

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 20th day of September,
1999, commencing at approximately 6:30 p.m.

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1 MR. FERN THOMASSY: I would like
2 to call the meeting to order. I'm sitting in for Pete
3 and Ron. Let me go ahead and take the attendance
4 first. Ike Brown?

5 MR. IKE BROWN: Here.

6 MR. FERN THOMASSY: James Buford?
7 Dr. Cox?

8 DR. BARRY COX: Here.

9 MR. FERN THOMASSY: Don Cunningham?
10 Jerome Elser?

11 MR. JERRY ELSER: Here.

12 MR. FERN THOMASSY: Alan Faust?

13 MR. ALAN FAUST: Here.

14 MR. FERN THOMASSY: Mary
15 Harrington? Ron Hood? Mayor Kimbrough? Margaret
16 Longstreth? James Miller? Jimmy Parks? Charles
17 Turner?

18 MR. CHARLES TURNER: Here.

19 MR. FERN THOMASSY: Tom Turecek?

20 MR. TOM TURECEK: Here.

21 MR. FERN THOMASSY: Sergeant Major
22 Weston?

23 SERGEANT MAJOR WESTON: Here.

1 MR. FERN THOMASSY: And Chris
2 Johnson?

3 MR. CHRIS JOHNSON: Here.

4 MR. FERN THOMASSY: And I didn't
5 mark Ron down here. Excuse me. I got it.

6 I'm going to go ahead, since we
7 don't have a quorum, I'll skip the approval of the
8 minutes, but I'd ask if anybody has any comments to
9 them that might have to be incorporated before they're
10 reviewed? If not, then we'll go on to the old
11 business and I'll turn it on over to Ron who will
12 introduce what we're going to do.

13 MR. RON LEVY: Yeah. Just a slight
14 change in the schedule here. We're going to add
15 another briefing, security briefing. My boss, Colonel
16 Treuting, is going to brief us, as I proposed during
17 the last RAB meeting. It's a BRAC update, but it's a
18 real estate update as to what you all had wanted to
19 hear about. Plus, he's going to talk to you also
20 about the security issues or security as it relates to
21 Fort McClellan now that we're into the closure stage.
22 Sir, do you want to --

23 COLONEL TREUTING: Good evening.

1 I'm Dave Treuting, for those that I haven't met you
2 before.

3 We had a great meeting today,
4 Chris, up at Atlanta, with all the key players. So,
5 this is kind of fitting. We had this briefing. I
6 wanted to share it with you. We've added a few charts
7 for you.

8 I'm the chief of staff right now
9 and the garrison commander. And effective 1 October I
10 become the installation commander. And I'll be here
11 until next June, until what time they figure out, as
12 an Army does, probably two weeks before I'm tagged to
13 leave, who is going TO take my place. Some of y'all
14 have been there and done that kind OF T-shirt with the
15 holes in it.

16 Next slide. Just kind of a
17 reminder. Most of the real estate actions are here.
18 This is state land. It's been leased since 1951 by
19 the Army. And then this over here is going to be
20 licensed over to the guard.

21 Next slide. If during this thing,
22 you've got a question, please, stop me. Okay? This
23 is for you, you guys. I've been pitching this to

1 everybody and his brother, to include most of the
2 representatives of the codelle (phonetic) of Alabama.

3 MR. TOM TURECEK: What's the real
4 meaning of licensed over?

5 COLONEL TREUTING: Licenses are
6 still in the Army, but it goes through the NGB
7 process, National Guard Bureau. And it goes from
8 where I'm the land baron, like I am right now, to the
9 guard is doing it. And the guard is going to stand
10 up. And we recently had a major league victory of
11 hiring their base ops staff from my excess employees.
12 Found fifty-eight more people jobs. So that he can
13 stand up his base ops. Right now the guard works off
14 the installation. In other words, my staff provides
15 that service at a nominal fee. Beginning 1 October,
16 he's got to do it.

17 So, can you back up one. For
18 example, I run range control that covers all of this.
19 But the main prime user of this land, especially on a
20 high trajectory weapons artillery and tank is the
21 guard. And some of y'all have been out there, you've
22 seen the main sites. That's the kind of equipment
23 that they bring in.

1 And it kind of is multi-state.
2 It's not just the State of Alabama. Tennessee,
3 Georgia. It's just a good training area for a lot of
4 guard units all the way around.

5 So, I go from running that to
6 licensing this, plus the little small three hundred
7 acres that they have here. And I'll show you some
8 things. So, he has to do what I do as an installation
9 guy for everybody. He's got to pick that up. Before
10 it was just a tenant. Does that answer your question?

11 MR. TOM TURECEK: Yes. Thank you.

12 COLONEL TREUTING: Next one. As
13 you can see, the little man is climbing up a mountain.
14 And it is a mountain. Our last class graduated on the
15 27th of August. So, that represents from the 1st of
16 January to the 27th of August, nineteen -- actually,
17 from the 1st of October '98 to this October,
18 ninety-six hundred students that we put through while
19 we were closing the installation, which is an increase
20 over the year previous. That class graduated. That's
21 -- our mission ceased. And so now we have a whole
22 thirty days to focus on turning base ops back into a
23 -- the Army is taking -- the United States Army

1 Garrison, we're not inactivating. We're making that
2 the installation, so that it redesignates. Gave me a
3 whole hell of a lot of less people, though, to do it.

4 And, of course, operational closure
5 is on the 30th of September. And then we begin the
6 disposal transfer. By tonight's slides, I'll show you
7 a lot of that is already at work, because we just
8 couldn't wait until the 1st of October to begin some
9 of that process.

10 Next slide. Fort McClellan's
11 challenge has been -- this is one of the few BRACs --
12 it's one of the largest ones, by the way, for an
13 active federal base. Everybody else that's done this
14 before -- and we went in and studied it -- was able to
15 do -- stop training, conduct a closure, and then move
16 right into transition and reuse. We've had to do that
17 concurrently. We simply haven't been afforded the six
18 or eight months that they gave everybody else to do
19 that.

20 Some of the ways we started doing
21 it was in '98, shutting down ranges that we use on
22 main post and moving it out to Pelham Range, improving
23 the range so the guard has a new range to fire from,

1 where before it was weeds, we now have a range out
2 there that we built with BRAC money and guard
3 engineering. So, we have set that up.

4 So, we've been at -- on a -- really
5 on a three front -- it's like being bowling (phonetic)
6 a ring, if you've ever played football, coach calls
7 out a number, it's usually a guy in back, and he piles
8 right into you. We have done this with the resources
9 at hand. We didn't get a (inaudible) up in deplo
10 funds. So, it's been Mr. Toad's wild ride for awhile.

11 We'll heavily go into this portion
12 of it, which is an interest to the local community,
13 because that's what our focus will be. How do I take
14 the real estate, the one thousand, seven hundred odd
15 buildings, how do I take the book value, four billion
16 dollars of personal property and dispose of that
17 property or hand it to the future reusers, you know,
18 if he or she wants it?

19 Next slide. This -- as of 1st of
20 January, there was fifty-one hundred and twenty-five
21 permanent party soldiers, guys dressed like trees, on
22 the installation. And so, since January and with the
23 heavy period being May through last week, we've moved

1 all these people out to future location. I'll show
2 you a few stats.

3 I don't know, Jeff, did we include
4 some of that?

5 MAJOR JEFF DAVIES: No, sir. This
6 doesn't show where everybody has gone.

7 COLONEL TREUTING: I've moved one
8 thousand, nine hundred and seventy families in under
9 ninety days to about nine different locations, at a
10 tax savings to the tax payer of about three million
11 dollars by going commercial carrier. We've moved,
12 that's equivalent of about four hundred, five hundred
13 eighteen wheeler trucks, eleven point nine million
14 pounds of unit equipment from these units into about
15 three different locations. So, it's been -- that's
16 probably been high on my screen. Getting them out of
17 here so they can set up. They're all up -- these
18 people up at Leonard Wood, their stand-up ceremony is
19 the first week of October.

20 This is the mission. The Army --
21 we're kind of anal retentive -- if you mind that word
22 -- we always have to have a plan. The plan is not
23 necessarily etched in concrete, but it's a road map so

1 we've got a spot on the wall.

2 We've been working on this plan for
3 a good year, year and a half. And I got to be honest
4 with you, when we started, it was discovery learning.
5 And now we're getting a little bit more fidelity or
6 what it is exactly we have to do. Mainly, because the
7 expertise of my work force leaves on the 30th.
8 They're either retiring, going to another job, or
9 they're going home. Right now, it's less than about
10 thirty-five people. So, out of eight hundred and
11 thirteen people we started with DA civilians, there is
12 about thirty-five that I couldn't get to another job.

