RAB.
    - e. Agreed to synchronize meeting dates with BCT meetings for convenience
  2. **December 98 meeting:**
    - a. Presentations on passive in-situ remediation techniques, including phytoremediation
    - b. Report on status of Agency for Toxic Substances and Disease Registry's (ATSDR) public health assessment
    - c. TAPP contractors will review ATSDR's report, Zone 4 OU-2 Workplan, and the Basewide Remedial Assessment when they are available.
    - d. TAPP grant: Use of TAPP for training and reapplying for another TAPP for FY 99

3. **January 99 meeting:**
  - a. Kelly AFB environmental web site
  - b. Site S-4 update
  - c. TRS membership issues: Mr. Quintanilla nominated as TRS member. The matter was to be decided by the RAB Co-Chairs.
  - d. Develop mission statement for TRS. Get back to original mandate.
- B. The next TRS meeting was announced for February 9<sup>th</sup>, at 6:30 p.m. at St. Mary's University. Topics include reviewing the Zone 4 Groundwater Decision Document and the Focused Feasibility Study for Site S-1.
- C. BGen. Murdock said he would concur with Mr. Quintanilla's nomination to the TRS. Dr. Lené agreed. According to the charter, Mr. Quintanilla was then added as a TRS member.
- D. Dr. Lené said he is looking for additional TRS members and asked anyone interested in joining the TRS to contact him.

#### **Item VI: Base Conversion Agency Update**

- A. Mr. McCullough, Base Conversion Agency (BCA), gave a presentation regarding the mission of BCA, its role in the closure of Kelly AFB and what it's doing about the cleanup.
- B. Mr. McCullough emphasized that the San Antonio Air Logistics Center commander is in charge of the base until the ALC officially closes. At this time, BCA works in support of the Air Logistic Center's mission. He said in his experience, redevelopment works best when there is one voice for the community, and that voice is the Greater Kelly Development Corporation (GKDC).
- C. Mr. McCullough extended an invitation to RAB members to attend BRAC Training scheduled for 16-18 Feb 99.
- D. Mr. Adam Antwine, also of BCA, detailed the environmental concerns of BCA in regards to cleanup and ensuring future tenants do not create additional problems. He said BCA's environmental funding for the base has been \$20-30 million per year since 1996.
- E. Questions and Comments
  1. Mr. Quintanilla asked if they would deal with contamination off base. Mr. McCullough reaffirmed the Air Force's position to deal with contamination it has caused no matter where it is.
  2. Mr. Rice asked if BCT meeting materials can be made available to RAB members. Mr. McCullough said it was not his decision to make. It must be a decision of the BCT. He said he will bring the question to the BCT for consideration.
  3. Mr. Quintanilla asked what role BCA played, if any, in the recent lease-back of the RED HORSE property. Gen. Murdock said that the RAB is to discuss restoration issues; therefore, the RAB is not the proper forum to discuss the RED HORSE issue.
    - a. Mr. Paul Roberson, GKDC representative, said contrary to news reports, no decision has been made regarding the RED HORSE issue. They received the Air Force's proposal on January 15<sup>th</sup>, and are reviewing it. He said for the proposal to be accepted, it must make technical sense, allow for public comment, and be reviewed and approved by the GKDC board. He announced a public meeting on February. 10<sup>th</sup>, to allow public comment on the proposal.

- b. Mr. Quintanilla asked if BCA will have a role in the decision. Mr. McCullough said no, not at this time. Mr. Quintanilla asked for a copy of all leases made. Mr. McCullough said it is a matter of public record and he could get a copy.

### **Item VII: BCT Update**

- A. BGen. Murdock said since most of the questions regarding the BCT Report had already been discussed during the course of the meeting, there would be no formal report. However, he referred members to Item B in the Action Items, outlining the response to Mr. Rice's inquiry as to why RAB members were not permitted to be a part of the BCT.
- B. Questions and Comments
  1. Mr. Quintanilla said since off-base contamination issues are discussed at the BCT meetings, the community should be represented. He said not allowing the RAB to have a representative on the BCT violates the Environmental Justice Executive Order, which requires the community to be involved in the decision-making process.
  2. Mr. Rice stated he believed that RAB members should be able to attend BCT meetings, even if just to observe. However, in lieu of that, he requested that BCT materials be made available to RAB members.
  3. BGen. Murdock said it was the BCT members' decision to not include RAB members.
  4. Ms. Tanya Huerta asked if other BCTs across the country have open meetings? BGen. Murdock said he did not know, but would find out.
  5. Mr. Roberson said the underlying concern here is the public's opportunity to comment and participate in decisions. He said all decisions are brought before the public. He said if decisions were being made in secret, that would be a problem that should be addressed.
  6. Mr. Quintanilla said that documents are being withheld by the BCT. BGen. Murdock asked which documents. Mr. Quintanilla said he did not know, but has filed a request through the Freedom of Information Act to find out.
  7. Maj. Tom de Venoge, Kelly AFB, said this issue was discussed at the last TRS meeting. He said the BCT receives draft documents at the same time as the regulators and the RAB.
  8. Mr. Banner noted that he finds it ironic that RAB members are saying that they don't have enough time to review the documents they are getting, yet they say they're not getting enough documents.
  9. Mr. Sam Sanchez, San Antonio Metropolitan Health District representative, said the TRS has not looked at a lot of documents, but given the time constraints of the members, it is doing a good job. He said the TRS relies on the presentations given by the Air Force and its consultants.
  10. Mr. Quintanilla asked for the action item: Find out if RAB members can get BCT materials.

