

RESTORATION ADVISORY BOARD

FORT McCLELLAN, ALABAMA

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Taken before SAMANTHA E. NOBLE, a Court  
Reporter and Commissioner for Alabama at Large, at  
Building 141-A, Basement Conference Room, Fort  
McClellan, Alabama, on the 10th day of February, 1997,  
commencing at approximately 6:30 p.m.

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1 MR. TURNER: Let's come to order,  
2 and I'll call the roll. I'm here. Mr. Levy?

3 MR. LEVY: Here.

4 MR. TURNER: Mr. Anderson?  
5 Mr. Brown?

6 MR. IKE BROWN: Here.

7 MR. TURNER: Mr. Conroy? Dr. Cox?

8 DR. COX: Here.

9 MR. TURNER: Mr. Cunningham?  
10 Mr. Elser? Ms. Harrington?

11 MS. HARRINGTON: Here.

12 MR. TURNER: Mr. Hood? Mayor  
13 Kimbrough? Ms. Longstreth? Mr. Miller? Mr. Moore.  
14 Mr. Parks?

15 MR. PARKS: Here.

16 MR. TURNER: Mr. Thomassy?

17 MR. THOMASSY: Here.

18 MR. TURNER: Mr. Reedy?

19 Mr. Johnson?

20 MR. CHRIS JOHNSON: Here.

21 MR. TURNER: We don't have a  
22 quorum. We need to do something. This is the second  
23 month in a row. We missed it by, it looks like, one

1 last month and by five this month. Yes, have you got  
2 any ideas?

3 DR. COX: Publish the names in the  
4 Anniston Star.

5 MS. HARRINGTON: We did -- and I  
6 remember us setting this meeting up but we did have  
7 some people telling us last month that they could not  
8 make this meeting. But we did have some people saying  
9 they could not make it.

10 MR. LEVY: Yes, sir, I believe that  
11 --

12 MS. HARRINGTON: Don't you remember  
13 -- you know we had some people telling us that they  
14 could not make it and they already had commitments.

15 MR. TURNER: Would we have a  
16 quarum, if it were just an ordinary fifty-one percent?  
17 Huh-uh.

18 MS. HARRINGTON: No.

19 MR. TURNER: So, the extreme quarum  
20 requirement isn't the problem tonight, though it was  
21 last month. Next time we have a quarum, we might very  
22 seriously think about just making it a quarum as  
23 fifty-one percent of the members and then just having

1 -- that would mean that five members of the RAB -- all  
2 you need is five to get anything done. An affirmative  
3 vote would be carried by five.

4 MS. HARRINGTON: It would have  
5 been nice to have -- which, of course, you think of  
6 all this afterwards -- having some alternative members  
7 just for times like this that attended. But we only  
8 use them if we need them.

9 MR. TURNER: Dean Hutchenson, who  
10 has been with us several times, has observed that we  
11 might be a little too rigid in our structure and all  
12 that. And I think all of these things are things to  
13 think about in moving forward.

14 I don't know if I've got an agenda  
15 or not. I do. We can't approve the minutes. We  
16 can't approve the minutes from last month, because we  
17 didn't have any minutes because we didn't have a  
18 quorum. From the month before, those minutes remain  
19 unapproved because of the quorum problem.

20 Tonight, we're very fortunate to  
21 have Ms. Ellen Vogler from EDAW, who is the prime  
22 contractor on the comprehensive reuse plan that the  
23 Fort McClellan Reuse and Redevelopment Authority has

1 put together. And I've gotten to know Ellen well over  
2 the past several months. And I feel like I have  
3 benefited from her acquaintance.

4 She's very knowledgeable in areas  
5 of planning. And she's acting as a project manager on  
6 our effort here. So, if I've left anything off that I  
7 should have included, I hope you'll forgive me.

8 Otherwise, this is Ellen Vogler  
9 from EDAW --

10 MS. VOGLER: Thank you.

11 MR. TURNER: -- that's going to  
12 tell us about the reuse plan.

13 MS. VOGLER: Do you want me to do  
14 that, now?

15 MR. TURNER: Sure.

16 MS. VOGLER: Well, today is not  
17 your day, I'll tell you, because I have the most  
18 beautiful maps to show you and they are lost by  
19 Federal Express. They were quote "On the ramp in  
20 Atlanta at 14:02 yesterday." And they don't know  
21 where they are.

22 MR. TURNER: That's so unusual.

23 MS. VOGLER: I know. Eleven years

1 I've been at EDAW, using Federal Express, and this has  
2 never happened to me before. So, that's why we don't  
3 have any maps. But I did bring this one.

4 And what Charles asked me to do is  
5 just to kind of summarize where we are and where we're  
6 going in the process. And I think some of y'all have  
7 been at some of our meetings. So, I apologize if this  
8 is repetitious.

9 But we started out in October. And  
10 our first task or phase one of our work was to  
11 summarize, just data collection. And this map is the  
12 summary of that phase. And what this really shows us  
13 is a summary of what we view and what the Authority  
14 views as development constraints on the Fort.

15 A lot of the information was taken  
16 from these maps that y'all have. But just to kind of  
17 go over the map to orient everybody, of course, you  
18 know, this is 21. Anniston is down here. Choccolocco  
19 Mountains over here. Everything in gray is what we  
20 consider to be more difficult to develop because of  
21 steep slopes.

22 The dark gray, which I don't know  
23 if you can see from where you're sitting, is over

1       twenty-five percent, which is extremely steep. The  
2       lighter gray is fifteen to twenty-five, which in a lot  
3       of areas in the country is considered to be un  
4       developable. We know it's not here. But still, it's  
5       not what you would develop first, because it would  
6       just be more expensive.

7                       Of course, what's not on this map  
8       and what that corresponds to a great degree is UXO,  
9       which we know is all through here, but don't know  
10      exactly where. So, that's one of the problems that  
11      we're dealing with.

12                     I guess the other most salient  
13      feature on the map are the water resources. Of  
14      course, you have Cane Creek and Cave Creek are the two  
15      main systems. The purplish color is the flood plane  
16      that's associated with those streams. Which we should  
17      probably try to avoid building new buildings in.  
18      Although, there are some buildings up here that are  
19      already in the flood plane.

20                     And these areas at the end, sort of  
21      at the head waters of those creeks and the blue area  
22      are wetlands that are associated with those streams.

23                     The red dots are what our



1 environmental consultant told us out of the baseline  
2 study, the EBS, were the most important environmental  
3 features that we need to be concerned about. And then  
4 these are the landfill areas.

5 MR. LEVY: (Inaudible.)

6 MS. VOGLER: Yes, yes. Another  
7 constraint that is not on this map that we're well  
8 aware of are the two identified national register of  
9 certain places, eligible areas --

10 MR. LEVY: Three.

11 MS. VOGLER: Excuse me. Three.  
12 Okay, we know two. This area, Buckner Circle, and  
13 then the industrial area down here. What's the third?

14 MR. LEVY: (Inaudible).

15 COURT REPORTER: Ron, I can't hear  
16 you.

17 MR. LEVY: Ammunition and supply  
18 point, and the igloos are also eligible.

19 MS. VOGLER: And where is that?  
20 The report I have just has the two.

21 MR. LEVY: It's in there  
22 (inaudible) right here.

23 MS. VOGLER: Now we understand, as

1 I know that you do, that what that means is: Anything  
2 that we want to do there needs to be done in  
3 coordination with the state historic preservation  
4 office. I don't think that anyone is going to propose  
5 demolishing any of these buildings up here in Buckner  
6 Circle. What that will involve here is coordinating  
7 in terms of the rehabilitation of these buildings.  
8 They will most likely ask that that be done in  
9 accordance with the Secretary of Interior Standards,  
10 Historic Preservation. So, that's an issue here in  
11 these other two areas, particularly the industrial  
12 warehouse area, we might be talking about demolition,  
13 which would mean negotiation of some mitigation.  
14 Often, that means documenting the buildings that are  
15 there and so forth, photographically or with measured  
16 drawings.

17 And we have -- yet, the Authority,  
18 I understand, has begun discussions with the SHPO on  
19 that, as they're known. Larry Ellis down in  
20 Montgomery. Of course, it will depend on what the  
21 final plan is, in terms of where we go on that.

22 So, this was sort of the summary of  
23 our data collection phase to learn everything that we

1       could. We also looked in detail at about forty to  
2       forty-five buildings. Most of the buildings are in  
3       excellent condition, as you know. Some modifications,  
4       of course, have to be made for private sector use,  
5       such as individual utility metering, handicap  
6       accessibility, and so forth, that isn't necessarily  
7       true in military use.

8                       But the most important thing with  
9       the buildings is not necessarily with their physical  
10      condition, but what is the market for those uses that  
11      might fit in those buildings. So, that's what we're  
12      concentrating on.

13                     We have had now a series of three  
14      public meetings. At the first two public meetings we  
15      discussed with people goals and objectives, what did  
16      they want to see at Fort McClellan, what was their  
17      vision for the future, kind of pie-in-the-sky thing,  
18      to know what people are interested in. And as you can  
19      imagine, we've heard absolutely everything that you  
20      can think of, and it runs the gamut, but that's good.  
21      It's good for people to be creative.