13 We'll activate on 1 October. We're
14 in the process of moving right now so we can shut
15 these buildings down over to the old DEH compound, and
16 so I had to take garages and stuff like that and
17 convert it to office space so I wouldn't have OSHA on
18 top of me, put the heating and air conditioning, get
19 the phone lines, the computers, a lot of the stuff we
20 take for granted. And trying to bring that under
21 budget we've been pretty successful so far.

22 MR. CHARLES TURNER: Colonel, you
23 might have said, but how big is your staff that you're

1 keeping?

2 COLONEL TREUTING: I'm going to
3 have fifty-nine civilians. I'm going to have
4 permanently nine military. I'll start off being able
5 to borrow military manpower up until December. And
6 that will be around sixty. And then I have soldiers
7 that the Army won't move, because they're getting
8 ready to retire or they've hit their retention control
9 point for -- we have retention control points. You
10 can only stay so long if you're at this rank. So,
11 that's what we're going through.

12 And then I have what's known as
13 closeout manpower, which is civilian workers. To be
14 honest with you, that's a skill that I need to close
15 out. For example, we run -- we don't run a fiscal
16 year. Ours goes not calendar, it's fiscal. I've got
17 to close out seventy million dollars worth of
18 transactions that took place this year. That usually
19 takes about a hundred and twenty days.

20 A lot of those workers, some got
21 hired by the guard. So, I'll be going through, seeing
22 if I can get the face to a space. And back on mine,
23 because I don't want you to think this is numbers, I

1 got people that are lacking like six months, three
2 months from getting to retirement. And I've got that
3 in the back of my mind.

4 MR. CHARLES TURNER: So, you've got
5 sixty civilians, fifty-nine civilians now, and that
6 number will diminish. How quickly?

7 COLONEL TREUTING: No, that's
8 permanent, that will stay.

9 MR. CHARLES TURNER: Until?

10 COLONEL TREUTING: I'll show you.

11 MR. CHARLES TURNER: Okay.

12 COLONEL TREUTING: Because this is
13 based on mission completion, not a date. We
14 originally thought it was a date. We got corrected.

15 But this is the missions that I
16 have. This is the tough one. This is tough when
17 you're fully manned, when everybody is here looking.
18 It's real tough when you go from an average population
19 through this year of about sixty-five hundred people
20 on post to less than three hundred. It gets really
21 interesting. Your normal police department faces
22 that, also. And I'll share some of the things we're
23 working on.

1 But in this I talked about a little
2 bit earlier in the first slide. And then this is the
3 long pole in the tent. You can't transfer something
4 dirty. That's the rules we've been following. We're
5 trying to do that.

6 And then this is out of the BRAC
7 law that says no fooling, have to finish, complete the
8 installation shutdown, which is I've turned that over
9 to the future user by that date. I've been corrected
10 that that's not etched in stone. That can go shorter
11 or longer, it depends upon the missions complete.

12 Next slide. Military, we try to
13 phase things. You know, you finish one phase and when
14 that gets completed, you go into the next phase. It's
15 kind of a building block method. This is one of these
16 missions you can't do that. These all run
17 concurrently. Just personally, the disposal of the
18 personal property, your wife kind of does it with the
19 sofa that she's had for fifteen years. I know my sofa
20 is fifteen years old. It gets reupholstered. We
21 really get down to dotting I's and crossing T's. And
22 we're checking chairs that are twenty-five years old.
23 A lot of this stuff has run the experts through as

1 being declared as scrap. There is a table probably
2 with my initials when I first came to Fort McClellan
3 in May of 1975 to go through officer basic training
4 that still has my initials on it. That kind of stuff
5 is not available for reuse, because it's scrap.

6 Although we've offered it to the JPA. Nine times out
7 of ten, say, nah, we don't want that gray metal desk.

8 So, how do you dispose of it? Who
9 gets it? To save some of your fears, every time I
10 walk through a building I have a property rep from the
11 JPA. Do you want that, as it has potential reuse? If
12 they say yeah, I let them sign for it. I provide them
13 a place to secure it. Nine times out of ten, same
14 building.

15 They're the only ones that can
16 dispute personal property, as anybody that's a player
17 in the thing. Another installation can't, but the JPA
18 can. It's one of the provisions they're given. And
19 to the good news is that we've -- probably this is
20 illegal, but I put her in my record of logistics, put
21 the lady that does it, Lee Ann Michelle with it,
22 provide her a computer, put it on her net so that we
23 can do the interphase so that we are talking, so that

1 we avoid going to dispute of property.

2 Environmental remediation, I'll
3 cover that a little bit. That's basically what the
4 RAB helps us do. How we're going to do that, what's
5 the final actions that have to be taken to clean the
6 property, to transfer it. And then real property is
7 what the Army calls real estate. It's a building.

8 And then the installation shutdown
9 is I can shut a function down, get smaller. I don't
10 see that in the first couple of years, just to be
11 bluntly honest. They didn't give me enough to do it.
12 Which is normal.

13 So, I plugged it all the way out
14 here to 2007, but your guess is as good as mine.
15 You've all been briefed that '00 is a lean year. That
16 which I don't get to in '00, I'm going to have to get
17 to it. So, if this original time line was based on me
18 getting the funding that I needed throughout the whole
19 process, then I would just say it's logic to assume
20 that that will be moved back a ways.

21 Next slide. This is kind of what
22 you do in personal property. The first inventory we
23 did was manual, maybe thirty-one thousand lines.

1 Which a line could be multiple eachs (phonetic). We
2 just did it automated with scan guns and final go
3 through. And it's up to like three hundred and
4 twenty-nine thousand. So, either we grew and hatched
5 property, which the furniture stores would like to
6 know how we did that, or we finally got it to an
7 accurate part to where we can go through and exactly
8 nail what appropriated fund properties. NAF is
9 different on the run. That's non-appropriated fund.
10 That belongs to the soldiers. But I've also had to
11 track those, about forty millions dollars of that.

12 Disposition is where it's going to
13 go, who is going to get it. And I've got that
14 automated so that I can get a guy, a gal to just click
15 it in so I'm not having -- you know, in a data field
16 when you automate stuff, different guys put different
17 things in different ways. Computers don't like that.
18 Got to be the exact same thing so you can do a little
19 tracking. We've got that fixed. Actually, a JSU
20 student that we hired helped us. That's not --
21 property is not identified for reuse will be
22 immediately transferred to defense reutilization
23 management office, so PDO, if you were in the Army

1 before, it's now called DRMO. I guess they changed it
2 because somebody needed an award up in the Pentagon.
3 I'm not real sure. But that's how it works. I have
4 been physically paying their salaries. I have them
5 on the installation to smooth that with the purpose
6 that I'm trying to get out of the building, so as
7 Kenny Whitley needs to put somebody in and I'm not
8 holding up the parade.

9 And they will continue the
10 operations here until about June next year. If it has
11 to go longer, it will go longer.

12 Disposal means how did you actually
13 get rid of it. What was the trail? Did it end up in
14 a DRMO scrap bin? Did it go to the LRA? Did it move
15 to the Department of Justice? Who got that and can I
16 show it to withstand a triple AAA audit or and O&B
17 type of audit or JAO type of audit.

18 Accountable equipment, we have to
19 sustain to be able to run the operations that I have.
20 And we'll do that. And I'll transfer the final hand
21 receipt on that in September of '01, which means I'll
22 have closed the eleven property books that I have on
23 post, a monumental business. I'll close out remaining

1 property books the same day. Now, that's the plan.

2 We'll see. So far it's going pretty good.

3 Next slide. Environmental
4 remediation. When I got blown into this process by
5 being anointed by the Army, I did not feel anointed
6 when I got into it and found out what this is, this is
7 the long pole in the tent and how well you do that and
8 who is the ultimate customer is the community. The
9 rest of us, me and my buddy, the regulators, we can
10 all get excited, but who is going to use it in the
11 future is what's important and what quality and at
12 what standard do we turn it over to you.

13 And one thing I have found out,
14 when I get into this, there are laws that are
15 juxtaposed against each other. When they wrote the
16 BRAC law, they -- you know the Federal Property
17 Management Act was written in 1949 and the BRAC law
18 was written in 95, they have paragraphs that conflict
19 with each other and how you get through that.

20 Next slide. Real property is the
21 real estate. The Army owns nothing by Congressional
22 act. It's vested. The actual deed holder is the
23 Corps of Engineers. It's a public law. That's the

1 way it's got to be. I'm the land baron. So, when I
2 want to go and do a transfer, a lease or something
3 like that, I have to deal with the Mobile Corps of
4 Engineers. They're the district that covers us.

5 We find the right buttons to push,
6 the right people that are doing that. So far it's
7 working. It is a detailed, rather laborious process.
8 Whether you're doing a lease, which is known as an
9 out-grant or you're doing a final transfer. And I
10 haven't final transferred anything, yet.

