

Minutes
Fort McClellan Restoration Advisory Board
Fort McClellan, Alabama
20 March 20000

MEMBERS PRESENT: Dr Barry Cox; Mr. Branchfield; Mr. Cunningham; Mr. Elser; Ms Fathke; Dr Harrington; Mayor Kimbrough; Ms. Longstreth; Mr. Thomassy; Mr. Turecek; Mr. Weston

BCT MEMBERS PRESENT: Mr. Levy; Mr. Johnson; Mr. Reedy

- I. **Call to Order.** Dr. Cox opened the meeting and called the roll. The February minutes were approved. Mr. Levy introduced new members, Ms. Donna Fathke and Mr. Craig Branchfield, to the members who were not present at the February meeting. Mr. Levy asked that the audience introduce themselves. After Mr. McLirath, the Foster Wheeler Environmental Corporation representative, introduced himself, Mr. Skridulis from the Huntsville Center briefly talked about that contract and their efforts. Mr. Levy further explained that EODT, another contractor, is responsible for UXO cleanup in the Eastern Bypass area and once that is completed, Foster Wheeler would then be responsible for the remaining UXO cleanup. Mr. Levy introduced Mr. Phillip Stroud and stated he would be replacing Mr. Chris Johnson as the ADEM representative on the BCT. Ms. McKinney introduced the film crew from the US Army Environmental Center and explained they were at Ft McClellan to obtain footage of cleanup operations and document the environmental impact of UXO removal. The film crew taped the RAB meeting in session and also planned to film the Montane Long Leaf Pine forest the following day. Ms. Schneider, JPA, was asked to update the board on reuse. Ms. Schneider stated that the JPA submitted the EDC, which is a form of business plan, to Washington for review and approval. She then discussed three large projects currently being processed within the JPA. The first is the acquisition of the elementary school by the Sacred Heart Catholic School. Sacred Heart School, located in Anniston, plans to purchase the school and initially offer K-9 and expand to K-12 programs. Ms. Schneider then spoke about a developer who is interested in the Capehart housing. His plans are to purchase, renovate and then lease or sell the homes. She mentioned this would be his eighth BRAC project. The last project Ms. Schneider identified was a proposal by a developer to establish a retirement community. She indicated this would probably be discussed during the next several months. Responding to Mr. Levy's request for information about the M-2 parcel, Ms. Schneider said the JPA had been approached by a client who is interested in purchasing

approximately 22 acres of land, identified as M-2. She then informed the RAB that the Environmental Office was working with the JPA to determine what is involved in cleanup of that parcel and to expedite the process. Mr. Levy introduced Valerie Clinkenbeard from the U. S. Army Corps of Engineers who described the location and potential end use of the M-2 parcel. She reviewed the milestone dates of the cleanup and preparation of the M-2 parcel for transfer to JPA. She discussed the geophysical mapping and the intrusive sampling and reported on the anomalies identified. The RAB discussed the anomalies, depth discovered and items located around the parcel. She then provided a detailed schedule of critical steps to be taken to clean the property and transfer by September. Responding to several questions concerning budget for this action, Mr. Levy assured the RAB that adequate dollars were available and this was just being pulled out to do on a faster track. He pointed out this time line was much faster than would normally occur even considering the small size of the parcel and cautioned that the accomplishment of this fast time line is dependent on nothing unique or out of the ordinary being found. Ms. Clinkenbeard agreed, stating that if a chemical item was encountered, everything stops. She said that, based on what has been found in the surrounding areas, these were not expected. Mr. Cunningham asked if the M-2 Parcel would be the first to actually be sold by the JPA and Ms. Schneider replied it would be one of the first. A short discussion ensued concerning the ability to lease, permission to build on leased property and the expectation of the MOA to be completed by June. Mayor Kimbrough asked if the lack of financing could slow the process and affect the cleanup for other parcels like the M-2. Mr. Doyle answered finances were not a problem but resources could be and further stated that eight or nine M-2 type projects could not be handled at one time. Ms. Schneider said a balancing act is necessary and required close scrutiny of the reuse map and identifying what land is known clean and concentrate marketing efforts on those pieces. Responding to Mr. Reedy's query, Ms. Schneider stated that the entire master lease is in the EDC.

- II. Old Business.** Dr. Cox asked about the Action Summary Sheet. Several issues and actions were reviewed and discussed. Dr. Cox suggested a one-page summary be prepared which identified Environmental Office's actions between RAB meetings. It was determined these would be prepared and sent out along with the meeting notification. Mayor Kimbrough asked about a proposed boring to have been done on private property where the owner would not give his permission. Mayor Kimbrough offered his assistance to try and obtain permission.
- III. New Business.** Mr. Levy invited the RAB members to speak about the environmental cleanup in their respective communities and reminded them of the "canned" briefing available to them. He told them a representative

would go along and help answer questions, etc. Copies of an agreement between the Department of Defense and the Environment Protection Agency concerning Unexploded Ordnance Management Principles were passed out to the members of the RAB. Mr. Levy suggested that the document be reviewed by the RAB members at their leisure. Mr. Levy opened a discussion about the Land Use Control Assurance Plan (LUCAP) by describing it as a Memorandum of Agreement (MOA) between the Army, EPA and ADEM to help strengthen the means to protect the public from property that gets transferred and may still have unresolved environmental issues connected with it. Mr. Levy stated that it might be completed by the next RAB and if it was, copies would be provided to the members. Discussions followed on examples of when encumbrances to the deed would be needed and who would be responsible to monitor compliance. Mr. Levy assured the RAB that it was not the desire of those formulating this (MOA) to so encumber the properties that they would be impossible to market. Mr. Reedy discussed the problems that had arisen at the end of World War II when the Department of Defense released properties they no longer required with little or no record of any cleanup that may have been done. Mr. Reedy stated that part of the intent of this MOA was to prevent similar problems from occurring at Fort McClellan. The RAB then discussed the next quarterly off-post meeting. It was agreed to hold the May meeting in the Golden Springs/Oxford area.

- IV. Adjournment** Mr. Cox called for comments from the audience. There being none, the meeting was adjourned.