



CHANUTE AFB ILLINOIS

ADMINISTRATIVE RECORD COVER SHEET

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BEFORE THE RESTORATION ADVISORY BOARD

IN RE THE MATTER OF:
CHANUTE AFB INSTALLATION
RESTORATION PROGRAM

BOARD MEETING

Proceedings had on April 17th, 2003, at AFBCA
Public Meeting Room, 1 Aviation Drive, Rantoul,
Champaign County, Illinois, commencing at the
hour of 12:00 o'clock Noon P.M., before the
Restoration Advisory Board, before H. Lori
Bernardy, a Notary Public of Sangamon County,
acting within and for the County of Champaign,
State of Illinois.

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1 PRESENT:

2	Caryl E. Fothergill	RAB Member
	Tim Mitchell	Rantoul News-Gazette
3	Owen Thompson	EPA Elgin, IL
	Bryon Ridell	Tec-Well(sp)
4	Mike Welly	Tec-Well
	Rick French	URS
5	Jessica Resch	Booz, Allen & Hamilton
	Chris Hill	IEPA
6	Ken Rogers	AFCEE
	Janice Blake	Air Force
7	Rob Lanter	URS
	Gary Coleman(sp)	
8	Bob Adams	
	Rich Weber	Montgomery-Watson-Harza
9	Lorraine Wirges	RAB Member
	Ju Wang	Resident
10	Steve Katz	URS
	Donna Kozak	Booz, Allen, Hamilton
11	Darren Guttman	AFRPA Office
	Tim Brecheen	Air Force
12	Gary Adams	Village of Rantoul

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1 P R O C E E D I N G S

2 MR. BRECHEEN: Well, good afternoon.
3 I would like to welcome everybody to the
4 Restoration Advisory Board Meeting. Thank you
5 for taking time out from your lunch hour to meet
6 with us today.

7 We'd like to start by thanking everyone
8 for coming by going around the room and making
9 introductions; if we can start.

10 MS. WIRGES: Lorraine Wirges for the
11 Rantoul Garden Club and Beautification Committee
12 for the Village.

13 MR. THOMPSON: My name is Owen
14 Thompson. I'm with EPA Region V, and I'm going
15 to be taking Gary Schafer's place here as the
16 EPA's EP(sp) team member. So I'll be here from
17 now on. I've got a bit of a background in this
18 business.

19 I've been working with Gary for many
20 years. I seem to follow along behind him.

21 I took over one of his sites outside of
22 Chicago, Fort Sheridan, which I'm still involved
23 in; maybe you've heard about it.

24 It's right on Lake Michigan shoreline,

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1 north of Chicago.

2 I also work at another Air Force site,
3 another AFRPA site called we can Rickenbacker Air
4 Force Base, and I also was working at
5 Wright-Patterson Air Force Base.

6 I gave that site up to take over this
7 one. So I look forward to working with Tim and
8 the crew here.

9 MR. HILL: I'm Chris Hill. I'm the
10 Project Manager from the Illinois EPA.

11 MS. KOZAK: Donna Kozak, Booz, Allen,
12 Hamilton.

13 MR. FOTHERGILL: Caryl Fothergill, RAB
14 Member.

15 MR. ADAMS: Gary Adams, Village of
16 Rantoul.

17 MR. BRECHEEN: Tim Brecheen, Air Force.

18 BOB (INAUDIBLE): Bob Inaudible, from
19 U5 A-12 (inaudible).

20 MR. GUTTMANN: Darren Guttman, I'm the
21 new FC(sp) Field Engineer here at Chanute.

22 MR. WEBER: Rich Weber, MWH.

23 MS. RESCH: Jessica Resch with Booz,
24 Allen, Hamilton. I'd work here with Tim on

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1 community involvement in obtaining the community
2 relations plan.

3 MS. BLAKE: Janice Blake from AFCEE,
4 I'm the State Program Manager.

5 MR. ROGERS: Major Ken Rogers. I'm the
6 Chief of the Base Conversion Restoration Division
7 at AFCEE.

8 MR. FRENCH: Rick French with URS.

9 MR. COX: Steve Cox with URS.

10 MR. LANTER: Rob Lanter with URS.

11 MR. MITCHELL: Tim Mitchell from the
12 News-Gazette.

13 MR. MILES: Harold Miles, resident.

14 MR. WELLY: Mike Welly. I work for
15 Tec-Well or US-EPA Contractors.

16 MR. RINDELL: Brian Rindell and I also
17 work for Tec-Well.

18 MR. BRECHEEN: Thank you, very much.

19 We'd like to take a look at the Minutes
20 from the last meeting, if there's any comments or
21 if we can approve the Minutes. I've got copies
22 if anyone needs one.

