



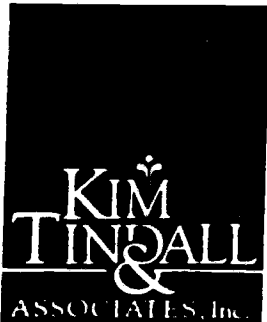
KELLY AFB
TEXAS

ADMINISTRATIVE RECORD
COVER SHEET

AR File Number 148.10

RESTORATION ADVISORY BOARD MEETING
MAY 21, 1997

ORIGINAL



CORPORATE OFFICE

San Antonio

The Lincoln Center, 7800 L.H. 10 West, Suite 100

San Antonio, Texas 78230

(210) 377-3027 Toll Free 1-800-969-3027 Telefax (210) 344-6016

BRANCH OFFICES

Laredo

5703 Springfield

Laredo, TX 78041

(210) 726-3232

Fax (210) 725-3376

Austin

100 Congress Avenue

Suite 1800

Austin, TX 78701

(512) 452-0011

Corpus Christi

500 N. Water Street, #712

Corpus Christi, TX 78471

(512) 881-8909

Fax (512) 881-9717

1 APPEARANCES:

2 MR. EDWARD RIOJAS
3 Kelly Air Force Base Co-chair;

4 MS. ANNALISA PEACE
5 Community Co-chair;

6 MR. ALLAN HAGELTHORN
7 Community Member;

8 MR. ARMANDO C. QUINTANILLA
9 Keep South San Proud and CEJA;

10 MR. GEORGE RICE
11 Groundwater Hydrologist;

12 PROF. GENE W. LENE
13 Academic Community;

14 MR. ABEL ATUNA
15 San Metropolitan Health District,
16 Alternate;

17 MR. ED WEINSTEIN
18 San Antonio Water System;

19 MS. YOLANDA JOHNSON
20 Committee for Environmental
21 Justice Action;

22 MR. PAUL ROBERSON
23 Greater Kelly Development
24 Corporation;

25 MR. JOHN A. JACOBI, P.E.
Texas Department of Health;

MR. LARRY W. HOFFMANN
Regional Clean Air & Water Assn.;

MS. CAMILLE HUENI
Environmental Protection Agency,
Region 6;

MR. NICOLAS RODRIGUEZ, JR.
Bexar Metropolitan Water
District;

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. GARY BEYER
TNRCC;

MR. CARL MIXON
Bexar County Local Emergency
Planning Committee Chairman;

DICIE LEE EYTCHESON
Certified Shorthand Reporter,
Registered Professional Reporter
and Notary Public.

* * * * *

1 On the 21st day of May, A.D. 1997,
2 between the hours of 6:00 o'clock p.m. and 9:30
3 o'clock p.m., the above entitled meeting came on
4 for discussion before said EDWARD RIOJAS, and
5 the following proceedings were had:

6 MR. RIOJAS: Good afternoon,
7 everyone. Welcome to the Restoration Advisory
8 Board meeting, the 21st of May 1997. This is
9 the follow-up meeting to complete the agenda for
10 the 28th of April meeting. Therefore, the
11 agenda is made up predominantly of -- of those
12 things that were left undone at the last
13 meeting, and a -- and a few things that -- that
14 we have added that we felt were pertinent.

15 First of all, what I'd like to do is take a
16 moment to read the purpose of the Restoration
17 Advisory Board. You've got copies out in the
18 audience for you to read and take home, also.

19 "RABs allow members of the community and
20 representatives of the installation, the U.S.
21 Environmental Protection Agency, the state
22 regu -- regulatory agencies and the local
23 governments to work together towards a common
24 goal.

25 The RAB has a twofold -- twofold purpose.

1 First, the RAB is a forum for representatives of
2 the installation, regulatory agencies and the
3 community to discuss and exchange information
4 about the DoD's environmental restoration
5 program. Secondly, the RAB gives stakeholders
6 the opportunity to participate in the cleanup
7 process and make their views known to decision
8 makers.

9 The RAB's focus should be DoD's
10 environmental restoration program. Stakeholders
11 may raise other issues, such as future land use,
12 economic factors, and jobs, but there are other
13 forums in which to discuss some of those
14 issues. It is the responsibility of all RAB
15 members to ensure that the discussions stay on
16 track.

17 Remember, RABs are intended to promote
18 cooperation between the government and
19 communities by establishing equal member status
20 for all participants, sharing chairmanship of
21 the Board between the installation and the
22 community and soliciting individual advice
23 rather than forced consensus. It is DoD's hope
24 that this kind of partnership approach will
25 result in environmental restoration decisions

1 that meet the needs of the community as well as
2 DoD."

3 Restoration Advisory Board, the RAB book,
4 September 1996, the Office of Secretary of
5 Defense (Environmental Security) is where we got
6 this information.

7 Okay. I'd like to call the meeting to
8 order.

9 MR. RICE: Ed, may I ask a
10 question, please. This purpose here -- the
11 document, the Resource Book.

12 MR. RIOJAS: Say again.

13 MR. RICE: The document referred
14 to here, the Resource Book for RABs.

15 MR. RIOJAS: Yeah.

16 MR. RICE: I've been trying to
17 get a copy of that for quite some time.

18 MR. RIOJAS: You got it. Okay.
19 It's on the table top. Okay.

20 MR. RICE: Thank you. And
21 could -- could that be distributed to all
22 members of the RAB that would like a copy?

23 MR. RIOJAS: It's in your book
24 tonight, is what I understand, for all members.
25 It's in your book.

1 MR. QUINTANILLA: The whole
2 book? The whole Resource Book?

3 MR. RICE: Well, thank you.

4 MR. RIOJAS: Okay. And at this
5 time, I would like to go around the room with
6 the introductions as we always do. I'll start
7 with myself. My name is Edward Riojas. I work
8 with the Air Force. I'm Executive Director at
9 Kelly Air Force Base and Co-chair of RAB.

10 MS. PEACE: My name is
11 Annalisa Peace. I am Co-chair of the
12 Restoration Advisory Board.

13 MR. WEINSTEIN: I'm
14 Ed Weinstein. A representative of the
15 San Antonio Water System.

16 MR. ATUNA: I'm Abel Atuna as an
17 alternate for the San Antonio Metropolitan
18 Health District for Sam Sanchez.

19 MS. HUENI: My name's Camille
20 Hueni. I'm with the Environmental Protection
21 Agency, Region 6 in Dallas, Texas.

22 GARY BEYER: I'm Gary Beyer, and
23 I'm with TNRCC in Austin, Texas.

24 MR. HAGELTHORN: Allan
25 Hagelthorn, representative of the local

1 community.

2 MR. ROBERSON: Paul Roberson with
3 the Greater Kelly Development Corporation.

4 MR. QUINTANILLA: Armando
5 Quintanilla, member of South San Proud
6 Neighborhood Association and CEJA.

7 MR. LENE: I'm Gene Lene
8 representative of the academic community.

9 MS. JOHNSON: I'm Yolanda
10 Johnson, President of CEJA.

11 MR. MIXON: I'm Carl Mixon, Bexar
12 County Local Emergency Planning Committee
13 Chairman, as well as the Bexar County Fire
14 Marshall and Emergency Medical Coordinator.

15 MR. RICE: My name is
16 George Rice. And, Ed, I've been looking for a
17 copy of this Resource Book in my folder, and
18 I -- I can't find it.

19 MR. RIOJAS: You'll get it.

20 MR. RICE: Thank you.

21 MR. RIOJAS: Let's go on.

22 MR. JACOBI: I'm John Jacobi with
23 the Texas Department of Health, and I'm a
24 candidate as a member of the RAB.

25 MR. HOFFMANN: Larry Hoffmann,

1 recently retired from the Air Force up at
2 Security Hill, and I'm also awaiting a vote
3 to -- to the join the group here.

4 MR. RIOJAS: Okay. Before we go
5 to the minutes I'd like to explain that as a
6 result of the request that we had the last time
7 for community comments early in the program,
8 what we have done is we have changed the order
9 so that -- so that we can have the community
10 speak early in the program and make statements.

11 And we will allow up to thirty minutes for
12 all the community in this room. If there's more
13 people than we can accommodate, then we'll cut
14 down the number of minutes.

15 Then, also, later in the program, if -- if
16 you look at -- at Number 8 where we have
17 "Community Comments," this will be for the
18 community. You can ask questions with regard to
19 the program, the -- the presentations that we
20 have made, and where there's any other
21 questions.

22 So to clarify, early on we'll allow the
23 community to make comments -- specific comments
24 to their interest, and then later on the
25 community will have the opportunity to speak

1 with regard to -- to the issues that are brought
2 up in the evening.

3 With regard to the minutes. We have the
4 minutes for the last meeting that have been
5 distributed. Does anyone wish to make an
6 amendment or a change to the minutes before
7 you?

8 (No response.)

9 MR. RIOJAS: Do I have a motion
10 to approve the minutes?

11 MR. ROBERSON: So moved.

12 MR. RIOJAS: Do I have a second?

13 MR. WEINSTEIN: Second.

14 MR. RIOJAS: All in favor?

15 (Aye.)

16 MR. RIOJAS: All apposed?

17 (No response.)

18 MR. RIOJAS: Okay. Secondly, on
19 behalf of the vote on new members. We have the
20 applications for Mr. Jacobi and Mr. Hoffmann.
21 They were to be voted on at the last meeting.

22 Mr. Jacobi, you and Mr. Hoffmann are both
23 here, would you like to address the RAB, and
24 tell us who you are, and tell us why you would
25 like to be a member of -- a member of the RAB.

1 We'll start with Mr. Jacobi.

2 MR. JACOBI: All right. My name
3 is John Jacobi. I am Bureau Chief of the Bureau
4 of Environmental Health to the Texas Department
5 of Health. I am a Registered Professional
6 Engineer. I have a Bachelor's in Mechanical
7 Engineering, a Master's in Industrial
8 Engineering, and I'm also an attorney.

9 I have over twenty years involvement in
10 environmental issues, and believe that I have
11 something to contribute to the function of this
12 advisory board.

13 MR. RIOJAS: Mr. Hoffmann?

14 MR. HOFFMANN: My name is
15 Larry Hoffmann. Forty-two and a half years with
16 the Air Force in the Civil Engineering career
17 field. A fair amount of that involving
18 environmental matters. I've been actively
19 involved with an organization called the Region
20 Clean Air & Water Association for about, oh,
21 four and a half years now. And my concern is
22 just doing something for the community. It's
23 something civic minded. I want to do this, and
24 I hope I'll be able to contribute.

25 MR. RIOJAS: Okay. First issue,

1 Mr. Hoffmann, civil -- did -- you did not work
2 for Kelly Civil Engineering, this was AIA?

3 MR. HOFFMANN: No. This was --
4 This was AIA Headquarters here.

5 MR. RIOJAS: All right. What I
6 would like to -- I would like to ask that two --
7 two of our members help us count the votes.
8 Dr. Lene, if you would do that for us.

9 DR. LENE: Certainly.

10 MS. PEACE: Okay. How many seats
11 were decided at the -- the last meeting that we
12 had open for RAB members? Is this the --

13 MR. RIOJAS: I want to say
14 there's six. There's still four.

15 MS. PEACE: Four seats open?

16 MR. RIOJAS: Yeah. And we had --
17 And I do want to say, since you asked the
18 question, we have just received a couple more
19 applications that we will vote on at the next --
20 at the next meeting.

21 MS. PEACE: And --

22 MR. RIOJAS: Those applications
23 have to be distributed to all the Board members,
24 so they can read them and everything and be
25 prepared.

1 MS. PEACE: Now, there aren't
2 more applications than there are slots, are
3 there?

4 MR. RIOJAS: Not yet. Not yet.

5 MS. PEACE: Okay.

6 MR. RIOJAS: But we will continue
7 to accept applications until we fill all of the
8 slots.

9 MS. PEACE: Has more --

10 MR. QUINTANILLA: These two new
11 members, do they currently reside in Bexar
12 County?

13 MR. HOFFMANN: Yes.

14 MR. JACOBI: I do not. I reside
15 in Travis County.

16 MR. QUINTANILLA: The reason that
17 I asked them that question, Mr. Chairman, is
18 because the application specifically states that
19 individual community members or organizations
20 must reside in Bexar County or currently work or
21 live near Kelly Air Force Base. I'm just going
22 by the --

23 MR. RIOJAS: I understand. You
24 represent a regulatory agency?

25 MR. JACOBI: That -- That is

1 correct. I'm hear on behalf of the Texas
2 Department of Health. Although, I must state
3 that I am volunteering my own time for this
4 effort, because I do believe in the effort.

5 MR. RIOJAS: Just like Ms. Hueni
6 here from Dallas. And do you have any other
7 questions? What I'd like to do is have Dr. Lene
8 and -- and if I may ask you, Armando
9 Quintanilla, to count the votes that you have
10 and everything. Everybody has got a ballot
11 sheet in their -- in their folder. So I'd like
12 for you to take it out and -- and -- and circle
13 either the "Yes" or "No" on each one of these,
14 and we will turn the -- the ballots into
15 Dr. Lene, and then he -- we turn -- we will give
16 the ballots to Dr. Lene to count, if you will.

17 Just for information of everybody on the
18 Board, we have received -- the two applications
19 we have just recently received, we haven't had
20 the time to make the distribution. I think,
21 they're in the mail right now. One's for
22 Mr. Solis, who addressed us, he was from the
23 community, and from Mr. Neuman, who is sitting
24 in environmental. And -- And we also solicited
25 other interests of other persons who are

1 interested concerning the Restoration Advisory
2 Board.

3 Do we have any applications here tonight?

4 MR. LANKFORD: Yeah.

5 MR. RIOJAS: Would you -- Would
6 you please take the applications back -- back
7 over to the back so anybody can pick up the
8 applications.

9 While -- While we're awaiting the
10 tabulations, I'd just like to make a report. As
11 a result of the meeting we had last time, I -- I
12 got the something done. And the -- the question
13 with respect to the health conditions we have
14 out there at North Kelly Gardens, I wrote a
15 letter to Dr. Patterson from the Commission of
16 Health of the Texas Department of Health in
17 Austin, and another letter to Dr. Fernando
18 Guerra, who is the Director of Health with the
19 San Antonio Metropolitan District asking them
20 to -- to come in and do a study -- do a
21 scientific study in the area to determine
22 whether or not we do have a health problem. If
23 we do have a health problem, what is the cause
24 of the health problem. And -- And once we find
25 the cause of the health problem maybe we can

1 address it with respect to that.

2 I have asked Paul Roberson and myself and
3 maybe Larry Bailey to set up an appointment
4 in -- in Austin so we can go talk to the
5 persons, and we will also talk to the -- to the
6 people that are engaged in that to tell them
7 that we think this is a serious issue, and they
8 need to take it seriously, and that the -- the
9 area of -- of metropolitan health is really
10 their bailiwick and not is the bailiwick of
11 the -- of the RAB. So we'd like to place the --
12 place the responsibility exactly where it --
13 where it should rest and ask them to -- to help
14 us in this regard. Okay. Copies of these --
15 these letters are in your RAB folders.

16 Do you have them counted for us, Dr. Lene?

17 (WHEREUPON, Dr. Lene hands the
18 tabulation of the votes to
19 Mr. Riojas.)

20 MR. RIOJAS: Thank you. The --
21 The vote was that -- by simple majority that
22 Mr. Jacobi and Mr. Hoffmann be added to the
23 RAB. Congratulations. Thank you for your
24 interest in this.

25 Next, I'd like to -- just to attend the

1 items that were added as a result of
2 Mr. Quintanilla's request to discuss the
3 frequency of the RAB meetings. We looked at --
4 at his request to -- to increase the frequency.
5 The Charter reads right now that we will have a
6 quarterly unless there's reason to have them
7 more often. And after looking at this,
8 Mr. Quintanilla, I agree with you. I think that
9 we need to have the meetings more often. I
10 would like to recommend that, at least for the
11 foreseeable future, at least through the summer,
12 because we have so much activity, that we
13 increase this to every other month, if it's okay
14 with you. I would like to put this to a vote to
15 everybody. So really I'm going to make a
16 motion. The Chair is going to make a motion
17 that we increase the frequency of the RAB to at
18 least every -- to every other month until the
19 foreseeable future.

20 MS. PEACE: I second.

21 MR. RIOJAS: Okay. We have a
22 second. All in favor?

23 (Aye.)

24 MR. RIOJAS: Anybody has any
25 discussion? Do you have discussion? I'm

1 sorry. Did you say something?

2 MS. JOHNSON: No. I said every
3 month -- other month?

4 MR. RIOJAS: Every other month.
5 Every two months. Are there any discussions
6 with anyone? All in favor?

7 (Aye.)

8 MR. RIOJAS: All opposed.

9 (No response.)

10 MR. RIOJAS: Passes. Now, we've
11 come to the point where we're going to allow the
12 community to -- to come up and make statements.
13 Can I see a show of hands from the community of
14 people who would like to make statements? Are
15 there two? How about 7 minutes apiece.

16 MS. GOMEZ: I think, you can hear
17 me without a microphone. Okay. I live right
18 close by the -- right on the 700 block between
19 Bynam -- between Bynam and Quintana or
20 rather --

21 MR. RIOJAS: I'm sorry. She
22 cannot hear you. Could you use the mike. The
23 person taking the trans -- the transcription
24 cannot hear you. I'm going to ask you to speak
25 into the mike.

1 MS. GOMEZ: Thank you so much.
2 Please. My name's Amelia Gomez. I have been in
3 this community since 1952. I live between
4 Bynam -- Bynam and Quintana on Fen Field on the
5 700 block. I always had problems with health,
6 of course, and we have problems before with
7 certain smells.

8 On September the 16th, 1996 it was the --
9 more or less about 1:15 or 1:30, I was sitting
10 down watching television, and through my door I
11 saw -- I saw one of my cats, who was outside on
12 the porch, began to struggle for trying to -- to
13 breathe for air, you know, something was wrong
14 with the cat. A healthy cat, and a young cat,
15 too. So I went outside to the porch to check
16 about it, and then I noticed a strong smell of
17 fuel. I mean, strong -- that the animal had
18 problems, and then I began having problems
19 myself. I just hit my cat to move out, and I
20 went inside of the house.

21 Right after this happened I did call -- and
22 I'm sure very thankful -- this has been
23 sometime -- we have such wonderful people.
24 There was a person here, he used to work or
25 still is working for the Tejeda office -- I

1 don't remember his name. He gave me a little
2 card, a business card. So I did remember, and I
3 called him, and then I immediately called Kelly
4 to please come over and -- so they could smell
5 what I was smelling there -- to come
6 experience. Well, they took more than thirty
7 minutes, and this happened between 1:15 or 1:30,
8 and they didn't show up until after 2:00. By
9 that time that -- that -- that fuel smell was
10 gone.

11 So I did report this to Mr. Tejeda's
12 office, and in request of -- Mr. Tejeda was so
13 nice, and he inquired of Kelly to see what was
14 going on, if there was fuel somewhere there.
15 And of course, they could not find nothing
16 wrong. But I know that I'm not lying. It's the
17 truth. And right at that time there was nobody,
18 there were no big trucks and no running agents
19 that I could hear. It was as quiet as can be.
20 Now, my question is this? What's going to
21 happen if things continue like that, that strong
22 smell? Thank you so much for your attention.

