



CHANUTE AFB
ILLINOIS

ADMINISTRATIVE RECORD
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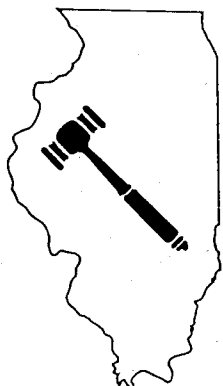
BEFORE THE
RESTORATION ADVISORY BOARD

IN RE: CHANUTE AIR FORCE BASE)

PUBLIC MEETING HELD

August 6, 1998

Aviation and Development Office
One Aviation Drive
Rantoul, Illinois
7:00 p.m.



*Affirmative
Reporting
Company*

1478 Glenn Drive Decatur, IL 62526

(217) 875-1414 (800) 886-DEPO FAX (217) 875-1472

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1 College, Truck Driver Training Program.

2 MS. OLGUIN: Chris Olguin. I'm the
3 Contracting Officer for Chanute.

4 MR. FOTHERGILL: Caryl Fothergill. I'm a
5 resident here at Rantoul.

6 MR. WIRGES: Leonard Wirges, Rantoul. I
7 belong to Lorraine.

8 MR. WILLIAMS: I'm Dean Williams with Jacobs
9 Engineering. I serve as the Permanent Recorder to the BCT
10 team.

11 MS. CROWELL: Sylvia Crowell, the Project
12 Manager with the Air Force Center for Environmental
13 Excellence.

14 MR. HASSETT: Greg Hassett with Booz, Allen &
15 Hamilton. We provide general support to the Air Force.

16 MR. FLAGG: I'm Jay Flagg, an environmental
17 engineer working with the Air Force Base Conversion Agency.

18 MS. CURRY: I'm Shirley Curry. I'm Acting
19 Chief of External Affairs for Air Force Base Conversion
20 Agency in Washington D.C. Suburbs.

21 MR. KRONE: I'm Virgil Krone, environmental
22 engineer at Chanute.

23 MS. MARSH: Kathy Marsh, resident.

24 MS. WIRGES: Lorraine Wirges, Rantoul Garden

1 Club and Rantoul Beautification Committee.

2 MR. SCHAFER: Gary Schafer, Remedial Project
3 Manager, United States Environmental Protection Agency.

4 MR. NUSSBAUM: I'm Steven Nussbaum, Remedial
5 Project Manager representing the Illinois Environmental
6 Protection Agency.

7 MS. DELGADO: I'm Sylvia Delgado with the
8 University of Illinois Environmental Health and Safety.

9 MS. FOTHERGILL: Jackie Fothergill, resident,
10 and also a member of the RAB board.

11 MR. BRADY: I'm Dan Brady. I'm a field
12 engineer for the Air Force Center for Environmental
13 Excellence.

14 MR. SUITS: Very well. There's a sign-up
15 sheet going around. If you haven't signed it yet, start
16 reaching for it -- or wherever it hasn't been yet. If you
17 would, please help the reporter and help us so that we can
18 keep track of the attendees at this meeting.

19 You will perhaps notice from past meetings --
20 those of you that have been here before -- that there is
21 somewhat of a slight change in our agenda.

22 We had a rather lengthy agenda last time; so
23 we will do what we can to keep it a bit more brief so that
24 we can contain the meetings here within roughly an hour's

1 period of time.

2 I know we've started just a few minutes late.
3 So with that, I'm already behind the eight ball. You'll
4 notice in your second bullet there under "Introductions,"
5 that there is a bullet called the "Review of AFBCA mission"
6 and the plan and the strategy. I guess in an overall
7 worldwide or whatever sense, I will tell you what the party
8 line, the printed line is, at least the first paragraph of
9 this.

10 The mission of the Air Force Base Conversion
11 Agency is to execute the environmental programs in real and
12 personal property disposal for major Air Force bases in the
13 United States being closed or realigned under the
14 authorities of the Base Closure and Realignment Act of 1988
15 and the Defense Base Closure and Realignment Act of 1990.

16 That basically is our mission. Shirley was
17 kind enough to bring these fact sheets with her as far as
18 the makeup of our organization. I probably told you in the
19 past, at least in a generic sense, how we are made up; but
20 now that I have the official document here, I do have a
21 number of those that are available to pass out. I'm not
22 sure I have enough for everyone, but I believe I do have,
23 like, 20 of those. If you wish, you can go ahead and pass
24 those out at this time.

1 I guess when I always did this in more of a
2 generic sense, I always looked at this as a three-prong
3 responsibility for us. And two of those are certainly
4 contained in that paragraph. But the third one has to do
5 with taking care of the facilities here until we had some
6 sort of transfer, be it with a long-term lease or an interim
7 lease or ultimately a deed transfer for property.

8 I've always looked at that as a third
9 responsibility that we have. Now, we're far enough into the
10 game here agency-wise to where most of that has gone away.
11 Much of our property that has been in the four BRACs, so to
12 speak, the Base Realignment and Closure Act, has been either
13 leased, transferred, or whatever. So in essence, we're, for
14 the most part, out of the taking-care-of-the-property
15 business. But that is what I looked at as a three-prong
16 attack.

17 You will notice -- those of you that do have a
18 sheet -- you will notice that the primary emphasis is there
19 on the execution of the environmental programs. And the
20 second part of the bullet here says, "Do we have a plan?"

21 Yes, we do have a plan. And our plan is to go
22 ahead and to do the remedial investigation and the
23 feasibility study to determine what we need to do in the way
24 of remedial actions to clean up or satisfy the environmental

1 conditions on this base so that we can effectuate property
2 transfer.

3 We have certainly transferred, you know, some
4 of this property already through a long-term lease.
5 However, before most of what we have left here can be
6 transferred, we will have to have implemented and have the
7 remedies in place, basically, for the environmental
8 programs.

9 I had meant tonight to go ahead and to list as
10 a strategy how we went about that. And I guess what I was
11 wanting to do was take a specific, and I guess that specific
12 I looked at as being the landfills. There was some recent
13 news coverage relative to the landfills and, you know, what
14 may be contained in the landfills. So I thought it would be
15 appropriate to follow up on that.

16 Also, I'll get into this when I pass them out;
17 but on the minutes, there was a concern at the last meeting,
18 I believe, on the very last section of those minutes
19 relative to funding of the landfills and where we were at
20 with respect to that. And as I say, that is manifested in
21 the meeting we had last time.

22 Early -- or I should say late last year,
23 specific to the landfills, the Chanute team launched what we
24 call an "expedited field work exercise" as a portion of the

1 remedial investigation for the landfills. So we worked out
2 here during the time that it was fairly cold, some days;
3 however, Mother Nature was kind to us. Much of the winter
4 was fairly decent. So we were fortunate in being able to
5 fit in a fair amount of work during the January, February,
6 and March time frame earlier this year.

7 And that limited portion of work was launched
8 to try to get some information together relative to how
9 things really were with respect to contamination and having
10 contaminated substances on the landfills. That's for all
11 four. So the methodology that was used is a system of test
12 pits. There were eight test pits for every landfill at
13 which we took surface soil samples; and we took samples of,
14 basically, subsurface or the landfill mass, if you will.

15 Work done under that approach: We basically
16 undertook what was called a "presumptive remedy approach."
17 The results of this environmental endeavor, this section if
18 you will, of the remedial investigation was put together in
19 a report form by the Jacobs Engineering folks. And we
20 presented that to what is called a "peer review group."

21 The peer review people look at what we have
22 done, and they base recommendations on that relative to
23 ultimate funding. This was done in April. For this
24 particular exercise, the recommendation that came from the

1 peer review was that basically we complete the remedial
2 investigation of the feasibility study.

3 It was as a consequence of that, primarily,
4 that the Air Force Base Conversion Agency took action not to
5 fund the remedial action for landfills at this time until
6 the RI/FS is complete.

7 As far as the results of some of the tests
8 that we had, as those of you that are local may have read in
9 the newspapers, there were elevated levels of some
10 substances. That is primarily lead and also benzene. I
11 think at the time when I met with you last we didn't have
12 all those results back, and some of those have come in since
13 then.

14 Roughly, the price tag has been pegged for the
15 remedial action on all four landfills at around \$36 million.
16 That's a substantial amount of money. And a substantial
17 amount of the overall BRAC funding account would have been
18 used up with this in terms of at least double digit
19 percentages of what was actually available to the entire
20 command.

21 The Air Force base conversion had actually a
22 need for immediate construction at other bases and other
23 locations, also.

24 The other concern that was manifested in the

1 minutes here is that funding for BRAC or for base
2 realignment and closure projects will be reduced here in
3 future years. And that was one of the concerns, I think,
4 that was manifested by both Steve and Gary at that
5 particular time.

6 What has come out of that concern is basically
7 an assurance of our headquarters -- and I do have the letter
8 with me. I can't remember if I made it clear, but it is
9 from our headquarters -- assuring the public that the
10 environmental program at Chanute is fully funded.

11 Now, "fully funded," what does that mean?
12 Does that mean that dollars are set aside at this particular
13 time? No, it does not. But it is in the program, and it
14 will be funded at the time of the remedial investigation and
15 the feasibility study completion.

16 That process -- I probably should have put
17 this up sooner, but that process is kind of outlined on this
18 slide as far as where we ultimately go with a property
19 transfer. Where we are is at this point (pointing) with our
20 landfills investigation. We still have additional work to
21 do there to go ahead and to complete the remedial
22 investigation and then, ultimately, the feasibility study.

23 That whole process goes through a public
24 notification, and there's a record of decision issued. And

1 then a design and remedial action towards ultimate property
2 transfer is done at that particular time.

3 I apologize for taking as much time as I did
4 on that; however, I felt it was at least somewhat important
5 to go ahead and bring that out. In fact, the reason Ms.
6 Curry is here is that we had hoped at this time to put out
7 what is considered a fact sheet. I will have that for you
8 at least prior to the next meeting where I will mail that to
9 all of you as members. And that will be a coordinated
10 effort between Steve Nussbaum and myself and Gary Schafer;
11 so it will be considered a document that is specific to all
12 three parties.