23 MR. ADAMS: I move we approve the
24 Minutes.

1 MS. WIRGES: I second it.

2 MR. BRECHEEN: Okay.

3 All in favor, say aye.

4 RAB MEMBERS: Aye.

5 MR. BRECHEEN: So moved. The Minutes
6 have been approved.

7 (Whereupon the Minutes from
8 the November 14, 2002 RAB
9 meeting have been approved.)

10 MR. BRECHEEN: I'd like to begin our
11 briefing.

12 Darren Guttman is here on-site
13 full-time. He and his wife have purchased a
14 great house. He's here full-time to support the
15 effort for the rest of the term. We'll just let
16 Darren brief the Landfills.

17 MR. GUTTMANN: Thank you, Tim.

18 Good afternoon, everybody.

19 Just to give a little background on
20 myself. I've got quite a varied Air Force
21 engineering background.

22 I started off in '93 active duty doing
23 readiness and maintenance engineering, doing some
24 environmental work with installation restoration

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1 program at the Air Force Academy.

2 And then went to Peterson Air Force
3 Base and handled their Water Quality Management
4 Program, and then had the opportunity to come
5 here and work with everyone here to do what we
6 can do to get this base cleaned up and closed.

7 So without further ado, this is what's
8 happened since our last meeting.

9 Basically, we've done site security on
10 the Landfills.

11 We've also taken samples of the
12 leachate collection system to characterize it and
13 determine if it's suitable for discharge to POTW.

14 And next on the -- for the next 60 to
15 90 days, we're going to be analyzing those
16 results.

17 And then Landfill 2, we're going to be
18 beginning the cap construction and also
19 completing the leachate collection systems at 1
20 and 3.

21 This is our Anticipated Schedule.

22 You can see at 1 and 3 the caps were
23 finished in '02.

24 We're going to be finishing up the

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1 leachate collection systems on those two landfill
2 caps and now we're going to construct the cap and
3 finish the leachate collection this year for
4 Landfill 2.

5 And then we're doing extent sampling
6 and preparing the Landfill for completion in
7 2004.

8 This is just a picture of the manhole
9 leachate collection system at Landfill 3, and
10 there's one of the bailers that was pulled out of
11 that manhole.

12 Any questions?

13 (No audible response.)

14 MR. BRECHEEN: We'll brief the Basewide
15 Investigation looking at all the sites that
16 require investigation across the base.

17 There's been just a huge amount of
18 effort over the winter season with the planning
19 documents required before we can go out and
20 collect samples.

21 This first one is our Quality Control
22 Plan that's been submitted to the USEPA and
23 Illinois EPA.

24 We've received their comments on the

1 Quality Control Plan and we're revising the
2 document.

3 We've also conducted a meeting with
4 Illinois EPA to discuss risk assessment issues
5 because that's part of the circle or process that
6 we have to go through investigating of this
7 knowledge is collecting the samples, but really
8 determining if there is a risk to human health or
9 the environment.

10 We've also began what's called a
11 hydrogeological conceptual site model which is
12 basically one of the foundational documents
13 needed to begin this process.

14 So that was approved and initial
15 sampling was taken since the last RAB.

16 We've also initiated a review of the
17 operational history of the Base, which is going
18 back and looking at -- it's kind of a
19 double-check of historical documents, not just
20 here at Chanute, but in the archives to make sure
21 that the facilities that might not be there
22 today, what sort of history did they have,
23 looking at the old World War I facilities up on
24 the north end of the Base.

1 This is a dotting the I's and crossing
2 the T's before we transfer the property to the
3 Village and other entities.

4 This is just some pictures of the
5 lithological borings. I don't know if you all
6 saw them; there were nine that were collected out
7 in the main Base area.

8 This is an example of the rig.

9 What it is, is we're able to collect
10 kind of a continuous look at the geology
11 underneath that rig.

12 So they would go down 40, 50, 60 feet
13 until they hit, you know, one of the confined
14 layers called mistoa (phonetic). That's an
15 example there.