23 MS. ADAMES: My name is Dominga
24 Adames, and I live at (inaudible). And I would
25 like to thank you for considering our health and

1 looking into it. And I was just reading this
2 memo here where it says, the Air Force will not
3 walk away from the environmental cleanup at
4 Kelly. And on down the line it says they've
5 spent \$100 million on the program at Kelly, took
6 a good look at most of the base, and paid for
7 installation and operation of the cleanup system
8 along the base boundaries and Leon Creek. And
9 he says it's going to cost too much if you speed
10 up the program. And down the line you say, but
11 it seems there is no evidence of environmental
12 problems posing a risk to the members of Team
13 Kelly or our neighbors. Which is which?

14 MR. RIOJAS: Where are you
15 reading from?

16 MS. ADAMES: Oh, a paper that I
17 just picked up over here from the Department of
18 the Air Force. It's seems you're contradicting
19 yourself. You promise you're going to clean up,
20 and then you turn around and say there's no
21 evidence of -- of environmental problems.

22 To summarize, the message -- the message is
23 simple, it is a fact that it will not change in
24 the future. Which of the two things is not
25 going to change? You're sticking to your rules

1 there's no contamination or sticking to the
2 rules that you will clean up? It's a double
3 standard here.

4 Did you read the paper that you put out?

5 MR. RIOJAS: I would have to have
6 the paper with me. And could you give me a
7 paper -- so I can see what you're talking
8 about.

9 MS. ADAMES: Over right there. I
10 mean, it says right here in black and white. So
11 what is it?

12 MR. RIOJAS: What? I'm sorry.
13 What is the question? What is the question you
14 have? I think --

15 MS. ADAMES: The third paragraph.

16 MR. RIOJAS: -- what the -- this
17 is -- This is from our Commander. The Commander
18 was trying to make the commitment that where we
19 have environmental pollution the Air Force is
20 responsible and the Air Force will clean it up.

21 MS. ADAMES: But then right down
22 it says there is no evidence of environmental
23 problems posing a -- I mean, you contradict
24 yourself. What are you going to clean up if you
25 say there is nothing to clean up? As if you're

1 going to stick around until you can clean up.

2 MR. RIOJAS: Well, the part
3 you're -- What you're talking about is health
4 concerns versus environmental clean up.

5 MS. ADAMES: Which is caused by
6 the --

7 MR. RIOJAS: And the answer --
8 Well, the -- the answer is there has been no
9 evidence of that, and that's what we're asking
10 the Metropolitan Health District to come out and
11 take a look, because there's no evidence.

12 MS. ADAMES: So that means that
13 the evidence that we've turned over to you do
14 not exist?

15 MR. RIOJAS: What I'm saying
16 is -- No. What I'm saying is that we asked the
17 City and the State to come in and take a look at
18 this to determine if there is a health hazard.
19 And if there is a health hazard, what is the --
20 what is -- what has caused it, and therefore, we
21 can -- we can set out to -- to ameliorate that.

22 We do say that there is an environmental
23 concern. There is the environment --
24 environmental pollution. We acknowledge that,
25 and we're going to clean it up.

1 So you know, what I'm trying to say is that
2 we're not saying that this is a double
3 standard. We're not contradicting ourselves.
4 We're making a commitment that we, the Air
5 Force, will always have the responsibility for
6 cleaning up any environmental concerns that we
7 have.

8 MS. ADAMES: Well, to me it
9 sounds like a double standard. And the fact
10 that that lady was speaking about that smell --
11 It's still going on.

12 MR. RIOJAS: I know there's the
13 problem --

14 MS. ADAMES: And after they --

15 MR. RIOJAS: I know there's -- We
16 know that there's a problem over -- there was
17 fuel spilled, and there is -- there is fuel, and
18 it has past --

19 MS. ADAMES: This is not the
20 fuel. It's the waste treatment plant,
21 because -- I was supposed to have been taken in
22 there so I could show you where the smell is
23 coming from. I'm still waiting.

24 And another thing, at one time it was said
25 that the smell came from the VIA bus. The VIA

1 bus has been gone. And now more trucks are
2 coming in. Don't the eighteen-wheelers have
3 more of an environmental thing than the VIA bus
4 that goes by, when we were having about one
5 every hour, and the trucks are going more than
6 one every hour?

7 MR. RIOJAS: You -- You're
8 talking about the North Kelly Gardens?

9 MS. ADAMES: Yes, sir.

10 MR. RIOJAS: Okay.

11 MS. ADAMES: So you -- So they
12 took away our VIA bus, because it was
13 contaminating our neighborhood and that was
14 making us sick. But they are willing to bring
15 in eighteen-wheelers more than one hour at a
16 time. So what's --

17 MS. PEACE: Can I ask you -- this
18 is with regard to the VIA, you mean they
19 discontinued that route?

20 MR. RIOJAS: They discontinued
21 that route?

22 MS. PEACE: VIA did?

23 MS. ADAMES: Yes, they did. We
24 don't have a bus service, and the smell is still
25 in the area. So, to me, it is obvious it was

1 not the cause of the smell. But the smell is
2 still there, and yet there we go to bring in
3 some more trucks in there. Which is worse, just
4 one bus going by every hour on the hour?

5 MR. RIOJAS: You're talking about
6 the diesel -- diesel fuels for the trucks?

7 MS. ADAMES: (Nods head.) Some
8 of this stuff just doesn't make any sense to
9 me. It's like taking one vehicle and bringing
10 in dozens more on the hour. It just doesn't
11 make sense.

12 MR. RIOJAS: Okay. I will tell
13 you that Mr. Lankford will come and get your
14 telephone number, pick you up tomorrow, and take
15 you over to the environmental place --

16 MS. ADAMES: Because the smell is
17 still there. And the testing is still being
18 done at night. It can start at 10:00 o'clock,
19 it can start at 11:00 o'clock, it can start at
20 1:00 o'clock and go until 2:00 o'clock in the
21 morning. Every minute on the minute they turn
22 the engines on. And I'll be more than happy to
23 give you my high blood pressure so you can take
24 it and see what happens every minute on the
25 minute. Thank you.

1 MR. RIOJAS: That's a good
2 point. Is there anybody else who would like to
3 take a tour of the -- of the environmental
4 institute with Ms. Adames so we can make
5 arrangements to do this tomorrow.

6 (No response.)

7 MR. RIOJAS: All right. Is there
8 any other community statements? If none, we'll
9 go on. Mr. Paul Roberson is going to brief us
10 on the GKDC Master Plan. Paul?

11 MR. ROBERSON: Thank you very
12 much. Can y'all hear me okay? I was having
13 trouble hearing things there; I want to make
14 sure you can hear me. I can hear myself up here
15 fine.

16 Could we turn -- see if we can turn some of
17 the lights down a little bit so they can see the
18 slides?

19 What I'm going to do, and I'll try to go
20 through it fairly quickly here, is to give
21 you -- is to give you an update on where we
22 stand with our planning effort for the
23 redevelopment of Kelly. And I'm going to
24 describe to you what we refer to as the Master
25 Plan for the redevelopment of Kelly, which has

1 now been completed and actually has been
2 submitted to the agencies that have to review
3 it. Go to the next slide.

4 Let me -- Let me start out as I -- as I
5 talk about the -- We at the Greater Kelly
6 Development Corporation have set some goals for
7 ourself that are reflected in the plan.
8 We're -- We're committed to implement the vision
9 that was created by the citizens committee
10 called the Initial Base Adjustment Strategy
11 Committee back in '95, and that is an integral
12 part of our plan.

13 We're very much focused on our commitment
14 to ensure that what we do in redevelopment is
15 going to create jobs and is going to create job
16 opportunities for the -- for the existing Kelly
17 work force. So the Kelly work force is a very
18 important part of what we're about.

19 We will serve as the -- what they call, the
20 Local Redevelopment Authority, the independent
21 agency to oversee the development of Kelly.

22 We're partnering with the Air Force on the
23 privatization effort; I'm going to give you a
24 little update on that.

25 We will eventually acquire all of the

1 property east of the runway.

2 We'll be in the process of marketing the
3 facilities to commercial firms to bring in
4 commercial operations to create jobs in the
5 facilities that will be available as the Air
6 Force leaves.

7 In the process of doing all that we want to
8 create opportunities for small business in San
9 Antonio. We'll manage the property with the
10 bottom line of creating at least 21,000 good
11 paying jobs by the year 2006.

12 We've got some things accomplished
13 already. We've been recognized as the Local
14 Redevelopment Authority by the Department of
15 Defense. And that's significant, because the
16 Department of Defense will only deal with one
17 entity in the community and that's the Local
18 Redevelopment Authority.

19 We've hired a contractor, a company called
20 EG&G, which is actually a team of companies that
21 are helping us do the planning and eventually
22 will help us with the implementation actions.

23 We've completed the final Master Plan,
24 which is -- which I'm going to describe for you
25 in just a moment.

1 We already have two commercial tenants on
2 Kelly. These are companies that -- that we have
3 marketed to and brought in that were making use
4 of the facilities that the Air Force already had
5 vacated. One is Pratt & Whitney, which is doing
6 a big engine upgrade project in a hangar to the
7 main part of Kelly that -- that the Air Force
8 was able to vacate because of a mission change.
9 And we've also contracted with a company called
10 Railcar America, and we're leasing them 30 acres
11 on east Kelly to do railcar repair.

12 We've got an agreement with the Secretary
13 of the Air Force that helps kind of crystallize
14 some of the things we're trying to accomplish.
15 And this year is going to be a big year for us.
16 We're going to take over the base operating
17 support on east Kelly. That's all the building
18 maintenance, the utilities, and road
19 maintenance. We're going to take over the
20 operation of the industrial waste water
21 treatment plant by the end of this year, as well
22 as the Do8 Distribution Depo and the base
23 operating support in the industrial section of
24 Kelly. So the process of beginning to transfer
25 functions and responsibilities of the Federal

1 Government to the community is going to be
2 getting -- is going to be well under way the
3 second half of this year.

4 These are the objectives that we set out
5 for the Master Plan. Obviously, the Master Plan
6 is the laying out of what we want to accomplish
7 for the community over the next several years as
8 we convert Kelly from a federal installation to
9 an industrial park that serves the community's
10 needs. In addition to that, there's federal
11 legal requirements -- several legal requirements
12 that we have to ensure we comply with, and the
13 Master Plan is our vehicle for ensuring that we
14 do that.

15 Some of the assumptions that are made in
16 the plan: We are assuming the full
17 privatization of the government work at Kelly,
18 that we will be able to attract large-scale
19 commercial activities that will follow the
20 privatization work, that all of the property
21 will be transferred from the federal government
22 to the community as this process proceeds, and
23 then in the process of doing that, obviously,
24 we've assumed we're going to comply with all of
25 the legal requirements that are spelled out in

1 the -- in the various laws that govern the base
2 closure responsibility.

3 This slide is meant to give you just a --
4 just a depiction of the fact that the Master
5 Plan is only one of several planning documents
6 that actually are going to, as a -- as a total,
7 layout the total game plan for the redevelopment
8 of Kelly. And you can look at what's up
9 there -- Probably, one under that, I think you'd
10 be very interested in, is the studying being
11 done by the Metropolitan Planning Organization,
12 which was a look at all the transportation
13 infrastructure that surrounds Kelly.

14 You know, it's interesting to think as a
15 military base with that gate -- or with the
16 fence around it and the gates with armed guards
17 on it, obviously, the intent was to keep
18 everything in and keep all of us out. It's
19 going to change. As the base closes as a
20 military installation, there's going to be a lot
21 more activity, and it's going to be a lot more
22 open both to the public and to the commercial
23 activities. So the whole nature of the base is
24 going to change, and it's very important that we
25 look at the whole transportation system around

1 Kelly to support that.

2 Now, the MPO, the Metropolitan Planning
3 Organization has conducted a series public
4 hearings. There was one, two weeks ago, that
5 was held at -- that is part of that process
6 where they started to unveil some of their plans
7 to get public comment. There will be another
8 one in late June/early July to consider the --
9 the next inneration of the plan so the public,
10 and particularly the community immediately
11 surrounding Kelly, is going to be very much
12 involved in that.

13 This is an outline of the Master Plan.
14 There are nine chapters in it. The first three
15 describe kind of the environment both in San
16 Antonio and Kelly; the next three define in
17 detail how we plan to redevelop the base; and
18 the final three talk about the things we need to
19 do to accomplish that redevelopment.

20 Now, what I'm going to do now fairly
21 quickly is walk you through and briefly describe
22 each of those nine chapters. And as I do that
23 I -- I'll give you a little bit of information
24 about what's in the chapters.

25 Chapter 1 and 2, as I said, describes San

1 Antonio, describes Kelly, describes what
2 happened in the BRAC process, and kind of gives
3 an overview of what's in the rest of the plan.

4 Now, a couple of key things that are in
5 that -- in that first chapter is to layout the
6 vision for Kelly. Now, on this slide, which is
7 in Chapter 1 as a matter of fact, it describes
8 what happened in the Base Closure Commission --
9 the BRAC, the Base Realignment and Closure
10 Commission. And what they did was to close the
11 Air Logistics Center, which is the maintenance
12 operation of Kelly, that's the major mission
13 there. They closed the Distribution Depo, which
14 is the Defense Logistic Agency warehousing
15 operation, which is the blue area on the map
16 on -- right there. And they said everything
17 else gets realigned to Lackland.

18 Now -- Now, if you think -- geographically
19 what that translates to, if you'll look on that
20 map, which is of Kelly, everything that's in
21 white is going to be realigned to Lackland Air
22 Force Base. I think you-all know that
23 Lackland's right adjacent to Kelly to the west.
24 And so eventually Lackland will redraw its
25 boundaries, and it will include the runway and

1 everything that's to the west of the runway. So
2 when we talk about the redevelopment of Kelly
3 we're basically talking about everything to the
4 right of the runway or to the east of the
5 runway.

6 Now, what's depicted in the color coding is
7 the vision that the Initial Base Adjustment
8 Strategy Committee, that citizens group, put
9 together. And it's still the vision that we are
10 working on in the Greater Kelly Development
11 Corporation and which is described and
12 elaborated upon in the Master Plan. And in
13 summary, that essentially says that we want to
14 create a thriving aviation maintenance complex
15 in the red area -- that's where the aviation
16 maintenance facilities are now -- and that will
17 include both privatized government work, which
18 only will use about 40 percent of those
19 facilities. And we want to attract commercial
20 aviation work and use the rest of those
21 facilities, that other 60 percent, to create
22 more jobs for the community. These will be good
23 jobs -- maintenance jobs primarily.

24 The blue area is a warehousing complex.
25 And there's a -- there's about four million

1 square feet of warehousing on Kelly. There's a
 2 lot of warehousing there. And our vision there
 3 as those facilities become available is to
 4 translate that into a multimobile distribution
 5 center. A staging area oriented primarily for
 6 NAFTA-related trade between Mexico and North
 7 America. So San Antonio -- and this will be a
 8 part of this at Kelly -- will become a staging
 9 area for movement of goods from all of North
 10 America into Mexico and out Mexico into the rest
 11 of North America. And we think we've got a good
 12 prospect of doing that. That could create a
 13 tremendous amount of both good financial
 14 activity and jobs for San Antonio.

15 To the right there in the kind of purple
 16 area is east Kelly. As many of you know, that's
 17 largely vacant land right now, but our goal is
 18 to create an industrial park on east Kelly with
 19 warehousing and light industry that again will
 20 contribute to the job creating goal. So that's
 21 kind of the overall vision slide.

22 Also, in Chapter 2 we describe the job
 23 goals for Kelly. Now, I'm going to describe the
 24 color coding just momentarily, but it's
 25 interesting to me to note that back in the mid

1 '80s -- this slide starts in 1985 -- that there
2 were over 28,000 people employed on Kelly Air
3 Force Base. Today there are 19,000 people
4 employed there. We've had a decrease of almost
5 10,000 jobs in the last ten years. And that, of
6 course, corresponds closely with the defense
7 down sizing that started in 1985 and has
8 proceeded since that point in time. So you can
9 see that Kelly has already experienced a
10 significant reduction in the number of jobs.

11 The color coding goes as follows. The blue
12 area are those -- those organizations that are
13 going to stay and be realigned from Kelly to
14 Lackland, about 7,000 people. They'll continue
15 to be DoD employees and it includes both
16 military and civilian. That includes things
17 like the Air Intelligence Agency, the C-5 plane,
18 and the F-16 fighter plane.

19 The green area represents jobs in the Air
20 Logistics Center. And, as you can see, as we
21 continue the process of closing Kelly, they will
22 all be gone, the green government ALC jobs, by
23 the year 2001.

24 The red area represents the privatization
25 of the maintenance jobs. And you can see that's

1 going to start this year and will proceed out
2 through the year 2001. And we expect to create
3 about 5,000 jobs through this privatization
4 process.

5 The yellow represents our goals in terms of
6 the number of commercial jobs that we plan to
7 attract to Kelly. Pure commercial, not
8 government privatization, but new industry
9 jobs. And you can see, as you look at that,
10 that the real success of our redevelopment is
11 going to depend upon our success in attracting
12 commercial jobs, because that's where most of
13 the jobs are going to be as we look out to the
14 early part of the next century. So you can see
15 that's kind of where we -- where our vision
16 takes us in terms of job creation. Next slide.

17 Chapter 3 is a very important chapter. It
18 describes the environmental conditions on Kelly,
19 and it gives an overview of what we're going to
20 do in the way of our strategies to try to deal
21 with these environmental conditions. And
22 there's three things I'd like to mention to you
23 specifically. Next slide.

24 We have got a big problem on Kelly with
25 water. We are facing some severe constraints

1 from the Fish and Wildlife Service in terms --
2 and the -- in the -- and the overall issue of
3 managing water in San Antonio of what we're
4 going to be able to pump out of the aquifer.
5 And that's a big issue for us. Because as we
6 try to create more jobs it's going to create
7 more need for water, and we may well be in a
8 position where we're going to bump up against
9 the controls and limits that have been put on
10 us.

11 This slide depicts what the water usage has
12 been on Kelly historically. It very
13 dramatically shows that Kelly has been an
14 extremely good steward of the water resources.
15 Because through conversation and other measures
16 they've decreased significantly the amount of
17 pumpage out of the aquifer up to the current
18 time. The current time is depicted by that
19 dotted line down the middle. And we -- we in
20 the Greater Kelly Development Corporation plan
21 to continue those conservation measures, and in
22 fact -- if we could go to the next slide --
23 significantly reduce pumpage out of the aquifer
24 by taking advantage of the availability of reuse
25 water and surface water.

1 Now, this slide shows what about a thousand
2 acre feet of reuse water would allow us to do in
3 terms of reducing pumpage from the aquifer. And
4 the next slide shows what about three thousand
5 acre feet of a combination of reuse water and
6 surface water, what -- you know, what that would
7 allow us to do.

8 Now, you can see there if we're successful
9 in getting reuse water and surface water, we
10 will both be able to reduce pumpage out the
11 aquifer, meet any pumpage goals that are
12 dictated to us, and still be able to meet the
13 water needs that are going to be demanded by the
14 redevelopment of Kelly. And that's -- that's
15 our plan.

16 We are well along with the ranging for
17 reuse water with SAWS, San Antonio Water System,
18 and we are working with several water purveyors
19 on the potential of making surface water
20 available, also. And this strategy is laid out
21 in some detail in our -- in our Master Plan.

22 MR. RIOJAS: Paul, can I mention
23 also for the RAB that -- that the SAWS water
24 plan to bring reuse water up to Kelly Air Force
25 Base, it will bring it passed Brooks on to Kelly

1 and passed Lackland Air Force Base. So all of
2 the -- the south -- south side military
3 installations will be using reused water to
4 reduce the dependence on the aquifer.