13 That will tell you a little more about where
14 we've been. I gave you a brief synopsis of our strategy and
15 our methodology for this. We're going through the same
16 process. You'll recall in the past when I had this slide
17 up, I always pointed out to you what was in the Operable
18 Unit 2 and what was in the Operable Unit 1.

19 Quickly, I can go around this parcel here.
20 That is the Operable Unit 2 parcel. All the rest of that
21 area is the Operable Unit 1 parcel.

22 Keep in mind the line of perimeter road, or,
23 if you will, at least most of the ditch, Salt Fork Creek,
24 that runs through this property as being almost the dividing

1 line with the exception of landfill 1 located to the north
2 and west, basically, and also the fire training area 1. But
3 that is in fact included, though, with the Operable Unit 2
4 property.

5 Again, pardon me for the lengthiness; but I
6 thought it was important to go through those steps because
7 we did identify that at the last meeting, and that was left
8 open at that point, and it's reflected in the minutes. I
9 did want to give, you know, some additional explanation for
10 you.

11 Another thing I haven't done in the past -- or
12 we haven't done in the past, I guess -- is brought to you
13 copies of the minutes from the previous meeting. I think I
14 intend to start doing that from this point on because this
15 one in particular had a few typographical errors. But then
16 there were also some changes that we felt appropriate that
17 would give the minutes a little better meaning.

18 I think I won't ask, you know, for Board
19 approval of these at this time because certainly you haven't
20 had a chance to review them and compare them against what we
21 sent out.

22 I think I can handle that at the next meeting.
23 But at the next meeting, we will try to have for you what
24 will be our best stab, you know, at the minutes at that

1 time. And if you have no additions or corrections at the
2 time of the meeting, why, then I would ask for basically a
3 motion for approval of those and reflect that accordingly,
4 you know, in our minutes from this time.

5 So, those I have here. You are welcome to
6 pass these around. This is a corrected Advisory Board
7 meeting minutes. Probably should keep one for myself.
8 Thank you.

9 I stuck "other" in there. I really don't have
10 anything in the "other" section with as far as I've gone,
11 but somebody might have a comment at this particular time.
12 Otherwise, I would recommend that we do move on to agenda
13 item number 3.

14 I'll open it up at this particular time.
15 There is another agenda item down below which is called
16 "Community Involvement." If at that time, you know, there
17 are concerns which you as members wish to manifest to us as
18 a group, why, you can do so at that time.

19 Any comments so far?

20 (No response.)

21 With that then, I will go ahead and go to
22 agenda item number 3 in front of you. Bryan Rundell will go
23 ahead and give a brief history and progress of where we are
24 at on the RI/FS landfills. Bryan?

1 MR. RUNDELL: I'm Bryan Rundell, Project
2 Manager for the landfills. I'm going to give you a very
3 brief, kind of summary of what we found. Virlon alluded to
4 this expedited field effort that we did.

5 I think last meeting we spent more time than
6 anybody wanted to spend talking about the data that was
7 collected. And I think the previous meeting we talked about
8 doing the geophysics. We did finish data collection efforts
9 for the expedited field program, and I just want to briefly
10 summarize the results of that effort.

11 I think the first thing that Virlon mentioned
12 was we did a detailed presentation of the results of that
13 field effort to a peer review. And they listen to the
14 presentation, and that is summarized in a peer review report
15 which I think is going to become part of the administrative
16 record and will also be put in the library for review by the
17 public. And that is a summary of the data that was
18 collected.

19 Not too much changed since the last time I
20 spoke, but I think we did mention that we had eight test
21 pits with samples that were what we considered to be pretty
22 high. Three samples failed TCLP for lead.

23 TCLP stands for Toxicity Characteristic
24 Leaching Procedure. It's a big word, but it's a fairly

1 simple concept. What it means is we take -- for instance,
2 if we take a soil sample out of the landfill and we want to
3 determine what is the potential for that soil sample to
4 leach contaminants into the environment, they use,
5 basically, a dilute solution of acetic acid which sort of
6 mimics acid rain, in a sense.

7 At the lab, they take the sample and basically
8 pour the acetic acid through the sample, and then they
9 analyze that sample. If the contaminant that leaches from
10 that sample is above a certain level, the threshold level
11 that EPA has determined is basically a high level for the
12 contaminant -- for instance, lead in this case. Three
13 samples failed the lead -- then that means that material is
14 considered hazardous waste by USEPA, according to the
15 definition.

16 So of the three samples that we collected, two
17 were in landfill 1 and one in landfill 2. We did this
18 TCLP sampling, and those failed. That means those levels
19 are pretty high and are considered hazardous waste.

20 And then at landfill 3 -- this was a result we
21 didn't have at the last meeting -- we had a sample that
22 failed TCLP for benzene.

23 Lead, I think everybody is familiar with that.
24 That is an inorganic material used for a lot of different

1 things. It's certainly in bullets, lead shot.

2 Benzene is a little less well known to people.
3 Benzene is a common chemical constituent in gasoline and
4 fuels, and it's a fairly toxic compound. And so in a
5 landfill that maybe received fuels or waste or solvents,
6 it's not uncommon that it would be in there. It is a
7 contaminant that is fairly mobile in the environment and has
8 a high toxicity; so that's a pretty pertinent piece of
9 information that was collected.

10 Also, as I spoke before, there was a lot of
11 other contaminants detected, not just these. Those were the
12 ones that were extremely elevated. The others that were
13 commonly detected that were above what we use as screening
14 levels -- basically, the IEPA and the USEPA have developed a
15 series of criteria that they use for preliminary screening
16 to determine if certain compounds may pose risk to human
17 health from the environment. The common ones that we
18 detected at the site that were above these screening levels
19 were pHs and dioxins.

20 Those I think I explained in the last meeting,
21 but I will explain them again. PHs are -- they are heavy
22 chain hydrocarbons. They would also possibly be found in
23 gasoline or fuels or diesel fuel. They also are sometimes
24 formed by incomplete combustion.

1 Dioxins are similar. They are not normally
2 components of fuel, but they would be formed when you're
3 burning material in landfills or receiving waste fuels that
4 have had high heat exposed to them. Those compounds are
5 also fairly toxic, and they show a high risk. They are both
6 cancer-causing agents.

7 So that kind of summarizes the data.
8 Certainly this is tentative data. We are kind of at the tip
9 of the iceberg of this investigation; so there's a lot more
10 work to be done. We only took three samples at each of the
11 eight test pits. So there's a lot more information we need
12 to collect. We need to look at ground water. We need to
13 look at surface water, sediments, and do more soil sampling.

14 But that gives a preliminary idea of what
15 types of material, in general, are in the landfills and that
16 there is material in the landfills that would be considered
17 hazardous waste.

18 Then right now we have taken that data along
19 with comments we received from USEPA and IEPA on the
20 original work plan and incorporated that into a new revised
21 work plan which we will use to direct the new field efforts
22 that we undertake in the fall and winter. That document is
23 currently being reviewed by USEPA and IEPA.

24 So that gives us a status of where the

1 landfill project is. We probably expect to try to be out in
2 the field in a few months to go ahead and finish out the RI
3 investigation. Is there any questions right now?

4 MR. SCHAFER: I'd like to expound a little bit
5 on your slide before you take it down.

6 You see the TCLP designation on there for
7 three of the landfills. As Bryan indicated, that means
8 there's hazardous waste in the landfills. What that means
9 is both USEPA and IEPA consider these landfills for
10 regulatory purposes to be hazardous waste landfills. They
11 are not like municipal landfills that have received
12 run-of-the-mill garbage. It's a different designation now.

13 That testing and that determination triggers a
14 certain set of requirements for the cleanup of these
15 landfills. What that means is that when these landfills are
16 capped, there's a specific design that needs to be followed.
17 That's part of the Resource Conservation Recovery Act,
18 RECRA, for short. I will try not to give you too many
19 acronyms because I know how annoying that is. But there are
20 very -- RECRA sets forth very specific guidelines for
21 constructing a cap for those type of landfills.

22 So that is a very important piece of
23 information that we feel can be used right now to make
24 decisions to clean up the site.

1 MS. FOTHERGILL: When you say, "that type of
2 landfill," do you mean any kind of hazardous waste landfill,
3 or is it site specific to the things contained in the
4 landfill as far as capping it or what kind of --

5 MR. SCHAFER: What that means is: There's
6 levels in there such that -- like Brian said -- that it is
7 considered hazardous waste.

8 Now, there's two different -- under state law
9 -- and Steve could probably expound on this -- there's two
10 different sets of state rules for capping a landfill. A
11 RECRA cap is a -- it's a much more -- it's a hazardous waste
12 cap. It's a more costly cap. It's got many more features.
13 There's a lot more engineering involved that goes into that.

14 So that's a determination that -- since that
15 test has been done, from my agency's perspective and I
16 believe from the State's too, a certain set of guidelines
17 are triggered for how the remedial action is to be
18 conducted, how the cap is going to be constructed.

19 MR. NUSSBAUM: The other landfill regulations
20 that may be considered -- what we call applicable or
21 relevant and appropriate requirements -- would be the state
22 solid waste landfill caps, which would be what is required
23 on any municipal waste landfill that is currently permitted.

24 It's very important to communicate that term

1 ARAR because that's what Gary is saying. It is because they
2 exceed those hazardous waste criteria, the hazardous waste
3 criteria, that triggers the ARAR, or the Applicable or
4 Relevant and Appropriate Requirements.

5 And as far as the law that we're working under
6 right now, which is Super Fund or CERCLA, there are two
7 criteria that any remedy -- if we find risk -- that any
8 remedy that's proposed for that site would have to meet.
9 And those are called "threshold criteria" under the law.

10 The law says those two threshold criteria are:
11 1, protection of human health in the environment. No matter
12 how we try to clean this site up, we have to be able to
13 prove to the community, to our bosses, to everyone, to the
14 world that the remedy is protective of human health and the
15 environment and, 2, that it meets ARARs. It must meet or
16 exceed the ARARs, or the Applicable or Relevant and
17 Appropriate Requirements.

18 And when we say that it exceeds TCLP, that
19 means we consider it to be a hazardous waste; therefore, the
20 requirement or the ARAR for -- any remedy for these
21 landfills will include, and it must include, a RECRA or a
22 hazardous waste cap.