22                     So, at the end of that process, we  
23      put what we knew about the physical constraints here,

1 a little bit about what we knew about market. But we  
2 didn't let that constrain us too much at this point.  
3 As well as the goals and objectives that both  
4 Authority members and members of the public talked  
5 about.

6 And we came up with these three  
7 alternatives. And these are the drawings that I was  
8 going to bring and that I hope are not lost forever.  
9 And they are the ones you may have seen in the paper.  
10 And they did a real nice job. They photographed the  
11 drawings and gave the description for each one. And  
12 not to go into these in detail. We'll talk about  
13 those in a minute.

14 But where we are in the process is:  
15 We developed these in early January and presented them  
16 at a public meeting at a workshop with the Authority.  
17 And also we had a panel of developers that we brought  
18 in. And just kind of asked people what was their gut  
19 feeling about them. What did they like. What didn't  
20 they like.

21 We didn't -- hadn't done our full  
22 analysis of those alternatives, and we're in the  
23 process of doing that, now. The purpose of the

1 alternatives was just to kind of get a read, in terms  
2 of where people were and what they would like to see.

3 What we're doing right now is:

4 Doing our detailed market analysis of each of these  
5 alternatives, doing cost information of how much, for  
6 example the infrastructure would have to be invested  
7 in, in terms of public investment in each of the  
8 alternatives, and what is the phasing for each one,  
9 what is the likely build out, in terms of number of  
10 years.

11 We expect that that analysis will  
12 be done in probably early March, at which time we'll  
13 come up with what our team's recommendation is, based  
14 on that analysis and based on what we've heard here in  
15 Calhoun County, as a preferred alternative. We'll  
16 bring that down as our recommendation to the Authority  
17 and present that to them. And then, it's really their  
18 call, in terms of how they want to proceed.

19 That will end only phase two of our  
20 work. Phase three then commences, which is actually  
21 the longest, in terms of time period in each of the  
22 phases. And that's really the nitty, gritty  
23 implementation. What is our team's recommendation of

1 the best agency, kind of agency to implement the plan,  
2 what's the phasing, what's the marketing plan, what's  
3 the business plan, all those kinds of things that have  
4 to be done.

5 Did I leave anything out, Charles?

6 MR. TURNER: I don't believe so.

7 MS. VOGLER: So, that's the  
8 process. The three alternatives that we have that you  
9 see described here, we don't expect that the plan will  
10 be any one of these. It's not like we'll pick one and  
11 then that will be it. It will probably be a  
12 combination.

13 But we structured them in a way to  
14 kind of get reactions from people. And in some cases,  
15 they're artificially swayed in one direction or  
16 another, just to kind of, again, see what people  
17 thought about them.

18 The first one is almost what you  
19 might consider a no action alternative, although I  
20 wouldn't necessarily call it that. But in NEPA terms,  
21 that's the closest thing to that. And it is just  
22 exactly what it says. It's really kind of letting  
23 things go, in terms of letting the community just sort

1 of extend into Fort McClellan and continue with  
2 existing trends.

3 Under option A, all of the public  
4 agency requests would be accommodated. The eastern  
5 bypass is not an essential element of option A,  
6 because it's not really market driven. There is not a  
7 whole lot of big users that we're thinking would need  
8 to go in there. It kind of divides employment uses,  
9 any industrial or educational or business uses north  
10 of Cane Creek, which is up here, and then south of  
11 Cane Creek would be mostly residential, with mostly  
12 existing buildings, not a lot of new construction.

13 Option B, with option B, we decided  
14 to take one sector of the economy and say, well, in  
15 essence, we're going to put all of our eggs in one  
16 basket here. What we think is at Fort McClellan are  
17 excellent national standard training facilities, in  
18 both the chemical area, as well as law enforcement  
19 training. And that we would really go after and  
20 market those kinds of users throughout the country,  
21 and focus all of the use at Fort McClellan around  
22 those two things.

23 MR. IKE BROWN: Charles, do you

1 have one more of these for Ms. Longstreth?

2 MS. VOGLER: I've got lots of them.

3 So, it's really more of a campus that would require  
4 somewhat more public investment than option A, but not  
5 as much as option C.

6 It calls for rerouting some  
7 traffic, kind of a bypass for Highway 21 through here,  
8 to try to create some focal points within the Fort  
9 McClellan property. A lot of open space. All of the  
10 plans have really, the golf course, some has another  
11 golf course. But they all have a fair amount of  
12 recreation and open space areas.

13 Then option C is kind of our big  
14 dream one. For this one, we're talking about creating  
15 a major destination, a new community, if you will, in  
16 Calhoun County. As it says here, the focus of the  
17 option would be to look outside the region to find  
18 growing businesses, retirement communities would fit  
19 in any of the alternatives, but it would be a big  
20 portion of this one.

21 Added -- we would add two golf  
22 courses, really build up the commercial center here,  
23 as well as along Highway 21. Rail access would be



1 moved to the northern part of the site. Heavy -- not  
2 heavy, but concentration of industrial development at  
3 the northern part of the site. The eastern bypass is  
4 essential for this alternative, because access to the  
5 site for the kinds of people and businesses that we're  
6 talking about here would be extremely important.

7 And that is a summary, I guess, of  
8 the three options. Can you think of anything major  
9 that I missed?

10 It really would help to have the  
11 drawings. I do apologize, but there is not much we  
12 can do about it. I tried to get them faxed here, but  
13 I couldn't read them.

14 MR. LEVY: (Inaudible.)

15 MS. VOGLER: Yes, you're right,  
16 could have, but I didn't have anything here. By the  
17 time I knew I didn't have them, it was too late.

18 MR. TURNER: Not surprisingly, most  
19 of the folks that have seen these three options  
20 nibbled the hardest at option C, wouldn't you think?

21 MS. VOGLER: I would agree with  
22 that, that's right. But that's going to take -- I  
23 mean, if that's what the community decides they want

1 to do, that's a big decision, because it's one that  
2 would take a lot of investment or more investment.

3 MR. TURNER: And it would have the  
4 slowest pay back, too.

5 MS. VOGLER: That's right.

6 MR. TURNER: And so --

7 MS. VOGLER: But the biggest pay  
8 back, long -- potential for the biggest pay back,  
9 long-term, but it would take longer, that's right.

10 MR. TURNER: A lot of folks that I  
11 have talked to have favored kind of a combination,  
12 really, of all three of them, but more particularly  
13 option B and option C.

14 The feeling is that the CDTF will  
15 remain operational here almost indefinitely, that  
16 there will be trouble getting permits from out in  
17 Missouri and so they'll continue operating this one,  
18 even after the rest of the soldiers have gone home or  
19 gone somewhere else.

20 So, there's a movement afoot by JSU  
21 to privatize the CDTF or enter into a private  
22 partnership with the government on operating it and  
23 using it as a counter-terrorism training school. And

1 the question, I think, becomes whether option B and  
2 option C are mutually exclusive.

3 MS. VOGLER: No, and they're not,  
4 that's right, they're not. They're just different  
5 focus.

6 MR. LEVY: And you mentioned that  
7 you probably get a mixture of the three.

8 MS. VOGLER: That's right. Well, a  
9 lot of them have common elements, anyway. I mean, for  
10 example, there is an education component in A and C --  
11 no, excuse me. A and B. We didn't put it in C.

12 MR. TURNER: Right.

13 MS. VOGLER: But, really, that's an  
14 example of an artificial thing that we did. We wanted  
15 people to say that, well, wait a minute, we like C,  
16 but we want to make sure the educational component is  
17 in there to see how important it was to folks.

18 MR. THOMASSY: Focusing in on the  
19 anti-terrorism, using CDTF, that probably, in itself,  
20 may have limits in the number of people, the number of  
21 classes you can run through, so it may not be fully  
22 utilized.

23 And another thing that could be

1 considered, and I think should be thrown in the  
2 equation, is consideration for the use of that for  
3 emergency response teams around this nation for just  
4 basic training.

5 MR. TURNER: Well, that's what I  
6 think they're talking about.

7 DR. COX: That's the focus.

8 MR. THOMASSY: Is that in there, as  
9 well?

10 DR. COX: That's the focus of it  
11 right there.

12 MR. THOMASSY: Okay, because I just  
13 heard counter-terrorism and that's a small chunk.

14 MR. TURNER: It's the euphemism  
15 we've developed to refer to it, because it doesn't  
16 lend itself to a shortened name.

17 MR. THOMASSY: I need to expand on  
18 what I'm saying, because emergency response sounds  
19 like it's part of counter-terrorism. It sounds like  
20 it's a force. And I'm not talking about a military or  
21 a police force, I'm talking about hazardous response,  
22 in terms of spill response, chemical clean-up, the  
23 teams that we must have around this nation who have to

1 be able themselves to go out and dawn protective  
2 suits, have the equipment and the confidence in that  
3 equipment to get into almost every type of safety  
4 response that you can think of, involving hazardous  
5 materials.