11 Next one. What does that mean? It
12 means when I'm finished doing those missions that I
13 showed you in a couple of charts earlier, then I can
14 turn around to the Army and say, we're finished, and
15 now I can inactivate the garrison and transition
16 force. And that means you're in ownership control of
17 the property.

18 Next one. This is to give you a
19 little idea of the organization. Three of the
20 civilians are duty here, but they're on TDA at
21 Benning. Don't ask me how the bean counters of the
22 world came up with that one. I'm not real sure. The
23 total permanent force is sixty-nine to answer your

1 question earlier. And then I have just a whole
2 boatload of people that have special handling
3 requirements. I'm retiring in March. The Army is not
4 going to move them now, because it doesn't make sense.
5 So, I have a bunch of those. And I'll keep them
6 gainfully employed. That will be my job.

7 This is Gary Harvey, this is Ron
8 Levy, this is Jim Morrison, and this is me, initially.
9 And the rest of them were hired through a rather
10 detailed process, a board process, based upon skills
11 and based upon a certification of skills.

12 I have two positions still open.
13 They're engineer's supervisor that's closed out last
14 Friday. I'll be getting some names. And then I have
15 a person in contracting, person with a warrant so I
16 can do contracts.

17 Next one. Actions to date that are
18 supporting reuse. And this is kind of where we are.
19 The ROD was signed on the 25th of June. That was the
20 key documents, because I can't do anything without
21 that. And you have to have a record of decision, so
22 we got that. And that was almost a twenty-two month
23 process.

1 The governor of the state accepted
2 retrocession, which is, I've gone from exclusive
3 federal jurisdiction to concurrent jurisdiction. That
4 is one of the requirements I needed to get out of the
5 MP and fire business so that I may pay the City of
6 Anniston to be able to do that.

7 MR. CHARLES TURNER: Is that
8 effective the 1st of October?

9 COLONEL TREUTING: Actually, it's
10 effective the date that he signed it.

11 MR. CHARLES TURNER: So, there is
12 presently concurrent jurisdiction here?

13 COLONEL TREUTING: Correct.

14 MR. CHARLES TURNER: So, City of
15 Anniston police officers can come out and write
16 speeding --

17 COLONEL TREUTING: Yes.

18 MR. CHARLES TURNER: -- tickets on
19 post?

20 MR. TOM TURECEK: I've seen them
21 patrolling.

22 COLONEL TREUTING: Well, let me get
23 through this part and I'll tell you how they do it.

1 Y'all got a real good thing. You can't write speeding
2 tickets in a police jurisdiction. You can do it
3 inside the municipality, court precedent. So, the
4 annexation was a requirement to allow them to come out
5 here and write speeding tickets.

6 MR. CHARLES TURNER: They can write
7 tickets in their police jurisdiction.

8 COLONEL TREUTING: Well, that's not
9 what they're telling me, Charles. I just -- you know,
10 I said, okay, whatever. Annexation went through and
11 this was approved by the Army and you read in the
12 paper, they just didn't accept it. And basically,
13 from about thirteen point five grid line in. And the
14 best example I guess I could show you what that looks
15 like is right over here.

16 From about down here, down south,
17 all this is now annexed into The City of Anniston.

18 MR. CHARLES TURNER: Right.

19 COLONEL TREUTING: And the rest is
20 still in Calhoun County. Bent Iles is in the back
21 there. He's my director of community safety, provost
22 marshal, if you will. He likes that word better than
23 director of community safety. He's been coordinating

1 with The City of Anniston, with the Calhoun County
2 Sheriff's Department. We've had him on the nights,
3 riding around with us to learn the area. I've had the
4 fire department in here, riding around to get a lay of
5 the land, so they know where to go to respond to a
6 fire. I'm going to pay them, because Congress
7 recognizes there is not a tax roll or millage to
8 amortize, which you would have in a normal city. It's
9 going to be pretty close to a half a million dollars
10 what we'll pay them. Once that gets out of the balls
11 of the Pentagon and comes down, it's going to be
12 somewhere in that order of magnitude. So, directing
13 to the city, negotiations. I've already gotten all
14 their data.

15 MR. CHARLES TURNER: Are they going
16 to be doing the fire protection from number 1 until
17 this gets transferred?

18 COLONEL TREUTING: Well, actually,
19 we're going to stick them in. I'm going to treat them
20 like a contractor, because it's a caretaker
21 cooperative, it's going to be government furnished
22 property.

23 MR. CHARLES TURNER: Right.

1 COLONEL TREUTING: For example, I
2 have three fire engines, one is ten years old, one's
3 fifteen, and one is eight. They're in better shape
4 than what they have. So, they wanted that. They
5 wanted the haz-mat trailers, a lot of the personal
6 property related to the fire department, and they're
7 going to get it. I'm going to write that in the
8 contract until such time as I can transfer building 69
9 with the equipment through the fee. And I'll cover
10 that a little bit later.

11 Basically, got two ways you can do
12 disposals. Out-grants is a process to try to get it
13 into the hands of reuse quicker than it does transfer.
14 Transfer has to wait until you've done all the
15 laborious real estate, environmental remediation to
16 take place. The date I haven't -- I've out-granted
17 the parks and recreation. The City of Anniston has
18 been running the golf course since the 26th of August.
19 That's based on them getting the land free from a
20 public benefit conveyance. There will be negotiations
21 later to pay for the NAF building. That's about the
22 only lease.

23 The rest of them have been permits.

1 For example, licensed is the guard. Pelham Range,
2 which I've talked about earlier. And then this right
3 here, we're working the permit with the DOJ to get the
4 facilities that they have.

5 Assignment transfer, probably we're
6 working -- also working on a master lease for the
7 Joint Powers Authority. We're looking forward to
8 having that done about the January time frame, January
9 '00.

10 Kenny and his band is working on
11 the economic development conveyance. You're going to
12 see when the President signs the bill, the no-cost EDC
13 will be in there. And then we'll wait for
14 implementation guidance, which means basically the
15 community don't have to pay for it. Implementing
16 guidance as it comes out of the five-sided palace up
17 there will take awhile, but we know that it's going to
18 be grandfathered in cement, where you don't have to
19 pay for it.

20 And in disposals, this is the
21 fed-to-fed, and that's Department of Justice and a
22 public health service.

23 And then deeds is what Mobile Corps

1 of Engineers does for us because they're the real
2 estate man. When you transfer, you have to have the
3 concurrence of both the state and the federal
4 regulator.

5 MR. FERN THOMASSY: Are there some
6 big differences between the permits and the leases
7 that makes one better or more conclusive?

8 COLONEL TREUTING: I just think
9 it's -- the words they used, to me it's an out-grant
10 process. That's the easiest way for me to understand
11 it.

12 MR. CHRIS JOHNSON: Well, Dave
13 clarified that, I believe, today; license is, you
14 know, it's internal Army.

15 COLONEL TREUTING: Right.

16 MR. CHRIS JOHNSON: A permit is one
17 federal agency to another federal agency.

18 MR. FERN THOMASSY: Okay. But it's
19 the same --

20 COLONEL TREUTING: In other words,
21 I can license to somebody in the Department of
22 Defense, but I can't license to somebody in the
23 Department of Justice or Health & Human Services or

1 whoever. So, there is a number of those, public
2 benefit conveyances. Because right now on the books,
3 the only way to transfer any property right now --
4 subject -- transfer now, implies concurrence of both
5 ADEM and EPA -- is to either do a negotiated public
6 sale or a public benefit conveyance. It's the only
7 way until the EDC is approved. That's the transfer --
8 the forwarding mechanism to be able to do that. Or
9 else I'm held hostage, because I'll still considered
10 the owner. And, you know, when you're going to go buy
11 something, you know a lot of these guys -- the
12 companies that are interested, that Kenny is courting,
13 they want to get into the digs and get it set up and
14 get rolling.

15 Next slide. Interim uses so far.
16 The DOJ is a permit. A little bit different. It's
17 reduced in size. I'll give you an idea of acreages
18 and buildings. As we go through, I'll show you some
19 pictures.

20 Anniston Parks and Recreation, the
21 ball fields, Gullion field, the field up by the chem
22 school, you walk into. Truman Gym, Miller Gym, the
23 fitness center. And then the golf course is what's

1 under that. So, the land is free. The only portion
2 of that that they'll be exchange of money is the NAF,
3 investment in the golf course. And that's subject to
4 negotiation. I'm going to be honest with you, the
5 longer we negotiate, the better it is for the city, be
6 a cheaper price. I know that's heresy. Hopefully,
7 you don't have a recording device.