23 From our perspective, under the law, there is
24 no way beyond exhuming the landfills or exhuming all the

1 hazardous waste that you could do anything other than, at a
2 minimum, put a hazardous waste cap on the landfills. So
3 from our perspective, that's a must-do thing. And that's
4 what Virlon was alluding to.

5 We identified it as a must-do thing that could
6 be funded now and could get us further down the road in
7 terms of getting remedy money secured for Rantoul; but
8 that's the decision, that the Air Force chose not to fund.

9 MR. SCHAFER: I guess I would go on to say --
10 if you can read between the lines -- is for the record, my
11 agency does not support that decision. We would have much
12 rather had the Air Force secure the money with 1998 money
13 rather than prolong this and hope the money is there down
14 the road.

15 We remain concerned that the money will be
16 there down the road. The Air Force has assured us that the
17 money is going to be there down the road. But the fact of
18 the matter is the BRAC appropriations end at a point
19 certain. I am not sure when that is.

20 The budget is shrinking. The President and
21 Congress haven't approved any budgets beyond 1998 that I'm
22 aware of. So I would say we're disappointed that the Air
23 Force did not elect to secure this funding now.

24 MR. RUNDELL: Other questions?

1 MR. FOTHERGILL: It says three samples, and
2 you mentioned that there were eight taken?

3 MR. RUNDELL: Yeah. What this means is we
4 took -- we had eight test pits at each landfill. There's
5 four landfills. At each one of the eight test pits, we took
6 three samples. So I wouldn't equate those three samples
7 with just meaning they are at one place. I think that's the
8 confusion.

9 When we took all the data and looked at all of
10 it, there was three samples that failed and are now showing
11 that that material is hazardous waste for lead and then one
12 for benzene.

13 If you see up there, it says of the three
14 samples, two of the three that failed for lead were at
15 landfill 1, which is the one in the northwest corner. One
16 was at landfill 2, which is the one kind of next to Heritage
17 Lake. And then the one that failed for benzene was at
18 landfill 3, which is kind of on the southwest portion of the
19 base, south of Heritage Lake.

20 MR. FOTHERGILL: What was the parts per
21 million on the lead?

22 MR. RUNDELL: I can't quote exactly, but I
23 think it has to be above 5.

24 MR. NUSSBAUM: Has to be above 5 milligrams

1 per liter.

2 MR. RUNDELL: Yeah, it has to be above 5
3 milligrams per liter. I think there was one that was as
4 high as maybe -- over 20. I remember that, 20 to 30. The
5 other two were above 5, but I think they were less than 10;
6 but they certainly failed TCLP.

7 MR. WILLIAMS: It's important to note that
8 that concentration that Bryan just named is in the liquid
9 that's been run through the soil; so the soil concentrations
10 are far in excess of that concentration.

11 MR. RUNDELL: Right. That's trying to show
12 you that if rain water that had any acidity in it touched
13 those soils, it would dissolve that concentration off the
14 soils and be runoff. That's why they consider that
15 hazardous waste. I mean, if it's going to leach at that
16 high of a level, that's a pretty high level; and that's why
17 they consider it hazardous waste.

18 That doesn't mean that even the ones that are
19 below that don't pose any risk. That just means those
20 levels are extremely high, and that's the USEPA definition
21 of hazardous waste. Does that make sense?

22 MR. SCHAFER: If I could add one thing? Like
23 I said before, those constituents are at levels that trigger
24 a certain set of regulations. That's not to say we wouldn't

1 address other things that are there at lesser
2 concentrations. But that's kind of like a bright line, if
3 you will, that locks you into a certain set of responses, as
4 Steve said.

5 MR. RUNDELL: Another question?

6 MS. RAUCH: So has it been determined what the
7 cost would be to get the caps on?

8 MR. SUITS: The estimated cost on these,
9 Barbara, is \$36 million.

10 MS. FOTHERGILL: That's 1998 dollars, but we
11 don't have 1998 dollars.

12 MR. SCHAFER: And they are not scheduled in
13 1999 either. The best information my agency has from the
14 Air Force is that they have elected to complete the RI/FS,
15 as Mr. Suits indicated earlier. And I believe that probably
16 puts us into 2001 following the current schedule before
17 remedial action --

18 MR. SUITS: Actually, they are in the year
19 2000 program. Correct me if I said that wrong, Virgil.

20 MR. KRONE: That's right.

21 MR. SUITS: They are in the year 2000 program
22 at the present time. 1999 dollars go down. I do have that
23 with me on an overall sense, and I can show that. But then
24 in the year 2000, it does rise. It does rise.

1 Both '99 and 2000 are, however, below the
2 total amount of BRAC funding within the Air Force Base
3 Conversion Agency. Their bigger year was 1998.

4 MR. NUSSBAUM: One thing to add to this is
5 that it has cost us a lot of time to do the expedited
6 program. I think everybody in the room, every person on our
7 team, was shooting for the brass ring with this expedited
8 program -- everybody. I mean, a lot of compromises were
9 made by everybody that's sitting here on the team. A lot of
10 work was done by Bryan.

11 Don't get us wrong when we say this, but there
12 was a lot of team work and effort put toward this effort. I
13 mean, we were all asked to do this by headquarters because
14 of the scarcity in funding in the future. We designed
15 everything. We implemented everything as designed. And
16 when we got to the end, the decision was made by the Air
17 Force headquarters office not to fund these.

18 And it's been very disheartening to our entire
19 team, not just to Gary and I, but to Virlon and everybody
20 else that is on the team. This is not a -- there's not an
21 adversarial relationship amongst the team, but we're --
22 right now we're nine months behind schedule.

23 Had we not done the expedited work, we would
24 have these remedies nine months sooner. So it cost us time

1 and lots of money, and we're all frustrated.

2 MS. FOTHERGILL: As a community member and a
3 resident, I'm disheartened too in the development, you know,
4 recently since the last meeting and the uncertainty of a
5 quicker resolution to the problem -- or hope to resolve the
6 problem.

7 MR. FOTHERGILL: As a resident of Rantoul,
8 what can we do to get this project off the back burner and
9 put it back on the front burner? Do we need to write our
10 congressman?

11 MR. SUITS: As far as securing '98 funding,
12 contractually there is really no way we can implement that
13 at this particular time because we are too late in the
14 fiscal year.

15 '99 funding would require, you know, quite a
16 concentrated effort to go ahead to get that on.

17 MR. NUSSBAUM: Virlon, you may want to put up
18 the funding chart that you had to show the funding for the
19 odd years.

20 MR. SUITS: Okay. Here is 1998 funding. Here
21 is 1998 funding for headquarters. BRAC funding for 1999
22 drops down to a total of \$150 million for the entire Air
23 Force Base Conversion Agency. As I indicated, the year 2000
24 it rises again up to about 170 million or thereabouts.

1 Those are the amounts that we have.

2 It was indicated earlier -- I think Gary
3 indicated that as far as the final BRAC appropriation, this
4 red line indicates the final BRAC appropriation. After that
5 period of time, why -- that's where we are at now -- is that
6 the BRAC funding goes away; and then the landfills would be
7 funded out of the overall, what they call the operations and
8 maintenance pod for the Air Force.

9 The concern on the part of Gary and Steve is
10 at that point that there would be, you know, additional
11 competition for those dollars from the active --

12 MS. FOTHERGILL: Less dollars and more
13 competition.

14 MR. NUSSBAUM: We're talking a third for next
15 year's budget. If Chanute got funded, it would be a third
16 of the entire budget, almost.

17 MS. FOTHERGILL: How many bases or past bases
18 are in this?

19 MR. SUITS: As far as the total number of
20 bases within -- Shirley, you'll have to help me.

21 MS. CURRY: 33.

22 MR. SUITS: 33. Many of their programs are
23 quite far along. I mean, that's part of where the '98
24 dollars are going because there are people that basically

1 had their, you know, the remedial investigation feasibility
2 study completed. And they went that particular route.

3 MS. FOTHERGILL: Just for curiosity, in the
4 fiscal year 1991, we're talking about 33 bases. At that
5 point, when there was \$200 million, how many bases were
6 there? You know, how many bases were they dealing with as
7 far as doing the environmental cleanup and that, I mean
8 comparatively?

9 MR. NUSSBAUM: The Air Force?

10 MS. FOTHERGILL: Yes.

11 MR. NUSSBAUM: Is there 16 BRAC bases total
12 for you guys, or how many total right now?

13 MR. SUITS: Total right now is what Shirley
14 said. It's 33. At that particular time, there were fewer
15 bases because the BRAC '93 and the BRAC '95 had not yet come
16 about.

17 MS. FOTHERGILL: I look at the graph and see
18 that in 1992 they had \$330 million. That just does not make
19 sense to me. I mean, I'm not a mathematician, but --

20 MS. RAUCH: Weren't we the first Air Force
21 based proposed?

22 MR. NUSSBAUM: You were in the first round.

23 MR. SUITS: There were five Air Force bases in
24 the first round.

1 MS. MARSH: We were a specialized training
2 institute, too; so I would think we had to have been one of
3 the worst.

4 MR. WIRGES: Virlon, what are the plans to --
5 what are we going to do about this, or what will be done
6 that costs \$36 million?

7 MR. SUITS: What will we be using the 36
8 million for?

9 MR. WIRGES: Yeah. I mean, are we going to
10 dig up the ground? What are we actually going to do, and
11 who gets the contract? What are they going to spend the
12 money for? Are we going to dig this ground up and do like
13 we did at the north service station?

14 What are you going to do with this lead? How
15 are you going to get it out of the ground? I mean, what did
16 we spend the money for? Surely we're going to do something
17 to get rid of this, are we not?

18 MR. SUITS: I'll attempt to answer that, and
19 then I'll probably have to defer to the technical people;
20 and, in fact, even Gary and Steve can help, also.

21 A presumed remedy for these landfills could be
22 caps, which Gary alluded to. That is a presumed remedy.
23 There are other alternatives, Leonard, that could be used.
24 There could be a consolidation of the entire landfill mass

1 into one location and then with a cap, an appropriate cap.

2 If that's done, Leonard, then a proper -- it
3 will have to be done in accordance with today's
4 specifications as far as the State of Illinois is concerned,
5 and that does include a liner and everything.