6 And there is a lot -- there is a  
7 need for that, both in private sector, as well as the  
8 public sector. That isn't far beyond the  
9 anti-terrorism.

10 And I think putting those two  
11 together, you could make a full-time use out of the  
12 facility.

13 DR. COX: That's our --

14 MR. TURNER: I think that's it in a  
15 nutshell.

16 MR. LEVY: Let me ask you  
17 something. Is the facility still to be owned by the  
18 federal government and operated by some another  
19 entity? Is that what we're talking about?

20 DR. COX: I'm not sure it's that  
21 far down the road, yet, but certainly that has been  
22 talked, for example, somebody, for example, like  
23 Raytheon (phonetic) who run Johnston Atoll would be a

1 possibility for that -- could run CDTF. So, that's  
2 the type of thing that we're looking at. And, of  
3 course, the Nunn Looger (phonetic) bill is what really  
4 got us thinking about that.

5 MR. LEVY: What's that?

6 DR. COX: Well, it's a recognized  
7 need to --

8 MR. LEVY: That's for the  
9 counter-terrorism --

10 DR. COX: Right.

11 MR. LEVY: -- (inaudible) and  
12 material.

13 DR. COX: For example, if somebody  
14 blew up a federal building in Birmingham and had  
15 biological, chemical agents --

16 MR. LEVY: So, essentially, you're  
17 talking about federal funding to do that, right?

18 DR. COX: Certainly, that's one  
19 part in it. And I think the other part, of course,  
20 would be the cities would like to have the emergency  
21 responders properly trained. So, it's a chance the  
22 cities could end up --

23 MR. TURNER: THEMA (phonetic) and

1 EMTs and just public safety in general, all need  
2 firemen. So, is doesn't -- I've heard the number five  
3 thousand students here a year --

4 DR. COX: I don't know where that  
5 came from, but --

6 MR. TURNER: I think it came from  
7 L. Z. Johnson.

8 DR. COX: Well, certainly, running  
9 that CDTF, you run that thing twenty-four hours a day.  
10 There is an awful lot of people you could go through.

11 MR. TURNER: With three hundred  
12 permanent, well paying jobs, having been estimated.  
13 But that's a ballpark kind of estimate. Another  
14 question then is: You hear a lot of talk about  
15 retirees. People are foaming at the mouth to get  
16 retirees in here. And are -- would the operation of  
17 the CDTF, in conjunction with the incinerator at the  
18 Depot be -- would we be able to attract retirees with  
19 both of those going on here? And that's a -- what do  
20 you think, Ellen?

21 MS. VOGLER: Well, we really think  
22 you can, because Fort McClellan is still big and you  
23 have such good buffers of things, both in terms of

1 topography and vegetation. I mean, you know you  
2 couldn't live your whole life there and not know that  
3 this was going on in another part of the base.

4 Particularly -- and also -- there  
5 has been also some talk -- and I haven't seen our  
6 market guy's response to this, yet. But there has  
7 also been discussion about targeting military retirees  
8 who are going to be a lot more accepting and tolerant  
9 of that kind of stuff.

10 MR. TURNER: And coupled with an  
11 effort to have a VA Hospital here, as well as continue  
12 to maintain and operate the commissary and PX.

13 MR. LEVY: This is good stuff. And  
14 as you solidify your concept or your reuse plan, the  
15 Advisory Board needs to take that and use that as a  
16 basis for, you know, helping us decide clean-up  
17 issues.

18 MR. TURNER: Which gets us --

19 MR. LEVY: And that's why it's  
20 important that you understand what the LRA is doing  
21 and the types of reuse that they're talking about.

22 MS. VOGLER: And we're tasked to do  
23 that, as well, once we have a plan and analysis of



1 what that means, in terms of priority as to clean up.

2 So, we'll make our, you know, shot at that.

3 MR. THOMASSY: That was my next  
4 question. Do you have some type of schedule, in broad  
5 terms of dates, as to what you're going to do? Here  
6 you have three options. I'm sure there are a lot of  
7 combinations and --

8 MS. VOGLER: Right.

9 MR. THOMASSY: -- and (inaudible)  
10 of this, that will eventually be generated and  
11 presented to the LRA. Finally lead to some decision.

12 MS. VOGLER: That's correct.

13 MR. THOMASSY: Do you have some  
14 span, some box I can put that in, in time?

15 MS. VOGLER: Not yet.

16 MR. THOMASSY: Not even a big one  
17 that says, we're going to do it before the year 2000?

18 MS. VOGLER: All of -- none of  
19 these would all happen before 2000, with the exception  
20 of --

21 MR. TURNER: Are you talking about,  
22 when are we going to decide on a plan?

23 MS. VOGLER: When we're going to

1 decide or when it's going to happen?

2 MR. THOMASSY: Decide, decide.

3 MS. VOGLER: Yes.

4 MR. TURNER: There will be some --

5 MS. VOGLER: Yes, it will be by  
6 this summer. I'm sorry, I thought you were talking  
7 about how long it was going to actually take.

8 MR. TURNER: By the end of the  
9 summer.

10 MR. THOMASSY: All right.

11 MS. VOGLER: No, no, no. Yes, yes,  
12 it will be by the summer.

13 MR. THOMASSY: So, eventually, this  
14 is going to be -- these are going to be chopped up and  
15 put into additional better manageable, better  
16 considered combinations and permutations --

17 MS. VOGLER: Absolutely.

18 MR. THOMASSY: And eventually out  
19 of those which become the best will be picked.

20 MS. VOGLER: That's right.

21 MR. THOMASSY: And that's this  
22 summer?

23 MS. VOGLER: And once we have them

1 for a direction, which will be much sooner than that,  
2 is when we start to figure out, okay, how do we go and  
3 make this happen, in terms of phasing, what comes  
4 first.

5 MR. THOMASSY: Yes.

6 MS. VOGLER: Which I think is what  
7 you're asking for.

8 MR. THOMASSY: Right, concentrating  
9 on --

10 MS. VOGLER: That will be this  
11 summer.

12 MR. TURNER: And this is where we  
13 get to the part that we think needs to be done first.  
14 I suspect that the LRA is going to -- is going to feel  
15 like the eastern bypass needs to -- is a must do now  
16 kind of thing. If you look at --

17 MR. THOMASSY: (Inaudible.)

18 MS. VOGLER: Right.

19 MR. TURNER: -- the UXO map, the  
20 only -- this is Highway 21 here. This is Summerall --  
21 let's see, the is the Summerall Gate Road -- the  
22 present Summerall Gate Road. This is coming in  
23 (inaudible) Road. It would turn in like this, go

1 through this -- is that a mortar range?

2 MS. VOGLER: Yes.

3 MR. TURNER: Morter range, and down  
4 Iron Mountain Road, past Lake Yahoo into, I guess, new  
5 Summerall Gate Road, that could be very easily used as  
6 the bypass -- Highway 21 bypass we've talked about.  
7 This is 431, and these are the exit and on ramps to  
8 431.

9 Walt Phillips, who is our  
10 infrastructure committee chairman, was going to try to  
11 make it tonight. He wasn't optimistic, though, to  
12 brief us on this. But it's going to be something  
13 that's ongoing, so, I'm sure that he'll be able to  
14 come another time.

15 MR. CHRIS JOHNSON: So, is Walt  
16 coordinating his efforts with D.O.T.?

17 MR. TURNER: Yes. I believe it's  
18 kind of a mixed committee. I think Walt is involved  
19 in it and a fellow named Bob Jackson here in town.  
20 Bob Jackson, I think, is the chamber's transportation  
21 chairman. Do you know, Fern?

22 MR. THOMASSY: No.

23 MR. TURNER: Is that right?

1 MR. THOMASSY: I don't know.

2 MR. TURNER: But I think that's  
3 right. He's the one who has been briefing us on this,  
4 and he's on Walt's committee.

5 MR. THOMASSY: What is there, about  
6 a three year separation between the western and  
7 eastern bypass?

8 MR. TURNER: The Western bypass is  
9 supposed to be starting, now. In fact, I think --  
10 have they broken ground on it?

11 MS. VOGLER: They acquired  
12 right-of-way is what I heard.

13 MR. TURNER: I think that -- I  
14 don't know that they've broken ground --

15 MS. VOGLER: No.

16 MR. TURNER: -- but I think that  
17 they're -- this will be started this year.

18 MR. LEVY: I saw in the newspaper  
19 where they had done something to start. I don't know  
20 if it was breaking ground.

21 The eastern bypass, in terms of  
22 what the BCT, BRAC clean-up team, myself, Bart, and  
23 Chris have to do, you know, in terms of our focus and

1 our clean up, may be one of the challenges we should  
2 get to first -- you know, I don't know, again, it  
3 comes down to what the LRA is interested in. We have  
4 a meeting scheduled on the 7th of March with the LRA  
5 to talk some of these issues. I don't know who  
6 exactly is -- it's going to be Rob and L. Z. And some  
7 of the other folks that are coming to that meeting.

8 But one of the emphasis is to talk  
9 about the eastern bypass and how it's associated with  
10 that. So, the BCT understands, you know, what it is  
11 that you're looking at.