8 MR. CHARLES TURNER: We've got a
9 pretty one.

10 SERGEANT MAJOR WESTON: One out
11 here and one at --

12 COLONEL TREUTING: The latest,
13 Yahoo and Reilly.

14 SERGEANT MAJOR WESTON: Right.

15 COLONEL TREUTING: We've pulled
16 those because we've got some environmental
17 considerations in them that we want to do address
18 before we do that. So, both Yahoo and Reilly have
19 been pulled for a -- still earmarked for the city, but
20 I need to get to it. And that's not on the -- that's
21 not currently up in the front of the Q. UXO is in
22 front of the Q. Eastern bypass is in the front of the
23 Q. Plus, I'm suffering a serious shortage of cash for

1 '00. Although we're working on it. In fact,
2 Congressman Riley has had his senior and his chief of
3 staff down here a couple of times trying to work on
4 the money.

5 This is of key interest to the JPA
6 Commission is the ability to get in, do the master
7 lease, so that you can turn and get -- in turn get
8 somebody in to start using it. These actions below
9 this solid blue line, the PX and the commissary are
10 staying open. It's a trial basis. We went through
11 and used the systems, the rules that they had
12 published. If it doesn't turn a profit, it's going to
13 close and then those buildings are going to go over
14 into the JPA.

15 GSA is -- doesn't just provide its
16 service to me, it provides it for the entire northeast
17 Alabama, any federal agency that gets a GSA vehicle
18 comes to Fort McClellan, because that's the site. In
19 the service support agreement, that's how we had it
20 set up.

21 I think some of y'all are familiar
22 with Alabama Institute for the Deaf and Blind. They
23 have a store, they just don't sell to me, they sell to

1 the state, municipalities, and local area. And we're
2 given -- we extend the ISSA so they can find a better
3 place to sell.

4 The Anniston Fire Department, a lot
5 of people don't know that Lenlock station is on
6 federal property. Was leased in 1968. We just

7 extended the lease for five years. And now with the
8 intent to lease, the last rumor I heard is they're
9 going to use that as storage space. They're going to
10 move the engine company over here to serve in building
11 69.

12 There is special provisions in the
13 regulation for banks and credit unions, member FDIC
14 who have invested in that building. They have a
15 special clause. I call it the first-call clause. And
16 Fort McClellan Credit Union has exercised that.

17 The post master general of Anniston
18 doesn't want to move out of the post office, because
19 he figures if redevelopment works, they're going to
20 have to come right back out.

21 And so these two especially we're
22 going to work with the JPA on that final resolution.

23 Next slide. Transfers. Today,

1 Alabama Power paid for the electrical system. The gas
2 distribution system, there will be a meeting when,
3 Jeff?

4 MAJOR JEFF DAVIES: Gas, by the end
5 of the week, sir. We're still working some easement
6 language, telecommunications is Wednesday.

7 COLONEL TREUTING: BellSouth paid
8 me the money already, but they haven't signed for the
9 --

10 MAJOR JEFF DAVIES: Right, they're
11 still working some easement language.

12 COLONEL TREUTING: Still working on
13 it.

14 I separate these two because I
15 didn't know anything about a waste water treatment
16 plant until I took command. Now I know more than I
17 ever wanted to know about it. The plant started out
18 when I took over in '97 and you read the net sins and
19 the fish story and all that stuff, so I've gone from
20 fish kills to winning the ADEM award for that size
21 plant in the state and got it last month in Mobile.

22 The distribution system is two --
23 it's a storm water collection and sewage distribution

1 center. How you take the effluent and run it back to
2 the plant and run it back through. They have --
3 Anniston Sewage & Water Board, as you know, is
4 independent of the city. And they're in the process
5 of trying to get grant money. Technically, what they
6 owe back to Health and Human Services is a resolution
7 from the board, saying we do in fact want it. The
8 board has approved them taking that as a public
9 benefit -- public benefit -- I'll get it -- public
10 benefit conveyance that has to stay as a waste water
11 treatment plant in perpetuity.

12 The distribution system, I've spent
13 about three million dollars the last two years fixing
14 it. But I can tell you, and most regulators will tell
15 you, there is not a municipality in the state that
16 doesn't have a problem with INI and that doesn't have
17 to work at it.

18 Anniston Fire Department I talked
19 about earlier, that's building 69. The time sensitive
20 on this is FEMA, Federal Emergency Management Agency,
21 is the mechanism that we're using to transfer that at
22 no cost to the city. And they run out, the
23 Congressional authority runs out on the 31st of

1 December, this year. So, I'm running against a time
2 crunch to get all that documentation.

3 The state ADEM has chopped on it.
4 I found out today EPA has chopped on it. So, this
5 looks like all the potential road blocks are gone.
6 It's just a question of -- in fact, if you drove by
7 the circle two days ago, you saw the Anniston Fire
8 Department out there inventorying the stuff. So,
9 we're pretty confident that will get done in time.

10 Out of Birmingham, 81st RSC,
11 they've already agreed to that. They'll sign
12 effective for 1 October, a small building called Nord
13 (phonetic) Hall over adjacent to the swimming pool.
14 This is the license. We're still working through our
15 way on that. It's been highlighted but NGB has got to
16 deal with that, so you guys have P&O to put it on
17 their books.

18 This is directly related to the
19 CSEP program. That's Egburt (phonetic) Hill. That's
20 the ejek (phonetic) that's on the post. They'll
21 reimburse me, but the guard will eventually own that.
22 And then when they're finished, they'll return it back
23 to JPA instead of going through a GSA disposal.

1 Current plan, I'm sure somebody will have (inaudible)
2 behind that.

3 The national wildlife refuge
4 service. Very close to signing an MOA that doesn't
5 make -- create the national wildlife refuge. What it
6 does do is, here is the thought process. I'm going to
7 bring them on as a contractor to work for me to do
8 game management of the old main post. One, so they
9 can learn the ecosystem, not that they're dumb, but
10 just saying, you know, it's new area. Bring them on
11 board so they can work what they call their work plan,
12 their fire plan, and so they can start the EIS.
13 They're a federal agency. They have to have an
14 environmental impact statement. And that takes -- the
15 EIS takes about twenty-four months from start to
16 finish.

17 So, I will pay out of Army funds
18 for them to manage that. You've also seen the
19 newspaper articles. I'm going to do reduced hunting
20 this year. Two reasons, game management, protect the
21 ecosystem, because you can't let the deer and the
22 turkey run amuck, specifically, the deer, they're the
23 most damaging, and I don't want to hire personal

1 hunters to come out and shoot deer. I find that
2 abhorrent.

3 So, next slide. I want to go over
4 the facility --

5 MR. FERN THOMASSY: One question on
6 those systems.

7 COLONEL TREUTING: Say again.

8 MR. FERN THOMASSY: One question on
9 those systems. Just for my knowledge, the water
10 treatment distribution system wasn't mentioned there.
11 I don't even know how it operates here on Fort
12 McClellan or who owns it.

13 COLONEL TREUTING: The Army owns
14 it. I operate it under a contract with a company
15 called Op-Tech, who has been operating it since I've
16 been in command since '97. They operate the waste
17 water treatment plant, which is the point system where
18 in fact I run about thirty-four percent of The City of
19 Anniston through my plant. So, you have the plant,
20 which has a feed below the plant, and you have the
21 distribution system, the pipes that bring the good
22 water in and bring the bad water -- not bad, the dirty
23 water to the plant. Those are easements.

1 MR. FERN THOMASSY: Well, I was
2 referring to the potable water.

3 MR. RON LEVY: Yeah, that --

4 MR. FERN THOMASSY: The drinking
5 water system.

6 MR. RON LEVY: Yeah, that was a
7 little misleading, the water treatment plant that was
8 listed up there and distribution. The waste water
9 treatment plant, and what it should have said and
10 sanitary lines, because it's a sanitary system. And
11 then the distribution system that they refer to up
12 there was the water distribution, which we have a
13 separate --

14 MR. CHARLES TURNER: Yeah, they
15 don't distribute the sewage, they collect it.

16 COLONEL TREUTING: Collect it.

17 MR. CHRIS JOHNSON: Well, it
18 depends.

19 MR. FERN THOMASSY: That I
20 understand, but, of course, we've talked about runoff,
21 as well.

22 COLONEL TREUTING: That's storm
23 water.

1 MR. FERN THOMASSY: And there has
2 got to be a distribution for storm water. But you
3 also handle the potable water.

4 COLONEL TREUTING: Right. I got a
5 twenty-one inch main that comes in through the main,
6 and that's been the hardest thing to figure out is how
7 you put water meters on that. Because right now I've
8 got one really big water meter. And now I got to
9 figure out -- you know, generally like, you know, the
10 XYZ company comes in and buys whatever. The part of
11 that thing is not only to survey the property and deed
12 line, as a future owner of that property, but there is
13 also installation of electric, gas, and water meter,
14 which after having done it as an offset to the
15 contract, I can tell you it's pretty expensive. Just
16 for the guard area alone will be paid for, because
17 they're Army, out of that bill is about eighty-three
18 thousand dollars. It's about eight hundred bucks a
19 building. So, it's been interesting.