16 The goal of that is just to make sure
17 we fully understand the geology, so we fully
18 understand if there was contamination how would
19 it move through the geology, and where would it
20 stop or how would it flow so we can make sure
21 we're sampling in the absolute correct places.

22 With those borings, we went down
23 until we reached what's called distila (phonetic)
24 which is a more hard packed land than the units

1 above it.

2 What's planned for the next 60 to 90
3 days is to complete these Quality Assurance
4 Plans, conduct the next round of sampling for the
5 site model, and continue work on the operational
6 history.

7 Those are the documents needed for the
8 Basewide Investigation.

9 As you know, we split the base into two
10 operable units.

11 Operable Unit 1 is in the main Base
12 area, Operable Unit 2 is down southeast where the
13 landfills are.

14 We've received comments from the
15 agencies and we're just working through the Work
16 Plan process.

17 Our goal is to be out in the field
18 during the field season this year, okay.

19 Part of our investigation we did over
20 the wintertime was the field tile. There's an
21 old farm tile back from the 1920's or even
22 earlier out where the fam camp is or the RV park,
23 just north of that, in that field, it drains that
24 field into Salt Fork Creek.

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1 So one thing we wanted to ensure was
2 there's some low level hits in that pipe.

3 So we traced it up and we did some
4 sampling further up the pipe just to see if
5 there's a leak in these sites that these farm
6 tile system is draining.

7 So that was the initial investigation
8 out there, collecting the samples.

9 We'll have those results soon and
10 involve those results as part of our Basewide
11 Investigation.

12 MS. WIRGES: But the farm tile is still
13 there?

14 MR. BRECHEEN: Yes, ma'am.

15 MS. WIRGES: It wasn't disturbed?

16 MR. BRECHEEN: That's correct.

17 It's actually pretty interesting if you
18 looked at older aerial photographs you can
19 actually see where it was built.

20 Because in talking to Pete Thompson and
21 then others, when they put those in, they would
22 not put the clay back underneath the tough
23 topsoil on top, you know, kind of the opposite.

24 So the topsoil would end up around the

1 farm tile and you got clay just laying out there
2 today however many years later, you can still
3 almost see it on the surface where the clay
4 hasn't been moved.

5 But no, it will still drain okay.

6 Operable Unit 2, which is down in the
7 southeast portion of the Base, we've completed
8 the records review.

9 We're preparing the Work Plan for that
10 activity; next slide.

11 And our plan is to submit the Work Plan
12 to the regular agencies and then receive their
13 comments and begin revising that.

14 What all this means is that this summer
15 will be the largest investigation at Chanute - I
16 almost said in the history of the Base - but it
17 will be a very large investigation.

18 There will be a lot of sampling
19 activities taking place at the various sites on
20 the Base, because when the Air Force is committed
21 to look at every site thoroughly to ensure that
22 there is no risk to human health or environment.

23 MR. WEBER: It's the largest ever
24 facility investigation going on in our region.

1 MR. BRECHEEN: One of the things, too,
2 even looking at the Landfills to make sure we
3 have all the extent sampling around the Base and
4 four Landfills.

5 But what all this means is that we will
6 need assistance from the community to make sure
7 that we're communicating as effectively as we can
8 that, so people know we're out there, we have the
9 sampling maps we'll be providing to the different
10 facilities that are leased.

11 So we'll provide it to Mr. Berger's
12 office so that he can write it to the tenants.

13 Because we actually do not want to
14 disturb the tenants in the active processes that
15 they have going on, but at the same time we have
16 commitments we need to make.

17 So we'll work together to make sure we
18 can get to the right locations and schedule in
19 the right way to accommodate as best we can.

20 But just a heads up. You'll see a lot
21 of activity going on.

22 We also deal with Non-CERCLA and that's
23 the above ground and underground storage tanks.

24 We received a no further action letter

1 from the Illinois EPA for Building 921 which is
2 the fire station down there.

3 We've also, as you probably have seen,
4 initiated equipment removal of Building 125 -- or
5 really it's the former Building 125 where IDOT is
6 going to realign Highway 45.

7 They have a pre-construction meeting
8 next week and that process is proceeding.

9 And then just continue to work on any
10 site plans.

11 There's been a lot of planning
12 activities over the wintertime, but our goal is
13 to take advantage of the construction season as
14 best as possible, okay?

