



THE MEMPHIS DEPOT TENNESSEE

ADMINISTRATIVE RECORD COVER SHEET

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Defense Distribution Depot Memphis, Tennessee

**Meeting Minutes
BRAC Cleanup Team**

February 19, 1998

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**Meeting Minutes
Base Cleanup Team
February 19, 1998**

In Attendance

<u>Name</u>	<u>Organization</u>	<u>Phone</u>
Glenn Kaden	Memphis Depot Caretaker	(901) 775-4510
Jordan English	TDEC/DSF	(901) 368-7953
Ramon Torres	USEPA/Region IV	(404) 562-8513
Shawn Phillips	Memphis Depot Caretaker	(901) 544-0611
Pam Gowdy	Memphis Depot Caretaker	(901) 544-0605
John De Back	Memphis Depot Caretaker	(901) 544-0622
James Covington	City of Memphis	(901) 942-4939
Terry Templeton	TDEC/DSF	(901) 368-7957
Dorothy Richards	CEHNC-PM	(205) 895-1463
Scott Bradley	CEHNC	(205) 895-1637
Greg Underberg	CH2M HILL	(423) 483-9032
Terry Flynn	Frontline	(888) 848-9898

Action Items

Action Items from February BCT Meeting		
Action Item	Responsible Party	Date
Provide risk assessment comments on the Golf Course Pond and Lake Danielson Risk Assessment	TDEC, EPA	2/24/98
Evaluate TDEC comments on the Golf Course Pond and Lake Danielson Risk Assessment	DDSP-FE	TBD
Research Reported Historic Fish Kill incident in Lake Danielson	DDSP-FE	3/19/98
Schedule and attend the BCT process strategy meeting	DDSP-FE, EPA, TDEC, CEHNC, CH2M HILL	3/18/98

Meeting Minutes

Review of Previous Meeting Minutes

Comments were received by DDSP-FE on the October, December, and January BCT meeting minutes. Comments were incorporated and the minutes were approved, pending signature.

CERFA Categorization of Subparcel 4.11

Subparcel 4.11 consists of Building 253, originally categorized as an Environmental Condition of Property (ECP) Category 6 (areas where storage, release, disposal, and/or migration of hazardous substances has occurred, but required response actions have not yet been implemented). After review of the Environmental Baseline Survey (EBS) and the RCRA Facilities Assessment (RFA) the ECP Category was changed to 1 (areas where no storage, release, or disposal of hazardous substances or petroleum products has occurred). The area surrounding Building 253 is a screening site (Site 66); therefore, the soil outside Building 253 remains an ECP Category 7 (areas that are unevaluated or require additional evaluation) due to chemicals detected in screening site samples. EPA and TDEC concur on the category changes.

Building Reuse in the Finding of Suitability to Lease (FOSL).

There was discussion about the level of detail to be contained in a FOSL. Ramon Torres requested detail in the FOSL document about how the building can be used. It was determined that when the FOSL is written, it will specify what the future parcel use can be. This will be based on current anticipated building uses as outlined in the DDMT Reuse Plan. John De Back agreed that restrictions on soil and building use can be incorporated into the FOSL.

Comments on the Golf Course Pond and Lake Danielson Risk Assessment

Comments on the Golf Course Pond and Lake Danielson were received by TDEC; however, they do not yet include comments of TDEC risk assessor, Dr. Ruth Chen. TDEC expressed concern that only one species of inedible fish (shiners) was caught and the risk assessment extrapolated data from this species and applied the data to edible species. TDEC is concerned that this may not be an acceptable risk assessment practice if use of inedible species is not a conservative risk assessment assumption. The BCT has become aware that a fish kill may have occurred in Lake Danielson. This issue will be researched by DDSP-FE.

Jordan English suggested that it could be acceptable to order another fish kill to remove fish species from the DDMT water bodies and then specify in the leasing agreements that the ponds not be stocked with edible species. Terry Templeton said that because fish were not caught from the Golf Course Pond, there is some uncertainty whether there are fish in the pond or whether the sampling method (fishing) was adequate.

EPA and TDEC risk assessors will review the documents and evaluate the concerns expressed above. Comments were requested by February 24, 1998.

Leasing Discussions

The BCT discussed leasing issues. Major structural changes proposed by the parties wishing to lease will need to be approved by the Corps of Engineers Real Estate Division in Mobile. The purpose of the review is to protect the property from actions by the tenants, not to evaluate environmental conditions.


The BCT briefed James Covington, with the City of Memphis, on the content and conditions of the DDMT leasing documents. Discussions were held on what

kind of notifications would be included in the master lease and the sublease. The reuse and environmental definitions of land use were discussed as they differ from land use definitions typically encountered in zoning. Mr. Covington agreed and understood that the BRAC definitions of land use are different from those of zoning; specifically the restrictions that might be specified in the FOSL or FOST.

The DDMT entry corridor was also discussed. The City of Memphis is planning to begin construction in July.

DDMT Strategy Workshop

Mr. Phillips and Greg Underberg suggested that a strategy session be scheduled to work with TDEC and EPA on some outstanding issues such as BRAC and CERCLA integration and Main Installation groundwater. TDEC and EPA indicated that such a session would be desirable, but stressed that additional partnering work, particularly regarding communications, was needed. Mr. English expressed concern that he was not notified about discovery of bottles and other materials unearthed during recent construction in Dunn Field. TDEC, EPA, and DDMT discussed communication and partnering issues and agreed that a BCT process strategy session was needed. The attendees at this session will be the parties that participated in the regular BCT meetings, not the larger audience at the Fall 1997 partnering session. The process strategy session, scheduled for 8 a.m. on March 18, will be held as a precursor to a technical strategy session.

 4/23/98
U.S. EPA

 4/23/98
TDEC

 4/28/98
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