12 In the future, the BCT expects to  
13 have more meetings or more communication, you know,  
14 directly with the LRA. As, you know, as you develop  
15 the concept and as you move towards what it is you  
16 want, it helps us drive our priorities in terms of  
17 clean up and develop our plans for clean up. And that  
18 really is important. We -- I'm sure Chris will agree  
19 with me -- that we need direction in order to focus  
20 our efforts. And the way we get our direction is  
21 through the community, the LRA and the Restoration  
22 Advisory Board.

23 MR. TURNER: So, that's definitely

1 something to put on our radar screens.

2 MS. VOGLER: I thought it was a  
3 longer term than that, in terms of the eastern bypass.

4 MR. THOMASSY: There was something  
5 in the paper that --

6 MS. VOGLER: But that's less  
7 certain in terms of funding and everything else.

8 MR. THOMASSY: Right. It looked  
9 like it was either 2002 or --

10 MS. VOGLER: That's at least -- my  
11 understanding is it's at least that long.

12 (WHEREUPON, there was discussion off the record.)

13 MS. VOGLER: It's industrial use.  
14 Nobody is going to want -- trust them to go through  
15 the --

16 MR. THOMASSY: In residential  
17 (inaudible) like the retiree use, you look at your  
18 trend patterns, you know, those things. (Inaudible).

19 MS. VOGLER: That's right.

20 MR. LEVY: Well, you want to --

21 MR. TURNER: Any other questions?

22 Ellen, thank you so much for coming.

23 MR. THOMASSY: Yes.

1 MS. VOGLER: You're welcome.  
2 Charles knows how to find me, if anyone else --  
3 anything else you want to talk about, give me a call.

4 MR. THOMASSY: That really helps,  
5 too, from a UXO concern, when you see that gray  
6 pattern up there. And I knew -- I can't say I knew.  
7 I felt that a lot of that was not particularly usable  
8 or desirable property. And I would say you have laid  
9 out a good fifty percent or more, probably more of the  
10 UXO areas.

11 MS. VOGLER: Uh-huh.

12 MR. THOMASSY: And that allows us  
13 to focus our areas and our knowledge in the places  
14 where it's really going to count, short-term,  
15 mid-term.

16 MS. VOGLER: Well, although -- now,  
17 the state has requested a lot of that property, the  
18 undeveloped area, for recreation and wildlife  
19 management and so forth.

20 MR. TURNER: And I suspect --

21 MS. VOGLER: We've had talk about

22 --

23 MR. LEVY: There is a process --



1 MS. VOGLER: -- what they call  
2 challenge golf, where you, you know, go out there and  
3 you never know when you're going to hit something.  
4 But, I mean, for outdoor recreation, it is an issue.

5 MR. THOMASSY: Full contact golf.

6 MS. VOGLER: Exactly.

7 MR. LEVY: The state's desire is --  
8 and I've (inaudible) a lot of folks, would be -- the  
9 process that we must go through, from the UXO  
10 standpoint -- and we've briefed some of this before --  
11 the EECA process and then a release. Department of  
12 Defense, as an explosive safety board, has to agree to  
13 release that property. They've got some -- they have  
14 to make sure that the liability associated with that  
15 property is -- you know, is taken care of. So, as we  
16 move it through this process, you know, they're going  
17 to be a major deciding point on how that land gets  
18 reused, as well. I mean, you could say that you want  
19 to go up there and develop it, but strictly from a UXO  
20 standpoint, the liability is there. The Department of  
21 Defense is going to have a very difficult time saying  
22 that, yes, we'll release it for unrestricted use.

23 The alternatives that some of the

1 people have proposed, in terms of restricted use, such  
2 as parks, recreation, where you're just talking about  
3 the surface, certainly fall within some of the reuse  
4 alternatives for UXO contaminated land.

5 Again, you know, how that's all  
6 done is a long process that's going to be decided over  
7 time. And I understand the concerns of the community  
8 and I've heard all -- several times that it's the  
9 community's position that the Army told us we got to  
10 clean it up, and that's what we're focusing on.

11 But the realities of it, as we move  
12 through this process, is that may not happen. And I  
13 just need everybody to understand that.

14 We're certainly focused on trying  
15 to eliminate areas that are contaminated with UXO, to  
16 try to better define the areas. And at some point,  
17 get to clean-up alternatives, things that we can do  
18 and make decisions on that. But there are going to be  
19 things at some point that we just cannot do, because  
20 of technology, lack of technology, because of the  
21 ruggedness up there, because of the damage it will do,  
22 environmentally. All those things will be considered  
23 in the process.

1 MR. THOMASSY: But aren't you  
2 speaking of a broad expense -- and in a total area  
3 that the UXO problem exists in right now, on a  
4 case-by-case basis, on a specific small areas, we have  
5 both the technology and the capability to go in and  
6 survey and clean up those areas for something like a  
7 few pillars or a few parts of a road for the eastern  
8 bypass?

9 MR. LEVY: I agree to an extent.

10 MR. THOMASSY: So, we need to put  
11 that --

12 MR. LEVY: Everything will have to  
13 be looked at --

14 MR. THOMASSY: -- perspective.

15 MR. LEVY: -- on a case-by-case  
16 basis.

17 MR. THOMASSY: We do have  
18 exceptions, yes, that we can handle.

19 MR. LEVY: Yes.

20 MR. TURNER: Well, in any event, it  
21 doesn't look like it's going to be cleaned up any time  
22 soon by anybody's standard, unless we're willing to go  
23 in there and destroy, you know, the timber and all

1       that, trying to identify it.

2                       MR. THOMASSY: But the point I was  
3       making is: For the vast expanse of that area that is  
4       marked UXO, it's not something we're going to focus on  
5       in the first place, for economic development.

6                       MR. TURNER: No, I agree. There's  
7       an effect --

8                       MR. THOMASSY: That's good.

9                       MR. TURNER: I bet there will be an  
10      effect on the timber harvesting up there.

11                      MR. LEVY: What you really need to  
12      look at is: What is the value of that land? Is the  
13      value of that land really there to go in and spend the  
14      -- a considerable amount, sum, to try to clean it up?

15                      MR. TURNER: The LRA or whoever  
16      implements the reuse plan doesn't have to ask for that  
17      land to be conveyed to us.

18                      MR. LEVY: But those other  
19      alternatives where you talk about some sort of  
20      restricted use, is --

21                      MR. TURNER: I've heard talk  
22      recently that the U. S. Game and Wildlife or Fish and  
23      Wildlife --

1 MR. LEVY: It's U. S. Fish and  
2 Wildlife.

3 MR. TURNER: Is developing an  
4 interest in a wildlife refuge in UXO country. They  
5 missed federal screening, didn't they?

6 MR. LEVY: Yes, they did.

7 MR. TURNER: So, it's going to have  
8 to be something that we work out together, rather than  
9 a land draft.

10 MR. LEVY: Certainly, you know,  
11 that -- something like that, where the Fish and  
12 Wildlife will be interested in land, they can work  
13 MOUs with the state and other agencies for, you know,  
14 usage of the land. You can manage it as a wildlife  
15 refuge and still do game hunting out there, as well.

16 MR. TURNER: Right. Isn't that  
17 what they do in management area?

18 MR. LEVY: Yes.

19 MR. TURNER: Isn't that a wildlife  
20 refuge?

21 MR. LEVY: Yes. And you need that,  
22 too, in order to manage the herd out there. If you're  
23 not managing herds, you get other destructive --

1 destruction associated with the game. So, you need  
2 those programs still in place.

3 MR. TURNER: Mr. Parks?

4 MR. PARKS: How does the filing of  
5 all these notices of intent by the public agencies,  
6 does that fit into your mode? Do you take them off  
7 and block them off in an area in there?

8 MS. VOGLER: Well, it's up to the  
9 Authority, you know, how that's all going to be worked  
10 out. But, yes, the final plan will accommodate  
11 whichever uses the Authority decides they're going to  
12 go forward with.

13 MR. TURNER: Mr. Parks, it's -- I  
14 remind folks whenever this comes up that all this --  
15 the FMRRRA does is identify the use; that is, designate  
16 this building for educational use.

17 MS. VOGLER: That's right.

18 MR. TURNER: It doesn't say who is  
19 going to come in here --

20 MS. VOGLER: That's absolutely  
21 right.

22 MR. TURNER: -- and use it. Say,  
23 make a decision between Ayers or Gadsden State, or

1 JSU, while all we'll do in our plan is say, we see  
2 this as being -- having an educational use. And then  
3 let the folks that make education decisions at the  
4 county and in the state, make the decision about what  
5 educational use they'll have.

6 MR. LEVY: Be looking at everything  
7 from a macro level. And then, as you allow people to  
8 get into it, they start working from micro level.

9 MR. TURNER: And at some point  
10 those notices of interest, I imagine, will have an  
11 impact on ultimate users. And the short run, they're  
12 going to have an effect on uses. And we'll see where  
13 that goes.

14 MS. LONGSTRETH: In connection with  
15 what he just said, I think I read something in the  
16 newspaper last week about a prison was interested in  
17 the land. Is there any validity to that statement?