6 At this particular stage, we don't know how
7 those costs, you know, necessarily balance out. It would
8 seem to me that's an expensive way to go, you know, to
9 remove it all and to locate it in an alternate location and
10 then basically remedy the four sites that we currently have.
11 However, that's a possibility, but I guess it's important to
12 note. We could presume perhaps a remedy to be putting on
13 the appropriate caps at this particular time.

14 So when you mention: Do we dig it all up with
15 the amount of money? -- no. It would be something more
16 along the lines, if in fact we put on caps, of capping them
17 so that percolation from the ground water does not -- it
18 impedes percolation from the ground water into the landfill
19 mass.

20 The other area we have to deal with in this
21 respect, particularly with -- I don't think we had that here
22 -- but particularly with nine inches of rainfall in some
23 areas here in the county here in the last several days and
24 the rising of the water table, is the treatment of the

1 water, perhaps, that goes through the landfill mass. That's
2 another part of this whole thing.

3 And that part is what, you know, the
4 continuing study will include, the feasibility study that is
5 associated with the remedial investigation that we're going
6 to continue. That is something that the headquarters, you
7 know, wish to know about so that we continue that element of
8 it.

9 MR. SCHAFER: I would like to add to that,
10 Virlon, if I may.

11 MR. SUITS: You may.

12 MR. SCHAFER: Bringing it back to the
13 beginning here, you've heard the term "presumptive remedy"
14 talked about. What that means is USEPA and the states have
15 been cleaning up sites like this for a long time. What we
16 have learned through many, many years and many successes and
17 failures is what works and what doesn't.

18 And that experience combined with, I guess,
19 the public perception, the industry perception, and with the
20 Super Fund processes unduly long and burdensome and drawn
21 out, my agency, as an improvement, an administrative reform,
22 if you will, has developed what is called "presumptive
23 remedies." All that is is generic remedies for generic
24 types of sites. What that affords is sort of a shortcut

1 through the process. If you have a certain amount of
2 information on a site, you can implement a presumptive
3 remedy.

4 Where this fits in with Chanute very well is
5 my agency has a presumptive remedy for military landfills
6 which is tailor made for your landfills here. That
7 presumptive remedy -- and this goes to this gentleman's
8 question over here -- is a containment option. Without
9 getting too fancy, that's a cap; that's a landfill cap.

10 What a cap does, as Virlon stated, is it will
11 reduce the ability of precipitation to percolate through the
12 wastes, come in contact with that contaminated waste, and
13 proceed on down to the water table and continue to
14 contaminate the ground water.

15 The containment remedy deals with half the
16 problem that I believe we're going to have here. You need
17 to contain the waste, and then you need to deal with the
18 ground water problem separately. But the containment of the
19 waste is in very much a real sense the first part of dealing
20 with that ground water.

21 We believe presumptive remedy is appropriate
22 here. We believe there is enough information from our
23 perspective to implement a presumptive remedy. Part of it
24 goes to the testing that was done. That tells us what kind

1 of cap.

2 I think where there may be a different
3 viewpoint is the Air Force. And I think the regulators -- I
4 guess I'll speak for the State, and he can correct me if I'm
5 wrong about his position -- we believe presumptive remedy is
6 appropriate.

7 The Air Force and the people that made these
8 decisions, I guess from what I've been told, they do not
9 feel comfortable going forward at this point. They want
10 more information. They want to complete the study.

11 MS. FOTHERGILL: With your presumptive remedy
12 -- I'm interpreting what you say or reading in between the
13 lines, saying that with these facts and figures that you
14 have now, you know, that's presented to the agency or the
15 team, they could just go to capping it?

16 MR. SCHAFER: It is my agency's position --

17 MS. FOTHERGILL: No further study, no --

18 MR. SCHAFER: No. Let me clarify that.
19 There's still the issue of ground water that the Jacobs
20 folks have to follow up on. As far as the scope of the
21 study that's before us, certainly if the Air Force were to
22 elect to do these caps now, it's my belief we could shrink
23 the scope of things. We could get done quicker. That's my
24 personal opinion.

1 MS. FOTHERGILL: And have less percolation and
2 have --

3 MR. SCHAFER: Well, there is also the benefit
4 of addressing something in the short term rather than the
5 long term. And as you pointed out, with 1998 dollars, real
6 certain guaranteed 1998 dollars versus 2000, 2001 dollars
7 which everyone sincerely hopes will be there -- but you saw
8 the chart. That's the essence of my agency's concerns.

9 MS. MARSH: Has the USEPA done any of these
10 caps on any other bases that the government can, you know --
11 what am I trying to say?

12 MR. NUSSBAUM: Look to? Use as a benchmark?

13 MS. MARSH: Yes. So what is the deal?

14 MR. SCHAFER: Was this done at Pease Air Force
15 base, or am I incorrect?

16 MR. FLAGG: We put a composite cap on one of
17 our landfills. And we actually had some three other smaller
18 landfills. We're talking two or three acres that we
19 physically removed and consolidated into the larger
20 landfill. We also had some other what we considered
21 construction rubble dump type landfills which we simply
22 covered with an earthen cap. That's a little different
23 animal.

24 MR. NUSSBAUM: The issue that I wanted to get

1 to, I guess, specifically is that the cap is one component
2 of the remedy. And if we put the cap on, we can stop
3 digging around in the landfills, stop spending money on
4 investigation for that portion, scale it way back, save some
5 money there.

6 We can put the money we save there plus the
7 money from '98 into the cap, and then we can focus on ground
8 water ~~fade~~^{flow} and transport, which is a concern because Salt
9 Fork Creek runs between two of them.

10 We're still a little unclear from my agency's
11 perspective on the interaction between the Wisconsin or the
12 upper ground water and the lower ground water that people
13 are using just off base.

14 It's just very frustrating. Don't take it as,
15 you know, Gary and Steve against Virlon, because that's not
16 what it is. This decision was made by higher-up Air Force
17 people. We're all upset about this. And I don't know,
18 Caryl, if your question got answered.

19 MR. FOTHERGILL: I wasn't saying Virlon is --
20 I know it's not his fault. I'm just saying: Who can we
21 contact way up the chain here to get this on the front
22 burner?

23 MS. MARSH: Something has to be done.

24 MS. FOTHERGILL: I think the quicker the

1 better for everyone regardless of what study is done.

2 MS. MARSH: And how contaminated is Heritage
3 Lake after all?

4 MR. NUSSBAUM: We don't have any samples yet.

5 MS. MARSH: And people are still taking their
6 kids out there and eating fish out of there.

7 MR. NUSSBAUM: One of the things that the Air
8 Force has done -- and we have all agreed to this -- is put
9 up fences to keep people out of the landfills, which is
10 right next to a magnet for population and exposure. Because
11 from our perspective, the data clearly indicated there's a
12 potential risk from exposure to surface solvents.

13 MR. SUITS: You may have seen that go up here
14 in the last several days.

15 MR. BRADY: Just a section of it, though.

16 MR. SUITS: Particularly for the Balloon
17 Festival. Basically, the approach was to fence this area so
18 that you keep a lot of traffic -- that's the main artery
19 coming from Route 45 through the parking area of the Balloon
20 Festival.

21 I guess parking is going to take place on the
22 concrete out here. But anyway, with a couple parking lots
23 here, we really didn't want people pulling into those
24 parking lots and getting their lawn chairs out and actually

1 walking or sitting on the landfills just from the liability
2 aspect of it.

3 Steve was concerned to the point that he wrote
4 me a letter; and, also, it's certainly been the
5 recommendation from several sources. That does include, as
6 you may recall, a peer review group. They even recommended
7 that we put up the fencing.

8 So we are putting up security fencing. So
9 we'll fence that off. Part of the current project here on
10 fencing is to fence along here, and actually we're coming
11 straight through and tieing in with existing fence here and
12 then fencing off this entire area (indicating).

13 So all the landfills will be fenced off. I
14 think that probably affects you. You may have a question
15 here later on.

16 MR. WILKINSON: I sure do.

17 MR. SUITS: This is landfill. This also is an
18 area that is under study. And we are at the point where
19 this roadway will ultimately be blocked off for a lot of the
20 public traffic. We've had a lot of public traffic through
21 there. And we are at the point that we're going to have to
22 block that off.

23 I feel badly that that was not communicated to
24 you better by the Village and to where it caught you by

1 surprise. I don't know what that does to you, but I would
2 be willing to talk to you about it. Yes.

3 MR. WILKINSON: Yeah, it hampers our
4 operations severely. And I understand keeping the public
5 out of there because I've complained to the City about the
6 public going through there since we've been out there. And
7 not a whole lot has been done about it.

8 If you're going to fence it off, is there a
9 possibility that gates could be installed so that we can use
10 the road and shut the gates again? Or fence the road so
11 that traffic just goes on to our pad and people can't get
12 into that landfill area?

13 MR. SUITS: I guess what I would rather do is
14 perhaps meet you out there and see what possibilities do
15 exist right now. I know Mr. Brady is probably more familiar
16 with the actual map of where it goes. I think I would do
17 better, you know, doing that, and I will meet you in the
18 very near future. I'll meet you tomorrow if you are there?

19 MR. WILKINSON: I won't be here, but I'll get
20 in touch with you, and maybe we can meet next week.

21 MR. SUITS: First of the week --

22 MR. WILKINSON: That would be greet.

23 MR. SUITS: -- meet with me, and let's take a
24 look at what we've got there and how it ties in to what

1 we've got.

2 MS. DELGADO: Is there going to be a fence
3 along this University parcel then, too?

4 MR. SUITS: Not at this time.

5 MS. DELGADO: I thought you said it was going
6 to be --

7 MR. SUITS: I'm sorry. Maybe I pointed up too
8 high. The fence ties in here. This here is the University
9 of Illinois property, and here is the straight, Sylvia. The
10 fence comes up here -- in here, and then across. It ties in
11 with this fence and then back around, around a curve and
12 then on up. If you recall from previous presentations here,
13 we show some waste up in here. That was, I guess, an
14 expanded area of landfill. So we will be fencing along this
15 edge here.

16 MR. NUSSBAUM: I'm sorry. I have to go back
17 to Caryl about what can he do as a community member and see
18 if there's an answer to that question.

19 MS. RAUCH: It would seem to me we need to
20 have some names and addresses like the Secretary of the Air
21 Force, the Deputy Director of this Conversion Agency, and
22 especially the regional -- who is Regional Manager for
23 Division B?