### **Item VIII: Summary and Closing**

- A. Agenda Items for the Next RAB Meeting
  1. Mr. Quintanilla asked for presentations on:
    - a. Site D-10
    - b. Possible Contamination under Bldg. 375
    - c. Kelly's top five environmental priorities.

- d. He also asked what Kelly AFB's role will be in ATSDR's training of local citizens and health care professionals preceding the release of the Public Health Assessment.
  - 2. In regards to BCT materials, Mr. Banner said the BCT will take up the question at its next meeting and report to the RAB.
- B. Action Items for the next RAB Meeting

ITEM	REQUESTOR	REQUEST
1	BGen Murdock	Draft letter of appreciation on behalf of the RAB to Damian Sandoval for co-chairs to sign.
2	Mr. Rice	Continue issue and answer regarding Edwards Aquifer contamination to next RAB meeting.
3	Mr. Quintanilla Ms. Huerta	RAB requests executive summaries of technical documents in Public Comment now and a process for all future releases of documents.
4	Mr. Quintanilla Mr. Mixon	Request executive summary of documents be included on Web Page.
5	Mr. Rice	That BCT consider providing all input materials (handouts) to BCT meetings back to RAB.
6	Mr. Quintanilla	AFBCA provide RAB members a list of all properties "withheld" from transfer or designated for "lease back" to the Air Force.

- C. The next RAB meeting will be held April 20<sup>th</sup>, at South San High School.
  - 1. Future dates were also tentatively announced for July 20<sup>th</sup> and October 19<sup>th</sup>.
- D. Mr. Quintanilla stated his opinion that the time between meetings was too long.
- E. The meeting adjourned at 9:15 p.m.

**Motions/Resolutions**

**Motions**

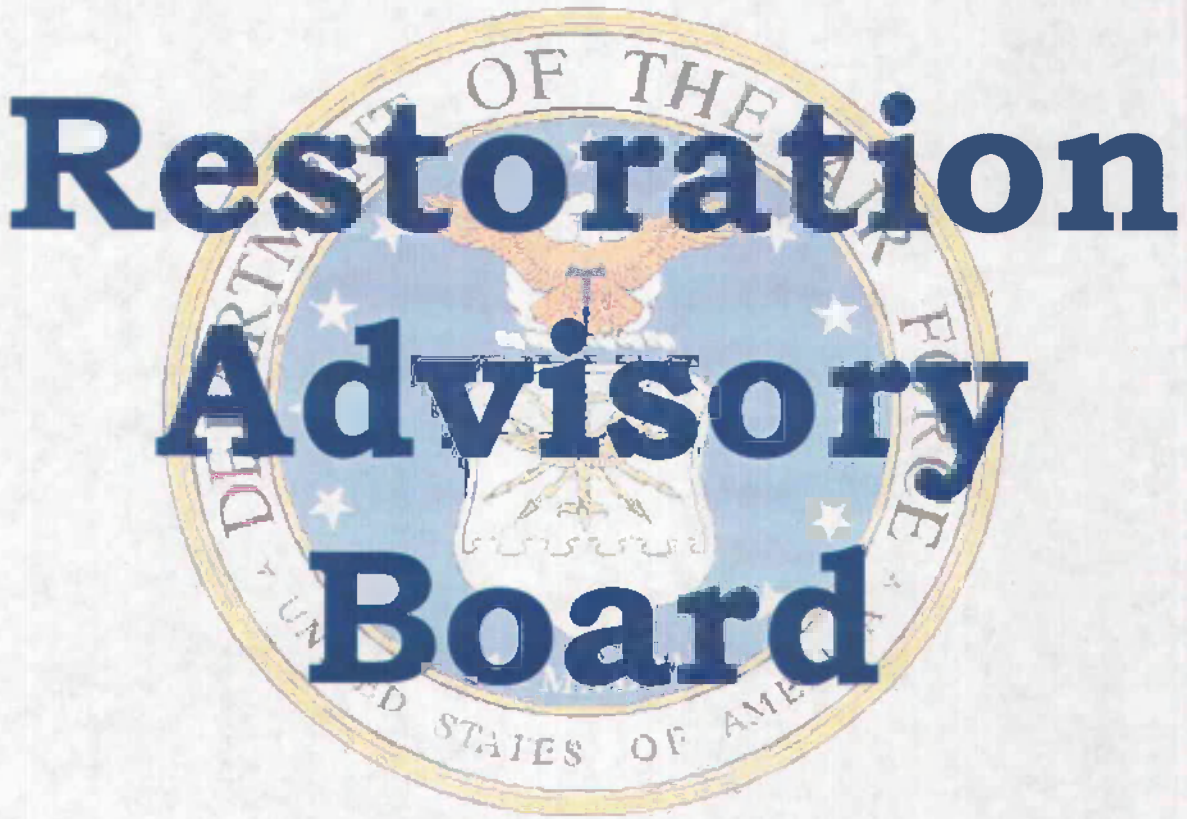
- 1. Motion was made to write a letter of appreciation to Mr. Sandoval on behalf of the RAB
  - Passed unanimously
- 2. Motion was made to have Mr. Jacobi the RAB parliamentarian conduct Community Co-Chair election.
  - Passed unanimously
- 3. Motion was made to elect by acclamation Dr. Lené as Community Co-Chair.
  - Passed unanimously
- 4. Motion was made to approve the October 29, 1998 RAB minutes.
  - Approved by a show of hands
- 5. Motion was made to add Mr. Iglesias to the RAB.
  - Passed unanimously.