18 MR. TURNER: I don't -- you know, I  
19 don't know what to make of that. Apparently, it's a  
20 lot of jobs, and the folks say down in Limestone say  
21 they haven't had any problem out of their prison. On  
22 the other hand, it was one of the things that in every  
23 public meeting, people said that's something they

1       didn't want to see out here. They didn't want to see  
2       a prison.

3                       And I think that if the CDTF isn't  
4       anti- -- instead of a counter-terrorism,  
5       counter-tourist, I think that, you know, having a  
6       prison out here would be some sure enough  
7       anti-tourist. So, I think we've got to look at that,  
8       carefully.

9                       We've also got a whole bunch of  
10       jobs we're going to be needing to replace, too. So,  
11       the Authority hasn't even thought about prison, yet.  
12       So, I don't know what they're going to do. But it  
13       proposes --

14                      MR. LEVY: Did they come in the  
15       screening?

16                      MR. TURNER: Yes, their notice of  
17       interest was received on time.

18                      And let me ask y'all: Do we turn  
19       down a prison, even though -- is a prison -- if we  
20       can't find any other use for a certain number of  
21       buildings that will provide X number of jobs, is it  
22       better to have a prison and have the jobs or not have  
23       the prison and lose the jobs and have the economy



1 hurt?

2 MS. LONGSTRETH: Well, the reason I  
3 brought it up is because this area is kind of -- has a  
4 lot of problems, already. Now, there is a prison in  
5 Talladega County. And I just don't think we should be  
6 inviting a whole lot of problems. You know, even  
7 though it would bring in jobs and, you know, help the  
8 economy, I think we should look at the safety of the  
9 citizens of the community. I personally wouldn't like  
10 to see a prison this close to where we're living.

11 MR. TURNER: I agree. Ellen and  
12 her boss, Mr. Gibbons, have described the reuse of  
13 Fort McClellan as perhaps being a model for the new  
14 southern kind of city. And I don't think prison fits  
15 into that image.

16 We are faced with hard realities,  
17 though, and we're going to have to get tons and tons  
18 of money in here, you know, in order to -- that we  
19 don't lose, completely lose the twenty to thirty-five  
20 age group just to jobs. But personally, I agree with  
21 you on -- that we don't need a prison.

22 MR. PARKS: You can put them up in  
23 the gray area.

1 MR. TURNER: We can put them in the  
2 blue area, too, I guess.

3 DR. COX: You know, you mentioned  
4 the term money, Charles. I guess, to me, the most  
5 interesting thing about the group of contractors or  
6 developers, rather, that you had up was that they  
7 emphasized that not a single one of them would take  
8 this facility if you gave it to them.

9 MR. TURNER: Or pay one dollar.

10 DR. COX: Or pay one dollar, they  
11 would not come. So, that's -- and I think that was  
12 the emphasis when you mentioned money, going to take a  
13 lot of money --

14 MS. VOGLER: Just the caring costs,  
15 in terms of the maintenance of the facilities and the  
16 land, are staggering.

17 MR. TURNER: And see, Congress cut  
18 or somebody cut five million in Ops and maintenance to  
19 Fort McClellan this year.

20 MS. VOGLER: Right.

21 MR. TURNER: So, we're going to be  
22 dealing with five million dollars worth of maintenance  
23 that wasn't done this year, whenever we get it taken

1 over.

2 MR. THOMASSY: Five million?

3 MR. TURNER: And you look at a  
4 building where they just go and -- where they just  
5 lock, close the doors on them, and come back and look  
6 at them in a couple of years, and they aren't worth  
7 tearing down.

8 MR. THOMASSY: Is that a '97 or is  
9 that the '98 budget?

10 MR. TURNER: I think it's the '97.

11 MR. LEVY: It's this year.

12 MR. PARKS: It's '97.

13 MS. VOGLER: '97 is my  
14 understanding.

15 MR. LEVY: Frank, do you know what  
16 the DH got cut for maintenance?

17 UNIDENTIFIED MALE: Just what I've  
18 read in the paper.

19 MR. PARKS: It is '97.

20 MR. LEVY: I've got to tell you, my  
21 other -- you know, I'm kind of doing the environmental  
22 -- BRAC environmental coordination stuff, but I'm also  
23 the chief of the environmental office here. And I

1 have a requirement to maintain -- or I shouldn't say,  
2 maintain -- we have a requirement to maintain the  
3 historic structures, you know. Otherwise, if you move  
4 away from them and don't do anything, they go into  
5 deterioration, it's called demolition by neglect.

6 So, I'm concerned about maintaining  
7 these structures up here, and that we don't get  
  
8 accused of doing that, because of the historic nature  
9 of them and the maintenance requirements. And they're  
10 very expensive to maintain, you know, based on their  
11 years. They're also very expensive to -- on the  
12 utilities to heat and cool.

13 MR. TURNER: Does the federal  
14 government give itself grants? Because I used to be  
15 on the Anniston Historic Preservation Commission --

16 MR. LEVY: It comes through  
17 different -- I don't want to call it grants, but it  
18 comes -- there is money that comes through now for  
19 preservation work.

20 MR. TURNER: There was never  
21 enough, but there was some. We'd spend, seemed like  
22 several hundred thousand dollars a year on old  
23 buildings in Anniston. And so -- and all that money

1 -- a lot of that money came from grants and the rest  
2 of it came from matching funds from The City of  
3 Anniston.

4 MR. LEVY: Yes. I'm aware that  
5 there is money going to be set aside for the caretaker  
6 staff to do some maintenance of facilities, but it's  
7 very limited. And in terms of what they're going to  
8 do, it's just bare bone stuff to keep the facilities  
9 up.

10 But, you know, having been here for  
11 a long time, and I look around and I see the  
12 deterioration of the installation, there is not a lot  
13 of money going into infrastructure and keeping things  
14 up. And as Charles mentioned, it's real expensive.  
15 And this is such a beautiful installation, such a  
16 beautiful installation, and it just really kills me to  
17 look at the buildings going into decay, because, you  
18 know, there is nobody in them and there is no money  
19 going to maintain them. Just to think about it really  
20 disturbs me.

21 MR. TURNER: Do y'all want to move  
22 on? Chart and membership does not have a report.  
23 Does community relations have a report tonight, Fern?

1 MR. THOMASSY: No. We still have  
2 in here a copy of the draft briefing. Mark has a few  
3 other changes to it, which have not been incorporated  
4 into this one. I guess, Lisa, you put in the one we  
5 had last time we were here.

6 MS. LISA KINGSBURY: Yes.

7 MR. THOMASSY: We need to vote on  
8 it.

9 MR. TURNER: Well, what do y'all  
10 think we ought to do?

11 MR. THOMASSY: I think we really --  
12 I agree with you, I'd like to see us drop back down to  
13 fifty-one percent and not be so tight and rigid.

14 MR. TURNER: What about just the  
15 parliamentary procedure part of it? We're doing fine  
16 tonight, just talking when anybody has a notion to  
17 talk.

18 MR. LEVY: Can I interject  
19 something?

20 MR. TURNER: Sure.

21 MR. LEVY: Not completely what  
22 we're talking about here. We're moving towards trying  
23 to acquire a -- I told you what the restrictions were

1 in the budget for the RAB. We're moving to try to  
2 acquire some money for what's known as the community  
3 relations (inaudible). We talked with public affairs  
4 office, Colonel Thomas about it, of trying to get an  
5 individual to support the RAB on the community  
6 relations side, you know, whereby it's funded through  
7 BRAC funds. It looks like we're going to get some  
8 money. That individual can be dedicated for things  
9 like membership, to help us work membership, to help  
10 us work the outreach stuff that we talk about, to help  
11 us, you know, organize the RAB, maybe even at  
12 different locations, doing that type of coordination  
13 work. Maybe even, you know, doing the calling  
14 necessary to get folks in here.

15 But I'm hoping, and in fact I'm  
16 sure I'll get some money. But it looks like it will  
17 be spring, summer time frame before I see anything.  
18 That will help out some of the community relations  
19 stuff that we're doing, because that person will be  
20 dedicated to doing that, and we can give some  
21 direction that's within the scope of the work that  
22 they'll be allowed to do to get things moving for our  
23 RAB.

1 MR. THOMASSY: This is only  
2 partially procedures, it's reality, too. We're not  
3 going to be able to use that money until the summer,  
4 at the rate we're going.

5 MR. TURNER: Well, we're going to  
6 have to get a quarum back in here. It could be the  
7 thing to do is to abolish the bylaws. The point is to  
8 get folks -- to get the folks involved --

9 MR. THOMASSY: We need enough here to vote.

10 MR. TURNER: -- not to make sure  
11 they behave. So, if we have -- once we get a quarum,  
12 we might do some cutting and slashing.

13 MR. THOMASSY: Could we do  
14 something along that line, say a telephone vote, if we  
15 can't get them in?

16 MR. TURNER: It's not permitted by  
17 the bylaws.

18 MR. LEVY: Let me tell you  
19 something, your bylaws are not all that restrictive,  
20 as you look across other RABs. I mean, they're really  
21 not.