24 MR. SUITS: I'm sorry. The program manager is

1 Mr. John Carr. Does he ever attend a RAB meeting here?

2 MR. SUITS: Yeah. And he got out alive. Just
3 kidding.

4 MS. RAUCH: I would look for him to come now.

5 MS. MARSH: What has the RI/FS done on these
6 other bases comparative to this one?

7 MR. SUITS: I cannot answer that.

8 MS. RAUCH: Maybe he can (gesturing).

9 MR. SUITS: It is generally the position of
10 the Air Force Base Conversion Agency -- or has been -- that
11 they do a full remedial investigation and a feasibility
12 study. That's what I've been told. And I've got a
13 gentleman back here that's going to help me answer that,
14 perhaps, because he is -- I guess when you say another base,
15 maybe he can help.

16 MR. FLAGG: My name is Jay Flagg, and I'm
17 environmental engineer at Pease Air Force Base, New
18 Hampshire. And we talked briefly about one of the landfills
19 that we basically did put a RECRA cap on. It was done back
20 in the, oh, '92/'93 time frame, but we did go through a
21 complete RI/FS process.

22 One thing we had done for that particular
23 situation is we had broken out the landfill from what might
24 be considered your larger operable unit to move it along

1 quicker. But we did go through the RI/FS process on that.

2 MS. MARSH: How long did that process take?

3 MR. FLAGG: Start to finish? I'm not sure,
4 but I'm going to say maybe a year and a half.

5 MR. SCHAFER: One important point to note is
6 I'm fairly certain that USEPA had not published the
7 presumptive remedy guides for military landfills in the time
8 frame this gentleman is talking about. I think that's a
9 later development.

10 One thing I can tell you is that the Navy at
11 Navel Air Station, Glenview, is considering -- they have
12 some small landfills that for reuse purposes they may dig up
13 and get rid of.

14 If you have a small enough landfill, it does
15 become economically feasible -- especially if there's a very
16 high property value associated with having a pristine,
17 usable parcel -- to dig up a landfill and move it or combine
18 it.

19 That decision hasn't been made yet, but they
20 are considering presumptive remedies. And if I'm not
21 mistaken, the Army has elected that at Fort Sheridan.

22 MR. NUSSBAUM: Yeah, they utilized an interim
23 remedial action, RAD, which was a presumptive remedy
24 consisting of two different types of caps because it was

1 adjacent to Lake Michigan; so they had some slope and
2 stability issues to deal with. But, yes, they implemented
3 the presumptive remedy guidance.

4 UNIDENTIFIED SPEAKER: For hazardous waste?

5 MR. NUSSBAUM: Yes. But again, it also
6 included a portion that wasn't for hazardous waste.
7 Technically, because a hazardous waste landfill has a liner
8 system in it and if you put that liner system on too high of
9 a slope, everything you put on top just slides off, you
10 don't want to do that in a situation where you have a slope
11 problem. Typically for landfills, we want a maximum 3 to 1
12 slope so that we can utilize the -- let me give you a
13 description like a roof.

14 We don't want it really sloped such that -- we
15 want to slope to where things will run off, but we don't
16 want a slope that is going to be unstable.

17 MR. SCHAFER: Presumptive remedies give the
18 lead agency, in this case the Air Force, an opportunity to
19 accelerate things. It's kind of a short cut through the
20 system, the long system, as you see.

21 Typically, the public perception is the
22 regulators are slowing things down. The regulators are the
23 long pole in the tent, so to speak, with getting things
24 done. I feel it's important to assure you that in this case

1 the regulators are advocating presumptive remedies. We're
2 advocating the short cut.

3 But it's ultimately the Air Force's decision
4 as the lead agency which direction they want to go. And
5 they certainly have the legal right to -- for lack of a
6 better term -- "have their day in court" and carry this
7 whole thing through and do a very thorough study.

8 But getting back to those bright lines I
9 mentioned, we feel those are definitive enough issues to go
10 forward with a cap.

11 MS. MARSH: What does the thorough study --
12 where does that get us? I mean, just because they know
13 everything that's going on, what is that going to change in
14 the end product?

15 MR. NUSSBAUM: That would be our concern as
16 well. We don't think it's going to change anything in the
17 ultimate scheme of things.

18 MS. MARSH: So it's just a matter of wasting
19 dollars and time between now and then to get the same end
20 result.

21 MR. NUSSBAUM: Well, while you would envision
22 it that way and I might say it that way, the Air Force
23 believes that there are -- they need that security or they
24 need certain things from that to be able to make the right

1 decision on the remedy.

2 Now, I'm not going to say that they don't have
3 concerns, because they do.

4 MS. MARSH: And hundreds of thousands of
5 people driving through there over the next three years isn't
6 enough of a concern to get anything done quicker?

7 MR. SCHAFER: I think these are questions you
8 should probably address to the Air Force. I honestly don't
9 know the answers to your questions.

10 MS. MARSH: Virlon is not telling us who to
11 contact, though, at the Air Force.

12 MR. SUITS: I will step in here. I will give
13 you names. I will have Shirley help me with that. I will
14 provide those to you.

15 MS. MARSH: Okay.

16 MR. SUITS: Fair enough?

17 MS. MARSH: Fair enough.

18 MR. SCHAFER: The decision makers are not at
19 this table. And as Steve said, we have our disagreements;
20 but I think the people around this table -- when we set out
21 to do this expedited program, we set the goals we needed to
22 meet. The contractors marched out under extremely difficult
23 circumstances, very difficult time constraints, and got the
24 job done and did a good job.

1 This group here delivered the product
2 necessary to validate this decision.

3 MR. NUSSBAUM: We believe.

4 MR. SCHAFER: We believe that. And we thought
5 we had buy in on the decision makers as to what we were
6 going to deliver and within what time frame. We delivered
7 it. But when we got to the end, for reasons I don't
8 understand personally, we've been given this decision.

9 MR. SUITS: With that, I will go ahead.
10 Shirley will get me the names and call me at the office. I
11 will forward those to you.

12 MS. RAUCH: We can't get them tonight, though;
13 is that right?

14 MS. CURRY: I'm writing them down.

15 MR. SUITS: We'll need a copy machine if you
16 want a copy unless you want to share.

17 MS. RAUCH: We can do that.

18 MR. SUITS: Joyce has been patient. She will
19 be presenting the Seven Sites Operable Unit 2.

20 Joyce Miyagishima, she is with Jacobs;
21 however, this is on the other side. Jacobs is a
22 subcontractor with the environmental company in this
23 particular case. So Joyce is representing them today, but
24 she is a Jacobs employee. You're on, Joyce.

1 MS. MIYAGISHIMA: I wanted to give you a brief
2 update on the recent project activities for the Seven Sites,
3 the OU-2 Seven Sites. I think you are all familiar with
4 them. They are the sites of fire training areas and sludge
5 disposal pits, oil water separators.

6 Our most recent activity is that we went out
7 to do a site recon, and we did that in June from the 22nd to
8 the 26th. What we did is to come out here to the site. We
9 looked at aerial photographs. We looked at other reports we
10 hadn't seen. And the primary objective is to identify any
11 what we're calling "points of interest" that may impact the
12 way that we're investigating a particular site.

13 So we wanted to be proactive and identify the
14 whole universe of anything that might impact how we look at
15 the site. We wanted to be comprehensive and make sure that
16 we included everything. We also wanted to -- from that
17 whole list that we identified as points of interest, we
18 wanted to look at each one carefully and determine which
19 ones are really of no further concern and which ones we want
20 to look at more carefully and perhaps include in our
21 remedial investigation.

22 The end point then is site closure and
23 transfer to the City.

24 We did this for all our sites. We have an

1 example that I'll present tonight. The example is on the
2 building 950 area. It's a good example because it really
3 shows the complexity of the area. It gives you a good
4 overview of the different types of points of interest that
5 we encountered. And then it also illustrates how a
6 particular point of interest may impact how we do the
7 remedial investigation.

8 This particular map illustrates the 950 area,
9 which is a fuel systems training area. It's located in the
10 northeastern portion of OU-2. Probably the most predominant
11 feature that you would notice if you had been out at the
12 site are the big above-ground storage tanks that sit out
13 there. I'll come back to this.

14 I just want to give you an idea of all the
15 points of interest that we identified. This is a list of
16 the 19 key features, and they all correspond to a circle on
17 the map. I will go through them on the map with you and
18 highlight certain ones that I think might be of interest to
19 you. But they range anywhere from, like, a manhole 100
20 ground volt, which we identified as a point of interest. It
21 may be -- at the time that we pop the lid and find
22 electrical lines, it may not be of interest to our
23 investigation.

24 And this is again the 19 key areas. I do want

1 to stress that right now they are just points of interest.
2 Many of them may have already been closed under a particular
3 program.

4 For instance, if we identify an above-ground
5 storage tank or underground storage tank, we may go back to
6 the records and find out that they have been closed under a
7 petroleum oil lubricant program and therefore not be of
8 interest to us. But several of them may impact the site
9 that we're investigating and therefore need to be looked at
10 more carefully.

11 Let me just point out some key features here.
12 Item number 13, which is here (pointing), is the sludge
13 disposal pit at building 950. And that's the area that
14 we've been tasked to look at. What we wanted to do was to
15 make sure that we looked at the entire area to see what
16 other areas may impact how we do that investigation at this
17 particular area.

18 MR. SCHAFER: Excuse me, Joyce. Could you
19 explain what is believed to have been disposed of in the
20 sludge disposal pit?

21 MS. MIYAGISHIMA: Yes. As I've pointed out
22 before, the key features here are item number 7. Those are
23 the above-ground storage tanks where JP4 fuel was stored.
24 And it's the sludge from the bottoms of those tanks that was

1 removed and was deposited into key feature 13, the sludge
2 disposal pit. It's a very small area. It's maybe 20 by 20.

3 We noted, also, that during the -- it's
4 estimated about 1954 through 1975 -- item number 1's that
5 you see here are drainages from the catchment basins of the
6 large above-ground storage tanks. That may be an area that
7 we need to look more closely at.