5 MR. ROBERSON: That -- That --
6 It's my -- Let me add to that, that's what we'll
7 get to use reuse water for. It's basically
8 going to be for industrial processes like the
9 cleaning and rinsing of parts, which there's a
10 huge demand for water in the industrial area at
11 Kelly, and for irrigation purposes. And of
12 course, that -- that -- that's how we can
13 achieve that significant reduction. Next
14 slide.

15 These are the specific goals we set for
16 ourselves on water. We have committed that we
17 will stay below whatever the allocation is from
18 the Edwards Aquifer Authority. I think, you're
19 all aware that that authority is now up and
20 running, and they are going to allocate to all
21 water users how much water they can pump out of
22 Edwards. For most of us in our residence that
23 will come through SAWS. SAWS will get a
24 specific allocation that they'll have to stay
25 within. We as a major water user on the

1 redevelopment of Kelly will probably be given
 2 one also. We will stay below that; we will make
 3 up the increased demand for water use on Kelly
 4 via reuse water and surface water. And during
 5 critical periods we'll comply with any drought
 6 measures that the Authority may implement. And
 7 that's spelled out in our Master Plan. Next
 8 slide.

9 This slide shows you how the water is used
 10 on Kelly. And the significant thing there is
 11 over half of the use is -- is either industrial
 12 purposes, irrigation, or cooling purposes. And
 13 all of those could lend themselves to -- to
 14 reuse water. Particularly, the industrial and
 15 the irrigation. Next slide.

16 Now, we also spell out in this chapter of
 17 the Master Plan our policy on environmental
 18 issues. And basically, what we've done is we
 19 recognize we are going to acquire for the
 20 community the property east of the runway, and
 21 that we've got a clear responsibility to manage
 22 that property in an environmentally responsible
 23 manner. And so we have established a policy
 24 that's spelled out in the Master Plan on how
 25 we're going to do that. If you'll go to the

1 next slide.

2 This is -- Environ -- Environmental policy
3 has these parts. We're going to spell out what
4 we'll do, what we expect from the Air Force,
5 what we expect from any tenants that we bring on
6 to the facility, and then how we will plan to
7 keep the community up to speed on what we're
8 doing.

9 First of all, what will we do? Basically,
10 we're going to maintain a close dialogue with
11 all the regulators, specifically TNRCC and EPA,
12 so that we're always working with them on
13 ensuring we fully comply with all environmental
14 and health and safety requirements.

15 We'll advocate timely cleanup remedies,
16 participate in any planning and zoning
17 activities that can affect the environmental
18 activities. And basically, be very good
19 stewards of the environmental issues. Next
20 slide.

21 With regard to the Air Force as we -- We
22 will be eventually phasing into management of
23 this property, the Air Force will continue to be
24 responsible forever for any environmental
25 contamination that they caused and that they are

1 responsible for cleaning up. And one of our
2 responsibilities will be to ensure that we work
3 with them to ensure that -- that the Air Force
4 does, in fact, complete its cleanup in a timely
5 manner, close out its operations in an
6 environmentally sound manner, and that in the
7 process of doing that they keep the public
8 informed. So in many ways we will be an agent
9 of the community to ensure that the Air Force
10 meets all its responsibilities as they -- you
11 know, as they -- as we have talked about here at
12 the RAB.

13 With regard to tenants -- And when I talk
14 about tenants I'm basically talking about all of
15 these commercial firms that we would like to
16 bring on. We plan to have very detailed lease
17 documents that will spell out their
18 responsibilities in the environmental area. All
19 tenants will have to have the appropriate
20 permits for any kind of operations that may
21 require permits by the appropriate regulatory
22 agencies. We will require that they have
23 hazardous material management plans and spill
24 plans for dealing with any environmental issues
25 that may arise. That they comply with all of

1 the lease arrangements that we've set up. If
2 they depart they must do the appropriate cleanup
3 that will be associated with any kind of
4 operation that they were conducting.

5 In other words, we're going to be very
6 demanding of our tenants to ensure that -- that
7 they are environmentally good stewards of the
8 property that they're leasing from us.

9 In the process of doing that we will make
10 an effort to keep -- a very aggressive effort to
11 keep the public informed. The RAB is one way to
12 do that. We do plan to hold periodic meetings,
13 whether they're required by law or not, on
14 what's going on environmentally at the base as
15 we -- so we continue with an ongoing dialogue
16 with the community.

17 We want to -- to make sure that the
18 community has an opportunity to comment any time
19 we're going to do anything that could have an
20 impact on the environment. And we make a pledge
21 to the community that we're going to be very
22 open and be in an ongoing dialogue on
23 environmental issues.

24 Also, in this chapter -- As you can see,
25 this is a big chapter. There's another big

1 environmental issue we have to deal with that
2 many of you probably haven't thought about.
3 There's a lot of laws and regulations that deal
4 with historic structures. Kelly is one of the
5 oldest bases in the Air Force, there are many
6 historical structures on the base, and we
7 entered into a program -- a programatic
8 agreement with the State Historical Office and
9 with the City Historical Office and with the
10 Conservation Society that we will be good
11 stewards of those historical structures. Also,
12 are two -- there are going to be two historic
13 districts on Kelly. One is a group of housing
14 called the Bungalow Community that were built
15 back in the early 1920s, and the other is what
16 they refer to as Downtown Kelly, the 1600 area
17 it's sometimes referred to. There's a number of
18 historic structures there. And we've entered
19 into an agreement that we will do our part to
20 preserve the historical significance of those
21 structures. Next slide.

22 In Chapter 4, which is a very important
23 chapter from the regulatory perspective, we've
24 talked about notices of interest on property
25 availability. Now, there's -- there's very

1 specific legal requirements about this property
2 being needed to -- this availability having to
3 be made known to certain kinds of activities so
4 that they could express an interest. That
5 included activities that provide services to the
6 homeless. That's a legal requirement. Next
7 slide.

8 And so we have gone through a very
9 elaborate process, over the last year, of
10 ensuring that any activity that provides
11 services to the homeless knew what property was
12 going to be available and that they had an
13 opportunity to make their interests in that
14 property known. And the outreach efforts that
15 we've gone through are listed there. Next
16 slide.

17 In the process of doing all of that we've
18 actually formed some new partnerships. There
19 are some facilities on east Kelly, one very
20 large warehouse, that we are going to make
21 available to the community. Part of it is going
22 to be available to educational institutions, and
23 that'll be under the management of the Alamo
24 Community College District, and will include all
25 of the school districts you see there. And

1 that'll be available for their use for storage
2 and other requirements. And then the other part
3 of the building is going to be made available
4 through the City of San Antonio to a number of
5 homeless providers and humanitarian
6 organizations, again, for -- you know, for --
7 you know, for the purposes of the -- of the --
8 it'll be the agencies that are listed there.
9 And this will be at no rent -- basically, no
10 rent to those organizations. Although, they
11 will pay any fees for maintenance of the
12 facility.

13 And we've -- we're also going to make
14 some -- 12 units of military family housing
15 available for homeless purposes, too, and I'll
16 show you where that is in just a moment. Next
17 slide.

18 Chapters 5 and 6 deal with the
19 redevelopment of the facilities. And it talks
20 about -- that's where we laid out our plans for
21 privatization of the government work in our
22 plans for commercialization. What kind of
23 industries we're going market to; how we plan to
24 bring them in; what the phasing of that's going
25 to be. So that's a very important chapter.

1 Let me give you some of the -- just some of
2 the highlights of the next couple of slides.
3 With regard to the privatization there are three
4 major areas of -- of work that are done on
5 Kelly. There's the C-5 maintenance that you-all
6 see them flying around the area all the time;
7 there's the engine work; and then there's the
8 electronics work. And this pie chart depicts
9 those three areas in terms of the dollar amounts
10 involved.

11 Now, there's over a billion -- almost a
12 billion dollars worth of work done on Kelly
13 every year. And it breaks out as indicated in
14 the pie chart. You'll see the biggest piece of
15 it is the propulsion work. That's about seven
16 hundred million dollars a year, about 3,000
17 jobs. All of this work is in the process of
18 being privatized. And in the next slide I'll
19 show you the schedule for that.

20 The C-5 Request for Proposal has been out
21 since February; the bids are actually in; and
22 the contract will be awarded on 8 August of this
23 year. So it's not that far away. We'll know
24 what that status is going to be fairly shortly.
25 The propulsion work, the RFP, will go out in

1 August with the contract awarded March of '98.
2 Then the electronics work will -- that process
3 will occur in '98. Next slide.

4 Now, let me talk a little bit about
5 commercialization. We -- We see a great
6 opportunity to make use of the excess capacity
7 that exists in the industrial area to bring in
8 commercial work. And that's where a large part
9 of our emphasis is going to be. We will be
10 working very hard on the multimobile
11 distribution centers, because we think that
12 distribution and logistics management has got
13 great potential for the Kelly facilities and
14 we'll be working with all these at Kelly as
15 industrial parks.

16 Chapter 8 describes what we've got to do.
17 Some of the bureaucratic things, if you want to
18 think of it that way, that we've got to do to
19 make all of these plans come to fruition. And
20 the things -- it includes things like land use,
21 zoning, the City will -- has zoning authority,
22 and we'll be working with the Zoning Commission
23 and the City Council to get all the zoning done
24 on the base for the different kinds activities,
25 and we'll be spelling out the land use.

1 MR. RIOJAS: One thing, also,
2 when you're talking about -- about the bringing
3 in of ongoing commercial work, I would just like
4 to -- to tell everybody that at one time in
5 Kelly Air Force Base, during a time when we
6 didn't have war, we had 28,000 people and major,
7 major work loads operating three shifts, 24
8 hours a day, 7 days a week. So when we -- it
9 will be filled to capacity, we will -- So it's
10 not something that we haven't been used to in
11 the past, but with the commercial work load it
12 will just be a different type of work load.

13 MR. ROBERSON: That's a good
14 point. The thing I'd like to point out, though,
15 is as recently as 1985 there were twenty-five,
16 twenty-six thousand people on the base, and our
17 goal for redevelopment is twenty-one thousand.
18 So in terms of overall numbers, quite frankly,
19 it's not that big an impact. Now, the
20 problem -- the difference is, though, it's going
21 to be a different kind of activity. It's not
22 going to be an activity with a fence around it
23 and armed guards keeping everybody out and
24 everybody in. It's going to be a more open
25 industrial park kind of activity. So it's going

1 to be quicker. But the total numbers involved
2 are not that different.

3 Chapter 8 describes our property
4 acquisitions strategy, and I need to say just a
5 couple of words about that. Now, the
6 transfer -- Realize what we're doing here. We
7 are transferring federally-owned land, which
8 Kelly is right now, to the community,
9 specifically, to the Greater Kelly Development
10 Corporation representing the community. It's a
11 complex process. If any of you have dealt with
12 the federal government you know that when you
13 deal with them it's complex because they've got
14 laws and regulations and -- and all the policies
15 that have to be dealt with. There is an
16 Environmental Impact Statement that had to be
17 done. That is complete, and is, in fact, in the
18 final process of being delivered to Congress and
19 other states, so -- In fact, our Master Plan was
20 the input. That's what they evaluated in the
21 Environmental Impact Statement, the impact of
22 our Master Plan on the environment.

23 There is an Environmental Baseline Study
24 that's been completed. That's available for
25 anyone to review. There must be a finding of --

1 by the Air Force that -- that there's a
2 suitability to transfer or lease the property.
3 All this excess property must go through a
4 review process both to be reviewed by the
5 federal agencies and by other entities that are
6 eligible to apply for the property. That has
7 all been done. And then you get down to the
8 fact that there's several conveyance methods.
9 You can do it with a public benefit conveyance,
10 which basically is that there's no cost to the
11 community, but it's for specific purposes like
12 parks, education, medical, and you are
13 absolutely restricted to use it for those
14 purposes. Or you can do an economic development
15 conveyance, which costs the community money, but
16 you can use it for economic redevelopment.

17 Now, I need to say something right here.
18 There probably is a misconception among many in
19 the community that this property is going to be
20 given to the community of San Antonio. That is
21 not correct. The federal government expects
22 some payment for that property. And quite
23 frankly, the starting point is the fair market
24 value of the property. Now, we are in the midst
25 of negotiations with the Air Force right now to

1 try to come to terms on what the payment is
2 going to be, and what the terms and conditions
3 are going to be, and how those payments are
4 going to be made for the transfer of property
5 from the federal government to the community.

6 I don't want to -- I don't want to scare
7 you here, because that's -- that's -- you know,
8 I'm not talking as if we're all going to get a
9 thousand dollar increase in our taxes to pay for
10 the property at Kelly. That's not going to
11 happen. In fact, we fully expect that we will
12 be able to pay the mortgage, in effect, payments
13 to the Air Force out of the revenues that we
14 receive as we develop Kelly.

15 The kind of terms and conditions that we're
16 talking about there would be no payments on
17 either principal or interest until we are in a
18 positive cash flow situation. In other words,
19 the redevelopment's going along, and there's
20 income and revenue being realized through leases
21 to the tenants and then we've worked out an
22 arrangement with the Air Force where the Air
23 Force will share in our success. In other
24 words, they will get a certain percentage of the
25 positive net cash flow as payment for the

1 property against the value that we finally have
2 agreed upon in terms. So the payment for Kelly
3 will come out of the positive success of the
4 redevelopment of Kelly. And in fact, there --
5 the terms we're try to negotiate is that there
6 will be no payments unless we are successful.
7 So there's not going to be a burden on the
8 community, but there is going to be a need to
9 pay the federal government out of our success
10 for the property that we are getting to
11 reutilize and to redevelop. And the logic for
12 that -- the logic from the federal government's
13 perspective is that the taxpayers of this nation
14 paid for all of these facilities, and the
15 taxpayers of the nation should get some return
16 on it not just the taxpayers of San Antonio.
17 Next slide.

18 I had mentioned the transfer of the
19 property required, this process of notice of
20 interest. We've gone to all of the eligible
21 agencies; we've actually gotten 33 requests for
22 real and personal property; and we've been able
23 to accommodate or to put in abeyance for later
24 review 29 of those the 33. And part of that is
25 what I described with the educational

1 institutions and the homeless providers.

2 This slide depicts, basically, what we're
3 doing with the property. Everything -- We've
4 broken it into two pieces, but basically
5 everything that's surrounded by the red and the
6 blue, which is basically everything that's east
7 of the runway, we are negotiating for an
8 economic development conveyance. We do have a
9 backup plan for the area in blue for a different
10 kind of conveyance, but quite frankly it's a lot
11 less attractive because it would put some real
12 constraints on what we would like to do. So the
13 preferred option is to do an economic
14 development conveyance, and that's the
15 negotiations we're proceeding with right now.

16 Our goal is to wrap up those negotiations
17 and have a deal with the Air Force -- a real
18 estate deal with the Air Force by the middle
19 part of June. So we're not very far away from
20 that, and then that would lead to -- go to the
21 next slide. That leads to this slide.

22 All the events, our Master Plan, the
23 completion of the environmental impact
24 statement, are all leading up to what they call
25 the disposal record of decision in July by the

1 Secretary of the Air Force, and then that --
2 that frees everything up for the beginning of
3 the transfer of property. So we want our
4 economic development conveyance deal to be
5 struck by that time, also, so that we could
6 begin the process of conveying property. Next
7 slide.

8 Chapter 9, which is the last chapter,
9 basically does an assessment in a -- kind of
10 broad view of the facilities at Kelly. And it
11 takes a look at those facilities. What kind of
12 condition they're in, whether they comply with
13 building codes, whether they comply with ADA,
14 Americans for -- with Disabilities Act, and all
15 of those sorts of things, and makes some initial
16 assessments of the kind of capital investment we
17 are going to have to make in those facilities to
18 keep them world class, so that we can market
19 them and attract -- and attract people.

20 Now, again, I don't want to scare anybody.
21 But my assessment is, now, that over the next
22 ten to fifteen years it's going to require an
23 investment of about two hundred million dollars
24 to keep the infrastructure, the utilities, the
25 roads, the buildings, all the aspects of the

1 buildings in -- in first-class condition to --
2 you know, to really make them something that
3 will be attractive to commercial firms coming
4 in.

5 A large part of that will be paid for by
6 tenants that come in. A large part of that
7 could be paid for by grants that we'll be trying
8 to get from the federal government, and from the
9 state, and from private entities. Part of that
10 will have to be paid for out of the lease
11 revenues that we will generate that we'll
12 reinvest back into the facilities. But we're
13 talking about a major undertaking here, as I
14 said, probably an investment of two hundred
15 million dollars at the minimum over the next ten
16 to fifteen years. Next slide.

17 Our Master Plan, as many of you are aware,
18 went out for three public hearings. One down in
19 city -- at the City -- in the City Council
20 Chambers, the other two here in the area around
21 Kelly. And this just gives you a summary of the
22 kinds of comments we got back. Most of the
23 comments had to do reuse issues, as you would
24 expect. How is the property going to be used?
25 What kind of services are you going to have?

1 What's the land use going to be, etcetera? The
2 next biggest category was on what is
3 privatization? What is commercialization? How
4 is all that going to happen? What's the impact
5 of the 60/40 rule, etcetera? And then you can
6 see where the rest of comments are filled out
7 there.

8 And that's an overview of the Master Plan.
9 I'd be happy to answer any questions.

10 MR. QUINTANILLA: Well, I have a
11 couple of questions. The first question is --

12 MR. ROBERSON: I would have been
13 disappointed, Armando, if you had not had a
14 question.

15 MR. QUINTANILLA: Okay.

16 MR. ROBERSON: So I want you to
17 know, now, I'm not disappointed.

18 MR. QUINTANILLA: Well, I
19 wouldn't want to disappoint you. The first
20 question deals with payments to the school
21 districts. In today's West Side Sun there's a
22 story expressing concern by the Edgewood
23 Independent School District concerning payment
24 of taxes to them. They've waited 50 years for
25 this to happen, now, this has happened. How is

1 this going to be handled?

2 MR. ROBERSON: Well, again, it's
3 very straight forward. The property is
4 basically going to be City property. It's
5 not -- It's not subject to taxes. It's not
6 taxable. I mean, that's -- that's been out in
7 the open from the very beginning. Now, what
8 will be taxable is any -- any equipment or
9 personal property that any of the tenants bring
10 into the facilities will be taxable personal
11 property. And so there's a source of income
12 that would be available there.

13 MR. QUINTANILLA: All right.
14 Currently, you have two commercial tenants
15 there. There's Pratt & Whitney and Railcar
16 America. Now, I'm concerned with Railcar
17 America; will they be repairing tank cars?

18 MR. ROBERSON: No, they will
19 not. All they will repair is railcars that
20 carry automobiles, they're called auto carriers,
21 which will not carry any kind of environmentally
22 sensitive material at all. And they've said
23 that's their specialty. And you might all be
24 interested, all of the big three auto
25 manufacturers, GM, Ford and Chrysler, are all

1 doing a very large amount of automobile assembly
2 in Mexico right now. And all of those
3 automobiles, when they're assembled in Mexico,
4 are put on auto carriers and rolled back into
5 North America. And they all roll through San
6 Antonio, every one of them. And so this is a
7 wonderful place to have a company that's going
8 to do auto carrier repair. That's what they're
9 going to do.

10 MR. QUINTANILLA: My next
11 question also deals with two newspaper
12 articles. One appeared in the West Side Sun,
13 it's a full-page article by Arrow America or
14 AeroSpace, and the other thing -- the same thing
15 in the San Antonio Express & News stating that
16 privatization will not work. Could you comment
17 on that?