20 MR. CHARLES TURNER: The water
21 comes from The City of Anniston, though, doesn't it?

22 COLONEL TREUTING: It comes from
23 Anniston Sewage & Water board, which provides --

1 they're independent.

2 MR. CHARLES TURNER: It's actually
3 a separate municipality, but you're right --

4 COLONEL TREUTING: No, they're an
5 independent water provider. I don't -- forget the
6 year. I think it was '71 they went independent. The
7 city gave it up, and so they --

8 MR. CHARLES TURNER: They split it
9 off so it would be entitled to more grant money.

10 COLONEL TREUTING: Correct.

11 MR. CHARLES TURNER: But it's
12 created just like a municipality.

13 COLONEL TREUTING: That's politely
14 put, correct. I don't think they're a municipality,
15 but they have their own bylaws, they've got their own
16 commission, and you got to wait --

17 MR. CHARLES TURNER: It's a public
18 corporation, the same way --

19 COLONEL TREUTING: It is --

20 MR. CHARLES TURNER: -- a
21 municipality is.

22 COLONEL TREUTING: It is, correct.
23 The Department of Justice Center for Domestic

1 Preparedness. Now, you got to remember, the Army, we
2 number everything. I've got a number on flag poles.
3 And that made it really difficult -- I mean, how do
4 you turn in a flag pole. And so we've gone through
5 this and we've tried to get our numbers to balance.
6 The Army has a property book for buildings, which I
7 never knew until two years ago. We do actually have a
8 property book on a eunuch (phonetic) system. It's not
9 Y2K compliant, so I've had to kind of transfer that to
10 a PC. So, this has been really interesting to find
11 out. See, bridges have numbers. So, I mean, we've
12 had to go through and back that out to get to no
13 fooling what's the number of the building, what we
14 call facilities.

15 They're getting -- this is -- also,
16 we figured out the wonders of GIS and the ability to
17 compute acres. The good news is, we're only about two
18 point two percent off when we do it by GAS off of a
19 map, based on what the survey results show. So, we've
20 got a pretty good accurate number of acreage. And
21 that's what this comes from. And there is nineteen
22 facilities, about fifty-four acres, and it's a
23 fed-to-fed permitted them, pending their completion of

1 their EIS before we can do the transfer. That's the
2 key document for me and for ADEM and EPA.

3 MR. CHARLES TURNER: Is the acreage
4 -- I'm sorry, Colonel. Does the acreage include some
5 ranges?

6 COLONEL TREUTING: The acreage
7 includes there what they call their enclave. They're
8 not a range owner. They're owner of the CDTF since
9 the 20th of August. Basically, what it shows you is
10 this is the front side of Seibert Hall. They've got
11 that. They've made a, what we call in the Army, a
12 dope deal with USAR to use the rest of the fad
13 (phonetic) building, which is good for them, because
14 it has a fox simulator and bid simulator in there,
15 which is very important to the 81st RFC.

16 MR. CHARLES TURNER: USAR, United
17 States --

18 COLONEL TREUTING: United States
19 Army Reserve.

20 MR. RON LEVY: Charles, they are
21 working with agreements with the national guard for
22 range use.

23 MR. CHARLES TURNER: Uh-huh.

1 COLONEL TREUTING: And they'll give
2 them it. I mean, we -- the Marines out of Bessemer
3 come down here and use it. So, the guard is pretty
4 user friendly, when it comes to using ranges, as long
5 as you don't burn them down.

6 And then, of course, up in here is
7 what we call the single soldiers barracks area.
8 They're going to take about half of it. Originally,
9 we had agreed they had taken all of it. The bean
10 counters got a hold of them and said, no, not so fast.
11 So, half of this -- and these are relatively new
12 buildings, built in '88, '89, relatively new. And
13 then, of course, the CDTF.

14 MR. FERN THOMASSY: I can't tell
15 where that is. Is that in the NCO academy area?

16 MR. TOM TURECEK: That's in the
17 nine hundred area.

18 COLONEL TREUTING: It's in the NCO
19 academy area, right across from pine view.

20 MR. FERN THOMASSY: Okay.

21 COLONEL TREUTING: If you'll look
22 at -- you're standing up on the road right by the old
23 World War II warehouses and look, if you could draw a

1 line down half of it, running east to west, they'll
2 get the southern half. The northern half will go to
3 redevelopment.

4 MAJOR JEFF DAVIES: Sir, you got a
5 map on the next slide.

6 COLONEL TREUTING: Oh, thanks,
7 Jeff. This shows you what I was talking about. If
8 you originally came to my office and looked, they
9 would have owned all of that. That's the NCO academy
10 area. And now it's half of it. And then, of course,
11 the CDTF and there is Seibert Hall. They originally
12 wanted Truman, but they gave that back up. That got
13 included under Anniston Parks and Recreation.

14 Next. Sixty-one facilities go from
15 the old march (phonetic) station, which is a state
16 historic building to Miller Gym, which for some of us
17 might be historic. It's not on the state registry,
18 but nonetheless, it covers that whole gamut. About
19 that much acreage. That includes the golf course.
20 It's a public benefit conveyance from the Department
21 of Interior. Started the lease on the 26th of August.
22 And it will not get to conveyance until we have some
23 environmental site characterization, it has to get

1 finished on the golf course.

2 MR. RON LEVY: By the way, this was
3 on the agenda, so, the information he's putting out is
4 really what you all had asked to hear about. So, you
5 might as well cross that one off.

6 COLONEL TREUTING: Two sites, two
7 different holes. We have to go. We've got to get the
8 background sampling, which has been done, and come in
9 in conjunction and partnering with the regulators to
10 see what kind of remedial action, if any at all, has
11 to take place on that one.

12 Next one. That's where it kind of
13 breaks down. Kind of tough to see. As you can see,
14 we've got kind of a Dewey Decimal System running here
15 so I can track this. This is all -- we've got it all
16 automated so that if Chris is down in Montgomery, he
17 can get into the FTP site and pull down parcels he's
18 got to look at, which includes the buildings that go
19 along with it. And that's very important. Miss a
20 number and you make a platoon of lawyers get excited
21 or whoever you're dealing with.

22 This covers the golf course, as you
23 can see. There is Gullion Field. This is down there.

1 If you remember, it surrounded kind of what MMI was
2 going to look like, Marion Military Institute. Reilly
3 Lake. Now, that's not in the current lease, because
4 as I said earlier, in answer to the gentleman's
5 question, I have to do some environmental work here.
6 And down here is Yahoo, to answer the other question.
7 I don't remember what -- what is that, Jeffery?

8 MS. LISA KINGSBURY: Water shed.

9 COLONEL TREUTING: Water shed. I
10 don't remember everything. Guys tell me building
11 numbers, and I say, what is that you said? Oh, yeah,
12 the DEH building. I say, okay, I got it. Next one.

13 Health and Human Services,
14 interesting story in back of that. The money was
15 appropriated by Senator Shelby to set this up. Kind
16 of made sense. You know, if you're going to train the
17 firemen and the police guys and the first responders,
18 what happens to the hospital staff. And having gone
19 through the ace training for the last two years
20 because of CSEP, that was the one weak link. So, this
21 kind of makes sense. They have a full-time guy on
22 staff right now from public health service, equivalent
23 of a Navy captain working that. Out of Atlanta is

1 where their region headquarters is. And that's to do
2 the -- how do you train docs and medics to handle
3 that, you know, nurses inside the hospital?

4 Permanent -- this month, transfer
5 again, dependent, federal agency has to do the EIS.
6 So what you are starting to see, probably what we call
7 clusters in the Army around the central point, Center
8 of Domestic Preparedness.

9 Interesting, about a week ago I got
10 a call from the state department. I said, well,
11 you're a little late. You know, I mean, you missed it
12 by about two years. Where have you been? But there
13 is a lot of Congressional interest, not just from the
14 codelle of Alabama but for others, especially after
15 they see a couple of films on the Tokyo stuff. That
16 gets your attention.

17 Next chart. See what I told you,
18 see right here, 293. That's a flag pole. That's a
19 helipad. That's to kind of give you an example. If
20 you remember some -- in prior discussions, the old
21 39th adjutant general reserves, supposed to go to DOJ,
22 the head of OJP said, no, we don't want you to have
23 that. That's too expensive. So, that's again

1 available for reuse. In fact, Kenny has somebody that
2 wants this building really bad. So, that will kind of
3 work out.

4 MR. CHARLES TURNER: Which building
5 is that?

6 COLONEL TREUTING: The one that --
7 where we do CIIP, the one with the big warehouse in it
8 where we used to run the troops through as they get
9 fitted. That's the one.