Attachments (provided at the meeting to all RAB members).

- 1. Kelly AFB Restoration Advisory Board Materials Package
  - January 19, 1999 RAB Meeting
- 2. Public Involvement Opportunities Briefing Slides
- 3. TRS Meeting Minutes – December 15, 1998
- 4. BCA Briefing Slides and Information Package



# KELLY AIR FORCE BASE



SAN ANTONIO, TEXAS



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS SAN ANTONIO AIR LOGISTICS CENTER (AFMC)  
KELLY AIR FORCE BASE, TEXAS

Brigadier General Robert M. Murdock  
Vice Commander  
100 Moorman Street, Ste. 1  
Kelly AFB TX 78241-5808

Dear New RAB Member

Congratulations on becoming a member of the Kelly Air Force Base (AFB) Restoration Advisory Board (RAB). Dr. Gene Lené, Community Co-chair, and I would like to express our gratitude for your willingness to represent the community on the RAB.

The Kelly AFB RAB is a vital link between the Air Force, regulators, interested parties and the community. Your involvement provides a strong mechanism by which the community voices its opinion on cleanup initiatives posed by Kelly AFB. As such, your ideas and full participation are requested and invited both at RAB meetings and other community forums.

To further your understanding of the Kelly Air Force Base Installation Restoration Program (IRP), I have enclosed an orientation book with several items that may prove valuable in your role as a member of the RAB. Included are the Kelly AFB RAB Charter, a current listing of RAB members, and copies of minutes from the last four RAB Meetings.

I have also included fact sheets, brochures, and newsletters as they are documents Kelly routinely uses to ensure that members of the community and the RAB are well informed about the numerous and on-going environmental activities of the cleanup program. Several maps have been included to provide a clear understanding of where environmental cleanup activity is occurring.

As the Kelly AFB RAB co-chair, my goal is to maintain the exchange of information between you, the Air Force, and the community in general about the IRP at Kelly AFB. We look forward to your contributions and welcome you to the Kelly AFB RAB.

Please contact Mr Dick Walters at 925-3100 ext. 230 if you have any questions about the enclosed information.

Sincerely

ROBERT M. MURDOCK  
Brigadier General, USAF  
Kelly AFB RAB Co-Chair

DR. GENE LENÉ  
RAB Community Co-Chair

# Restoration Advisory Board

## Background

### RAB MEMBERSHIP REQUIREMENTS

#### Term • 2 years

#### Availability to Community

Members should be willing to communicate with local community members and interest groups concerned with specific base cleanup issues. Members will serve as a direct and reliable conduit for information flow to and from the community.

#### Document Review

Members are expected to review and provide comments on draft environmental documents.

#### Attendance

Members are expected to attend all RAB meetings or send an alternate. If a member fails to attend or send an alternate to two consecutive meetings, the RAB co-chairs may ask the member to relinquish his/her membership.