18 MR. ROBERSON: I -- To tell you
19 the truth, Armando, I couldn't make any sense
20 out of that advertisement. I'm not sure what
21 they were trying to say. Our plan, from the
22 very beginning, has been that we want to
23 privatize the government work, but that is only
24 the start. And as you can see from my job
25 chart, our goal is to bring in commercial work,

1 and that is going to be the real measure of
2 success of Kelly. The -- The privatization work
3 gives you a head start; it gives you the
4 immediate jobs, and in some ways it gives you a
5 magnet that will attract commercial work. But
6 our goal has been from the very beginning and
7 continues today that we want to bring in
8 commercial activities to Kelly.

9 Now, that's what they were saying in that
10 article. That they want to do that, but that's
11 no different than what is in our Master Plan, so
12 I -- I couldn't make a lot of sense out of that
13 advertisement.

14 MR. RIOJAS: The way I interpret
15 that was that they were going to focus on
16 commercial work thinking that that -- that there
17 was a possibility of the Air Force work over
18 time being diminished, but they really wanted to
19 focus on bringing in the commercial business.
20 And that's what I thought they were trying to --
21 They privatize --

22 MR. ROBERSON: They privatize --

23 MR. RIOJAS: -- the commercial
24 side of it more than they privatized government
25 more side of it.

1 MR. ROBERSON: But -- But that is
2 our plan. I mean, that is the plan is to focus
3 on the commercial work.

4 MR. QUINTANILLA: One last
5 question that you didn't touch upon. The nei
6 The Environmental Impact Statement says that the
7 noise would increase in our neighborhoods. How
8 is that going to be handled?

9 MR. ROBERSON: Well, you know,
10 the Environmental Impact Statement evaluated a
11 range of options, and they evaluated the options
12 that talked about a significant increase in
13 the -- in the -- in the amount of -- of flying
14 activity coming into Kelly. We are, at the
15 moment -- I mean, you know, that was the range.
16 I mean, it's possible that some day in the
17 future we could meet that range, I don't know.
18 I -- And quite frankly, I don't have a good
19 answer for you, because we don't know how many
20 flights are coming in down at Kelly above and
21 beyond what the Air Force is flying in and out
22 of there right now. I doubt very much if we'll
23 reach that -- that extreme on the range in the
24 foreseeable future. But -- But whatever we do,
25 any increase above what we're doing right now,

1 Armando, is going to create more noise. I mean,
2 that's an issue that's going to have to be dealt
3 with, I agree.

4 MR. QUINTANILLA: One last
5 question: What do you plan to do with the
6 surrounding land uses, Chapters 1 and 2. The
7 surrounding land uses, what do you intend to do
8 about that?

9 MR. ROBERSON: We'll were very
10 concerned about the compatibility of what we're
11 doing on Kelly with the surrounding land uses.
12 And we want those to be compatible. I mean,
13 that could be done. If we just restrict
14 ourselves to -- within the boundaries of Kelly,
15 that could be done by zoning actions on how we
16 zone the perimeter of the base in terms of what
17 kind of activities can exist on the perimeter.
18 It can be dealt with by -- by doing things like
19 both noise and -- and sight barriers, you know,
20 tree lines, berms, that sort of thing.

21 But as we -- as we continue this
22 development -- I mean, we want to take into
23 consideration compatibility for the use of the
24 land on the perimeter of the base and off the
25 base also. There are some very difficult issues

1 to deal with there, because particularly on the
2 north side of the base -- particularly on the
3 north side, we've got a community right adjacent
4 to the fence line. We're going to have to work
5 that very carefully with the community. And I
6 don't know what the final answer is going to be,
7 but we'll be working on that issue.

8 MR. QUINTANILLA: Yeah. You've
9 got some ugly tanks there that people just don't
10 like.

11 MR. ROBERSON: I -- I don't like
12 them either. Annalisa?

13 MS. PEACE: I was contacted by
14 the Leon Creek Greenbelt Coalition and they --
15 well, they asked me, you know, about continuing
16 the -- the creek, and the hike and bike trail
17 all the way down. Do you think that that would
18 be something that's suitable for this part of
19 the creek?

20 MR. ROBERSON: I'm really not
21 competent to answer that question.

22 MR. RIOJAS: Are you talking
23 about Leon Creek?

24 MS. PEACE: Yeah.

25 MR. ROBERSON: I personally ride

1 bikes, and I love the idea, so I'd like to talk
2 to you about that. I really would.

3 MS. PEACE: Okay.

4 MR. ROBERSON: I -- I like that
5 idea, but I personally don't know how -- how
6 feasible it is in that area there.

7 MS. PEACE: But you don't see any
8 potential for a problem with commercial traffic
9 or anything like that being --

10 MR. ROBERSON: I -- I don't see a
11 conflict.

12 MS. PEACE: Okay.

13 MR. RIOJAS: But I haven't seen
14 it addressed.

15 MR. ROBERSON: Oh, I haven't
16 either.

17 MR. QUINTANILLA: I haven't
18 either.

19 MR. BEYER: I guess, though,
20 isn't that -- the upper part of Leon Creek on
21 that layout is going to be realigned to
22 Lackland, isn't that --

23 MR. RIOJAS: Well, in fact,
24 that's good property -- because a large
25 percentage of Leon Creek butts up to Lackland.

1 MR. BEYER: Yeah. A large part
2 of Leon Creek goes right through the middle of
3 the military installations and --

4 MS. PEACE: But Fort Sam has
5 trails that anyone can use.

6 MR. BEYER: Yeah. More than
7 likely. Because Fort Sam -- Fort Sam is an open
8 base, too, unlike Lackland, which is not.

9 MS. PEACE: I see.

10 MR. BEYER: Yeah. Anybody can go
11 on Fort Sam without any hesitation.

12 MR. ROBERSON: But I'd be more
13 than happy to talk you about it.

14 MR. RIOJAS: Paul, I have two
15 questions: First of all, I believe that all of
16 the RAB members have gotten a copy of the Master
17 Plan, have you not? If there's anybody who
18 doesn't, let me know and we'll get you one. We
19 have two new members of the RAB that we'd like
20 to get copies.

21 Also, I'd like -- To the audience, can you
22 tell them where they could get a copy of this.

23 MR. ROBERSON: Sure. This is the
24 Master Plan, by the way, it's a fairly thick
25 document. And this is just an eight volume,

1 there are nine appendices, which are still
2 coming off the presses, that give more detail
3 than this. And if you'll contact me -- If
4 anybody wants one, just grab me and I'll give
5 you my business card which has my phone number
6 and address on there. Contact us and we'll get
7 one for you.

8 MR. RIOJAS: Do you have them
9 stationed around the community?

10 MR. ROBERSON: Yes. There are --
11 The Master Plan is available at every public
12 library in the community. You can just go in
13 and ask for it and get it there, and I think,
14 police substations have them, too. I was always
15 intrigued by that. I was asked -- I asked the
16 City, where would -- where do you put things so
17 the public can get it? They said the library,
18 that makes sense, and police substations. So we
19 put one in every police substation. I don't
20 know -- I normally don't make stops at police
21 substations. I suspect most of you don't
22 either, but -- but they are there if you would
23 like one. And -- And if you call me or write me
24 I'll get you a copy, also.

25 MR. QUINTANILLA: I would put one

1 in the school libraries around the area.

2 MR. ROBERSON: That's not a bad
3 idea. Thank you all very much. And I'll be
4 more than happy to answer any questions
5 individually at the break.

6 MR. RIOJAS: Thank you,
7 Mr. Roberson. We'd like to progress on to
8 the -- to the RAB training. Ms. Hueni is going
9 to be giving us a talk about that education.

10 MR. LANKFORD: While they are
11 disassembling the contraption here I'd like
12 to -- I'd like to talk about a couple of things
13 while they're disassembling the contraption
14 here.

15 Mr. Rice had mentioned that in the packet
16 he didn't find a copy of the Resource Book,
17 that's because it doesn't look like this. It's
18 the Federal Register Version, George, and I'll
19 be glad to give you my copy.

20 We ordered four copies from the Secretary
21 of Defense's Office, that's all we were able to
22 get. I've ordered one for all of the RAB
23 members, they're not in yet, but what we did is
24 we took the published document from the Federal
25 Register, and that's what's in the packet

1 tonight. You might not really recognize it
2 because it -- it's shrunk down and it's in very
3 tiny type, but -- It's regrettably hard to read,
4 but that's how the Federal Register goes out.

5 MR. QUINTANILLA: I -- I read the
6 Federal Register. And some of the words that
7 are in the Federal Register are not what's in
8 that piece of paper Mr. Riojas read, so I'm
9 concerned.

10 MR. LANKFORD: Well, that's --
11 What Mr. Riojas read is right on the first page
12 of this document.

13 MR. QUINTANILLA: But that's not
14 the Federal Register, so I need a copy of that
15 source document.

16 MR. LANKFORD: Okay. You're
17 going to get one. They're -- It's not an Air
18 Force document regrettably, and I've ordered it
19 from the Under Secretary of Defense, Mr. Paul
20 Reineke. We were only able to get four copies.
21 I put one in Annalisa Peace's orientation
22 packet; I've got one; Mr. Riojas has one; and
23 now George is going to have mine. George, I'll
24 give this to you now.

25 MR. RIOJAS: You have the others

1 on order?

2 MR. RICE: Thank you.

3 MR. LANKFORD: Yes. You're
4 welcome. Okay. The next matter I want to --
5 Can everybody hear me? I have a feeling that
6 nobody can. The next thing I want to do is
7 thank Annalisa Peace, George Rice, Armando, Ed
8 Rodriguez, and any Board members that I've
9 forgotten about -- Yolanda Johnson -- that
10 helped us in our Earth Day activities.

11 We cosponsored a poster contest at three
12 schools around Kelly for Earth Day. The theme
13 was cleaner -- It's using recycling. Recycle
14 Today, Have a Cleaner Tomorrow. We had two
15 thousand entrants from the schools. And all
16 these good Board members graded those and rated
17 those, and we planted a tree in each of the
18 schools yards, Boridio (phonetic), Winston, and
19 Dwight Middle School. And the EPA's regional
20 administrator gave out certificates,
21 commemorative T-shirts -- and all two thousand
22 students that participated in that in open
23 assemblies -- And Annalisa was able to come and
24 Sam Murrah for the actual presentations. And I
25 want to thank all of y'all, because it was

1 really a good effort. And Nick Rodriguez,
2 thanks for putting the -- the posters up in your
3 Bexar Met offices down there. And just many,
4 many thanks to -- And we hope to increase it to
5 ten schools next year. It was a very, very,
6 very good project that involved the RAB
7 members.

8 Now, Camille and I would like to talk to
9 you about training resources that are available
10 for RAB members. Okay.

11 MS. HUENI: I would like to use
12 this opportunity -- Can everybody hear me on
13 this? No?

14 MR. RIOJAS: Move up to the mike,
15 Camille.

16 MS. HUENI: Is that better? I'd
17 like to use this as an opportunity to give you
18 some information about resources that the EPA
19 has available. We do have a Region 6, Live --
20 Lead Training Contact, and his name is Jeffrey
21 Robinson, and we have his phone number right up
22 here on the slide for your future reference. If
23 you have any -- any questions, you know,
24 concerning action levels that are being
25 developed, the lead in the soil concentrations,

1 if you need information about the abatement
2 of -- of lead-based paint in houses, he is -- he
3 is a wonderful resource. I would like you to
4 put in his name and his number for your
5 information.

6 Also, at the last meeting we heard a
7 presentation from Armstrong Labs about the Risk
8 Assessment that was done for lead concentrations
9 in the North Kelly Gardens area from the Air
10 Force soil sampling that was out there. And
11 from what I understand those records are getting
12 finalized right now. We don't have that
13 information yet, but as that becomes available
14 you will -- you will find in those records, I
15 guess, discussions about the Risk Assessment
16 that was actually summarized at that RAB
17 meeting.

18 For that Armstrong Labs used the EPA
19 Lead -- Lead Risk Model. And if you need any
20 information as you review that we -- we have --
21 we have -- we have a wonderful resource in our
22 group. Her name is Maria Martinez. She's the
23 Base Closure Risk Assessor, and she's -- she
24 would be more than willing to answer any
25 questions that you may have on -- on how that

1 model evaluates risk for lead. So her number is
2 right here, also.

3 Also, from lead, I understand, we see the
4 Department of Health has actual Lead Training
5 that is available for the RAB members, and also
6 the community. And I don't want to put you on
7 the spot, John, but --

8 MR. JACOBI: If you'll contact me
9 with the group that you're interested in
10 training we'll see what we can do to muster up
11 the resources. We do have addressed litany in a
12 number of various fashions. And I'm not
13 familiar with all of your concerns on this
14 particular group yet, but I think we can provide
15 training on an as-required basis.

16 MS. HUENI: Okay. Great. Also,
17 since 1992, EPA has been very interested in the
18 issue of Environmental Justice or Environmental
19 Equity. And towards that end in 1990 -- 1992
20 EPA created an office of Environmental Justice.
21 We do have lead contacts in both our
22 Headquarters and in our Dallas Regional Office.
23 And at this time, I would like to -- to actually
24 propose that at the next RAB meeting that we
25 have a formal presentation by -- by the lady in

1 our office who is the coordinator for that
2 effort. And we can probably devote about 15 to
3 20 minutes to that.

4 I would like to get some input from
5 everyone on what kind of questions you may have
6 so that we may really appropriately target your
7 questions or issues at that time. And -- And I
8 have her number down there, also. She's --
9 She's more than willing to answer any questions
10 or concerns at any time.

11 Also, I would like to add on this list,
12 also, my number, too, it's (214) 665-2231. If
13 you have any questions or concerns that -- that
14 EPA would be interested in or you would like us
15 to address, please feel free to contact me at
16 any time. If you have questions about any
17 program, I can also forward you to the
18 appropriate contact. And let's see -- Is that
19 it?

20 MR. RIOJAS: May I say
21 something? A couple weeks ago -- And I'm kind
22 of directing this to Armando, because Armando is
23 the one that asked me about the Environmental
24 Justice. A couple weeks ago I was in Denver and
25 I attended a workshop on Environmental Justice

1 put together by the EPA, State of Colorado, and
2 I was very, very enlightened. I think it's
3 very, very appropriate for the RAB members --
4 and I had asked this to be put on the agenda for
5 the next time -- about training for the people
6 by the Environmental Justice. What the law
7 says, what it means, what the parties are, and
8 how it operates, and where you can get further
9 data on that. So we're going to add that to the
10 next RAB.

11 MS. HUENI: Okay. Does anybody
12 else have any questions? George?

13 MR. RICE: Yeah. Have you got an
14 800 number?

15 MS. HUENI: We don't have an 800
16 number. I noticed that offered in this package
17 there is a Hot Line number for both lead issues
18 as well as justice issues. Those are 800
19 numbers that go to Headquarters, so -- Now, if
20 you -- if you want to -- If you would like to
21 talk with us in the region we will -- when you
22 call, if you'll ask that we just call you back,
23 that's no problem, so --

24 MR. RICE: Okay. Thank you.

25 MR. HUENI: Anything else?

1 Okay. Thank you.

2 MR. QUINTANILLA: Before you
3 leave, ma'am, the real concern about lead
4 training or -- or lead is in our school
5 children. The ATSDR report that came out said
6 that it wasn't Kelly Air Force Base that was
7 responsible for -- for this lead problem.
8 However, our classes here in the middle schools
9 or rather in the elementary schools have been
10 increasing. Twenty years ago there was only one
11 or two small schools, now, it's 20 or 30 in the
12 beginning classes. And that's where we would
13 like this training to go to or somehow or other
14 direct this information to the schools
15 surrounding Kelly Air Force Base that were
16 involved in this ATSDR training.

17 MS. HUENI: So would you like to
18 see the training offered not only to the RAB
19 members, but also --

20 MR. QUINTANILLA: In the schools.

21 MS. HUENI: Okay.

22 MR. QUINTANILLA: So that their
23 parents would know.

24 MR. HUENI: Okay.

25 MR. RIOJAS: There's several

1 issues. One of them is lead paint, because this
2 is an old community it was used quite
3 extensively, lead paint, in the '40s and '50s.
4 In fact, when I was in college I painted some
5 places around here with lead paint for Kelly Air
6 Force Base. Plus the fact that for a long
7 period of time we used a lead-based petroleum --
8 fuels which we no longer do. So I think that
9 would be a -- be good for the surrounding area.

10 MS. PEACE: I'd -- I have been
11 given some of the health surveys that the
12 neighborhood community group gave to the school
13 superintendent here, and they were, like, really
14 concerned that if you would -- I just said that
15 I had, like, asked her if she would also send
16 that information to the school superintendent of
17 the school district, the South San Schools.

18 MS. HUENI: We had asked John if
19 we had -- if we had resources with our contacts.

20 MS. PEACE: Sure.

21 MS. HUENI: I can get those for
22 you.

23 MR. LANKFORD: And one other
24 resource that has been made available, too, and
25 we've been handing these out -- Armando has

1 the public affairs office and found articles on
2 fuel dumping. So, Mr. Riojas, that's -- we
3 found nothing on that.

4 MR. RIOJAS: Okay. Any questions
5 from anyone?

6 MS. JOHNSON: What did you say
7 that person that was here, what was his name?

8 MR. RIOJAS: That was Colonel
9 Paul Ramsey, R-a-m-s-e-y. And he was the -- he
10 would be the person who flies the C-5, often
11 flies the C-5, and as they come in and as they
12 go back out, and 238 aircraft. He does not fly
13 the 433rd, which is an airlift wing that we have
14 contiguous to -- nor does he fly the aircraft
15 that are out of the -- the Gulf. But we asked
16 both of them -- even though we asked both of
17 them, and of course, they're operational men,
18 they don't recall for every fuel dumping, and
19 they had no record of them ever dumping any
20 fuel.

21 MS. PEACE: I don't think it was
22 in -- out of here, but just recently they had a
23 man that had jettison -- he had to jettison his
24 fuel tanks.

25 MR. RIOJAS: That's right.

1 MR. RIOJAS: Ramsey.

2 MR. LANKFORD: I think who is the
3 Wing Commander here.

4 MR. RIOJAS: In particular, we
5 were talking about -- we were talking about fuel
6 dumping of aircraft in flight, and --

7 MR. LANKFORD: So I went over the
8 two areas we were going to look at with the
9 history office and the public affairs office.

10 The history office, because they -- they're
11 required by the Air Force to keep documentation
12 on all wings, and it is -- it is a history of
13 the whole of -- of all the Air Force operations
14 through the years. The other, public affairs,
15 because they keep news clippings that are
16 relative to Kelly back for three years. If it's
17 beyond three years they don't keep it because of
18 the amount of space that -- that newspaper
19 articles are required.

20 I spent a -- a half a day in the history
21 office going through the information they had
22 over there, and I didn't find -- nothing was
23 found on fuel dumping. And then Glen Witten,
24 who is not here tonight, asked me to pass on the
25 information, and he went through the files at

1 real quickly. Included in your packages is a
2 little lead summary done on the ATSDR, and
3 actually this a very good summary of the
4 potential health risks for lead. And -- And
5 also -- And also the ATSDR is an invaluable
6 source of information. And we had -- we had
7 several of those representatives here at the RAB
8 meetings several -- several times ago. One of
9 my contacts that I use lot is Bobby Erline
10 (phonetic). And I don't have her number with me
11 right now, but if you -- if you would like her
12 number just come to me during the break and I
13 can -- I can call you back with that information
14 probably tomorrow. Thank you.