10 This is easement only, most of it
11 is easement only, as you can expect with a utility.
12 They bought it, signed for it today. They start
13 service tomorrow 08, pick up the maintenance and the
14 wire. It's what I used to do.

15 Alagasco, next -- end of this week.
16 And then BellSouth -- although they've already paid me
17 the money, which I really don't understand. They
18 haven't finished signing it. It's again easement
19 discussions with the board. So, that's kind of -- we
20 thought they were all going to sign today, but only
21 Alabama Powder Company did.

22 MR. CHARLES TURNER: Is Alabama
23 Power going to continue just to send you one bill or

1 are they going to start metering immediately?

2 COLONEL TREUTING: Metering. Some
3 of the meters, Charles, are not in, yet. It's just a
4 vast metering job. Most of the facilities, though,
5 are, going to different kind of phases. So, I'll
6 still kind of be in what we call the resales business.
7 They'll bill the city direct. It's not through a
8 pass-through, so, I don't have to handle it. Same
9 thing with DOJ, they'll bill -- DOJ, they'll bill them
10 directly.

11 MR. CHARLES TURNER: You've been
12 doing some metering then?

13 COLONEL TREUTING: Yes.

14 MR. CHARLES TURNER: Or --

15 COLONEL TREUTING: Contrary to
16 popular opinion, we've had meters on post, PX,
17 commissary, different sets of styles of quarters have
18 had meters on it so that I can get an accurate reading
19 and figure out how I pay the bills.

20 MR. CHARLES TURNER: Yeah, for
21 years they've been saying there is one meter and
22 revised that to two. So, you've actually already got
23 some in --

1 COLONEL TREUTING: It's about
2 twelve.

3 MR. CHARLES TURNER: And are the
4 new meters you're putting in just geared exclusively
5 to transition, dividing it up among the people that
6 will be here during your time here?

7 COLONEL TREUTING: Yes and no. I
8 didn't pay for DOJ, different federal agency. I paid
9 for the guard, because they're part of the Army. I
10 paid for the TF, because I'm going to use those
11 buildings. Commissary and PX have one on, but we had
12 to go from what we call a non-commercial meter to one
13 that's acceptable to Alabama Power. It's to standard.
14 I paid for those things. I cannot pay for somebody --
15 I couldn't pay for DOJ. I couldn't pay for the JPA.
16 They have to do that, themselves. A thing called the
17 Anti-Deficiency Act that comes into play. So, same
18 thing, there is no meter on this -- what we call a
19 splitter plan. You know, if you want electricity
20 there, but you got to go as a customer, as we do
21 anywhere, when you do with your house. Actually, it
22 went pretty smooth. Alabama Power was really a
23 pleasure to deal with.

1 Next. That's the one point where
2 power came into the post. If you drive past Galloway
3 Gate, you see the big transformers. I used to
4 maintain that, change the oil in it, and do what we
5 call preventive maintenance, checks and services. So,
6 from the time he dropped that big line into my
7 transformers three and four, I had to pick it up from
8 the transformer back in. So now, effective tomorrow,
9 he's got the whole shooting match. And I pay my bills
10 like I do at home in Jacksonville.

11 The gas, utility splitter plant.
12 People say, why do you have propane here? Because
13 we're on natural gas, which is -- price changes at the
14 well head monthly. You get the certain part, you got
15 to keep six hundred quarters and now the eleven
16 hundreds building in heat, it gets pretty expensive
17 about the time you hit prime peak time, which is about
18 December. So, what we do is we split it. We mix
19 propane in with natural gas. And on my other areas, I
20 go to what's known as bunker C fuel oil (phonetic).
21 Actually, I think it's number two. And that's how I
22 do it. So, you get to do a cost comparison.

23 They bought that. I don't know how

1 they're going to operate it. I mean, it's basically
2 their business.

3 But I'm down to forty families in
4 quarters. Didn't have the heart to evict them all by
5 September. Some of them are recruiters up at JS -- in
6 the local areas, some are in ROTC at JSU, some
7 different things like that, a lot of EOD that's
8 stationed over at the Anniston Army Depot, so I'm
9 giving them a year to find a place to live, so that I
10 can turn it over and turn it to the JPA.

11 Telecommunications building, which
12 is -- this is the circle. The fire station is right
13 here. It's right down in there. We had some lease
14 lines, but I sold all of my lines to BellSouth, who
15 connected phones today.

16 MAJOR JEFF DAVIES: They're still
17 working on it, sir.

18 COLONEL TREUTING: Still working on
19 it, okay.

20 MAJOR JEFF DAVIES: As we speak.

21 COLONEL TREUTING: Yeah, as we
22 speak.

23 Next one. And then Anniston Water

1 & Sewer Board, this is the plant. It's kind of a
2 unique plant. It's the only one in the -- one of the
3 few in the state that runs both trickle filters and
4 aerator. Kind of a hybrid built (phonetic) so that
5 the Army would fund it back in the early '90s. I
6 think it was '92. Was operated from 1986 to 1997 by
7 the Anniston Sewage & Water Board. We competitively
8 bid the contract in '97. Went over to low bidder or
9 best value I think is what got him in.

10 So, the plant I'm extremely
11 comfortable with. The sanitary sewer system and the
12 lines has been a constant battle since I've been in
13 command. Paid about three and a half million dollars
14 to fix this stuff from the manholes to slip lines.
15 Slip lining is extremely expensive. It just -- the
16 cities can't afford it. And so whenever I got money
17 I've eaked (phonetic) out of the budget, I've put it
18 over there to try to do that. We've had a study of
19 the distribution system in '94. Nap (phonetic), is
20 that the correct name of the company, Nap Engineering?

21 MR. RON LEVY: I don't remember the
22 name, sir.

23 COLONEL TREUTING: I remember the

1 name and I remember the amount, six point four million
2 dollars. So, I've bought out about half of that in
3 the process. Now, does that mean you have solid
4 state, something that was -- when they went through
5 and looked at it, it was going great? Did it go south
6 going in between '94 and now? I just brought a couple
7 of guys in there to take the TV cameras through the
8 line and stuff.

9 Been a big problem. I now have an
10 appreciation why you shouldn't throw grease through
11 your sink at home. So, I don't think it's in as bad a
12 shape and the press plays it out to be. And I would
13 be more than happy to show it to people.

14 MR. RON LEVY: Part of that called
15 for actually plugging lines. So, lines that are in
16 bad shape are no longer being used, they're plugged,
17 they're still out there.

18 MR. CHARLES TURNER: And slip
19 lining is putting a new pipe in an old one. Is that
20 what it --

21 COLONEL TREUTING: Yeah, it's
22 basically the machine melts PCP -- or not melts it,
23 makes it pliable, and you inject it into the old pipe

1 after you've cut the roots or the crack out. So, what
2 happens is, you have this old clay pipe, you have the
3 old iron pipe that loses its tensile strength over
4 time, so you run that pipe through there. And then
5 after awhile it cools off and then you have a
6 protective pipe.

7 And tie-ins at the manhole cover --
8 Charles, I didn't know anything about this until I
9 started doing it. When you get to the manhole cover,
10 you've got to make sure it's seated correctly so that
11 the water flows through. So, that's what we've been
12 doing and will continue to do it until such time as we
13 turn the system over.

14 That kind of gives you a break out.
15 A lot of this is easement. All sanitary sewer systems
16 have lift stations. They like to work off of gravity,
17 but, you know, everything is not flat and it doesn't
18 run all downhill. So, if something runs downhill,
19 something's going to go uphill. So, I have about
20 what, five or six stations, lift stations on post, to
21 move the water, to get it into the plant. Those are
22 the type things that are going to go over to Anniston,
23 because it's an integral part of the system. You

1 can't separate them.

2 Anniston Fire Department, you'll
3 see their trucks riding around as they try to get
4 familiar with the area, of what they're going to
5 cover. I think there is a key note to remember here,
6 these guys are tied in, have to be tied in to the
7 Center of Domestic Preparedness, as a response time.
8 And they could not meet it at Lenlock, so it's kind of
9 all it's falling into place. They can meet it from
10 obviously building 69. So, we're working with the
11 chief down there to work that.

12 Got a pretty good understanding
13 with FEMA that as long as we begin the action, they'll
14 go past that date.

15 MR. CHARLES TURNER: Colonel, the
16 maps don't look like the ones I'm used to seeing. Is
17 that from that system that --

18 COLONEL TREUTING: GIS.

19 MR. CHARLES TURNER: -- that the
20 contractor brought in last year? And have they -- you
21 mentioned a Dewey Decimal System. Is that the base
22 has been parcelized?