8 In 1975, item number 3, there's a 3,000 gallon
9 oil water separator that was put in at that time. Any
10 drainage from the catchment basins went to the oil water
11 separator.

12 Item number 12, down here, is a release from
13 the oil water separator that occurred in 1993. It was a 500
14 to 1,000 gallon release. And the Air Force has some studies
15 of natural attenuation that's ongoing out there.

16 Item number 8 is a drainage ditch leading
17 south towards Salt Fork Creek. We have a couple fuel lines
18 there. Item numbers 17 and 19, both of those have been
19 closed out but, again, are points of interest to us.

20 The whole area was used, as I pointed out
21 before, as a fuel handling training area. These fuel
22 islands were used as part of that training. That's item 14.
23 Item 2 was a tank car loading/off-loading area.

24 I will just point out a few more items. Item

1 18 is building 950, and that's the large pump house that was
2 used to pump the fuel out of the large above-ground storage
3 tanks to the other buildings.

4 A couple more items of interest is item number
5 9. An above-ground storage tank was located there. And
6 item 16, we believe, was an area where sludge from the
7 sewage treatment plant was deposited.

8 So, again, what I want to stress is that we
9 want to be thorough in our investigation. There might be
10 easy answers to a lot of the points of interest that we've
11 identified here and may not impact our investigation, but
12 there may be others that we need to look at more carefully.

13 Any questions?

14 MS. DELGADO: I understand that in the
15 previous RI that had been done for the Operational Unit 2,
16 it was felt that it wasn't comprehensive enough, hadn't
17 looked at all the sources of information to identify where
18 the potential contamination was.

19 So the approach you're using now, is that
20 designed now to be acceptable to the agencies? Have you
21 made some changes in the approach from what was done before?

22 MS. MIYAGISHIMA: Well, yes. We're working
23 hand in hand at BCT with the members to hopefully ensure
24 that this investigation will be done right. As you can see,

1 our site number 13 could be potentially impacted by many
2 other sources in the area; and we do want to make sure that
3 we are thorough in the investigation.

4 MR. SCHAFER: I'd like to build on that and
5 give you more of an answer.

6 That was one of the problems with the previous
7 study. There were other problems as well. There was
8 problems with the laboratories, quality assurance/quality
9 control problems with the labs that occurred. And there was
10 also problems with the execution of the field work, the
11 procedures that were followed in the field.

12 As far as the comprehensive nature, based on
13 what we've seen so far, certainly the approach that the
14 environmental company in Jacobs is putting forth is
15 considerably more comprehensive than any previous efforts.

16 And the level of oversight by the regulators
17 is exponentially increased from the last study. Great
18 attention to detail is being paid to laboratories and things
19 like that. This is slowing things down a little bit, but we
20 are proceeding very cautiously and very carefully with the
21 Air Force to make sure that the errors that were made in the
22 past are not repeated.

23 MS. DELGADO: Okay, good.

24 MR. SKRIDULIS: I would like to add to that

1 that the errors of the past were made by previous
2 contractors.

3 MR. SUITS: Any other questions?

4 MS. DELGADO: Yes. What is the next step and
5 the time frame for doing investigation on the Seven Sites?

6 MR. SUITS: I'm sorry. I didn't hear the
7 question.

8 MS. DELGADO: What is going to be the next
9 submittal or deliverable that's going to be completed for
10 the Seven Sites, and what will be the time frame for that?

11 MS. MIYAGISHIMA: We have a work plan that has
12 been reviewed in a draft form by the agencies. We've
13 received comments on those work plans. We're busy
14 responding to those comments, but we're hoping in the fall
15 time frame, October, to have a final work plan.

16 Additionally, then we will be working on a
17 sampling and analysis plan. And with the combination of
18 those two plans, once they're approved, we will get the
19 approval to go out and do the field work.

20 MS. DELGADO: So the first step is to finalize
21 the work plan, and then after that there has to be another
22 submittal of the actual sampling plans?

23 MS. MIYAGISHIMA: Right. There is a sampling
24 and analysis plan that details the QA/QC and field

1 procedures that we must use.

2 MS. DELGADO: And then when do you think
3 you'll be ready to proceed, approximately?

4 MS. MIYAGISHIMA: We're working on the
5 sampling plan right now. It will be submitted after we
6 finish our response to comments to the work plan. And
7 hopefully we'll be in the field -- right now our schedule is
8 targeted for November.

9 MR. NUSSBAUM: Typically, on the review of
10 documents, there's so many things going on for our agency
11 that we're having difficulty keeping up with the review. So
12 we are slowing some of the activities down with respect to
13 getting these sites investigated.

14 It's a resource issue. I mean, there are a
15 lot of documents that have been generated here, and we're
16 trying to go through everything. And to be honest, Gary is
17 right. We're giving much more scrutiny to the site than
18 ever before, and it is taking us longer to get through the
19 documents.

20 MS. DELGADO: November, does that account for
21 -- can you accommodate turning it around that quickly?

22 MR. SCHAFER: That seems like a realistic time
23 frame to me. I see no reason to say that that's not doable.

24 MR. NUSSBAUM: I just wanted to admit that we

1 do slow it down once in a while.

2 MR. SCHAFER: Another issue that needs to be
3 factored in here: Unfortunately for the Jacobs guys, we
4 seem to get to the field work when it gets cold, which is
5 not what we try to do. Actually, we try to be in a position
6 where we're going to do field work in the good weather.

7 With this expedited program, when we were
8 tasked to undertake this by the Air Force headquarters, all
9 the resources, the regulators, all the project people you
10 see here tonight were put on that. So that's had a ripple
11 effect on the other projects.

12 Jim, please correct me if I'm wrong. You're
13 much more knowledgeable about the schedule than I. I
14 believe there's a nine-month lag on the landfills work.

15 MR. SKRIDULIS: I would say on the order of
16 six to nine months were basically devoted to -- diverted to
17 expedited programs.

18 MR. SCHAFER: And Joyce's program, I don't
19 know what the lag is there, but certainly there has been
20 some lag.

21 I guess the point I'm trying to make is this
22 is another frustrating thing for us, too. Had we not gone
23 through this expedited program drill, we would have these
24 folks in a much better position to get out in the field

1 during good weather. In fact, they would probably be out
2 there now doing this work, I would hope.

3 MS. DELGADO: So then what's been programmed
4 for the Seven Sites? You mentioned that the landfills were
5 programmed for the year 2000 for remediation action. So
6 where are the Seven Sites?

7 MR. SUITS: I don't have the schedule here
8 handy. Joyce or Jim, can you help a bit more as far as --

9 MR. SKRIDULIS: The schedule as currently
10 constituted calls for the beginning of remedial activities
11 -- yet to be specified -- but the beginning of remedial
12 activities in December of 2000. Now, what the Air Force has
13 programmed in terms of money, I'm not privy to that
14 information.

15 MR. SUITS: Okay. Beyond that, Greg, do you
16 have your slide?

17 MR. HASSETT: Yeah. At the same time that the
18 environmental company was out doing their review in search
19 of their points of interest in Operable Unit 2, I was
20 performing a very similar exercise and study in Operable
21 Unit 1 where we reside today.

22 This is primarily focusing on seven areas.
23 The first one I looked at was -- these are all generated
24 from different sources: interviews, the Air Force going out

1 on their own and identifying areas they think need
2 additional research before we actually transfer the
3 property.

4 So the first one I looked at was an oil water
5 separator at the old base fueling station. A lot of my
6 research centered around a lot of the documentation that
7 Virlon has in his office to verify whether or not this is
8 actually in his records and what the status of that is and
9 what is the intention of the Air Force with any of these
10 particular units.

11 So anyway, this particular unit, the oil water
12 separator, was identified by the Air Force as a point of
13 interest. I went through the records and interviewed
14 Virlon; and with this particular unit, I found out that this
15 is an oil water separator that is intact. It's in the
16 ground. The unit has supposedly been cleaned, and the
17 operating permit has been withdrawn.

18 From what Virlon has told me, the Village at
19 Rantoul is interested -- or at one point was interested in
20 retaining that particular oil water separator; therefore,
21 it's still in the ground.

22 The next step on this particular site --
23 obviously, there's some dialogue that the Air Force has to
24 have with the Village. It's the Air Force's intention that

1 if the Village wants it, it stays in the ground; if not,
2 then that's something that Virlon has to, I suppose,
3 negotiate with the Village. So anyway, that was kind of my
4 research on this particular site.

5 The next one was an underground storage tank
6 near the old part of the base near building 747 at the north
7 end of the property. Now, this one was discovered some time
8 ago, about six months ago, actually, by utility workers
9 scanning the property for a potential line. And they
10 encountered a metallic-type object through their recording
11 devices.

12 So I went back and looked at some aerial
13 photographs and spoke with some of the -- John Clingen
14 (phonetic) who works for the Base Closure Agency. I
15 discovered that there is a -- obviously a potential
16 underground storage tank that is not in the records. The
17 documentation that's in Virlon's office does not indicate
18 that it's there.

19 So this is something that was somewhat of a
20 surprise to us. And so the next steps for this particular
21 site would be to continue the investigation and with the Air
22 Force responsibility of pulling out that tank.

23 The next site is the carbon tetrachloride
24 disposal areas. This particular area was discovered upon an

1 interview that Mr. Nussbaum and Mr. Schafer and Mr. Suits
2 had with a former employee.

3 Upon their interview, they discovered that
4 carbon tetrachloride was a solvent that was used to clean
5 some of the parts they were using right across the street
6 over at hanger 3. Back in the early to mid '40s, it was
7 common practice to dispose of that by walking across the
8 apron and actually disposing it at the northeast corner of
9 this building right here. So this is a point of interest to
10 the Air Force.

11 A secondary -- actually, that occurred -- from
12 the interview, that occurred from 1944 to 1946. Supposedly
13 3 to 5 gallons of carbon tetrachloride was disposed of in
14 this manner at the northeast corner of the building.

15 MR. SCHAFER: Per week.

16 MR. HASSETT: Per week. That's important to
17 note.

18 What the interviewee said was that before that
19 time -- this was, I think, actually before he was an
20 employee of the base -- it was common practice to go to the
21 east side of hanger 3 and dump it down a drain there. We
22 don't really have an idea of how much was dumped down there
23 and then for how long. So there's obviously some follow-on
24 work the Air Force has to do with this particular site.