15 MR. RIOJAS: Okay. Mr. Lankford,
16 you all have some information from
17 Philadelphia? Research?

18 MR. LANKFORD: Y'all are going to
19 get tired of me coming up here. At the last RAB
20 meeting Mr. Riojas had asked Glen Witten
21 (phonetic) and I to research any documentation
22 that was on Kelly Air Force Base that dealt with
23 the subject of fuel dumping, and we had
24 Colonel -- it was Colonel Randall that made the
25 presentation, who was the --

1 helped us hand some of these out. We have
2 Spanish and English versions of the EPA Lead
3 Package that -- a EPA Lead pamphlet that speaks
4 to health risks to children, in particular. And
5 I have those in my office. Neil was kind enough
6 to send me another 500. So if anyone would like
7 those, if you see me at the break, we'll get
8 those. And -- And I've given Yolanda some and
9 others that have asked for them. If you -- You
10 know, if you know of anyone that needs them, you
11 know, we can send them to them in quantities,
12 and then I can reorder more for y'all.

13 MR. RIOJAS: I -- I think, also,
14 that periodically we do have fairs. And I think
15 that these are -- are good topics to have fairs
16 for the surrounding communities. We have them
17 at the Dwight and -- and Kennedy High School.
18 And I think we need to -- to --

19 MR. LANKFORD: That's -- That's
20 another good topic. We've got another
21 information fair coming up in July we're going
22 to be putting on. That's going to be one of the
23 presentations that we'll make at the information
24 fair. Thank you.

25 MS. HUENI: One more thing to add

1 MS. PEACE: It was like it was an
2 emergency procedure.

3 MR. RIOJAS: Yeah. But it's not
4 dumping fuel. And -- And those fuel tanks --
5 No. This is different than dumping, because if
6 they're jettisoned they are limited and they're
7 not spread by the wind. When those fuel tanks
8 did hit they went in there and -- and they dug
9 up all the -- all the ground where those hit
10 and -- and cleaned it up.

11 MS. PEACE: That was good.

12 MR. RIOJAS: Plus the City and
13 the State did that.

14 MS. PEACE: That was on Army
15 trucks, I hope.

16 MR. RIOJAS: They did. That's
17 right.

18 MS. PEACE: Thanks.

19 MR. RIOJAS: Okay. Next we go on
20 to "Subcommittee Reports." The Technical
21 Subcommittee had a meeting since our last --
22 have met since our last meeting. And, George,
23 do you have the report?

24 MR. RICE: Yes, I do. Modern
25 Technology. I'm going to talk about our last

1 Technical Committee meeting. The meeting was
2 held on Tuesday, the 13th of May, and it was
3 held in Building 306.

4 We covered three topics. The first was
5 soil sampling of the North Kelly Gardens
6 neighborhood area that's just north of the base;
7 the second topic was air sampling -- plans for
8 air sampling in the North Kelly Gardens
9 neighborhood; and the third topic was ground
10 water cleanup in Zone 3, that's the southeast
11 portion of the base.

12 MR. RIOJAS: Remedial design.
13 I've got you covered only two of them. I have
14 one is the air sampling of the North Kelly
15 Gardens, and the second on the Zone 3 Remedial
16 Design.

17 MR. RICE: Well, we -- we covered
18 three topics. These are the three topics that
19 I -- I proposed that we cover when I proposed
20 the meeting.

21 MR. RIOJAS: But you covered all
22 of these topics, though, in the meeting?

23 MR. RICE: Yes. Yes, we did.

24 MR. RIOJAS: Is that correct? Is
25 that correct? I've got an error here.

1 MR. RICE: Yeah. There was a
2 little bit of a misunderstanding in that the --
3 the first topic didn't -- didn't get on the
4 agenda for some reason. And those are the three
5 topics I proposed at the last meeting, and those
6 are the three topics we talked about.

7 First, I'll go -- I think, I can go very
8 quickly through the soil sampling in the North
9 Kelly Gardens area. The upshot of the Technical
10 Committee meeting was that the Air Force has
11 changed its position. And I'd like the Air
12 Force folks to check me on what I have to say
13 here.

14 Previously, the Air Force had said that all
15 the soil samples collected between Growden Road
16 and the North Kelly Gardens neighborhood were on
17 native or natural soil. The Air Force has
18 changed its position. The Air Force now says
19 that it's not sure what these materials are.
20 They may be made of soil or they may be fill.
21 They can't tell.

22 And if the Air Force would like to correct
23 me on what I've just said, feel free for you to
24 do so. Larry?

25 MR. BAILEY: I'll wait until

1 you've finished, George.

2 MR. RICE: Pardon me?

3 MR. BAILEY: I'll wait --

4 MR. RICE: Do you disagree with

5 my characterization?

6 MR. BAILEY: Yes, sir, I do.

7 MR. RICE: Okay. Well, I would

8 very much like to hear your correction now, if I

9 could.

10 MR. RIOJAS: Well, let -- let's

11 go on --

12 MR. RICE: No. No.

13 MR. RIOJAS: -- with the report

14 on the Technical --

15 MR. RICE: No. This is very

16 important.

17 MR. RIOJAS: George, I'm in

18 charge of this right now. Go on and make your

19 report, he will come up, and then you'll have an

20 opportunity to cross-examine or whatever.

21 MR. RICE: Thank you. As long as

22 I have the opportunity to question him.

23 MR. RIOJAS: Sure. Let's go

24 through the report first.

25 MR. RICE: That's fine. And an

1 interesting upshot of that issue as to whether
2 or not it's fill is that the Air Force is now
3 beginning to say that -- where in the past they
4 have said, well, it's all native soil, now
5 they're beginning to say, well, perhaps it's all
6 fill. And it'll be interesting to see whether
7 or not the Air Force does a complete 180 on its
8 position. And I am sorry that the contractor
9 who -- who made these statements during the
10 Technical Committee meeting isn't here; however,
11 we do have those statements on tape so that we
12 can check them.

13 MR. RIOJAS: Okay.

14 MR. QUINTANILLA: When can we ask
15 questions, Mr. Chairman?

16 MR. RICE: You can ask them right
17 now.

18 MR. RIOJAS: Yeah. But I want --
19 I want you to make your report, and then we'll
20 go into discussion about it. Because I don't
21 like to hear --

22 MR. RICE: No. If you'll excuse
23 me. This is my talk, and people can ask
24 questions when they'd like to.

25 MR. RIOJAS: Well, just remember

1 who's Chairing this Committee.

2 MR. RICE: There are two Chairs
3 to this Committee. Please, remember that.

4 MR. RIOJAS: I am Chairing this
5 Committee. I am Chairing this Committee right
6 now. You will abide by the rules, George, like
7 everybody else does. If you can't abide by the
8 rules, you can sit down. But let me tell you,
9 we're going to do this judiciously; you don't
10 overrule me. I'm Chairing this Committee
11 meeting. Okay. So I will not again be allowing
12 you to attempt to debate. You can ask short
13 questions, make your report, and then we can
14 have a discussion on it. I have a -- We have a
15 community discussion time specifically for this,
16 too, George.

17 MR. RICE: There are two Chairs.
18 And if the Co-chair agrees with you, I'll be
19 happy to abide by what you said. Otherwise, it
20 has always been my custom, when I give a talk,
21 to allow people to ask questions as they occur
22 to them. And I invite the people to do so now.

23 MS. PEACE: It's my understanding
24 that we're going to be ironing this out in
25 the -- in the near future because we're going to

1 meet with Mary Kelly, who is in charge of the
2 legal department, to adopt some rules of decorum
3 or whatever is the appropriate rules of order
4 for the Board or whatever. But my understanding
5 now is that appropriate rules of order is not in
6 effect at these meetings, so I think we'll
7 just --

8 MR. RICE: Okay. Perhaps we
9 could discuss the rules.

10 MR. RIOJAS: Yeah. There will be
11 plenty of time for discussion. But please make
12 your report, and you can ask him questions, and
13 then we'll have an opportunity to -- to delve
14 into the report later.

15 MR. RICE: Question, Armando?

16 MR. QUINTANILLA: Can I ask a
17 question?

18 MR. RIOJAS: Sure.

19 MR. QUINTANILLA: All right. I
20 didn't understand what you said that the Air
21 Force -- There's two samples that have been
22 made. I went there one time and it was fill
23 area. We went to see Mr. Riojas, he was not
24 available, we saw him the following morning, and
25 said we're going to get another sampling on it.

1 The second sampling was done in the same area
2 that this -- that this was done in -- that the
3 first sampling came from?

4 MR. RICE: That's right. Yeah.

5 MR. QUINTANILLA: And we objected
6 to that; is that correct?

7 MR. RICE: No. No. We didn't
8 object to that. What -- What we said was that
9 we believe that many of the samples that they
10 collected were of fill -- of fill materials,
11 therefore, they couldn't be interpretable.

12 MR. QUINTANILLA: Is that what we
13 said the first time?

14 MR. RIOJAS: That was the
15 position that he mentioned at the last meeting
16 that we had here. It's in the records, Armando.

17 MR. QUINTANILLA: And -- And now
18 what -- what is the status of those samples?

19 MR. RICE: Well, as of our last
20 Technical Committee meeting, the Air Force has
21 changed its position. The Air Force now says
22 that they are not sure whether the samples
23 collected between Growden Road and the
24 neighborhood are fill or are native soil. Now,
25 Mr. Bailey is going to come and give his version

1 of -- of that.

2 MR. QUINTANILLA: And where do we
3 go from here?

4 MR. RIOJAS: Well, they did do
5 another sample.

6 MR. QUINTANILLA: They did
7 another sample?

8 MR. RIOJAS: Yes.

9 MR. QUINTANILLA: A third
10 sample?

11 MR. RIOJAS: George?

12 MR. RICE: No. A third sampling
13 hasn't been done. But what I think needs to be
14 done is -- is the neighborhood has to be
15 sampled. That's what we've been asking for all
16 along, and that's what we continue to ask for.
17 So just to wrap this topic up since those
18 samples are fill -- And let me clarify, the fact
19 that samples are fill isn't necessarily bad.
20 The problem with these particular samples of
21 fill is that we don't know where they came from,
22 and we don't know their history. We don't
23 know --

24 MR. RIOJAS: George, excuse me,
25 sir. But we went through -- we have some on

1 tape from the last time. You brought all of
 2 this -- This is the third time in a row that
 3 we've gone over this. Will you please make it
 4 brief and get on with the rest of the report,
 5 because we have hit this so many, many times.
 6 We know what the position is. It's in the
 7 record; it's in the RAB, okay.

8 MR. RICE: I'll continue.

9 MR. RIOJAS: Thank you.

10 MR. RICE: Okay. Now, on the
 11 second topic we talked about was air sampling.
 12 And this report was given by Southwest Research
 13 Institute. And Southwest is -- This is air
 14 sampling in the North Kelly Gardens
 15 neighborhood. Southwest is developing plans to
 16 conduct a sample -- sample program for JPH.

17 Now, personally, I know very little about
 18 air sampling, but their plans appear to be
 19 pretty good to me. What they intend to do is
 20 look at a -- at worst-case operating conditions
 21 where they will actually pump fuel at somewhere
 22 between two and four times the normal rate of
 23 pumping fuel, and then they'll be downwind in
 24 the neighborhood, and they'll be collecting air
 25 samples.

1 During the meeting it was also stated by
2 Larry Bailey that the RAB would have the
3 opportunity to participate in the planning and
4 design of this air sampling effort much like the
5 soil sampling effort. I think, that's a very
6 good model to use where we were in at the
7 beginning and were able to make our comments
8 about the soil sampling of it.

9 A couple of questions came up during that
10 presentation. One was can the data from the
11 sampling be used to back calculate
12 concentrations of fuels that were used in the
13 past? Now, JPH is being used, but other more
14 volatile fuels were used in the past, so can we
15 take the sampling data we're going to collect
16 and turn it into some numbers that might give us
17 an indication of what happened in the past. And
18 my understanding of the response was, yes, the
19 contractor will make an attempt to -- to do
20 that.

21 The other issue comes up with the -- with
22 the type of scenario that they're sampling.
23 They call it the worst-case operating scenario.
24 And that's the worst case when things don't go
25 wrong. However, they're not going to look at

1 things we know will occur sometimes, such as
 2 spills. So my question was, is there a way
 3 that -- we don't want to spill fuel, but can
 4 they, through their monitoring or through their
 5 modelling, take the effects of spills into
 6 account? Because we know -- we know they're
 7 going to happen. And I didn't get any response
 8 on that from the contractor or from the Air
 9 Force. But I hope that that sort of thing can
 10 be done with the data.

11 A final question that came up was cost.
 12 How much is the sampling program going to cost,
 13 and Larry Bailey said that he would have to give
 14 us a -- a range of costs at the meeting
 15 tonight.

16 The final topic was Zone 3 Ground Water
 17 Cleanup, and that presentation was given by
 18 SAIC. And what they talked about was the
 19 cleanup of the southeast portions of the base
 20 and the area boundaries of the base. I found it
 21 pretty interesting, because they intend to use
 22 a -- an innovative way of optimizing the
 23 cleanup. And that is, they're going -- they
 24 intend to design the ground water cleanup as
 25 they're building the cleanup system, so that

1 they can use the information that they gather
2 while they're building portions of the cleanup
3 system to help them design it. And personally
4 that -- that made a lot of sense to me. It
5 sounds good at least on the surface. They
6 called this procedure Design and Build for
7 Optimization. I -- Although, I think it's a
8 good idea, and I'm glad the Air Force's
9 contractors are looking at innovative ways of
10 doing things, I -- I see a couple of drawbacks.

11 First of all, because of this we won't know
12 the cost of the cleanup until it's nearly done.
13 I think, that's simply unavoidable. And maybe
14 more important to some of us here is, we don't
15 know how long it will take because the system
16 won't be built until it's nearly finished.

17 The folks at SAIC said they plan to have
18 all or nearly all of the cleanup equipment in
19 the ground within two years. I was pretty
20 surprised at that. That sounds like quite an
21 ambitious schedule, but perhaps by that time
22 we'll be able to see whether it's worked or
23 failed.

24 Now, SAIC's presentation was very good, but
25 one problem I had with it was -- was it wasn't

1 the presentation that we had asked for. What we
2 had asked for was a discussion of plans to clean
3 up the ground water in the Quintana Road
4 neighborhood area. After SAIC got started I
5 asked them if they would focus on this, and what
6 they said was, they didn't have anything to do
7 with cleaning up the ground water in the
8 Quintana Road neighborhood area, and they didn't
9 know who did. So that at the end of this
10 presentation what I'm going to do is propose
11 another Technical Committee meeting where we can
12 address this issue.

13 There are several other issues that came up
14 in connection with ground water cleanup. The
15 first is the Navarro clay. Now, when we talk
16 about ground water contamination here at Kelly
17 we're usually talking about this official
18 alveolate, and that is just rock, and that
19 extends from the ground surface down to 30 or 40
20 feet. Underneath that is Navarro clay, and then
21 you go hundreds of feet down from that and you
22 have the Edwards Aquifer. Well, the Navarro is
23 usually thought of as just an impermeable layer
24 that's -- we don't have to concern yourselves on
25 the problems of ground water and ground water

1 also clear that the Air Force doesn't really
2 know the full extent of the contaminant plume in
3 the Quintana Road neighborhood.

4 MR. RIOJAS: But you do?

5 MR. RICE: No, I don't.

6 MR. RIOJAS: I thought you said
7 you had some information.

8 MR. RICE: Yes. And I'll get to
9 that in the second. The basis for these
10 statements is that in December of 1994 the Air
11 Force collected some ground water samples that
12 show that the plume extended a lot farther than
13 they had thought.

14 Now, they said they had just recently come
15 into possession of this data as of just a couple
16 of weeks ago, but in the past I've reviewed many
17 Air Force documents that discuss the extent of
18 the contaminant plume in the Quintana Road
19 neighborhood. One published in June 1995, the
20 samples were collected in December of '94. One
21 published in November 1995, and the most recent
22 one published in October 1996. All of those
23 publications discuss the extent of the
24 contaminant plume in the Quintana Road
25 neighborhood; however, all of them omit that

1 contamination. However, we know that in some
 2 places the Navarro is much more permeable than
 3 some portions of the Edwards Aquifer. As a
 4 matter of fact, Gene Lene is somewhat of an
 5 expert on -- on Navarro clay and the way the
 6 water moves through it, and he could be a
 7 resource for us here in helping us understand
 8 that.

9 So what I think we need to do when we're
 10 addressing ground water contamination issues is
 11 stop thinking of the Navarro as a place where we
 12 stop. We really need to begin looking at the
 13 potential for contaminants to enter the Navarro
 14 and the potential for those contaminants to be
 15 transmitted in the Navarro, because it's a very
 16 real possibility. To my knowledge, there's
 17 virtually no information on the contaminants in
 18 the Navarro right now.

19 Another issue is the extent of the
 20 contaminant plume in the Quintana Road
 21 neighborhood. I have recently come into some
 22 information which shows that the extent of the
 23 contaminant plume in the Quintana Road
 24 neighborhood is much greater than what the Air
 25 Force has told us it was in the past. And it's

1 very important data, the results of those
2 samples collected in -- starting in December of
3 1994 and then afterwards. My question is, why?
4 Why is this important data being withheld from
5 public documents that discuss the extent of
6 contamination in the Quintana Road
7 neighborhood? In particular, the monitor wells
8 I'm referring to are ST006MW018, ST006MW023 and
9 ST006MW024, data showing the extent of
10 contamination that was collected in December of
11 1994, yet we have Air Force documents published
12 in October of 1996 that makes no reference to
13 the samples whatsoever.

14 MR. RIOJAS: George, can we ask
15 you a question?

16 MR. RICE: Yes.

17 MR. RIOJAS: The reason for your
18 discussing it now, aren't these topics that
19 should be covered and discussed with the
20 Technical Committee meeting? Is -- Is -- Is --
21 Was this discussed, and are you making a report
22 of what was discussed or are you -- are you
23 bringing up information that has not been
24 discussed at the Technical Committee meeting
25 before this forum?

1 MR. RICE: That is a beautiful
2 segue, Ed, thank you. Because what I would like
3 to do is propose --

4 MR. RIOJAS: I think that those
5 things need to be discussed in a Technical
6 Subcommittee meeting.

7 MR. RICE: Exactly. And -- And
8 here. And I'm going to make that --

9 MR. RIOJAS: Well, a report -- a
10 report of the discussion and what -- what was
11 the conclusion of it.

12 MR. RICE: What I'd like to ask
13 you to do, Ed, is -- as the -- as the fellow who
14 is in charge of the Air Force is to research
15 this issue. You know, there may be documents
16 that I'm unaware of where this data has been
17 made public. I'm not aware of it. But what I
18 would ask you to do is to research this issue of
19 the Air Force perhaps withholding crucial
20 environmental data from the public, and -- and
21 get us a report on that. Because unless crucial
22 data like this is made public bodies such --
23 such as this become meaningless.

24 MR. RIOJAS: Yeah. I -- I -- I
25 think, though, the way we should do this is

1 not -- is it should be presented and discussed
2 in a Technical Subcommittee with my
3 environmentalist from the -- from the Air Force
4 there and from the contractors there, because
5 I'm not a technologist myself, and ask them and,
6 you know, that would be a part of the minutes,
7 and that would be part of the investigation, and
8 then as a result of whenever this thing gets
9 concluded they'll make a report to that effect
10 to that Committee. But what I would like to try
11 and keep from is conducting the Technical
12 Committee meetings at the RAB.

13 MR. RICE: Good idea.

14 MR. RIOJAS: Yeah. So I -- I
15 fully support your -- your questions and the
16 things that you want to look at and everything,
17 but that's what the Committee was designed to
18 do, you know. We have no knowledge --
19 technology people here together to do that.