23 COLONEL TREUTING: Based on -- good

1 example right here. We've taken some of this
2 information here, plus the input from the JPA as to
3 what they wanted. For example, you remember the
4 newspaper article in USEC, so we had to go back out
5 down here. And they wanted some areas that were down
6 here. That's how you create a parcel. On the public
7 benefit conveyances that come in, we created parcels.
8 And then we created a system, based on visual basics
9 so you could go in and pull down a status of a parcel
10 and where it's at. And so we bought GIS for that
11 purpose. In the old days it used to be CAD drawings
12 --

13 MR. CHARLES TURNER: Right.

14 COLONEL TREUTING: -- now we're
15 into the GIS.

16 MR. RON LEVY: Let me add to that,
17 sir. The GIS system that we've got now is inclusive
18 of the CERFA parcels, because we've got parcel numbers
19 and descriptions. Those are all different numbers and
20 it's a different system than what the transition
21 office is doing in terms of defining parcels from the
22 --

23 MR. CHARLES TURNER: I understand

1 that your parcels are for convenience really for you,
2 they aren't for really any other purpose. We talked,
3 when that contract came through, about making that
4 system perhaps available to the community.

5 MR. RON LEVY: In fact we did. We
6 provided to East Alabama --

7 MR. CHARLES TURNER: Regional
8 Planning.

9 MR. RON LEVY: -- Regional Planning
10 Office all the files for that system. It came out of
11 your office, right, Jeff?

12 MAJOR JEFF DAVIES: Yes and no. We
13 run it from a real estate purpose is what we do.

14 MR. CHARLES TURNER: Right.

15 MAJOR JEFF DAVIES: That defines a
16 parcel for a transfer. Mr. Levy's shop runs it from
17 an environmental standpoint, so often when we overlay
18 the two, he may have several CERFA parcels on one of
19 our parcels.

20 MR. CHARLES TURNER: I've got you.
21 The parcels don't necessarily line up, but they're the
22 same maps.

23 MAJOR JEFF DAVIES: Right.

1 MR. RON LEVY: Right. The base
2 maps are still the same. The basic maps, the base
3 maps are still the same and we create different
4 layers.

5 MAJOR JEFF DAVIES: We use the same
6 system, we use it for two different purposes.

7 MR. CHARLES TURNER: Right.

8 MR. RON LEVY: And they've got all
9 of the basic information that includes, you know, the
10 different layers for things like topo, for roads, for
11 buildings.

12 MR. CHARLES TURNER: And a network
13 connection to access them?

14 MR. RON LEVY: No, no, there is not
15 a network connection. We just provided the files and
16 they're using --

17 MAJOR JEFF DAVIES: We provide the
18 maps. All the reuse, we provide maps for the folks
19 that need them, whether it's the JPA, whether it's
20 been folks that have had a PBC in, for the department
21 of education folks, whoever, the local city, depending
22 on what they need --

23 MR. CHARLES TURNER: But they've

1 got hard copy maps.

2 MAJOR JEFF DAVIES: We'll print
3 them a hard copy map.

4 MR. CHARLES TURNER: Right. But
5 does anybody off base have access to the computers?

6 MR. RON LEVY: No, not into our
7 server.

8 MAJOR JEFF DAVIES: To the data
9 base, no.

10 MR. RON LEVY: Now, what we do have
11 as Colonel Treuting mentioned to you is we have an FTP
12 site where they can download --

13 MR. CHARLES TURNER: Download maps.

14 MAJOR JEFF DAVIES: Well, we can
15 download a J peg (phonetic) for you that you can bring
16 up and print yourself. The problem we have is a lot
17 of our data base has been proprietary. It's owned by
18 a contractor. We built a lot of it, ourselves. The
19 Army builds stuff, of course, we can share it, but we
20 can't necessarily share something that we paid for on
21 contract from somebody else. So, what we do, though,
22 is all the real estate that we've done ourself, we'll
23 put it on a J peg. We can send you an electronic file

1 or whatever.

2 MR. CHARLES TURNER: Thank you.

3 COLONEL TREUTING: Next one. And
4 that's the fire station we were talking about or been
5 talking about, that as I mentioned earlier, both
6 concurrent, both from ADEM and EPA.

7 Talked about USAR. That's Nord
8 Hall. Interesting, if you saw me moving the F-18,
9 putting it on a flatbed truck to load it up to Fort
10 Leonard Wood, it was exactly six inches too high.
11 Now, try and find somebody that can take a rear
12 stabilizer off an F-18 was a tough one.

13 We actually did the transfer, but
14 it's effective on that date. And that shows you the
15 area.

16 And then currently, Alabama
17 National Guard facilities. It's a license because
18 they're part of the Army. It includes -- that's the
19 MOUT site that's on main post. The area that you --
20 familiar -- if you've driven in that area, seen them
21 where they've been there since 1949. They're in
22 conjunction with the JPA, with their concurrence,
23 they've brought in to include some of the twenty-two

1 hundred area. And then there is a project to make
2 that stand alone for them. And that will free up some
3 of the jamming up that the guard has, because quite a
4 few guardsmen show up between April and October.

5 And then, of course, most of you
6 are familiar with Pelham Range, which I've been
7 running now, trying to license it all.

8 MR. CHARLES TURNER: Is that what
9 you -- is ALNG2 what's on the main post?

10 COLONEL TREUTING: This is the
11 facilities that are tied up in the CSEP program.

12 MR. CHARLES TURNER: So, part of
13 the original enclave is -- or part of the enclave on
14 post is in --

15 COLONEL TREUTING: Yeah, I haven't
16 separated from old enclave to new. This is the
17 aggregate. This is the JPA sanctioned third version
18 of the guard enclave. If you remember, where they
19 were, FMDC wanted them to go down to Maglum (phonetic)
20 Hall. Now, they're back where they are, plus picked
21 up the twenty-two hundred area.

22 MR. CHARLES TURNER: Right.

23 COLONEL TREUTING: This is directly

1 related to the CSEP program that's being run at the
2 chem demil.

3 MAJOR JEFF DAVIES: Sir, the
4 difference between the two, the first one, the Alabama
5 National Guard proper, that's classified as Army
6 retained property. We're just changing who is
7 responsible for it. The Alabama National Guard 2 is
8 categorized as land that's available for reuse, but
9 it's Army utilized still. So, until the Army is done
10 with it, then it will revert to reuse. And that's
11 what separates the two.

12 MR. CHARLES TURNER: So --

13 COLONEL TREUTING: When the chem
14 demil is finished, let's say it's 2007, and the guard
15 is finished with Egbert Hill as a repeater tower, then
16 that -- instead of going through a GSA disposal
17 action, it rolls over to the JPA.

18 MR. CHARLES TURNER: What we had
19 talked about lease back or something along those
20 lines?

21 COLONEL TREUTING: Very similar to
22 what you were talking about in the last RAB --

23 MR. CHARLES TURNER: What we

1 ultimately wanted?

2 COLONEL TREUTING: Exactly.

3 MR. CHARLES TURNER: I've got you.

4 COLONEL TREUTING: We just don't
5 call it leased back because then everybody gets
6 excited.

7 MR. CHARLES TURNER: I understand.

8 COLONEL TREUTING: So, what we did
9 is separate the two so there is no confusion, so that
10 there was clearly discernible by a date as the mission
11 completed out there.

12 MR. CHARLES TURNER: So, everything
13 in the enclave is going to have to go through a
14 closure action, everything that --

15 COLONEL TREUTING: Everything here,
16 okay, everything here, when they're completed, the
17 mission goes to the JPA.

18 MR. CHARLES TURNER: Right.
19 Everything above it has to go through another BRAC.

20 COLONEL TREUTING: If the guard
21 moves from here.

22 MR. CHARLES TURNER: Right.

23 COLONEL TREUTING: You, depending

1 upon who you talk to in the guard, the grand plan is
2 to go out to Pelham Range, you know, and build the
3 guard site. The problem is it's very expensive. You
4 read in the paper or maybe have heard, just to set up
5 Lincoln for the Honda plant just on a water and sewage
6 system, it's eleven and a half million dollars. So,
7 we're talking out at Pelham Range, you can't do that
8 septic. You know, with that number of people, you're
9 going to have to go to waste water treatment plant,
10 that type of thing. And it's expensive. So, I don't
11 see them leaving from here. I know what the grand
12 vision is, but show me the money.

13 MR. CHARLES TURNER: Well, but on
14 the other hand, what happens -- the same problem
15 you've identified, they don't have enough money, what
16 if they don't have enough money to run what they've
17 got here?

18 COLONEL TREUTING: Well, that's
19 what this is. This is about right size, if we do the
20 license action correctly, they'll have the money to do
21 it. Maglum Hall, they would have been bankrupt in two
22 years in that area. It's three dollars and
23 fifty-eight cents a square -- a running foot over

1 there to maintain. How do I know that? Because we've
2 been doing it for a long time. Over in here is a
3 dollar ten. They get a dollar thirty-five per running
4 foot.