1 The next site is the coal storage areas. And
2 if you go over to where the coal fire unit is today, you'll
3 notice north of that there's some rather wide-open large
4 areas. At points in the past and even still today, coal was
5 stored in those areas.

6 When the main part of the base was being built
7 in the '30s, what they had was a rail line that came right
8 off the rail spur at the north part of the base and came on
9 down. The train cars came, and they would -- had huge piles
10 of coal with the intention that the Air Force wanted to keep
11 a 90-day supply of coal so in the case of a coal strike,
12 they could continue supporting -- doing their support
13 activity.

14 With that much coal being around, there was
15 the generation of coal dust that was a real concern. And
16 once again, this was back in the, you know, '40s, '50s. And
17 I'm not sure exactly when this practice was discontinued.
18 But at the time, it was common Air Force practice and
19 probably across even a lot of the Department of Defense to
20 kind of water down that coal with petroleum hydrocarbons and
21 solvents, whatever type of excess fuels or, you know,
22 something that would basically make the coal dust stick to
23 the pile.

24 Of course, the concern with that is that over

1 time, if you put enough of this stuff on here, it's going to
2 trickle down and hit the ground and potentially go into
3 ground water.

4 The next steps for these coal storage areas is
5 to do some additional follow-up. We're going to have to
6 take some samples out there and figure out what kind of
7 impact to soil and ground water.

8 The next site would be the fire training demo
9 areas. As you know, there's -- if you're not aware, there's
10 a couple of fire training areas that the Air Force used to
11 train their fire fighters at. They are called fire training
12 areas 1 and 2. You people are probably familiar with that.

13 When the airport closed during the '70s, from
14 what I've been told, there was an open house event. The Air
15 Force would host fire training demonstrations that occurred
16 right off the runways all around this particular area.

17 What they were, they were little circular
18 square-shaped areas probably 100 to 200 feet in diameter.
19 And probably what would happen is they would birm up the
20 area; and in order to make a fire, they would probably put
21 in fuels and/or solvents, the same type of stuff they would
22 use to set the fires at their normal fire training
23 facilities. They would put the stuff on the birm, and they
24 would light it. Then the fire trucks would be there, and

1 they would put it out with their suppressants.

2 Anyway, going back to aerial photos back in
3 the '70s, you can find these things almost like crop
4 circles. You can find the little circular or square-shaped
5 areas. Through my research and working with the field
6 engineer, Dan Brady, we identified five such areas.

7 Once again, very similar to the other areas
8 above, I think we can fairly well locate these very same
9 circular areas, and we'll probably wind up taking some
10 samples there to determine if there's been an impact to the
11 soil and/or ground water.

12 The next site is the hospital firing range.
13 And this, once again, came through an interview or
14 discussion Virlon had with the daughter of a former base
15 employee in which -- and you probably know more about this
16 than me. But once again, the Air Force is very serious
17 about -- you know, someone comes to the Air Force, and
18 they'll claim that, hey, this activity occurred there. It's
19 their responsibility to go back and follow up on those type
20 of issues.

21 We still have some work to do on this, but the
22 Air Force does intend to follow up and determine was there
23 ever a firing range. If we do make that determination, then
24 there's obviously the responsibility of determining

1 potential impact to soil and ground water.

2 MS. FOTHERGILL: So for clarification on that,
3 there was a firing range located where the hospital is now?

4 MR. BRADY: No. It was south of the hospital.

5 MR. HASSETT: Not actually at the hospital.

6 MS. FOTHERGILL: But I mean in that parcel
7 there?

8 MR. BRADY: A possible small arms range.

9 MR. HASSETT: Right. So we're talking
10 potential lead contamination, which leads us to the last
11 site. I believe this has been brought up at previous RABs.
12 It's at what we call the "former playground area."

13 One of the people that lived here was out with
14 a metal detector one day. As the story goes, a piece of
15 lead solder was found -- several pieces. The Air Force and
16 the Illinois EPA came out and took samples and found
17 discernable concentrations of lead in the soil. The lead
18 solder is approximately 50 percent or greater than that. It
19 contained lead, and they also found lead-based paint on the
20 playground equipment.

21 So one of the first actions the Air Force did
22 was to remove the playground equipment there. That's why I
23 called it "former" playground area.

24 However, you know, the point is there was a

1 release of lead. The Air Force is not -- it was difficult
2 for me to ascertain why the lead was there. My theory is
3 that during the '30s while this portion of the base was
4 being built, that could have very well been a staging area,
5 a construction staging area; and thereby, you know,
6 construction practices released lead into the soil.

7 So once again, with the other sites, there's
8 going to have to be some follow-on work. And that's pretty
9 much my presentation. Do you have anything to add, Virlon?
10 Do you all have any questions?

11 MR. SUITS: We've been asked by the USEPA and
12 Illinois EPA to roll these points of interest or areas of
13 concern into another remedial investigation and a
14 feasibility study. This is not to say that these are all
15 inclusive as far as areas in this portion.

16 And once again, I have to speak with Kathy's
17 father. She told me earlier to call him. I tried to get
18 him -- I think what he indicated is when he comes up to see
19 your grandkids, then he would go ahead and call me. But I
20 will make a more concentrated effort to get with him in the
21 very near future to get this identified so that he can
22 actually walk me out to the site and show me where that is
23 located.

24 But at any rate, why, with several of these

1 areas of concern -- and I guess I need to point out that a
2 number of these have resulted as an outgrowth of your
3 involvement here, you know, with us in this endeavor. The
4 lead issue and the playground park and then this hospital
5 firing range certainly are indicative of that along with the
6 carbon tetrachloride. So all of these are an outgrowth of
7 your input into this board; and so the system is working the
8 way it is intended to.

9 I will be asking our headquarters for funding
10 of this in terms of preparation of the programming documents
11 that I send up for that. And then that includes the
12 justification for going into investigative portions of this
13 particular set of concerns here to do exactly what they've
14 asked us to do, and that is to roll them into a remedial
15 investigation and a feasibility study.

16 MS. RAUCH: The base fueling station, that's
17 the one at the north gate, right?

18 MR. BRADY: No. That's the base gas station.
19 The fueling station is -- what's the name of that?

20 MR. SUITS: It was here. I would be better
21 off to show you.

22 MS. FOTHERGILL: It's probably by the old
23 warehouse.

24 MR. SUITS: Right, exactly. It's right in

1 that triangle. It was constructed, you know, rather
2 recently in the life or life history of Chanute; I want to
3 say like 10 to 15 years ago. Is that consistent with what
4 maybe some of you remember that were here?

5 MS. FOTHERGILL: No. It's longer than that --
6 15 years.

7 MR. SUITS: Maybe it is longer. I guess what
8 I'm judging by, Jackie -- I've been here 19 years, and it
9 wasn't there when I came in. So it's somewhere in between
10 that. It's been relatively recently as far as the history
11 of Chanute. Lorraine may remember. I don't know.

12 MS. WIRGES: What?

13 MR. SUITS: It is an oil water separator,
14 Lorraine, that was located in conjunction with the fuel
15 dispensers there so that if spills would occur on the
16 concrete, that the oil and water would be separated out.

17 MR. BRADY: It's a fenced-in area.

18 MR. SUITS: I cannot answer that as far as who
19 actually paid for putting, you know, putting the system in.
20 The tanks, as I recall, you know, were removed by us.

21 But I think at that point the Village had
22 indicated: Leave the oil water separator in place. And I
23 think that's what we talked about earlier. I've got to
24 resurrect that with the Village as far as whether they still

1 wish to keep it. I know we discussed that earlier today.

2 And if they do not, then we will likely, you
3 know, put through a project to go ahead and remove that
4 because we don't intend to leave oil water separators that
5 somebody will not use later. Because after we get out of
6 here, we don't wish to be responsible for those.

7 And in fact, if we do leave them on a parcel,
8 what we do is put in the deed and in the transfer paperwork
9 that it is incumbent on them or their responsibility then to
10 go out and get the proper permits from the State of Illinois
11 to operate them. At the present time, it's not being used,
12 and it's not a permitted oil water separator. It's
13 primarily underground. You see the top, particularly just
14 the very top of it.

15 Again, I apologize for the time. We had a lot
16 of discussion. I don't know that anybody from the Village
17 is here to represent the reuse progress. I think I'll just
18 throw in a little bit here as far as reuse progress. You're
19 seeing part of it out here. What the events of the next
20 nine days will consist of now is the Balloon Festival.

21 Hopefully in the next nine days we can get
22 some sunlight so that this can be a fun event for the entire
23 community and, for that matter, all the visitors that come
24 from out of town for this event.

1 I'm told that the expectations for this are
2 anywhere from 100 to 300,000 people; so it's certainly going
3 to be a significant event for Rantoul. And I would view
4 that as number 6, certainly as an area of progress on this
5 base.

6 Community involvement may be the wrong words
7 to describe what that is. If the Village were here, then
8 some of that could be brought out. At this time, as I
9 indicated earlier, certainly some additional concerns can be
10 brought out by you as members or by the EPA or any of our
11 folks. Steve?

12 MR. NUSSBAUM: I just had one question on
13 this, and I just thought -- I didn't talk to you about it
14 beforehand, Virlon. But wouldn't it be prudent to supply
15 the members of the Restoration Advisory Board with a copy of
16 your community relations plan because they asked: Who can
17 we call? And I think some of that information might be in
18 the community relations plan.

19 I would also say that as members of the
20 Restoration and Advisory Board, it's really important that
21 you have access to that because if somebody asks you a
22 question knowing you are familiar with that, it's a good
23 source of information for you. It kind of gives you a
24 strategy on the Air Force and who to call and what to do and

1 that kind of thing.

2 MS. MARSH: I'm going to call all the key
3 people in the Air Force as well as the senator and
4 congressman.

5 MS. RAUCH: Virlon, I have several concerns.
6 I talked to the Inspection Department today about -- I've
7 talked to them about this mass of wire that's located at the
8 gas station, former gas station; and they have tried to
9 remove that. They got approval from you.

10 And they told me today they can't remove some
11 of it because it's in the ground, and it's quite thick.
12 They removed what they could that was loose, but some is
13 very thick and is in the ground.