20 MR. RICE: Okay. So what I'd
21 like to propose is that we have another
22 Technical Committee meeting in the next three to
23 four weeks. I don't propose we try to set a
24 date here, but what I would like to do in that
25 Technical Committee meeting is cover two

1 topics.

2 First of all, the general topic of -- of
3 cleanup plans and cleanup design for
4 contaminated ground water in the Quintana Road
5 neighborhood. And the second topic I would like
6 to explore there is this issue of data
7 availability, and is the Air Force withholding
8 crucial data.

9 MR. RIOJAS: Or does the Air
10 Force have data.

11 MR. RICE: Well, do you have it?

12 MR. RIOJAS: Yeah.

13 MR. RICE: Is the Air Force
14 withholding data?

15 MR. RIOJAS: Or -- Or does the
16 Air Force have data? That's the first
17 question. The first question you should say, is
18 the data available? And the second question --
19 the second -- the second question is, if it's
20 available how come you don't have it? So the
21 first question is, let's find out if it's
22 available.

23 MR. RICE: Uh-huh. Well, yeah, I
24 guess ideally what would come out of this is
25 some sort of a report saying, I don't know. We

1 have never withheld any data, you're mistaken
2 or --

3 MR. RIOJAS: I -- I don't know --
4 it's possibly something to do with the
5 technology on that. I think, we can get a
6 report on that.

7 MR. RICE: Or a report saying
8 this is the data that -- that's all of the six
9 months that we haven't given the public, and
10 here are the reasons why we haven't.

11 Now, the last time we had a Technical
12 Committee meeting we had agreed to hold it off
13 base. And the way that thing went was Armando
14 said he would look for a place off base, and I
15 said that's fine with me, and that we would get
16 back with Larry Bailey and -- and set it up.
17 That's what happened. But then when I called
18 Larry to set the meeting up he said, Ed, he made
19 the decision that no meeting was going to held
20 off base.

21 MR. RIOJAS: Yeah. You want to
22 talk about that a little bit?

23 MR. RICE: Sure.

24 MR. RIOJAS: Let me tell you why.
25 The Technical Sub -- Subcommittee deals with

1 members of the Technical Subcommittee and not
2 with the members at large, and it needs to be
3 constrained to the people who have technical
4 input to technical questions. And you can add
5 people to the Technical Subcommittee, you know,
6 if you so desire. But this is not a public
7 meeting, this is a -- this is a technical
8 meeting that my people are available for.
9 They're not out here to be available to -- to
10 leave the base at that time that they're working
11 on issues. I want them near me. I want them on
12 base to do that. You can come on base to do
13 that, and that's where I want the Technical
14 Subcommittee to be.

15 MS. PEACE: Can I address a
16 question?

17 MR. RIOJAS: Yeah.

18 MS. PEACE: Okay. I kind of --
19 This isn't a question, but it's a comment. I'm
20 a member of the Technical Advisory Committee as
21 well. And there's a problem with the base
22 because we have to let you know beforehand who
23 is going to be coming on in order that they can
24 get into the gates, and at times -- you know,
25 there are times when we might have somebody

1 coming in from another city or something that
2 we'd like to get in on this, and that just
3 pretty much closes the meeting off to some
4 community input for that committee. And I don't
5 really think that's appropriate.

6 MR. RIOJAS: Well, --

7 MR. RICE: May I say at this
8 point -- You know, you can suggest it, that's
9 fine, but that needs to be a RAB decision. Does
10 the RAB want to hold the Technical Committee
11 meetings all on base or would you like to have
12 them held --

13 MS. PEACE: I agree.

14 MR. RICE: -- off base? That's
15 not your decision to make. That's a decision --

16 MR. RIOJAS: Well, it's my
17 decision to make from the standpoint that these
18 are my people and my resources that are tied
19 into doing this, and I -- and I'm not going to
20 operate at the whim of -- of anyone. We have to
21 go at this professionally and in a business-like
22 manner. I have all of my tech -- technology
23 there, I have all of my data there, you know.
24 And it's not really -- you're on base all the
25 time, it's not a matter of you -- a problem of

1 you being on base.

2 MS. PEACE: Well, see, there is,
3 though, a problem of being -- you know, having
4 access to these meetings -- equal access to the
5 community because --

6 MR. RIOJAS: Yeah. That -- That
7 is true. Equal access to the community at RAB
8 meetings, I encourage that.

9 MS. PEACE: Well, to the
10 Technical Subcommittee also, not just to the
11 RAB.

12 MR. RIOJAS: I -- I disagree -- I
13 disagree with that.

14 MS. PEACE: Well, I mean, the
15 community needs to be able to take a look at
16 what the RAB does.

17 MR. RIOJAS: It doesn't.

18 MR. RICE: I just have to
19 disagree with you, too. This is a question for
20 the RAB.

21 MR. RIOJAS: No. Noted -- Your
22 disagreement was noted in the record a couple of
23 weeks ago. I'm telling you this my position.
24 If you want to talk to the -- to my Commander
25 you may do that with the Secretary of the Air

1 Force to do that, but I'm going to run this
2 thing, and I'm going to run it the way that I
3 see fit. I'm going to give you all that I've
4 got, George, but I'm not going to let you run
5 it. I'm not going to --

6 MR. RICE: You're going to run
7 what thing?

8 MR. RIOJAS: Huh?

9 MR. RICE: You're going to run
10 what thing?

11 MR. RIOJAS: The RAB.

12 MR. RICE: You don't run the RAB.

13 MR. RIOJAS: Well, I -- I'm
14 running this meeting. Okay. I run the
15 environmental jobs at Kelly Air Force Base. I'm
16 responsible for it. I'm responsible for the
17 community. I'm responsible for the Air Force.

18 MS. PEACE: Well, --

19 MR. RIOJAS: And I've got the
20 responsibility; I've got to run it the way I see
21 fit.

22 MS. PEACE: Okay. I'd like to
23 make a statement at this time as Co-chair that
24 I -- I don't -- I see the Technical Subcommittee
25 as a subcommittee of the RAB itself. So it

1 should be under the same rules as the RAB, and
2 to have it subjected to different rules like the
3 meetings have to be held on base, I -- I object
4 to that. As -- As Community Co-chair, I would
5 like that stated for the record.

6 MR. RIOJAS: That's fine. And
7 I'll tell you that's why -- that's why I've
8 proposed to have an Administrative Committee to
9 look at things like this.

10 MS. PEACE: Uh-huh. I agree. I
11 think that's needed.

12 MR. RIOJAS: Okay.

13 MS. PEACE: And another thing I'd
14 like to state for the record, if I may, and --
15 As member of the Technical Subcommittee and as
16 Co-chair of the RAB, I don't think that it's
17 going to serve anyone's purpose to keep testing
18 the fill material on Growden Road -- or Growden
19 Roads. I would like also to have a discussion
20 of -- of having tests taken in the neighborhood
21 and -- and see if that's appropriate. I think,
22 that's something that the community would
23 benefit from. Thank you.

24 MR. RIOJAS: If I may go back to
25 the statement I made earlier with respect to

1 that. This is why the letters went out to
2 the -- to the San Antonio Metropolitan Health
3 District.

4 MS. PEACE: That's a health
5 survey; that's not soil tests.

6 MR. RIOJAS: What we're
7 interested in the -- in the North Kelly Gardens
8 is the health aspect. That -- That was what was
9 discussed last time; is that not right?

10 MS. PEACE: Yeah. But I -- I
11 don't understand, what was the purpose of taking
12 the samples on the Growden Road? I thought it
13 was to establish whether or not that
14 contaminants had gotten into the community. And
15 since that site has filled and it's not really,
16 you know, useful in that aspect, then I was -- I
17 would like to see tests taken, --

18 MR. RIOJAS: Well, see --

19 MS. PEACE: -- you know, in the
20 area in the neighborhood.

21 MR. RIOJAS: I think, that's
22 precisely the thing that needs to be taken up in
23 the Technical Subcommittee. George, can we
24 agree to that about the -- about that testing?

25 MS. PEACE: Okay.

1 MR. RIOJAS: But, you know, what
2 I don't want to do is I don't want you to draw
3 the correlation that because we have some
4 important illnesses over there that it's tied
5 to -- necessarily directly to any testing that
6 we may make in the ground. You know, first of
7 all, we have to determine, if there are
8 illnesses what's causing the illnesses.

9 MS. PEACE: And that's what I
10 think the soil tests could help establish that.
11 It's not, you know, inclined to get information
12 and establish --

13 MS. HUENI:-- There is a comment
14 that I would like to make right now for the
15 record. And that is that the final report is
16 not out yet. We don't have a copy of it, TNRCC
17 has not sent a copy of that, and I really think
18 that any -- that anymore discussions that we
19 have about this point need to be tabled until
20 that time that we have actually made our reviews
21 and -- and comments have been made back to the
22 Air Force.

23 MS. PEACE: Okay.

24 MR. BEYER: The TNRCC requires
25 that the extent of contamination originating

1 from the site be determined. So if there is
2 contamination at the site, that is lead that is
3 coming from the site, we will make sure that --
4 that the full extent of that is determined. Of
5 course, you know, lead has different sources
6 and, you know, shallow lead could be from
7 airborne lead paint sources, deeper lead could
8 possibly originate from, say, older fuel-related
9 compounds which migrated along the ground water
10 table. And I guess, the main concern, I guess,
11 though, is, is the surface -- from the health
12 aspect is, is the surface exposed? We will be
13 looking at that once we do get the report.

14 MR. RICE: Okay. I'd like to
15 wrap it up now.

16 MR. QUINTANILLA: Well, before
17 you wrap it up. Apparently, we're having a lot
18 of, oh, disputes here. This Federal Register
19 that was handed out to us today states that we
20 must develop methods for dispute resolution. It
21 also calls for the participation of the public
22 in operations of the RAB. We got to comply with
23 that. And it also gives us the ability to have
24 a facilitator for all of these kinds of things.
25 So I -- I think it's appropriate that we think

1 about these three things that I just mentioned.

2 MR. RIOJAS: I think, it's very
3 important. If you would volunteer to help me on
4 this little committee were going to try to put
5 together to get things like that -- I think,
6 your input would be very valuable. Would you
7 agree with that?

8 MR. QUINTANILLA: You know, you
9 have an excellent person up there from the Air
10 Force. Mr. Hagelthorn, you know, I think,
11 he's --

12 MR. RIOJAS: I think, it's going
13 to take -- I think, we can table this. We can
14 talk about it later.

15 MR. QUINTANILLA: I -- I -- I
16 will help you much as I can on this, yes, I
17 will.

18 MR. RIOJAS: Thank you.

19 MR. QUINTANILLA: But I think
20 that we want to work with these three items in
21 order to -- When we have a dispute -- a dispute
22 of this type deal, I think, we should bring
23 in -- that facilitator should be here, either
24 Mr. McCarty, if that's his job, an ombudsman or
25 somebody should be here to resolve these --

1 these disputes.

2 MR. JACOBI: In that same Federal
3 Register it says that "The DoD proposes that
4 installation have the lead responsibility
5 performing and operating the RAB. The
6 installation should have lead responsibility
7 because the RAB will be an integral part of
8 installation's Community Involvement and
9 Outreach Programs." So it clearly places the
10 primary responsibility for operating the RAB on
11 the installation and not the community.

12 MR. QUINTANILLA: It doesn't say
13 that. It says, "Chairmanship: Each RAB
14 established shall have two Co-chairs. One
15 representing the DoD installation and the other
16 a community member. Co-Chairs shall be
17 responsible for directing and managing the
18 operations of the RAB."

19 MR. RIOJAS: Okay. Can I -- Can
20 I ask that these comments be held, and we will
21 talk about these in the subcommittee?

22 MS. PEACE: I agree.

23 MR. RIOJAS: And I think we can
24 resolve these -- And I think we talked about
25 this even before we started this morning -- or

1 this afternoon.

2 MR. RICE: Yeah. I'll finish up
3 here soon. Yeah. These -- These are important
4 issues -- important issues as to who runs the
5 RAB. Clearly, my opinion is the RAB runs the
6 RAB; other people have other ideas.

7 MR. RIOJAS: Yeah.

8 MR. RICE: Now, the next meeting
9 I would propose --

10 MR. RIOJAS: The Technical
11 Subcommittee meeting?

12 MR. RICE: The Subcommittee
13 meeting -- Technical Subcommittee meeting. I
14 would propose that we have it in the next three
15 to four weeks. I was going to propose that we
16 have it off base, but Mr. Riojas won't allow his
17 personnel to attend the meeting off base, --

18 MS. PEACE: Well, we'll discuss
19 that in a Subcommittee meeting.

20 MR. RICE: -- and I -- and I
21 guess they got to do what he says. So I guess
22 we'll have it on base. So what I would propose
23 is I call Larry in the next few days to set up a
24 date we can both agree on, and then we'll get
25 hold of the rest of the RAB members.

1 MR. QUINTANILLA: And, George, as
2 long as your Technical Review Committee meeting
3 is before the next RAB, because I would like a
4 report at the next RAB.

5 MR. RIOJAS: Yes.

6 MR. RICE: Yes. I'm hoping to
7 have it in the next three to four weeks.

8 MR. RIOJAS: That's what he said
9 in about three weeks. The next meeting of the
10 RAB is going to be two months from now.

11 MS. HUENI: George, I would also
12 like to formally request that when we have these
13 Technical Subcommittee meetings that -- that as
14 much as possible that we try to -- try to
15 combine those efforts with meetings that are
16 already scheduled, because -- because I've got
17 to travel from Dallas.

18 MR. RICE: Yes.

19 MR. RIOJAS: Sure.

20 MR. HUENI: And we do have a
21 meeting scheduled down in the San Antonio area
22 the week of June 23rd, the 24th through the
23 26th. So if we could arrange a meeting
24 around -- around that time it would help us
25 really a lot.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. RICE: And what was that again? The 26th?

MS. HUENI: It would be June 24th through the 26th. So we could -- we could either meet the evening of Monday the 23rd or -- or the afternoon possibly of the 26th. I understand our meeting ends at noon on that day, so --

MR. RICE: So that one in the evening would be good for you?

MS. HUENI: Uh-huh.

MR. RICE: Well, we'll try to do that. I'll get together with Larry, and I see no reason why we can't do that Monday evening. I don't know if you caught that, Larry. We're going to try to set up our Technical Committee meeting for Monday the 24th in the evening.

MS. HUENI: Actually, we could meet probably any time that week in the evening. I believe, the meetings go on to like 4:30 or 5:00.

MR. RICE: Okay. Fine.

MR. RIOJAS: Okay. That's set then.

MR. RICE: Yes. We'll -- It'll

1 be the 24th, 23rd or 26th in the evening we'll
2 try to set that up.

3 MR. RIOJAS: You bet. And you'll
4 get that out to all the RAB members.

5 MR. RICE: Yes. And I'll call
6 Larry in the next few days.

7 MR. RIOJAS: Okay.

8 MR. RICE: One final point to
9 make regarding the Technical Committee. During
10 my conversation with Larry he told me that he
11 and other members of the Air Force, I presume
12 you, Ed, had planned to or intended to replace
13 me as Chair of the Technical Committee. And
14 I -- Like I said, I believe, that the RAB runs
15 the RAB, and the RAB is the only body that can
16 replace me as the Chair --

17 MR. RIOJAS: I can't -- I can't
18 comment on that, because I don't know what y'all
19 are talking about.

20 MR. RICE: -- as the Chair of the
21 Technical Committee, and at any time the RAB can
22 vote me out as Chair, but the RAB is the only
23 body that could remove me as Chair of the
24 Technical Committee.

25 MR. RIOJAS: Are you through,

1 George?

2 MR. RICE: Yeah.

3 MR. RIOJAS: Okay. Larry, do you
4 have any comments to make?

5 MR. BAILEY: Yeah. I have
6 several. Would you like to take a break first?

7 MR. RIOJAS: No. I think, we
8 need to go on. If there's a comment about the
9 presentation by George we need to do right now.

10 MR. BAILEY: Good evening. For
11 those of you who don't know me, my name's Larry
12 Bailey, and I'm the Director of the
13 Environmental Program at Kelly Air Force Base.

14 There are three topics that I'd like to
15 talk about, and I'll try to go through these as
16 simply as I can. One is the soil sampling, one
17 is the air sampling, and one is the Zone 3 work
18 that was covered at the Technical Subcommittee
19 meeting -- the most recent Technical
20 Subcommittee meeting.

21 First, the question of soil sampling. The
22 reason why Kelly Air Force Base took the soil
23 samples was because there was a concern by the
24 community in the North Kelly Gardens area.

25 The community said we believe that we have

1 some public health problems out here that are
2 possibly caused by you, Kelly Air Force Base.
3 So we, Kelly Air Force Base, executed, what we
4 call, a sampling program. We called in the --
5 in the community members to go over the sampling
6 protocols, that means how we're going to take
7 samples, where we're going to take samples, the
8 type of samples. We went back out and we
9 collected that data. Upon reviewing some of
10 that data we discovered and felt that some of
11 the data was actually collected in, what is
12 called, fill material or material that could
13 have been brought in due to road construction
14 and that category. So we went back out a second
15 time and we collected additional samples.

16 MR. RIOJAS: In the same spots?

17 MR. BAILEY: Close to the same
18 spots. Not all of them, but most of them. So
19 we collected those samples. We then provided
20 those samples back to our contractors. We
21 didn't have a contractor, we had multiple
22 contractors. We wanted make sure that we got a
23 local community contractor involved -- and that
24 community contractor is or was Southwest
25 Research Institute. They're a not-for-profit

1 organization that's located here in San Antonio
 2 that deals almost exclusively with
 3 state-of-the-art technologies. And as such, we
 4 wanted these people to come in to provide
 5 oversight for the contractor that we had who was
 6 performing the work. So Southwest Research
 7 along with our contractor came in and invited
 8 all of the RAB members out there to take a look
 9 at the sampling protocol, invited them again on
 10 the second sampling time. We collected that
 11 data and we prepared a draft report. At the
 12 last RAB I reported -- or pardon me at the last
 13 Restoration Advisory Board meeting I reported on
 14 the assignments.

15 In essence, what they said was two points.
 16 First of all, that the information collected did
 17 not indicate that the lead concentrations found
 18 within the Kelly -- North Kelly Gardens area for
 19 that area on Kelly and that area -- area
 20 immediately on the sides of Growden Road would
 21 indicate that there was any public health threat
 22 to the community. That was one point that was
 23 summarized in our report.

24 The second one was the proposed concern
 25 relative to, did the lead come from you that we

1 found off base. Again, our report came out -- I
2 say "our report," because it was done by the
3 contractor with oversight by the Southwest
4 Research Institute people -- came in and said
5 they do not believe that there was -- that, in
6 fact, it could be shown that the lead
7 concentrations off base or where those
8 concentrations along Growden Road emanated from
9 this alleged -- or this past contaminated site
10 on Kelly Air Force Base.

11 So what we've done with that report is we
12 have taken all the data, we have taken the soil
13 sampling data that was collected, the data that
14 Mr. Rice has talked about, all that's being
15 compiled, it's being put into a formal report.

16 Other than just that that I talked about,
17 we also had performed, what are called, a Public
18 Health Risk Assessment. And that was also
19 reviewed by the Southwest Research Institute
20 people. That takes a look to see is there a
21 health concern from these lead levels. That
22 information was compiled, the preliminary
23 findings to that are -- again, it does not
24 appear, from the report, from the data
25 collected, that there's a connection between the

1 lead concentrations found along Growden Road and
 2 the site on base nor do the lead levels pose a
 3 public health threat to the people off the
 4 base.