22 MR. TURNER: No. It seems like  
23 this whole bit -- we need to make sure that folks are



1 involved. You know, and imposing -- maybe the bylaws  
2 are too restrictive.

3 MR. THOMASSY: I think also one of  
4 the things that shy people away, we've got to be a  
5 little more rigid about our time frame. We're running  
6 way over.

7 MR. TURNER: That was the next  
8 thing I was going to bring up.

9 MS. HARRINGTON: Yes.

10 DR. COX: That's a point I've heard  
11 quite a bit, we need to make it move quickly.

12 MR. TURNER: Let's cut it off at --  
13 I would say either an hour, or an hour and a half, and  
14 under no circumstances does it go past that.

15 MR. LEVY: You guys are killing me.  
16 I got so much information to get out, it's just very  
17 tough for us to do it in --

18 MR. TURNER: Well, who are we  
19 getting it out to?

20 MR. LEVY: That's true.

21 MR. THOMASSY: There is another way  
22 to do that. We can have these meetings and we can  
23 also set up ad hoc meetings with the group during the

1 meeting, and agree to come in another time before the  
2 next meeting to get some information.

3 MR. TURNER: It's tough. It is  
4 just tough to do anymore than we're doing, now.

5 MR. LEVY: Well, I mean, I don't  
6 necessarily have a problem with that, but can I see  
7 whether we couldn't have more -- I mean, if you're  
8 going to restrict it to an hour and a half, maybe we  
9 could have two meetings a month, instead of --

10 DR. COX: Let me make a suggestion,  
11 let's give Fern the gavel and have him be the  
12 parliamentarian, and then anybody that's out of order  
13 -- if you're focusing on a particular topic, then we  
14 stick to that topic. And if a question is asked out  
15 of the realm, in other words, whatever the topic is  
16 for the night, let's -- we can stay (inaudible).

17 MR. JOHNSON: Mediate.

18 DR. COX: That would save us a lot  
19 of time.

20 MR. LEVY: I don't have a problem,  
21 but you've got to understand that the government  
22 official here is supposed to be listening to the RAB  
23 and getting their input. That I can't cut people off

1       when they're talking and they're trying to get their  
2       point across.

3                       MR. TURNER:   And that's what Dean  
4       said we were doing too much of already was this, you  
5       know, this lawyer sitting up here recognizing folks  
6       and doing motions and all that and that it was having  
7       a chilling effect on getting folks to talk.  That, you  
8       know, all of it's kind of intimidating.  That maybe we  
9       should kick back a little more and just let it go.

10                      DR. COX:   But if you have a topic,  
11       then what I was arguing was:  Stay on that specific  
12       topic.

13                      MR. TURNER:   Or just call -- it  
14       doesn't matter where the conversation goes, just cut  
15       it off at the end of an hour and a half.  But we've  
16       lost two months, two months because we can't -- we  
17       don't have a quorum.

18                      MR. THOMASSY:   Three with  
19       Christmas.

20                      MR. TURNER:   And three with  
21       Christmas.  So, I would say it's something we need to  
22       consider.  As the architect of the bylaws and the one  
23       who's been running these meetings, I don't think

1 anybody -- we have anybody to blame but me. So --

2 MS. HARRINGTON: It's not really  
3 your fault.

4 MR. THOMASSY: I think you've got  
5 to go with something as complete and as restrictive --  
6 if you want to call it that -- that you put together.  
7 And then fine, back off to what we find out we need to  
8 operate (inaudible).

9 MR. TURNER: Let's remain flexible.  
10 We'll make it work.

11 MR. THOMASSY: Right.

12 MS. HARRINGTON: As long as we stay  
13 on the agenda, because I know I have come to a couple  
14 of meetings before Christmas, we had good presentation  
15 and everything. And when we spent more time from our  
16 audience, addressing our presenter than did we the RAB  
17 members.

18 MR. TURNER: I think we're finally  
19 starting to learn this stuff, too. It's finally  
20 starting to sink in.

21 MR. LEVY: That's why I don't want  
22 to lose anybody -- all this information and all this  
23 knowledge, as you gain more people, it's another

1 education process for me to get them going and knowing  
2 what the process is and what the things are out there  
3 that they need to be sensitive about.

4 MR. THOMASSY: Everybody from the  
5 community outreach standpoint, I think there is a  
6 second area that we should consider. And I'll just  
7 throw this out and we can talk about it when we can  
8 really get down to hard business with a quarum here.

9 Not only should we be outreaching  
10 to the community to inform the different elements of  
11 the community what is going on, but there is a  
12 business element. Maybe through the chamber of  
13 commerce, we can provide information to the business  
14 element. I ran into some people who have a great  
15 interest in being able to plan or look into the  
16 ability to compete for contracts, as this clean up  
17 moves along. And they don't know -- they don't have  
18 the slightest idea what's going on.

19 I think we can help through that  
20 side, too, to be able to put that into some of the  
21 things we can do.

22 MR. CHRIS JOHNSON: I was going to  
23 ask the same question. I've had people just in

1       Montgomery that asked me, you know, what about  
2       development, who do they need to contact? And I was  
3       wondering how you guys were kind of putting this out  
4       to the public, not only in the state, but even in the  
5       southeast, as far as looking for potential investors?  
6       How is that done?

7                       MR. LEVY: Talk about the home page  
8       at one point.

9                       MR. TURNER: Well, we're still  
10      working on the home page. It gets networked out  
11      through people that have done this before. We've got  
12      developers that are calling us, because someone  
13      they're working with was there when Fort Oregon or  
14      Fort Ord or some other base closed and they saw what  
15      happened there.

16                      Also, real estate developers just  
17      seem to have a nose for it. They can sniff out large  
18      tracts of flat, undeveloped land.

19                      MR. CHRIS JOHNSON: And they should  
20      contact Rob?

21                      MR. TURNER: Rob, Rob Richardson is  
22      certainly the point of contact --

23                      MR. CHRIS JOHNSON: Okay.

1 MR. TURNER: -- for pursuing an  
2 interest in Fort McClellan, any kind of reuse,  
3 regardless of whether it's public or private sector.  
4 And just because some public entity has missed the  
5 screening process -- like there was federal screening  
6 last year and state and local screening -- just  
7 because they've missed something doesn't mean that  
8 they've completely missed the boat. They don't have  
9 an absolute right to anything, but we're interested in  
10 talking to anybody that's got a reuse idea that can  
11 either improve the lives of folks that live in Calhoun  
12 County or put more money in their pocket. Either of  
13 those two things, you know, the door is always open.

14 Let's go through old business. You  
15 want to talk about the DERTF?

16 MR. LEVY: Yes. I told you during  
17 the last meeting that the Defense Environmental  
18 Response Task Force, which is a task force that was  
19 mandated under law. Particularly, it came about  
20 originally in the '91 Defense Appropriations Act, then  
21 back in the '93.

22 Their functions are to -- in a  
23 nutshell, to put forth ideas to help the fast track

1 clean up of military installations. And they have  
2 very senior members on this task force. It's chaired  
3 by Ms. Sherry Goodman. She is the Deputy  
4 Undersecretary of Defense for Environmental Security.  
5 It's got members from The Department of Justice; the  
6 EPA; the GSA, which is Government Services  
7 Administration; Corps of Engineers. It's got the  
8 State Attorney General's Association. It's got  
9 members from California, California EPA. It's got a  
10 public interest representative. It's got a member  
11 from the Urban Land Institute.

12 And their whole purpose is to take  
13 information from communities and try to convert that  
14 into ideas and methods for fast track and clean up.  
15 And they're coming here. And it's -- this is a  
16 national -- this is a national interest thing, because  
17 they cover all closing military installations.

18 I was out in California last month  
19 to attend their meeting out there, to listen to it,  
20 and there were -- Chris was with me, as well. And  
21 there was a lot of interest about the -- the topic was  
22 --

23 MR. JOHNSON: UXO was the big



1 interest.

2 MR. LEVY: Yes, that was -- but the  
3 one was restricted --

4 MR. CHRIS JOHNSON: Institutional  
5 controls --

6 MR. LEVY: -- institutional  
7 controls, which is a UXO issue. And they also have  
8 some emphasis, as it relates to funding and money.  
9 So, it's important, I feel, that they come here and  
10 that we have -- that we participate in that. And  
11 they're asking for our participation, the RAB's  
12 participation. They're looking at the 17th, 18th, and  
13 19th of June. The plan initially now is for them to  
14 -- for the members to stay at the Victoria and to hold  
15 their meetings, their public meeting at the Anniston  
16 --

17 MR. TURNER: Meeting Center.

18 MR. LEVY: -- Meeting Center.  
19 There would be required briefings from the base  
20 clean-up team, the LRA, and also from the RAB. How  
21 exactly that, you know, that is done, in terms of what  
22 the RAB says to them, you know, can be determined.  
23 You know, we're still new, this RAB is still new in

1 the process. We could consider some designated  
2 individuals to talk about some RAB issues or some RAB  
3 concerns, but we can work through those.