14 MR. SUITS: I will talk to them. I'll take
15 that under advisement and talk to them. As far as being in
16 the ground, I would have to look at what that is, whether
17 it's been setting there long enough now to sink into the
18 topsoil or whatever.

19 MS. RAUCH: They didn't seem to think that was
20 a problem. But anyway that needs to be investigated.

21 MR. SUITS: I will look at that.

22 MS. RAUCH: And I as well as, I think, some
23 others that are here today that are residents are real
24 concerned about the condition of some of the property. It's

1 getting very dilapidated and, I think, dangerous to
2 residents.

3 I think there could be some environmental
4 concerns that should be investigated in that and,
5 specifically, White Hall. The People's Center has already
6 said that it's -- they haven't condemned it, but they said
7 it's an unsafe building.

8 Well, that seems like that could be demolished
9 somehow. But when we're talking about White Hall, we're
10 talking about such a huge, huge building. And I'm sure that
11 that has had no care whatsoever since '93. And, you know,
12 White Hall is very close to that park that we found lead
13 pieces. And I'm sure that there could be other -- I would
14 like for that site to be investigated. I'm very concerned
15 about it.

16 MS. WIRGES: That was discussed at the
17 beautification committee meeting the other day; and that is
18 one of Jack Hays' (phonetic) babies, you might say. And
19 it's all in the political process of him either paying up,
20 doing what he's supposed to, or the Air Force coming back on
21 him. That's the way I understood it.

22 MR. SUITS: We have sent a package to Mr. Hays
23 at various addresses, and I'm understanding that -- and,
24 Shirley, you may be able to help here -- I'm understanding

1 at least one of those, I think, has come back as a refusal.
2 I think there are multiple packages of the same thing that
3 we sent out to the addresses that we could find.

4 What we have sent, as I recall, is a deadline
5 for a transfer on the parcel property, which is August the
6 19th; and I've heard nothing from Mr. Hays relative to that.

7 MS. RAUCH: Is it correct to assume that if it
8 is transferred to him, then the Air Force is no longer
9 concerned with that property?

10 MR. SUITS: As far as the building is
11 concerned, the building is his. One parcel has been
12 transferred that we are currently dealing with. And that
13 certainly is the one that we talked about here, which is the
14 lead in the playground or in the park, if you will.

15 So that's not Jack Hays', but that piece of
16 property has been transferred in deed. So Barbara, the fact
17 remains that we remain responsible for whatever there is
18 from the environmental standpoint.

19 Another case in point would be if -- you know,
20 if we do find, in fact, a firing range on the parcel that,
21 you know, her dad has identified, it's private property. It
22 has been transferred, and we will -- we have the wherewithal
23 within our transfer documents that we go in and we remediate
24 or do whatever we have to.

1 That part doesn't make an appreciable amount
2 of difference. The Air Force has committed to whatever is
3 found after the fact, and certainly we have had some things
4 here that have been found after the fact in some cases. We
5 will deal with them whether the property is transferred or
6 not.

7 At the present time, you know, we're not in
8 the position to be able to say: Well, we don't want to
9 transfer to you anymore. I mean, we're in a position
10 currently that we've received the bid and he's been given
11 notice that we wish to close on the property. And if he
12 does not come forward at that point, then we take other
13 measures. And that basically is out of my hands. It then
14 reverts back to our headquarters real estate property folks
15 with the General Services Administration as far as what we
16 do next.

17 MS. MARSH: I was under the understanding that
18 these properties were turned over with in the contract that
19 they would have to have enough money to do whatever work was
20 necessary to make --

21 MR. SUITS: That is correct. That is within
22 -- and from that standpoint, I have already sent a notice on
23 that that the property has been found in disrepair and that
24 it had been a condition of the lease that he keep up various

1 aspects of that building. So he's been put on notice in
2 that regard.

3 MS. MARSH: Since he's obviously not doing
4 that, how can you then deed him the property if he's not
5 following the contract?

6 MR. SUITS: Well, that was a lease. The lease
7 was in furtherance of conveyance, and that is a way it's
8 being dealt with.

9 I don't have the letter in front of me, the
10 copy of the letter that the headquarters sent to him; but it
11 did address the issues of what he needs to do.

12 MS. RAUCH: What does he need to do to satisfy
13 your agency?

14 MR. SUITS: We have asked for a plan from him.

15 MS. MARSH: Sounds to me like all he has to do
16 is buy it, and that's about it.

17 MS. WIRGES: Has he paid anything? Has he
18 paid that 50,000?

19 MR. SUITS: No. He's paid the down payment.
20 He has paid the down payment.

21 MS. MARSH: What's the 50,000?

22 MS. WIRGES: That's what he bid on it. That
23 was the only bid. He got White Hall for \$50,000. There are
24 so many code violations in that building that it would take

1 him a year of Sundays to fix it.

2 MS. RAUCH: And lots of money.

3 MR. SUITS: I should have anticipated that,
4 you know, the discussion would come up here at this meeting.
5 And for some reason, I continue trying to steer this thing
6 to, basically, the environmental meeting.

7 I would be happy to go ahead and get all my
8 documentation together as far as what I've got copies of --
9 and once again, you know where my office is. I would be
10 happy to go ahead and entertain a meeting with you so that
11 you can look at what we have done.

12 MS. MARSH: Can you show me on that map
13 exactly where your office is?

14 MR. SUITS: We're almost within shouting
15 distance, Kathy.

16 MR. NUSSBAUM: Virlon, there's one more thing
17 the RAB might want to consider. I don't know if they ever
18 did. I didn't ever look through the minutes for the RAB
19 from all the meetings -- is adding new members. As you're
20 going to go and do more community outreach, you may have
21 people petitioning to be on. The RAB may want to start
22 considering how they want to go about adding new members.

23 MR. SUITS: We are right here (indicating),
24 the long brick building.

1 MS. RAUCH: Well, Virlon, I'd still -- I still
2 don't feel like I have my question answered about what does
3 that plan have to be? What does he have to do to satisfy?

4 MR. SUITS: Specifically his plan had to do
5 with work he had to do inside, you know, to make the
6 building presentable; and then, also, the exterior, of
7 course, is what manifested the most concern, particularly
8 here recently with the Balloon Festival coming.

9 MS. RAUCH: Will he have to bring it up to
10 code?

11 MR. SUITS: Yes, ultimately.

12 MS. RAUCH: But not before he gets the deed?

13 MR. SUITS: I will have to look at what we
14 sent him, Barbara. I would like to reserve comment on that
15 until I actually am familiar with what, you know, we sent
16 him.

17 MS. RAUCH: I've been told it would cost 3
18 million to bring it up to code. He's buying three buildings
19 in this parcel -- or three sites for \$50,000. One of them
20 is going to cost 3 million to bring it up. If he can't
21 afford \$50,000, it doesn't take a rocket scientist to figure
22 out he cannot do the code work.

23 MS. MARSH: Well, he can't even keep the park
24 that hasn't a building on it.

1 MS. RAUCH: I know. I just don't want this
2 shoved under the rug.

3 MS. WIRGES: I'd just like to say from what
4 I've worked with the Village on this during the last two
5 months, two and a half months, that it's a legal
6 entanglement; and it's going to take the Air Force and the
7 Village to take care of it. And it's just something that
8 we're going to have to put up with for a while.

9 MS. RAUCH: I don't want him to have it.

10 MS. FOTHERGILL: I make a motion that maybe
11 this goes off the record in regards to afterward comments so
12 she doesn't need to do --

13 MR. SUITS: Yeah, I was trying. For the most
14 part, it's not an environmental matter. It comes up at
15 these meetings as a concern, and I can understand that.

16 MS. FOTHERGILL: This is our only stage,
17 Virlon, really our only stage to speak out on that.

18 MR. SUITS: But again, I'm offering to you,
19 Jackie and Barbara and Kathy and Lorraine, to come to my
20 office. Let me get out the paperwork that I have on it, and
21 we'll take a look at what we actually sent to him in the
22 paperwork. I didn't write the letter; so I'm not personally
23 familiar with it.

24 MS. WIRGES: If we could -- I mean, after the

1 19th of August, we'll have something to go on then.

2 MR. SUITS: We will know by the 19th of August
3 where we stand.

4 I spoke a little bit previously about the next
5 meeting. Does that fit everybody's schedule to go ahead and
6 to move these meetings up once every two months?

7 MS. FOTHERGILL: Will it be a Thursday night?

8 MR. SUITS: If that works for you, that's what
9 I would be looking to do, have them on a Thursday. I
10 believe, if I looked at it correctly, that would put the
11 next meeting, if I remember right, on October 8.

12 MR. BRADY: Right, October 8.

13 MR. SUITS: Let me look and make sure. I will
14 reflect that in the minutes that go out.

15 Yes. October 8 at 7:00 p.m.

16 MR. NUSSBAUM: Virlon, I would make a request
17 of anybody. Is there anything that you want to hear about
18 at the next Restoration Advisory Board meeting? Is there
19 anything you want on the agenda? Do you want --

20 MS. WIRGES: EPA-wise or just in general?

21 MR. NUSSBAUM: I'm just saying for the BRAC
22 clean-up team, for Gary, I, Virlon, everybody that is
23 sitting around here, is there anything that you would like
24 us to talk to you about or present information to you on?

1 Because typically in the past Virlon has come
2 up with this, and it's been a set agenda. We tried to
3 include risk assessment training and some other things. But
4 if there's something that you want to see on the agenda, get
5 with Virlon and make sure it gets on the agenda because
6 we're supposed to be adjusting this to tell you what you
7 want to hear, what you want to talk about.

8 MS. WIRGES: That's a good idea.

9 MS. RAUCH: Can we have a map each time?

10 MR. SUITS: I apologize. I didn't pass one
11 out. I'll remember to do that. I apologize for that. You
12 mean to where I pass -- actually pass a map of what I've got
13 here out to you? I'll remember the next time.

14 MS. RAUCH: I do think it would be nice if we
15 had -- I know she's written the addresses down, but that
16 would be nice for us to have access, too.

17 MR. SUITS: Ray, I think, is in there and can
18 let you make copies on the copier. If the copier is on, I
19 will make copies so each one of you will end up getting a
20 copy.

21 Is there a motion for adjournment?

22

23

(Meeting adjourned.)

24

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