15 Our goal, too, in this effort this
16 season is at the end of it to work on our next
17 set of property transfers where we're actually
18 deeding property to the community.

19 Right now it's all a long-term lease,
20 but our goal is to shift it from a long-term
21 lease to a deed.

22 And we're right now putting together
23 plans for how much property could that be and the
24 time period we're looking at.

1 Ultimately the Air Force's goal is,
2 yes, we want to clean up the environment to make
3 sure it's safe, but we also want to make sure the
4 property is in the hands of the community.

5 So while most of our talk and effort is
6 environmental, there's also an end game that we
7 want to keep in mind and that's transferring
8 property.

9 Are there any questions? I know we've
10 covered a lot of material and there's a lot of
11 work going on.

12 Any questions from anybody?

13 MR. FOTHERGILL: The area where you've
14 pulled the soil out for the caps and the
15 landfills, has that been given to the City?

16 MR. ADAMS: That's ours. We own that.
17 We bought it. That an agreement between the
18 Village and the Air Force. Basically they got
19 the dirt and in return we got the retention pond.
20 We own that property.

21 MR. FOTHERGILL: Is that going to be
22 open to the public?

23 MR. ADAMS: Yes, it's going to be. It
24 sure will be. It will be a nice park.

1 It should be finished up this summer,
2 hopefully late this summer.

3 MR. BRECHEEN: I guess before we
4 transition over, I just want to say thanks to the
5 Air Force team.

6 It's hard to show all the work that's
7 been done on a few slides, but there's been just
8 a tremendous amount of effort from the Air Force
9 Center for Environmental Excellence, and all the
10 contractors that helped us do what you do, as
11 well as the BRAC team in reviewing the documents.

12 Thanks to everybody.

13 Reed, if you want to talk about reuse
14 development.

15 MR. BERGER: Sure.

16 A couple things that are happening
17 right now with what we're trying to do in reuse.
18 I'm sorry I ran a little late.

19 My name is Reed Berger and I've been
20 here oh, long enough to know my way around now,
21 since last July, and I've come up with few things
22 we're going to be doing this year or at least
23 have the intention of doing, and that was to look
24 at some removal of some of the buildings in terms

1 of demolition that were probably some of the
2 greatest eye sores, probably the most visible
3 ones on the Base, and we certainly want to
4 address those concerns.

5 Let me first start with one that's not
6 actually owned by the Village but it was really
7 an effort that the Village had to cooperate in
8 and that was down where the Red Cross Building is
9 and the building next to that - I think
10 Spectectives(sp) was in there - it was a real
11 eyesore.

12 And I think what's important to note
13 here is that the (inaudible) district that's in
14 place there is being put to use to assist the new
15 owner, Mr. Wang is here, had worked with Steve
16 Marsh from Custom Landscaping Services to acquire
17 this and to work out something with the Village
18 in terms of the schedule of demolition of the
19 parts of the building that were dysfunctional,
20 and also to find a way to reuse the Red Cross
21 building that has some - while not officially -
22 but has some historic significance.

23 And we'll turn this into a retail
24 landscape center in the next few years, and do it

1 in a manner that will I think add to the
2 beautification to that particular area and get
3 rid of that eye sore.

4 So I think that's a significant change
5 and a step there in terms of what's happening on
6 the Base and try to do some things that live up
7 to the standard of more of a campus look as well
8 that we have with some of the buildings that are
9 out there.

10 And, of course, we'll be keeping after
11 the weeds and some other things again this year,
12 like the maintenance as well.

13 The other big one that we're after and
14 we still have yet to do anything officially with
15 it, but we've just evaluated the asbestos in the
16 buildings that are down at the south end of the
17 Base on Chandler, on the corner of Chandler and
18 Century.

19 There's two large buildings. There
20 used to be a bakery. They call it the 800 area.

21 There's two buildings; they're pretty
22 visible. One is open and is really in a state of
23 partial demolition and then there's another
24 building there.

1 And we're looking at how to bring both
2 those buildings down.

3 I'm going to try to do that sooner
4 versus later.

5 So that's probably key and that has
6 also been identified as a significant
7 redevelopment sight in terms of something that we
8 could actually create some development, some
9 industrial development in that area.

10 I think the last significant thing
11 right now that we're kind of interested in and
12 you've probably read about is the old fire Base
13 station.

