

MINUTES

General Meeting
Restoration Advisory Board
February 9, 1998

MEMBERS PRESENT:

Charles Turner, Ron Levy, Mark Anderson, Ike Brown, Pete Conroy, Barry Cox, Don Cunningham, Jerome Elsner, Ron Hood, Mayor Kimbrough, Jimmy Parks, Fern Thomassy, James Buford, Bart Reedy

BASE CLEANUP TEAM MEMBERS PRESENT:

Ron Levy

I. CALL TO ORDER. Mr. Thomassy called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES. The meeting minutes of January 12, 1998 were approved by the RAB.

III. GUEST SPEAKER PRESENTATION.

Mr. Rob Richardson, Fort McClellan Development Commission, provided a briefing on the Ft McClellan reuse plan and environmental priorities. He presented an overview of some of the critical components of the comprehensive reuse plan and discussed the proposed development. Using overlays, he displayed the main post area and identified the various sites. Explaining the three-phase study of the reuse plan, Mr. Richardson discussed the strengths and weaknesses assessment of the first phase of the study. Issues such as location, access, infrastructure, operations and maintenance costs were compared and explained. He said the second phase explored alternative development strategies, soliciting reuse ideas from the community and phase three looked at land use and the future of Ft McClellan. He then explained the four main goals of development for Ft McClellan, which are 1. Research, Development and Training; 2. Industrial Park Expansion; 3. Retirement Community; and 4. Recreation Opportunities. He discussed these four separate land use programs and acquisition strategies, i.e., direct purchase, negotiated sale or economic development conveyance. Mr. Richardson informed the RAB the parcelization strategy had identified fifty-eight parcels and discussed the absorption factors for the four land use programs. He then further outlined the capital improvement and target marketing strategies. Summarizing his presentation, he recognized the RAB as a critical component to the development of Ft McClellan and offered his continuing support. Mr. Levy asked Mr. Richardson to address the RAB over his concerns with the landfills and their impact. Mr. Richardson identified Landfill #1 as being in the heart of what will be the retirement community and stated that it is believed there are currently six housing units sited on top of it. He said he was also concerned with Landfill #3, because it could affect the City of Weaver water supply. Both are being investigated and in the case of Landfill #3, consistent monitoring and close coordination

between the City of Weaver, Mayor Kimbrough, and Ft McClellan is ongoing. Mr Cunningham asked about the potential benefit of a Wildlife Refuge being developed , based on negative image due to unexploded ordnance that may exist. Mr. Richardson then discussed policies and procedures of National Wildlife Refuges, the usage of these facilities and marketing issues for this facility, if developed. Other comments were made concerning clean-up and Mr. Levy reiterated the Army's first intent is to insure the health and safety of the community is maintained. Secondly, to meet the community's reuse plan as best it can, given technology and funding. Two other issues were discussed: UXO and the Eastern Bypass. Mr. Thomassy discussed the limits of current technology to clean up UXO; the astronomical tasks and costs involved and the need for common sense in decisions. Mr. Richardson explained the federal funding is made available through the ISTEA program and although \$11 million was currently available, another \$48 million was still needed. He stated he was hopeful the money would be made available this year.

IV. REPORT OF COMMITTEES.

Community Relations. Mr. Anderson explained that the local news program has been canceled and we did not make a presentation. Mr. Turner made a presentation to Leadership Calhoun County in January which was well received. Mr. Levy introduced Ms. Joan McKinney, a contractor, who will provide Community Relations Support and support to the RAB for the next year.

V. OLD BUSINESS.

Environmental Baseline Survey. Ms. Kingsbury had on hand 20 copies of the final Environmental Baseline Survey (EBS) for the RAB. Mr. Levy described the documents and invited members to take copies for review. Mr. Parks asked about the difference between an earlier version and this one. Mr. Reedy explained this document was better organized for easier reading, addressed some other issues and captured data not reported in the earlier version. Mr. Levy explained to the audience what the EBS was and where it was located for review in the public domain. Mr. Reedy confirmed the solicitation and Ms. Kingsbury stated that any comments will be incorporated into the BRAC cleanup plan.

BRAC Cleanup Plan. Mr. Levy explained that the draft BRAC cleanup plan should be available for comments by March 15th. He said the BRAC Cleanup Team reviewed the community's phasing plan and geared the cleanup plan to it. He stated there were hundreds of line items to scrutinize and it is broken down into various phases. He also stated that while there was not a public comment period later, he hoped a lot of that discussion can be through the RAB. Mr. Thomassy asked who approved the BRAC cleanup plan and Mr. Levy stated although it's an Army document and the installation commander is the approving authority, it's a partnering effort between Army, EPA and Alabama. He further explained if there are non-concurrences from the state and EPA, those issues will be worked through. In response to Mr. Conroy's queries, Mr. Levy stated the document can be published with known disagreements, however, if the Army

says it's clean and they say it's not, then an inability to convey property may occur. A discussion followed concerning exact verbiage pertaining to this situation. Mr. Levy reiterated that the documents are public information and will be fully disclosed. Mayor Kimbrough initiated a discussion on signing over property and the government's obligation for clean-up and the property owner's options if he wants to use the property for other than what it was cleaned. Mr. Levy explained the issue is full disclosure. The property owner will know what the problems are before transferal. He further stated that if, after owning the property, something that was not identified emerges, then under CERCLA 120(h) the federal government would have to come back in and address or clean up whatever the issue is. Mr. Hood initiated a discussion about having the 58 parcels discussed in reuse plan being part of the base cleanup plan. Ms. Kingsbury stated she would work with Mr. Richardson and make the reuse plan available either in hard copies or electronically.

Eastern Bypass. Mr. Levy referred to a handout entitled Programmed/Projected UXO Projects @ Fort McClellan and discussed the funding issues. The projects are divided into three areas: Eastern Bypass; Retirement Golf Community and Choccolocco Mountain area. He said the money has been received for the Eastern Bypass and the Retirement Golf Community and has been requested for the Choccolocco Mountain area. On another issue, Mr. Hood voiced his concern over the increased noise from the expansion of the firing ranges at Pelham Range and asked whether it was addressed in the EIS. Mr. Levy indicated they were in the environmental documentation. Mr. Reedy encouraged Mr. Hood to submit his comments on the noise.

V. NEW BUSINESS. Mr. Thomassy suggested that someone provide an update on the draft environmental impact statement at next month's meeting. Mr. Levy agreed and said he would schedule someone.

VI. ADJOURNMENT. There being no further business, the meeting was adjourned.