5 So that information is currently being
 6 compiled. What we're doing also is taking the
 7 data points that Mr. Rice was talking about,
 8 these points that appear to be in question to
 9 certain people, that data is all being put
 10 together in a report, and it's going to be
 11 submitted to the regulators for their scientific
 12 review.

13 Again, this is not a report that is
 14 required by the regulators, it's because we
 15 heard the community. The community came to us
 16 and said we believe that you're causing our
 17 problem. And we said, well, we better take a
 18 look at it then. So this report is in its final
 19 stages. Within the next three to four weeks max
 20 it's going to be totally compiled and sent to
 21 the regulators for them to take look at and to
 22 come back and give us what their findings are.

23 So relative to the actual soil samples,
 24 where they were collected, the depth, whether
 25 it's native, whether it's background, whether

1 it's whatever, this information is in that
2 report, and it's going to the regulators. And
3 what we told the community -- what we said at
4 the last Restoration Board meeting, and what I
5 would submit to you that we're -- that I'm
6 saying, once again, is that when the report goes
7 to the regulators they're going to evaluate it
8 for their purposes.

9 At the same time that the Texas Department
10 of -- Well, pardon me -- the Texas Natural
11 Resource Conservation Commission will get a copy
12 of it, the Environmental Protection Agency will
13 get a copy of it, the Texas Department of Health
14 will get a copy of it, and we're also sending it
15 to the Agency for Toxic Substances and Disease
16 Registry. These are the people located in
17 Atlanta that provide overview on a number of our
18 documents. They're the ones who are looking at
19 the public health assessments and surveys that
20 are conducted by Dr. Bland.

21 So the ATSDR people came in and said we
22 want to take a look at all of your data. So
23 we're going to have four different outside
24 groups take a look at that study and determine
25 are the soil samples valid, are they not valid,

1 were take taken in whatever -- Those people can
2 take a look at all the data we have, and they
3 can come back and they can say "Yes" or "No."

4 If they say "No," and they believe that we
5 need to go back out and take more samples, we'll
6 be back out there taking samples. If they sign
7 off on it, then we're going to sign off on it,
8 and then we're going to issue a final report to
9 the Committee in a much condensed version.

10 So that's the status of the soil sampling
11 report. Yes.

12 MR. RICE: Larry, I don't know if
13 you addressed the issue I brought up. The issue
14 was, then, in the past you had said that all the
15 samples that had been collected were from
16 natural soil. Now, your contractor, CH2M Hill,
17 says it can't tell whether those samples that
18 were collected are from fill or natural soil.
19 You don't know. Isn't that -- Am I stating
20 things correctly?

21 MR. BAILEY: Let me state this --
22 Because we've talked about this three or four
23 times. Let me make this statement. We have not
24 changed our position. In direct answer to your
25 question, "Has the Air Force changed its

1 position?" No, sir, it has not.

2 MR. RICE: And what is your
3 position?

4 MR. BAILEY: I will simplify it
5 this way. Our position is, the samples that we
6 have collected are, in fact, valid for
7 determining those two points that we talked
8 about.

9 MR. RICE: Are they fill or
10 natural soil?

11 MR. BAILEY: We consider those to
12 be, what we call, background -- valid background
13 samples.

14 MR. RICE: But are they fill or
15 natural soil?

16 MR. BAILEY: That's not pertinent
17 to what we're talking about here today.

18 MR. QUINTANILLA: It's pertinent
19 to the problems, you know.

20 MR. BAILEY: What is pertinent to
21 the problem?

22 MR. QUINTANILLA: If you take
23 samples from fill, I don't think that's --
24 that's --

25 MR. BAILEY: What I'm saying is,

1 the samples that we've taken -- And,
2 Mr. Quintanilla, you've been out there on two
3 occasions.

4 MR. QUINTANILLA: Twice -- Three
5 times.

6 MR. BAILEY: Okay. We have
7 not -- We do not believe that those samples --
8 If you're asking me are they from fill material,
9 we do not believe that they're in fill
10 material. We believe that they are in valid
11 background materials. And that is not in what
12 Mr. Rice is in fact calling fill material.

13 MR. QUINTANILLA: What did CH2M
14 Hill say?

15 MR. BAILEY: They say the same
16 thing that I'm saying.

17 MR. RICE: No. No, Larry, they
18 don't. They say they don't know. And if you
19 would like to listen to the tapes that were made
20 during the meeting, you'll hear them out -- what
21 I will do is I will isolate those statements for
22 you and send them to you.

23 MR. BAILEY: Please do.

24 MR. RIOJAS: I think, we have --
25 you've had the opportunity to make a statement,

1 and we've had the opportunity to rebut it. I
2 think, these are issues to take up with the
3 Technical Subcommittee.

4 MS. PEACE: I agree.

5 MR. RIOJAS: Do you have any
6 other comments that you have that you want to
7 make, Mr. Bailey?

8 MR. BAILEY: Yes. Air sampling
9 very, very quickly. One of the items that came
10 up that was not identified was that it's very
11 important for the community to recognize this is
12 a sam -- This was a statement that was made by a
13 doctor from Southwest Research Labs, who's been
14 taking the air sampling. This statement was not
15 identified by Mr. Rice, but it's very
16 important. And that is, that there are natural
17 background levels of certain whatever within the
18 area. So one of the items that the Armstrong --
19 Pardon me -- that the Southwest Research people
20 are going to do is to put sampling devices
21 throughout the community, not just in the area
22 on Kelly in limine. So it's going to be a
23 broader area going out close to the IH-90
24 area -- so if there is and they can determine
25 what levels there are in background to compare

1 with what's actually there.

2 Regarding the design/build regarding the
 3 Quintana Road, two -- two points. The first one
 4 is the design/build we think is a very excellent
 5 way to go about doing the projects for the
 6 future because, A) it will save considerable
 7 time, B) it will save due the time, we think,
 8 considerable money.

9 And the reason why there were certain
 10 discussions that we did not hold previously on
 11 the Quintana Road Project is because some of
 12 that project is currently tied up in a lawsuit
 13 that we have pending against Kelly Air Force
 14 Base. So what we will have at the next
 15 Technical Subcommittee is a presentation by our
 16 law office explaining why certain types of
 17 information are there and certain types of
 18 information are not there. This is a legal
 19 issue; this is not a technical issue for which I
 20 can get into, because I just don't know.

21 MR. RIOJAS: Basically, what
 22 we're doing here is agreeing with, George, in
 23 respect to the -- the way that you're putting in
 24 the cleanup process, you're going to do it
 25 incrementally and in a uniformed way.

1 MR. BAILEY: Yes. I think -- I
2 think, it's important to note to the public that
3 state regulators and any -- well, the state
4 regulators have already signed off on the
5 approach that we're going to use for cleanup,
6 which is called Zone 3, which is out in the
7 community in the Quintana Road area. They've
8 already agreed to this. This is something
9 that's over a year and a half ago.

10 MR. RICE: Larry, are you saying
11 that we won't have a technical presentation on
12 the cleanup of Quintana Road neighborhood in the
13 Technical Committee meeting.

14 MR. BAILEY: No, sir. I am
15 talking about we can broach some of that, I
16 believe. I believe that we need to, because as
17 we've talked about, about three Restoration
18 Board meetings ago, we had a desire possibly to
19 go into optimize -- to use the word that you did
20 at the Technical Subcommittee meetings -- to
21 optimize what we've got here is cleanup faster
22 and at less cost. So, yes, there will be
23 certain -- certain parts of that we talked
24 about, yes.

25 MR. RICE: Okay.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. QUINTANILLA: General

Childers agreed that -- that the 30-year plan was too long. He agreed to reduce it. Is that what you're talking about?

MR. BAILEY: You betcha.

Absolutely. And when I talk a little bit on the subject here in just a bit we'll talk about having condensed some of that time and condensed some of that money. That's all, sir.

MR. RIOJAS: Okay. Thank you very much. We're going to take a break right now for ten minutes.

(Short recess taken.)

MR. RIOJAS: Call the meeting back on the record. Mr. Rice has been asked to be recognized so he can make a little further statement on the Technical meeting that he's going to have in June, right?

MR. RICE: Yeah. Thank you. And the -- the last Technical Committee meeting we had was taped, and I thought that was very good. Like Mike McGee said, you always get this he said and they said sort of thing. I -- I would like to request that the next Technical Committee meeting also be taped and all -- all

1 meetings of this kind in the future, so that we
2 have a record of what we said at these meetings.

3 MR. RIOJAS: Done.

4 MR. RICE: Thank you.

5 MR. RIOJAS: Next under new
6 business, I would like to have Mr. Larry Bailey
7 make the budget report.

8 MR. BAILEY: Two items I -- I'd
9 like to talk about. First of all, I'm asking
10 you to take that look at this. If you take a
11 look at your packets, there is a document which
12 is called Point Paper on Kelly Air Force Base
13 Environmental Restoration Program.

14 And while you're getting that I'd like to
15 address an item that came up in the Technical
16 Subcommittee that was talked about earlier. And
17 that was in reference to the air sampling
18 program for the North Kelly Gardens area. Once
19 again, the question was asked at our Technical
20 Subcommittee meeting how much this would cost.
21 And so there was a range that I indicated that
22 we would provide, simply because there's some
23 contractual information that we're working on
24 right now and we can't give out the exact cost,
25 but it's in the range of thirty to fifty

1 thousand dollars, the air sampling study for the
2 North Kelly Gardens area. This is the air
3 sampling study referred -- that was referred to
4 earlier in Mr. Rice's presentation.

5 If everybody has got this before them right
6 now I'd like to take everybody through this.
7 One of the reasons why we put this in this
8 particular format -- we're having a problem on
9 videos. The primary reason why we put this in
10 this format is because we've had people request,
11 how is this tied into what has happened
12 historically? At the same time, you know, what
13 is the magnitude of our program at Kelly Air
14 Force Base? So if I could just go through some
15 of the more substantive bullets of this page,
16 I -- we might -- I will not cover all of them,
17 but I will be available obviously for
18 questions.

19 There are 52, what we call, sites here on
20 Kelly Air Force Base. Out of those 52 sites 20
21 of which we've submitted to the State for formal
22 closure. We've received approval from the State
23 on three of those sites to close them. So we
24 still have seventeen sites where documentation
25 is sitting before the State awaiting their sign

1 off, so to speak.

2 At the same time, we wanted to provide
3 schedules, which is -- which is what we've done
4 about six months ago -- or six RABs ago we
5 provided a schedule -- about six RABs ago. I
6 don't know if that was the exact one -- relative
7 to completion of some of the work that will be
8 done here on the base.

9 So if I could ask you to go to the third
10 main bullet there where it says, "The study
11 phase is scheduled to be completed by early
12 1999." This is what we happen to call the
13 analysis paralysis stage. This is getting
14 through all the studies leading up to cleanup.
15 The name of the game is to get cleanup actions
16 in place. And as most of the people who are on
17 the Restoration Board, who have been here a
18 while, know we've got 11 interim systems that
19 we've already put into place.

20 So it's not that we're waiting to do a lot
21 of final actions, but to take off on a point
22 that was made by Mr. Rice -- it's an excellent
23 point -- It's about the contractors have gone
24 back in to take a look at the interim systems
25 that we have in place and are saying, how

1 effective are those systems. And fortunately
2 for us most of the interim systems are, in fact,
3 very efficient; however, there are some that are
4 not. So we will be going back and using this
5 term -- optimizing those that are not as
6 efficient as they should be and putting in final
7 systems.

8 On that same third bullet there's a last
9 item on there that talks about the last remedial
10 action in place by 15 May 2001. That's our
11 worst-case date. What we anticipate doing is
12 having the last remediation system in place by
13 December 2000 or if possible earlier.

14 So again, getting back to some of the
15 concerns raised by people, our efforts are to
16 move up. That means aggressively get to the
17 final and have these in place as soon as we
18 possibly can.

19 The fourth bullet talks about long-term
20 operation of the cleanup systems to continue
21 through the year 2014. This somewhat parallels
22 that document that I was referring to earlier
23 that we handed out where we gave a time period
24 there, I think, of about 2012 to 2015. We're
25 now coming out with a more defined date. This

1 is when we say that we will have met -- we
2 believe, based upon all the data collected to
3 date, we will have met the cleanup standards
4 established by the regulatory agencies.
5 However, we are going to have to monitor after
6 those dates, so it's very important that people
7 recognize that we have cleanup systems that are
8 going in. Max time period that we see is 2014,
9 we're going to have met their goals. Again,
10 2014 does not mean that all systems are going to
11 come during that year. They're going to be
12 staggered, as we point out here, prior to the
13 year 2014.

14 After 2014 what happens? The regulatory
15 requirements are such that you've got to make --
16 maintain some of the wells that we've already
17 put into place and maybe even some others that
18 we might have to put in, and you're going to
19 have to monitor those wells to ensure that the
20 systems that you have put into place, the final
21 ones, have done what you said they were going to
22 do.

23 So what we've done here is to identify an
24 out-year budget so that the people here
25 understand that, again, we see cleanup going

1 through the year 2014 -- that's what we'll call
2 worst case. That's getting all the systems put
3 together. But after that time period we're
4 going to have to monitor to make sure.

5 Now, it doesn't mean that we're only going
6 to monitor after that time. You're monitoring
7 as the systems go in, during, and all, but there
8 is going to be a time period that we believe
9 that the regulators will require us to.

10 So again, we have arbitrarily picked the
11 year 2030. It doesn't mean it couldn't be the
12 year 2020. It's just an arbitrary planning date
13 that we'll use right now for budgeting
14 purposes.

15 So as I take you further through the actual
16 document, we actually talk about a couple of
17 terms which we've referred to earlier, long-term
18 monitoring and long-term operation. Again,
19 long-term operation of the system includes the
20 final systems going up until the year 2014, and
21 the long-term monitoring will be that time
22 period roughly 15 years after that. Again,
23 that's a planning date that we've put together.

24 Well, how much is this going to cost us?
25 I'm glad everybody asked. We got -- I've

1 identified here how much it costs us from
2 FY-'86 -- 1986 through the fiscal year or
3 FY-1997, and we have that figure of roughly 115
4 million dollars. Estimated amount required
5 from -- from the year 1998 through the year
6 2014. This is what's going to be required for
7 us to put in the final remedies to operate those
8 systems and also perform some monitoring, and
9 that's roughly 190 million dollars. Then for
10 the year 2015 to 2030 -- again, this is the
11 planning date should we have to go that far --
12 it's roughly one million dollars per year.

13 So the total program cost that we're
14 looking here, beginning to end, calendar year or
15 fiscal year 1986 and running through the year
16 2030 is a figure close to 300 million dollars.
17 That's from the beginning of the program all the
18 way through long-term operation and long-term
19 monitoring of the final cleanup systems. Yes,
20 sir?

21 MR. QUINTANILLA: Do you have it
22 broke -- broken out by zones?

23 MR. BAILEY: We have it broken
24 out by zones. And at the next RAB we're going
25 to show it by zone.

1 MR. QUINTANILLA: Do you have it
2 broken out by inside of Kelly and outside of
3 Kelly?

4 MR. BAILEY: No. We had it
5 broken out by site, because some of the sites
6 are both in and out. They contain both in and
7 out. So because they impact all, we -- we -- we
8 have combined them.

9 MR. RIOJAS: But I think your
10 maps will show that, will they not?

11 MR. BAILEY: Oh, yes. But, yes,
12 we do have it by zone, and at the next RAB
13 meeting what I would propose to do is show it by
14 zone -- breaking this out by zone.

15 MR. RICE: Larry?

16 MR. BAILEY: Yes.

17 MR. RICE: This is -- One
18 comment. I asked that this item be placed on
19 the agenda, the budget, but I was thinking of a
20 different budget. I was thinking of the RAB's
21 budget. And what I was hoping was that we would
22 get a report on how much money is available for
23 the RAB, what it's being spent on, and who it's
24 being spent on.

25 MR. BAILEY: I -- I did not -- I

1 mean, we report to the RAB on how much it's
2 costing the program. That's what I'm talking
3 about. I don't know about the other.

4 MR. RICE: I -- I would like to
5 request that -- that we get that information at
6 the next meeting, if I could. The -- The RAB's
7 budget, how much money's available, what it's
8 being spent on, and -- and who it's being spent
9 on.

10 MR. RIOJAS: I would -- I will --
11 I'll tell you what I will do. I will take this
12 under advisement with my legal people, and we'll
13 give you a -- a report under that.

14 MR. QUINTANILLA: We have been
15 given the report in the past. How much was
16 spent by legal, how much was spent by public
17 affairs, right down the line.

18 MR. RIOJAS: Yeah. And like I
19 said, I -- I'll make the request --

20 MR. QUINTANILLA: There's a
21 precedent already for that.

22 MR. RIOJAS: Yeah. Okay. But
23 I -- I will -- I'll get with my legal people,
24 and I'll give you a report.

25 MR. QUINTANILLA: I think, I have

1 a copy at home that I can furnish in case you
2 need one.

3 MR. BAILEY: Excuse me. Are
4 there any other questions about this? But I
5 think it's important, because one of the biggest
6 questions that came up the other night when I
7 was in this room with the PTA came from parents
8 saying we want to know how much it's going to
9 cost us, how much has it spent -- pardon me --
10 how much have you spent, how much are you going
11 to spend, and then what is it going to be spent
12 on.

13 In the back of the room we had a public
14 display and, to me, that was an excellent
15 opportunity for us to tell a story. And so
16 hopefully, we will continue to meet with various
17 PTA meetings and -- or groups and other City
18 groups in the area. But this seems to be a
19 primary concern to the people.

20 Again, it's the larger focus on how much,
21 but basically it's -- and I think, it could be
22 getting back to what Mr. Quintanilla is talking
23 about is how much you're spending over here.
24 Not that they want more spent, it's just that
25 they want to make sure that what you're spending

1 over here is a priority. And --

2 MR. RIOJAS: Let me make one more
3 statement with regard to the budget. The amount
4 of money that we've spent thus far, both BRAC
5 and here, between '86 and '97 is known. The
6 rest of this is budgetary, which means it's
7 forecasted, and we're showing 188 million
8 dollars between FY-'98 and -- and 2014. It
9 could be that much; it could be more; it could
10 be less. The -- The bulk of that could be spent
11 in the early years and the smaller portion in
12 the later years. As you get closer to the
13 years, then it becomes to crystallize a little
14 bit more, and we can give you the -- the closer
15 figures then. But these are just budgetary
16 estimates just like the years are, also.
17 They're for budgetary purposes. Thank you.

18 MR. BAILEY: Thank you everyone.

19 MR. RIOJAS: Okay. The location
20 of the Subcommittee meeting, we've talked about
21 that, and I hope to -- to handle that during
22 that -- during the next scheduled Subcommittee
23 meeting. I'd like to move on.

24 Just for information, the ATS -- ATSDR,
25 Mr. Quintanilla wrote them a letter and they did

1 reply to you and there's a copy of the reply in
2 your -- in the package.

3 Next, with regard to Administrative
4 Subcommittee, if you -- would you pass these out
5 for me. It has come to my attention that
6 because we don't -- we operate kind of quasi on
7 the -- on the -- around the rules of order that
8 it's -- it has been difficult in the past for us
9 to conduct our business in a reasonable fashion,
10 and therefore, I think, it's important --
11 important for us to decide ourselves on -- on
12 how we're going to conduct meetings. So I --
13 I'm going to ask that we put together -- I got
14 the staff who will support it. I would like to
15 ask that several members of the -- of the RAB
16 volunteer to -- to work with the staff to
17 develop a process for the Board to adhere to
18 during the -- the RAB meetings, and the -- Well,
19 maybe also the Technical Subcommittee, I don't
20 know. So I asked Armando if he would mind
21 sitting on that. He said he would gladly do
22 this as long as we provide staff support, and we
23 will do that. Is there anybody else that would
24 like to be on that?