#### Resignation/Removal

Members unable to continue to fully participate shall submit their resignations in writing to either of the RAB co-chairs. Resigning members may nominate new members to replace them.

#### Residency

Individual community members or members representing organizations must reside in Bexar County, or live or work on Kelly Air Force Base.

Kelly Air Force Base was founded in 1917 as the first military air base in Texas. Since 1954, Kelly AFB has been involved in logistics and maintenance. This support includes managing more than 75 percent of the Air Force's entire engine inventory; equipment for automatic test, precision measurement and ground support; fuels and lubricants used by the Air Force and National Guard.

The Installation Restoration Program (IRP) identifies past activities and procedures that may have impacted the environment or human health. The Kelly IRP has located 52 sites where potentially hazardous chemicals were used, stored or disposed. After thorough investigations, 20 of these sites have been reported to the Texas Natural Resource Conservation Commission and the U.S. Environmental Protection Agency for no further action. Testing confirmed that these sites pose no risk to people or the environment. Twelve sites now have interim or final cleanup systems in place or being installed.

## WHAT IS A RAB?

RAB is an acronym for Restoration Advisory Board. This advisory board is comprised of members of the community affected by cleanup activities at Kelly AFB. Members of the board will be asked to seek and receive input from the public on cleanup activities. They will work with Kelly AFB in discussing key issues, reviewing plans and reports, identifying project requirements and recommending priorities for all cleanup activities.

While involvement with the RAB will help meet community involvement requirements of the Comprehensive Environmental Response, Compensation and Liability Act (known as CERCLA), and its amendments, its primary objective is to foster a true partnership between the community and Kelly Air Force Base.

This partnership will provide information and seek input and discussion on cleanup activities among the community, regulatory agencies and the installation.

The RAB will hold meetings open to the public at least once a quarter. The RAB meetings will provide an opportunity for the community to understand the cleanup process and provide input to the decision-makers. It will be co-chaired by the Vice-Commander of the installation and a community member selected by the community RAB members.



## WHO SHOULD JOIN?

To ensure opinions on cleanup and environmental restoration reflect the many interests within the local community, members should include, but are not limited to:

- ❖ Business community
- ❖ School districts
- ❖ Residents/community members
- ❖ Local homeowners associations
- ❖ Local environmental groups
- ❖ Base employees/residents
- ❖ Civic interest groups
- ❖ Public interest groups
- ❖ Religious community
- ❖ Labor organizations
- ❖ Local officials/agencies
- ❖ Other regulatory agencies

## HOW DO YOU BECOME A MEMBER?

If you are interested in becoming a member of the Restoration Advisory Board, please fill out a RAB Membership Application Form and return it to:

**Dick Walters**  
**Kelly Air Force Base,**  
**Environmental Management Public Affairs**  
**307 Tinker, Bldg. 306**  
**Kelly AFB, TX 78241**

**Telephone:**  
**210-925-3100 ext. 230**

**Fax: 925-1814**

Forms can be requested at the address and phone number above. Applications will be reviewed and approved by an impartial selection committee.

## CONDITIONS FOR MEMBERSHIP

- Members should be available to communicate with community members and interest groups concerned with specific base cleanup issues.
- Members will be expected to comment on draft documents.
- The RAB meets quarterly (additional meetings may be scheduled, if necessary). Members are expected to attend all RAB meetings or send an alternate. If a member fails to attend or send an alternate to two consecutive meetings, the RAB co-chairs may ask the member to relinquish his/her membership.
- Individual community members or organizations must reside in Bexar County or currently work or live on Kelly AFB. Priority for RAB membership will be given to local residents who are directly impacted or affected by Installation Restoration Program activities at Kelly AFB.
- Members provide individual advice to government decision-makers; the RAB is not a decision-making body.
- Participation in the RAB is strictly voluntary and members will not be financially compensated.

Mail or Fax applications to the address below:

Dick Walters  
 SA-ALC/PAE  
 307 Tinker Dr. Bldg. 306  
 Kelly AFB, TX  
 78241-5842  
 Telephone:  
 210-925-3100 ext. 230  
 Fax: 210-925-1814

## RAB Membership Application

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

Please specify membership affiliations (i.e community organizations and interest groups)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Briefly state why you would like to be considered for membership on the Restoration Advisory Board. (Please include knowledge of or previous participation with the Kelly Air Force Base Restoration Program, organizations or advisory boards.)

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**By submitting this signed application:**

- I agree to the conditions stated on the RAB application form.
- I am aware of the time commitment that a RAB appointment will require.
- I have received and read a copy of the RAB Charter and, if appointed, agree to abide by the Charter's terms and conditions.

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**FINAL PAGE**

**ADMINISTRATIVE RECORD**

**FINAL PAGE**