4 What we need to do is move our  
5 meeting, so that it would coincide with them. The  
6 17th is a Tuesday. The 17th of June is a Tuesday.  
7 That's the night or that afternoon, they would like to  
8 either sit it on one of our meetings -- in other  
9 words, they would be part of the gallery out here, or  
10 we would work it where we would just go to them and  
11 present something to them.

12 MR. TURNER: Do y'all want to have  
13 that meeting at the Anniston City Meeting Center?

14 MR. LEVY: Yes, that's --

15 MR. THOMASSY: That's what I would  
16 recommend.

17 MR. LEVY: That would allow them to  
18 stay there and they could work through -- they could  
19 work through the day, and then right after that we  
20 could hold our meeting in the same location and they  
21 could just sit in and listen to what the discussion is  
22 about.

23 MR. TURNER: That would just be the

1 RAB meeting on the 16th?

2 MS. HARRINGTON: 17th.

3 MR. LEVY: The 17th.

4 MR. TURNER: On that Tuesday?

5 MR. LEVY: We would originally have  
6 scheduled -- the third Monday in the month would have  
7 been the 16th, so we would be moving it to the 17th.

8 MR. TURNER: That's fine with me.  
9 And then, at some other point during that week, they'd  
10 want to have briefings from the LRA?

11 MR. LEVY: Right, over that three  
12 day period.

13 MR. TURNER: Yes. But all they  
14 would want to do on the 17th is meet with us?

15 MR. LEVY: Meet with the RAB,  
16 right. And it doesn't have to be a meeting with the  
17 RAB. They really want to hear our discussions and see  
18 what's going on in a RAB. They almost prefer that  
19 they be -- you know, they sit out there in the gallery  
20 and listen to what we all talked about.

21 MR. THOMASSY: I would propose as a  
22 topic of new business for the next meeting is  
23 developing that agenda for that meeting. We ought to

1 start early on that, so that we think that through,  
2 intelligently and have something that is worth while  
3 for us, so that we get reasonable feedback from them.

4 MR. LEVY: Absolutely.

5 MR. TURNER: I hate to put  
6 something else on you, but do you want to kind of --

7 MR. THOMASSY: No, you don't.  
8 Sure, sure.

9 MR. LEVY: I'm prepared to put any  
10 briefing together or put any discussion on the table  
11 that we as a RAB are interested in talking about  
12 before that meeting. Maybe Chris might have some  
13 ideas --

14 MR. TURNER: Let's talk about  
15 something that's really divisive.

16 MS. HARRINGTON: Getting a quarum.

17 MR. TURNER: Yes, like having a  
18 quarum.

19 MS. HARRINGTON: Or equal  
20 representation.

21 MR. LEVY: They're definitely  
22 interested in a lot of the community interest of  
23 participation like the environmental justice issue,

1 minority, low income participation. They're  
2 definitely interested in that.

3 MR. TURNER: Well, they can be  
4 briefed on all that without disrupting our meeting and  
5 us disrupting theirs.

6 MR. LEVY: No. I was just saying  
7 that, you know, those types of discussions are of  
8 interest to them. That if it came up in a RAB, that  
9 would be fine.

10 MR. TURNER: Okay.

11 MR. LEVY: I tell you what, I'll be  
12 glad to work with Fern, if you want to, work the  
13 agenda for that, myself and Lisa, particularly, Lisa,  
14 will put that together.

15 MR. TURNER: Yes.

16 MR. THOMASSY: I'll give you a  
17 call, say in a couple of weeks.

18 MR. LEVY: Okay.

19 MR. THOMASS: I'll think this thing  
20 through, because I think there is some -- I think  
21 there is some topics that we really ought to wrestle  
22 with.

23 MR. LEVY: Yes.

1 MR. TURNER: But I think we ought  
2 to have an actual meeting and not some little pretend  
3 meeting, where we're pretending --

4 MR. THOMASSY: Right.

5 MR. TURNER: -- like we're meeting,  
6 but what we're really doing is putting on a show for  
7 them.

8 MR. LEVY: And they don't expect  
9 that, they don't want a dog and pony show, as we call  
10 it in the military. They really want to know what  
11 kinds of things are on our mind. So, I don't expect  
12 anybody to put on any show. We just need to have a  
13 free and open discussion, as it relates to the clean  
14 up.

15 MS. HARRINGTON: Right.

16 MR. THOMASSY: My intention is to  
17 look at that now, so that we want to have something at  
18 that point we can be -- backward plan and begin to  
19 develop what we're doing here, so that on the 17th of  
20 June, that meeting would logically be something we  
21 want in the process we're going through.

22 MR. LEVY: Yes, sir.

23 MR. THOMASSY: Does that make

1 sense?

2 MR. LEVY: Yes, I understand.

3 MR. TURNER: I think it's great to  
4 plan. I just want to make sure that we don't lose  
5 another month --

6 MR. THOMASSY: Oh, no, I don't  
7 either. I agree with you, it should be a useful,  
8 productive meeting that we would have had, anyhow.  
9 Will just give us more incentive --

10 MR. TURNER: To make it a good one.

11 MR. THOMASSY: Yes.

12 MR. LEVY: Let me throw in, because  
13 the next thing on the old business is the site tours.  
14 Some of the discussion could be around if we schedule  
15 those site tours, on some of the sites we went out and  
16 looked at, and the issues attendant to those sites.

17 Now, we've been talking about  
18 getting sidetracked on things. You know, there are a  
19 lot of sites and a lot of issues. We can go out and  
20 look at some -- you know, get a tour of some of the  
21 sites that we're pursuing and then maybe focus on one  
22 of them as an issue to discuss, because there is a lot  
23 of information that could come out of trying to

1 discuss the whole gamut of --

2 MR. TURNER: I think tours are  
3 almost out of the question until daylight savings time  
4 comes back in the first of April. I mean, we aren't  
5 having people come to our meetings, much less, you  
6 know, come out during the day to look at contaminated  
7 areas.

8 MR. LEVY: I know it's a problem,  
9 but I really need to get you on the ground. I mean,  
10 you need a feel for what it is we're talking about  
11 here. I don't know how to do that. I don't have a  
12 good suggestion. I'm just prepared to do whatever it  
13 takes to get you out there and look at these sites.

14 DR. COX: What I recommend is: I  
15 would like to, say with two or three other people,  
16 take a day with a four-wheel drive and one of your  
17 guides and just get -- go through it. I mean, instead  
18 of everybody going at once, you've got one vehicle --

19 MR. LEVY: How about this: How  
20 about we start scheduling -- we'll call people up and  
21 say, okay, what's a good time, or we throw out -- come  
22 up with some dates and we will do that. I mean, we  
23 will take them out site to site. We'll say, okay,



1       these people will go on this date.  If I can get four  
2       or five people at a time, we'll take them out and then  
3       we'll try to just keep scheduling --

4                       MR. TURNER:  I think that's a good  
5       idea.

6                       MS. HARRINGTON:  That's a good  
7       idea.

8                       MR. TURNER:  I think it's a very  
9       good idea.  Just get four folks out there, three RAB  
10      members and somebody from the environmental office,  
11      and just go burn up the woods, do a little stump  
12      jumping.

13                      MR. PARKS:  Have y'all videoed  
14      them, Ron, all of them?

15                      MR. LEVY:  No.  That's a  
16      possibility.  We could videotape the sites, too, bring  
17      them to y'all.  But it's almost better to get a feel,  
18      to get out there and get a feel on the ground what  
19      it's like.

20                      MR. CHRIS JOHNSON:  Yes.  That  
21      definitely needs to happen before the DERTF comes,  
22      because it would really look bad if the RAB hasn't  
23      even gone out and seen some sites before that meeting

1 gets here. And I feel it's kind of our responsibility  
2 to make sure that they are informed. And that  
3 certainly is an important aspect of all this.

4 MR. LEVY: Well, why don't we do  
5 that? I will come up with some selected dates. We  
6 will make some calls to individuals and I'll throw up  
7 those dates, see who is willing to take them, like  
8 four or five separate dates, and then we will take  
9 those individuals that volunteer on those dates to go  
10 out and look at these sites. Is that reasonable to  
11 you folks? So over the next three months or so, we'll  
12 try to get all the RAB members into one of those  
13 little tours.

14 MR. TURNER: Sounds good.

15 MS. LONGSTRETH: Do you have an  
16 idea about the time frame, you know, time of day and  
17 how long it would take and all that?

18 MR. TURNER: You can do it in three  
19 hours and -- I've done it many times in --

20 MR. LEVY: I'm taking him on the  
21 first one.

22 MR. TURNER: Do you think it will  
23 take longer than three hours?

1 MR. LEVY: Yes.

2 MR. TURNER: I've done it with you  
3 before in less than three hours.

4 MR. LEVY: No. What you saw was --

5 MR. JOHNSON: Probably, just a --

6 MR. TURNER: We drove down Highway  
7 21 and up to Highway 9 and then back down Choccolocco  
8 --

9 MR. LEVY: I at least need a half a  
10 day at the very least.

11 MR. TURNER: That is -- that's  
12 about what three hours is.

13 MR. LEVY: I was thinking four or  
14 five hours.

15 MR. TURNER: That's more than a  
16 half day. I'm sorry. I've got sixteen hour days.  
17 Good luck.

18 MR. LEVY: I'll come up with  
19 something and we'll -- and then you're going to get a  
20 very precursor look at what it is we're talking about  
21 out there. But at least you'll have seen some of the  
22 sites we're trying to address. And I'll ask Chris  
23 maybe to participate in some of that.