14 Now that the fire department has moved,
15 we have an asbestos abatement training class that
16 will be initiated in a very short run here.

17 The classes are full.

18 SCR Construction is involved in
19 creating this entrepreneur group, and they're
20 ready to start training very shortly.

21 And then, it's our hope they'll be in a
22 position to also be bidding on some of the future
23 projects that we may undertake in terms of
24 asbestos removal in the future to make use of

1 some of these properties.

2 MS. WIRGES: What about the old steam
3 plant and that area around that that's such an
4 eye sore?

5 Are there any plans for the old steam
6 plant?

7 MR. ADAMS: Not right now, too much
8 money.

9 I've been talking to Tim.

10 MS. WIRGES: But that area around there
11 is horrible. It's full of junk and trash and
12 everything else.

13 MR. WEBER: Let me address something
14 that's kind of associated with that area and
15 while Gary said that's extremely expensive and
16 there's not a good answer there to just simply
17 removing that.

18 Landfill Products is using a lot of
19 that area now and is expanding and moving a plant
20 from Missouri in, a lot of presses, and there's a
21 lot of activity right now, so we have a lot more
22 trucks in and around that area during this time.

23 And with the Veteran's improvement
24 project, it's becoming more interesting in terms

1 of where trucks are going, where they're parking.

2 And we're working with them to try to
3 finalize some kind of a plan in terms of what
4 we're going to do in the future for some of the
5 expansion.

6 We're probably going to relocate some
7 of the trucks that you see out there that are now
8 parking in that area because we want to start
9 looking at some of the smaller buildings where
10 they're parking now. It's called the industrial
11 spur area.

12 We're trying to address that now and
13 come up with a master plan.

14 MR. ADAMS: We will clean up around
15 that building, the building itself. We don't
16 begin to have the funds.

17 MS. WIRGES: It's all the debris that
18 is this way from the steam plant, those long type
19 low buildings in there.

20 MR. ADAMS: Some of those don't belong
21 to us. If you're talking about those wooden ones
22 that are kind of northwest of that. Those are
23 private.

24 The stuff around the building, we'll

1 eventually get that cleaned up, yes.

2 But the building itself, there's no
3 good answer short of a lot of good high
4 explosives or something to get rid of it, I don't
5 know any good way.

6 MR. BERGER: Any other questions of me?

7 (No audible response.)

8 MR. BRECHEEN: Thank you.

9 I guess on the community involvement, I
10 want to make sure everyone got introduced to
11 Jessica Resch with Booz, Allen, Hamilton.

12 The Air Force is in the process of
13 updating our Community Relations Plan.

14 With all of the activities taking
15 place, we want to make sure we have the best
16 process in place to communicate with the public
17 whether that's tenants or homeowners or whatever
18 that might be.

19 We're developing newsletters and fax
20 sheets and different things.

21 She might be giving different members a
22 call to get your advice and input, the RAB and
23 other community leaders.

24 So I just wanted to let you know.

1 MR. HILL: These fact sheets, I guess
2 it would be like fact sheets on status of bids
3 probably of the work going on and the projects?

4 MR. BRECHEEN: And depending on the
5 area, it might be more focused.

6 The goal is to make sure everyone
7 clearly understands what we're doing well enough
8 in advance so we can answer questions, okay?

9 Anything else before we adjourn?

10 (No audible response.)

11 MR. BRECHEEN: As we schedule the BRAC
12 cleanup team meetings, we'll schedule the next
13 RAB in accordance with one of those.

14 Thank you, everyone.

15 HEARD AND TAKEN

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C E R T I F I C A T E

I, H. Lori Bernardy, a Notary Public,
Certified Shorthand Reporter, do hereby certify
that on the said date, April 17th, 2002, the
foregoing RAB Meeting was taken down in shorthand
by me and afterwards reduced to typewritten form,
and that the foregoing transcript contains a true
and accurate transcription of all such shorthand
notes.

I further certify that I am a disinterested
party to the proceedings herein, and that I am
not a relative of any of the parties hereto, or
their attorneys, that I am not in the employ of
any of the attorneys for the parties hereto, and
am not otherwise interested in the outcome of
this cause of action.

In witness whereof, I have hereunto set my
hand affixed my seal this 5th of May A.D., 2002.



Notary Public and
Certified Shorthand Reporter

License No. 084-004126



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