25 MS. PEACE: I would.

1 MR. RIOJAS: Okay. Annalisa.

2 MR. RICE: (Raises hand.)

3 MR. RIOJAS: George. Anybody

4 else?

5 MS. HUENI: (Raises hand.)

6 MR. RIOJAS: Camille, would you

7 like to be on that?

8 MS. HUENI: Yes.

9 MR. QUINTANILLA: Basically, what

10 you're looking for here is standard rules about

11 the way we conduct business.

12 MR. RIOJAS: That's right.

13 Conducting -- Conducting the meetings.

14 MR. QUINTANILLA: With staff we

15 can do that in two to four hours.

16 MS. PEACE: It's partially my

17 fault. I came into the process when the RAB was

18 already going on for about a year, and I assumed

19 like -- I just made certain assumptions that --

20 that I -- in fact, there was no basis for. So

21 we don't have that now --

22 MR. RIOJAS: Well and, for

23 instance -- for instance, you know, last week we

24 had community requests that we move -- move --

25 the community make statements at the beginning.

1 That's a good -- a good thing, but we hadn't
2 patterned to do that. And I think that's
3 something we can talk about so we can put
4 together a pattern of rules of operation. And
5 I -- I just arbitrarily, just myself, decided to
6 go in and -- and have an opportunity to -- with
7 the community to make statements early, because
8 that's the way I perceived the community wanted
9 to operate. But I think we really need to
10 decide that among ourselves on that so that we
11 all share in that.

12 MR. QUINTANILLA: Well, I'm going
13 to call on Mr. Lankford, whenever his time is
14 available --

15 MR. RIOJAS: I think, it's -- in
16 answer to -- Would you stand up, Hilary? It's
17 her staff that's going to --

18 MR. QUINTANILLA: What's her
19 name?

20 MR. RIOJAS: Hilary Naab,
21 N-a-a-b.

22 MR. QUINTANILLA: And her phone
23 number is listed some place?

24 MS. NAAB: My phone number is
25 925-3095.

1 MR. RIOJAS: You will call them.
2 She will call you.

3 MS. NAAB: Yeah. I got -- Let me
4 make sure I've got everybody. I got
5 Mr. Quintanilla, Mr. Rice, Ms. Peace and
6 Ms. Hueni; is that correct? Is that all?

7 MR. QUINTANILLA: That's it.

8 MS. NAAB: Yeah. I'll contact
9 everybody, and we can set up a meeting between
10 now and the next RAB.

11 MR. QUINTANILLA: Thank you.

12 MR. RIOJAS: Okay. Now, I'd like
13 to open it up to the community to -- to -- if
14 you have any questions in regard to the
15 briefings that the Technical Subcommittee
16 meeting made or Mr. Bailey gave? Ms. Adames?
17 Is that correct?

18 MS. ADAMES: Yes, sir, it is. It
19 seems I'm the only one. Okay.

20 First -- Let's see. I jotted things down,
21 and I can't read my writing. You're -- They're
22 supposed let us know when they're cleaning up or
23 doing anything at the jet fuel site; is that
24 correct?

25 MR. RIOJAS: The jet fuel site?

1 MS. ADAMES: Uh-huh. The jet
2 fuel site. If people are cleaning up or
3 anything like that, they're supposed let the
4 community know.

5 MR. RIOJAS: Do you know if
6 somebody is supposed --

7 MS. ADAMES: Somebody mentioned
8 it, that's why I wrote it down.

9 MR. RIOJAS: Who are you talking
10 about? The test. There's some tests that --
11 that -- We were talking about the tests.

12 MS. ADAMES: Okay. Well, --

13 MR. RIOJAS: The core sampling,
14 is that what you're talking about?

15 MS. ADAMES: Well, my main
16 concern is that there's goings on at night
17 there. There's people there, there's machinery
18 going on there, there's loading --

19 MR. RIOJAS: Fuel tanks?

20 MS. ADAMES: -- and fuel
21 unloading, and I'm not talking about -- Well,
22 6:00 o'clock in the morning is fine; it's a
23 decent hour for some people. But when it goes
24 on at 1:00 o'clock in the morning, what is going
25 on?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. RIOJAS: Are you talking about making noise and disturbing your sleep?

MS. ADAMES: Making noise. And I don't know what they're doing at that -- trucks going in and out -- some trucks at -- the military trucks.

MR. RIOJAS: I'm assuming they're loading and unloading.

MS. ADAMES: Yeah. And they're doing things -- I don't know. It -- It concerns me. Especially at night. If it's something that cannot be done during the daytime, it being a dangerous site back there with the jet fuel and everything, why is it going on at night?

MR. RIOJAS: Are you recommending that we -- that we -- as much as possible try to keep the fuel and refueling from happening at night?

MS. ADAMES: Yes.

MR. RIOJAS: Because the noise disturbs you?

MS. ADAMES: Yes. We've got three jet fuel tanks here, and any little thing you hear, you spring up, you want to know what's going on, it's very nerve wracking. Especially

1 when it's 2:00 o'clock in the morning, and you
2 hear something out there, and all you see -- all
3 you hear is people -- You can hear people -- the
4 murmur of the people talking and everything, you
5 don't know what they're saying. And then
6 there's trucks there, and then you see the big
7 trucks pulling in there and --

8 MR. RIOJAS: I'm assuming they're
9 off-loading and up-loading.

10 MS. ADAMES: Loading --
11 unloading -- I don't know what they're doing,
12 but --

13 MR. RIOJAS: I'll tell you what I
14 will do is I will -- I will look into this, and
15 we'll give a report at the next RAB.

16 MS. ADAMES: 1:30 at night, 1:00
17 o'clock in the morning. Sometimes they start
18 unloading and loading at 5:30 in the morning.
19 Because sometimes the trucks are sitting there,
20 somebody comes and opens up the gate, they go in
21 and do their thing, and then they take off, and
22 somebody comes and locks up the gate again.

23 MR. RIOJAS: Yeah.

24 MS. ADAMES: Can you set regular
25 hours for the stuff?

1 MR. RIOJAS: They're conducting
2 business. The question of Ms. Adames is whether
3 or not they could curtail some of that at night
4 because the noise is disturbing you and let --

5 MS. ADAMES: It's a curious thing
6 with those --

7 MR. RIOJAS: And I'll give a
8 report on that. Make a note of that.

9 MS. ADAMES: Okay. And another
10 thing is the transfer of Kelly is not free. I
11 heard that said, too, "not free." Is there
12 anyone in the tax office that can answer us some
13 questions concerning the property value there?
14 I mean, the values have changed. I'm lucky,
15 mine went up.

16 MR. RIOJAS: Are you talking
17 about the property --

18 MS. ADAMES: The property that
19 is --

20 MR. RIOJAS: -- of the -- of the
21 surrounding community?

22 MS. ADAMES: Yes. Right there at
23 Growden Road. Mine went up, I'm lucky. My
24 neighbor, she had a lot done to her house, and
25 it went way down.

1 MR. RIOJAS: Paul, can you-all
2 appraise just a --

3 MS. PEACE: Are you talking an
4 appraisal issue?

5 MR. RIOJAS: The Bexar --

6 MS. PEACE: If you go down to the
7 Bexar Appraisal District, it's on Main Street
8 downtown, and you can get information, actually,
9 on any of the houses in your area.

10 MS ADAMES: Well, I don't know.
11 I had an assessment made on my property,
12 personal reasons, and when I went there they
13 didn't have the right --

14 MR. RIOJAS: There?

15 MS. ADAMES: Uh-huh. And that
16 was like months ago. And the man had told me it
17 was the -- the right statement -- go within a
18 few weeks, and I went months later, and they
19 don't have it.

20 MS. PEACE: Well, I tell you
21 who -- I'll get with you after the meeting and
22 give you the name of somebody down there that I
23 think can help you, and I'll call him after the
24 meeting.

25 MS. ADAMES: Because what

1 concerns me is some properties are going down.

2 MS. PEACE: Sure.

3 MS. ADAMES: And then it's good
4 to know that when it transfers it's not really
5 free. I wonder, it will affect us, won't it?

6 MR. RIOJAS: Are you talking
7 about the Kelly property?

8 MS. ADAMES: I've got it right up
9 here by the --

10 MR. RIOJAS: Yes. The Kelly
11 property, that's got value, and that value will
12 be sold to the City --

13 MS. ADAMES: Uh-huh.

14 MR. RIOJAS: -- on a mutually
15 agreed upon price and a mutually agreed upon way
16 like Mr. -- Mr. Roberson mentioned here.

17 MS. ADAMES: Because my concern
18 is, too, since the -- the --

19 MR. RIOJAS: Well, I'm not sure
20 that the value of the base itself is going --

21 MS. ADAMES: -- the road and
22 trucks are going to go in with that -- They're
23 very close to my house, that's what I'm worried
24 about. If decided to move and sell my property
25 am I getting stuck with less valued property,

1 and -- just because --

2 MS. PEACE: For instance, isn't
3 the assessment of your property based upon the
4 most recently sold property, and you'll get --

5 MS ADAMES: It'll get a
6 cheaper --

7 MS. PEACE: In other words,
8 you'll get taxes, like, they went up --

9 MS ADAMES: I need somebody,
10 please, to answer simple questions like that.
11 I'm not technical --

12 MS. PEACE: I know. Maybe we can
13 hook you up with somebody over at (inaudible)
14 that can help you with that.

15 MR. RIOJAS: (Inaudible) that can
16 clear that up.

17 MR. QUINTANILLA: While we're
18 still talking about noise, two or three times
19 last year your airplanes were running, you know,
20 Sunday mornings at 5:30 in the morning, 4:00
21 o'clock in morning.

22 MR. RIOJAS: You are right. I
23 know that.

24 MR. QUINTANILLA: I did report
25 them, and I said, that next time instead of

1 calling the duty officer I was going to call
2 your house and awake you at that point.

3 MR. RIOJAS: That would be fine.
4 You can call me at my home. Because I told
5 those guys if they ever do that again I was
6 going to be at their home.

7 What -- What happened -- What happened was
8 that -- that we told them that -- the director
9 would like to run between these hours except in
10 emergencies. And the only person who can
11 determine whether it's an emergency or not was
12 the Commander, and somebody at the lower --
13 lower level thought that he had the prerogative
14 to do that, and he didn't. And you called, and
15 we called him, and he got that straight.

16 MR. QUINTANILLA: Very good. It
17 won't happen, again?

18 MR. RIOJAS: I won't say that.
19 But if it happens again, you can slap my hands
20 and I'll slap his hands.

21 MR. QUINTANILLA: You know, once
22 in a while, but on Sunday mornings, you know,
23 that -- that bothered me at 5:00 o'clock in the
24 morning.

25 MR. RIOJAS: I think the quiet

1 period is between 10:00 o'clock -- it's either
2 10:00 or 11:00 o'clock at night and 6:00 o'clock
3 in the mornings.

4 MR. QUINTANILLA: That's great.

5 MR. RIOJAS: 6:00 o'clock in the
6 morning, 7 days a week.

7 COMMUNITY MEMBER: I live right
8 in the Kelly Gardens area and for a while there
9 I had spoken to someone about selling my house.
10 And I was talking to them about that I live
11 right there at Kelly Air Force Base and telling
12 them about the contamination in the ground and
13 everything. And one thing that I wanted to ask
14 you, that maybe somebody can answer this
15 question is that, when I sell my house do I have
16 disclose that my house -- that the ground is
17 contaminated?

18 MS. PEACE: (Nods head.)

19 MR. QUINTANILLA: Yes. You have
20 to make full disclosure.

21 COMMUNITY MEMBER: When I
22 disclose this information I feel like the value
23 of my house is going to go down.

24 MR. RIOJAS: Well, be careful.
25 If you know it's contaminated -- If you've been

1 told by some technology that it's contaminated.
2 But don't -- don't tell somebody it's
3 contaminated if you really don't know, if you
4 only think it is.

5 COMMUNITY MEMBER: Can you tell
6 me?

7 MR. RIOJAS: TNRCC can tell you
8 that.

9 COMMUNITY MEMBER: Can anybody
10 tell me if it's contaminated or not?

11 MR. BEYER: Yeah. What we need
12 to do is to look on the map and see where your
13 house is on --

14 COMMUNITY MEMBER: I live at Weir
15 Street, right behind the data -- Growden Road is
16 right here, and like, we're the ones on this
17 side. I'm right behind Kelly Air Force Base.

18 MR. BEYER: Weir is the name of
19 your road?

20 COMMUNITY MEMBER: Yeah.

21 MS. PEACE: You know, basically,
22 where Bay Street runs -- runs that's the block.

23 MR. RICE: It sounds like you're
24 above the ground water contaminant plume. I'm
25 almost certain that it's --

1 MS. PEACE: No. She's not above
2 the --

3 MR. BEYER: I don't have a -- I
4 don't know what this -- have the maps here.
5 But, you know --

6 COMMUNITY MEMBER: Well, what
7 I've been told, the picture last seen in the
8 drawings, I think -- I went to the meeting at
9 Kelly -- I mean, excuse me, at Kennedy High
10 School. I did see my -- my house in the middle
11 of all the contamination. So would I have to
12 disclose this information to someone I sold my
13 house to? That's the question that I need to
14 know. Because another question is, if people
15 buy my house and I do not disclose this
16 information will I be sued or will I be liable
17 for their health, you know, in the future?

18 MR. QUINTANILLA: Yes. Yes.

19 COMMUNITY MEMBER: Because I have
20 a daughter that's real sick, you know. Her
21 health is getting worse and worse and worse.
22 And the thing is, that, you know, I want to move
23 out of the area, that's what I really want to
24 do, but I am caught in a situation where if I --
25 I want to move, but I can't move, you know.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Because if I move and the disclosure of the contamination, and you find it, that people are really, you know, getting sick off of this, I'm going to lose out. You know, not only myself, but my children are going to lose out. They're already losing out on their health.

My daughter's thirteen years old and she's very ill. And the thing is, that, like I said, we need to -- I agree with you that we do need to -- to, you know, go on with the procedures and everybody, but -- You know, sometimes I'm unable to make these meetings because I'm in school or I'm working, but the times that I can, I'm here. You know, but the thing is, that we do need to move on this, and I understand that. You know, the time is -- You know, time is running and everybody wants to get the children and everything, but I feel that everybody needs to voice their opinions.

MR. RIOJAS: Let me say, also, there -- You know, Ms. Naab over there is an attorney. I don't know -- She can talk to you about -- about your real estate and that kind of stuff and what your rights may be.

COMMUNITY MEMBER: Okay. I would

1 like for her to call me on that.

2 MS. NAAB: My name is Hilary
3 Naab. I'll get with you on that.

4 MR. RICE: I think, I'd like to
5 suggest adding something to this Administrative
6 Subcommittee, and -- so that we can avoid the
7 sort of nonsense that went on at this meeting --

8 MR. RIOJAS: Okay.

9 MR. RICE: -- we ought to
10 consider bringing in a facilitator that we all
11 can agree on.

12 MR. RIOJAS: I think that --
13 that's something that y'all can talk about --
14 you can certainly talk about. This is not the
15 time to talk about it. It's been brought up,
16 and I think it's open for discussion.

17 MR. RICE: Okay.

18 MR. RIOJAS: And -- And -- And --
19 And as you sit down, George, I think that y'all
20 have prearranged to discuss, you know, all the
21 various options.

22 Okay. Since there's no more community
23 comments, I'd like to summarize. First of all,
24 I'd like to set the date and time for the next
25 RAB meeting. This will be the 28th of July at

1 Dwight Middle School. We will publish it; we
2 will do mail outs; we will send out notices to
3 (inaudible) and to the San Antonio Express &
4 News, and also to the Flying Times, and the
5 Kelly Observer.

6 MR. QUINTANILLA: The South Side
7 Reporter, also.

8 MR. RIOJAS: Okay.

9 MR. QUINTANILLA: The South
10 Side -- usually in community relations staff or
11 the public affairs staff would write out a
12 little news release. They will put it on the
13 front page for you. I mean, if they won't do it
14 for your PA staff, they'll do it for me.

15 MR. RIOJAS: Yeah. The problem
16 we had had in the past was that we were getting
17 the notice out to late, and they needed more --
18 so -- so what we've done is we've moved to, you
19 know, make that -- make that better.

20 MR. QUINTANILLA: Ten days is
21 what they require.

22 MR. RIOJAS: My notice is three
23 weeks.

24 MS. PEACE: Is that agreeable
25 with you?

1 MR. QUINTANILLA: Yeah.

2 MR. RIOJAS: So I think -- I
3 think that will work, and it's agreeable to
4 you. The agenda for the next RAB meeting.

5 MS. PEACE: There's been some
6 question about -- that we have a follow up on
7 the report that Dr. Bland did (inaudible) from
8 the University of Texas Medical Branch did the
9 report, if that's -- if that's something that --

10 MR. RIOJAS: That's fine. That's
11 fine. Okay. And add it to the agenda. We'll
12 need a report from the Administration
13 Subcommittee next time.

14 MS. PEACE: And I think that's --

15 MR. RIOJAS: Any other topics we
16 want to have? We're going to have a -- We're
17 supposed to have an Environmental Justice
18 individual presentation.

19 MS. HUENI: From our office,
20 yes.

21 MR. QUINTANILLA: Well, the ones
22 I have here is the RAB budget. We want to put
23 the RAB budget down; we want a subcommittee on
24 that.

25 MR. RIOJAS: I will give a

1 report.

2 MR. QUINTANILLA: Sir?

3 MR. RIOJAS: I will give a
4 report.

5 MR. QUINTANILLA: Okay. We'll
6 have that RAB budget report, and then we want
7 the Subcommittee report as to what happens on
8 this thing. Also, on -- on this next sub --
9 Technical Subcommittee, and then the
10 Environmental Justice Brief. Okay. And then
11 how about the Administrative Committee report on
12 the standing rules?

13 MR. RIOJAS: That's what I
14 already said. We've talked about.

15 MR. QUINTANILLA: Yeah.

16 MR. RIOJAS: Anything else?
17 Mr. Hoffman? Mr. Jacobi?

18 MR. JACOBI: No, sir.

19 MR. RIOJAS: We wanted an update
20 on the IRP Program from the environmental
21 staff. One of things I want y'all to cover on
22 that in -- in agenda items is how late we can
23 get agenda change to the agenda in, so we have
24 enough time to publish or -- or to put out
25 anything else. Okay.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Meeting is adjourned. Thank you very much,
ladies and gentlemen.

* * * * *

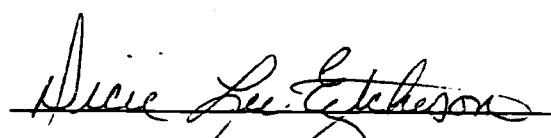
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF TEXAS *
COUNTY OF BEXAR *

I, DICIE LEE EYTCHESON, a
Certified Shorthand Reporter and Notary Public
in and for the State of Texas, do hereby certify
that the above and foregoing contain a true and
correct transcription of all proceedings, all of
which occurred and were reported by me.

WITNESS MY HAND, this the 26th
day of May, A.D. 1997.

Cert No. 5392



DICIE LEE EYTCHESON

Expires: Dec.'98

Certified Shorthand Reporter
and Notary Public in and for
the State of Texas

(210) 377-3027

FINAL PAGE

ADMINISTRATIVE RECORD

FINAL PAGE