1 MR. CHRIS JOHNSON: I definitely  
2 want to be here, definitely.

3 MR. LEVY: He can help --

4 MR. CHRIS JOHNSON: I mean, I can  
5 bring up some more vehicles, too, so we can, you know,  
6 get up in the mountains.

7 MR. LEVY: Along with that, you'll  
8 learn a lot about McClellan by just getting out on the  
9 land and looking at it. And you can see from a  
10 redevelopment standpoint what the LRA is having to get  
11 through. So, that's one thing we volunteer to do.  
12 Lisa over there is frowning, because she knows she's  
13 going to have to do it.

14 MS. LISA KINGSBURY: No, I'm  
15 smiling.

16 MR. TURNER: New business. I saw  
17 Pete Conroy last week and he mentioned that Bill  
18 Garland (phonetic) from your office is leaving.

19 MR. LEVY: He took a job with Fish  
20 and Wildlife.

21 MR. TURNER: And Pete feels like  
22 he's done a whole lot for environmental efforts in  
23 Calhoun County, and that his leaving shouldn't go

1       unnoticed. Since we don't have a quarum, we can't  
2       really officially notice it tonight, but maybe in  
3       March. Anything else under new business?

4                       MR. LEVY: Yes. I've got -- I  
5       would like to talk briefly about some risk assessment  
6       training that we're putting on. The base clean up  
7       team is going to be -- is going to go through risk  
8       assessment training. Risk assessment training is what  
9       -- essentially, the basis we use for deciding clean  
10      up. Clean up is risk based. You know, what is the  
11      risk to public health and the environment. You look  
12      at all the sampling, you look at avenues of -- help me  
13      out here, Chris.

14                     MR. CHRIS JOHNSON: It's a --  
15      basically, it gives us an understanding of where we  
16      need to go, what the clean up level should be on  
17      various pathways from all your media, whether it's  
18      soil, air, water and so forth. And I would consider  
19      it pretty much, it's the -- it's our go-to book, as  
20      far as where we need to go and how we need to address  
21      clean up. But I would say that, if you're wanting  
22      them to be a part of the actual training class, then  
23      --

1 MR. LEVY: I'm going to offer to  
2 the RAB five slots for -- it's very technical in  
3 nature.

4 MR. CHRIS JOHNSON: Very technical.

5 MR. TURNER: How much time will it  
6 take?

7 MR. LEVY: It's going to go over a  
8 three day period. And right now we're shooting for  
9 the end of March, but depending on how the contractor  
10 is able to put this class together (inaudible) the  
11 contractor, which does risk assessments for EPA and --

12 MR. TURNER: How much per day?

13 MR. LEVY: It won't cost the RAB  
14 anything.

15 MR. TURNER: No. I'm talking  
16 about, how much time?

17 MR. LEVY: Full, eight hour day.

18 MR. CHRIS JOHNSON: But it's  
19 certainly --

20 MR. TURNER: Is the RAB going to  
21 make my house payment --

22 MR. LEVY: It's continuing  
23 education credits for --

1 MR. CHRIS JOHNSON: For whoever  
2 still has to maintain CEU (phonetic).

3 MR. LEVY: I would recommend folks  
4 like Barry and maybe Fern, because of the nature of --

5 MR. TURNER: Because they're rich.

6 DR. COX: Work for the government.

7 MR. LEVY: -- nature of the  
8 business and background in the environmental side,  
9 they certainly could use that and they could advise  
10 the RAB at a later date as we start to talk risk  
11 assessment. But if there is anybody that's  
12 interested, I've got at least five slots that I can  
13 offer up to RAB members, if they could find the time.

14 MR. TURNER: I'm interested, but  
15 unavailable.

16 MR. LEVY: You want the short  
17 course.

18 MR. TURNER: Yes, I want the three  
19 hour course.

20 MR. CHRIS JOHNSON: We'll have the  
21 short course here one night in about a thirty,  
22 forty-five minute presentation.

23 MR. TURNER: I would love to go

1 through it, I just --

2 MR. LEVY: Chris has been telling  
3 me he's going to do this. We'll give a synopsis to  
4 the RAB, but this in-depth training is available. And  
5 if I've got any takers, I'll certainly do that.

6 MS. HARRINGTON: I would like to  
7 know the date for sure.

8 MR. LEVY: Is there anybody here  
9 right now that's interested?

10 MR. THOMASSY: I'm interested, but  
11 I don't know if I'm going to be able to find the time  
12 for it. I'll try. What I would like to have is some  
13 time of synopsis, something that will run down what  
14 those three days are, training outline.

15 MR. TURNER: How about if we send  
16 Sam, she could take it all down?

17 MR. LEVY: It won't be  
18 understandable.

19 MR. CHRIS JOHNSON: That's no  
20 problem, providing a synopsis. I mean, we had planned  
21 to do that during the fall, and I just really haven't  
22 had time to put together a presentation.

23 MR. LEVY: I'll ask again in March



1 for specifics, because I want to try to hold back  
2 five. But we're looking at the last week, 24th, 25th,  
3 and 26th. That may end up getting moved back into  
4 April. But right now, it's tentatively scheduled for  
5 the 24th, 25th, and 26th of March.

6 MS. HARRINGTON: That's not AEA.

7 MR. LEVY: Yes.

8 MS. HARRINGTON: No, that is not  
9 AEA.

10 MR. TURNER: AEA goes --

11 MS. HARRINGTON: Starts the 21st of  
12 March.

13 MR. TURNER: Right. It's the last  
14 couple of days of March and the first week of April.

15 MR. LEVY: I would try to avoid  
16 setting up training for that AEA week. It's really  
17 the week in April, right, Mary?

18 MR. TURNER: It's the last several  
19 days in March and the first five days of April.

20 MR. LEVY: We do our best to avoid  
21 that.

22 MR. TURNER: Now, the last thing I  
23 was going to say is: Why don't we send out a letter

1 with next months agenda, asking everybody to be here  
2 for at least ten minutes at 6:30 so we can lose the  
3 quorum requirement and maybe the bylaws.

4 And if we can do that, everybody  
5 can go after that. But as long as we can get that  
6 done, we won't be hamstrung forever.

7 MR. LEVY: We could do that. We'll  
8 put it in our regular letter --

9 MS. LISA KINGSBURY: How about if I  
10 make phone calls?

11 MR. CHRIS JOHNSON: Yes, we'll  
12 personally call everybody on the RAB.

13 MS. LISA KINGSBURY: I'll just call  
14 everybody and say, please, be here for at least ten  
15 minutes.

16 MR. TURNER: Ten minutes, that's  
17 all we need.

18 MS. LONGSTRETH: Will that be the  
19 second week in next month?

20 MR. TURNER: It will be the third  
21 Monday of next month.

22 MS. LONGSTRETH: The second and  
23 fourth Monday, I'm always tied up.

1 MR. TURNER: The second and the  
2 what?

3 MS. LONGSTRETH: Second and fourth  
4 Monday.

5 MR. TURNER: We moved this one and  
6 last months, because the federal holidays.

7 MR. THOMASSY: Right.

8 MR. LEVY: The 17th of March would  
9 be the designated RAB for next month.

10 MR. CHRIS JOHNSON: St. Patrick's  
11 Day.

12 MS. MARY HARRINGTON: Something  
13 else is going on. I don't know what it is.

14 MR. TURNER: We can have a St.  
15 Patrick's Day party here, if y'all want.

16 DR. COX: Everybody bring beer.

17 MR. TURNER: I bet if we bought a  
18 keg of beer every month, we would have a quarum by  
19 God, we would have a super quarum.

20 MR. THOMASSY: Got to vote early.

21 MR. TURNER: Well, since we never  
22 came to order, we can't be adjourned, but it sure has  
23 been good seeing everybody. Thank you for giving us

1 your time.

2 (WHEREUPON, the proceeding was concluded.)

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1 C E R T I F I C A T E

2 STATE OF ALABAMA)

3 CALHOUN COUNTY )

4

5 I, SAMANTHA E. NOBLE, a Court

6 Reporter and Notary Public in and for The State of

7 Alabama at Large, duly commissioned and qualified,

8 HEREBY CERTIFY that this proceeding was taken before

9 me, then was by me reduced to shorthand, afterwards

10 transcribed upon a computer, and that the foregoing is

11 a true and correct transcript of the proceeding to the

12 best of my ability.

13 I FURTHER CERTIFY this proceeding

14 was taken at the time and place and was concluded

15 without adjournment.

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23 IN WITNESS WHEREOF, I have hereunto

1 set my hand and affixed my seal at Anniston, Alabama,  
2 on this the 17th day of February, 1997.

3

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7

8

SAMANTHA E. NOBLE

9

Notary Public in and for

10

Alabama at Large

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12

13

MY COMMISSION EXPIRES: 11-14-97.

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