5 MR. CHARLES TURNER: Thank you.

6 COLONEL TREUTING: Next one. That
7 just gives you an idea. And this is what I was
8 talking about, Charles, earlier. This is the area
9 that you remember back over here, back over here, that
10 is the twenty-two hundred area. There is the MOUT
11 site, there is the MBC chamber. Significantly pared
12 down from the original request.

13 And then here is separated to show
14 you again. Once they get finished, the mission is
15 done. You know, chem demil originally, 2005, it's not
16 up and running, so how many years it takes to go
17 through that. When that's completed, then the EOC
18 goes back to reuse, Egbert Hill, and then the ASP,
19 which would probably go quicker once they build the
20 ah-hah (phonetic) out on Pelham Range so they can do
21 the retail operation for them.

22 That's Pelham Range. Pretty much
23 breaks down. This is all the stuff we've built with

1 BRAC money to upgrade so that we could move the
2 training out there. So now, they're the beneficiary
3 of brand new ranges. Although they did manage to
4 cause a fire in one of them and they'll be doing some
5 repairs to that.

6 This is the -- this is where the
7 guard operates. This is where we trained for the
8 longest time. That's the UTE (phonetic) site, what we
9 used to call the main site, right along. We're
10 transferring what I used to have a maintenance
11 facility built out there in '93. Cut the travel time
12 so we're not going through Lenlock and stuff like
13 that. So, that's all going to transfer over.

14 This is the new stuff that we're
15 adding. Before this is -- I owned all that.

16 Next. The JPA master lease is a
17 biggy for Kenny. It's a biggy for the commission.
18 That's the number. What we did is we went in and
19 picked category one facilities that had no
20 environmental issues with them so we could move that.
21 What's the intent of doing that? If I can get that
22 master lease up to the people, get it through the
23 labyrinth of the federal bureaucracy, get them to CHAP

1 (phonetic), every time I clear a parcel, I don't have
2 to go back through that process. I'm allowed at the
3 installation to have that on here. All I need is the
4 concurrence of ADEM and EPA and away we go. I don't
5 have to go back up to the Pentagon, through the
6 process. So, that's the purpose. It's a good idea.
7 It gets it in his hands quicker. I would tell you due
8 back from the contractors at the end of September.
9 I'll have it out for comment to the regulator.

10 We had a great meeting today at
11 Atlanta. They know how important this -- JPA was
12 there -- know how important it is to the whole
13 community, and we made sure they knew that.

14 That just gives you an idea of some
15 of the property we're talking about. MP School, Stob
16 (phonetic) Dental Clinic, Maglum Hall, Chadal Belham
17 (phonetic) Center School, Buckner Circle, the other
18 half of the NCO academy, and then church and Morning
19 Grove type thing, about five hundred and eighty-nine
20 thousand (inaudible).

21 That gives you a pictorial of the
22 master lease, of what we'll allow Kenny and the JPA to
23 market. So, this is very important. We're trying to

1 get this done and knocked out before December, the end
2 of December. And at the same time, hoping -- hope is
3 not a good word -- President signs the defense bill,
4 no cost EDC for the installation to the local
5 communities is a done deal. Then I've got to wait for
6 all the, you know, the guys in the different levels of
7 the food chain to come down implementing guidance.
8 The good news is that you're grandfathered, which
9 means it ain't going to cost you.

10 MR. CHARLES TURNER: You said we've
11 got thirty-five hundred acres that are subject to a
12 master lease?

13 COLONEL TREUTING: Yeah.

14 MR. CHARLES TURNER: About two
15 hundred --

16 COLONEL TREUTING: Go back one. Go
17 back two.

18 MR. CHARLES TURNER: About three
19 hundred and fifty --

20 COLONEL TREUTING: There is the
21 number of facilities, there is the number of acres.

22 MR. CHARLES TURNER: And then three
23 hundred and fifty --

1 COLONEL TREUTING: I'm going to
2 show you a roll-up, Charles.

3 MR. CHARLES TURNER: Okay.

4 COLONEL TREUTING: I'm going to
5 show you everything in a minute.

6 MR. CHARLES TURNER: Okay.

7 COLONEL TREUTING: That just kind
8 of colors in. If you wanted to see all the parcels
9 that Jeff Davies and his band of merry men and women
10 are tracking, that's kind of -- it shows you all the
11 different parcels. It shows you the master lease
12 painted in, and it shows you what that master lease is
13 broken down as. It's tough to see in black and white.
14 But if you want your own big sized copy, I can do
15 that, to the RAB members.

16 MR. CHARLES TURNER: Thank you.

17 COLONEL TREUTING: Next one. You
18 get a lot of bantering backwards and forward in the
19 newspaper, depending upon who you talk to. This is,
20 you know, you've heard the words land banking, you
21 heard that. I just wanted to show you a chart of what
22 we're talking about. Even after you back out all of
23 this, if you take all these guys out, that's what you

1 got remaining for reuse. Now, there is a part out
2 there, the national wildlife refuge, we'll look,
3 that's backed out.

4 MR. CHARLES TURNER: But only
5 thirty-five hundred in the master lease. So that
6 means you've got --

7 COLONEL TREUTING: Eight thousand
8 --

9 MR. CHARLES TURNER: -- Eight
10 thousand dirty acres.

11 COLONEL TREUTING: No, not
12 characterized. We don't call it dirty.

13 MR. CHARLES TURNER: I'm sorry.

14 COLONEL TREUTING: That's okay.

15 MR. CHARLES TURNER: Unremediated.

16 COLONEL TREUTING: Category seven

17 -- no, no, no.

18 MR. CHARLES TURNER: Potentially
19 remediated.

20 MR. RON LEVY: Uncharacterized is
21 better.

22 COLONEL TREUTING: Depending upon
23 who you talk to. I'd -- you know, let's just say

1 you're a pessimist and you plan on -- let's say 50
2 percent, a hundred and fifty sites need remediation.
3 Now, I'm going to tell you that it's a lot less than
4 that. I still have to let ADEM and EPA go through
5 their thing, you know, the IT Corporation is our TURK
6 (phonetic) contractor who does the -- the SI gets sent
7 up there, they get their comments, we figure it out.
8 I'll be willing to bet you it's below 20 percent when
9 we're finished that needs some actual kind of
10 remediation with a land use control placed on them.
11 And I could tell you, probably, if I could pin down
12 regulators or worse, if I could pin down my tree
13 huggers, no fooling, tell me which ones they think
14 they probably -- they're very reticent to do that,
15 because they really hate being wrong, okay, but you
16 got to work -- yeah, I'm going to have to do something
17 there, I kind of got it. But the reports and the
18 briefings that I've got is it's not as bad as I
19 thought it was going to be.

20 MR. CHARLES TURNER: Of those eight
21 thousand, how much do we think is UXO?

22 COLONEL TREUTING: How much do we
23 think is UXO? Until I do an EE/CA, until I can get

1 physically on the ground and determine the breadth and
2 depth of the issue, I can't answer that. I can tell
3 you there is potential for that much. But that's
4 based on a research of Army records.

5 MR. CHARLES TURNER: That's the
6 wildlife refuge. I'm talking about --

7 COLONEL TREUTING: That's what I'm
8 trying to say. That's where most of them -- you look
9 at this chart here, you guys have seen this before.

10 MR. CHARLES TURNER: Yeah, I think
11 -- I'm talking about what might be eventually reused.
12 We've decided that there is eleven thousand available
13 for reuse, but only thirty-five hundred of it is
14 immediately available --

15 COLONEL TREUTING: Because it's
16 category one.

17 MR. CHARLES TURNER: Right. And
18 so, of those other eight thousand acres, not including
19 the national wildlife refuge, which I thought had been
20 backed out -- I'm talking about the eight thousand
21 acres that are going to be eventually available for
22 reuse, how much of that do we think is contaminated
23 with UXO?

1 COLONEL TREUTING: Until we do the
2 characterization, I can't answer that.

3 MR. CHARLES TURNER: Okay.

4 COLONEL TREUTING: Because right
5 now it's based on paper. So, how good do you think
6 the records in 1918 were kept? Because that's what
7 it's based on. It's on a hierarchical search that
8 somebody went in and reviewed the paper.

9 MR. CHARLES TURNER: I saw -- I
10 probably could answer my own question if I had better
11 recall, because I've seen all of this, you know, the
12 records search and the maps and all that. But flat
13 land that say we could build a factory on, are we
14 sometime soon going to have that available for reuse?
15 Or do you think it will be --

16 COLONEL TREUTING: Let me show you
17 the UXO priorities --

18 MR. CHARLES TURNER: Okay.

19 COLONEL TREUTING: -- to see if
20 that makes sense.

21 MR. CHARLES TURNER: Okay.

22 MAJOR JEFF DAVIES: Sir, most of
23 that acreage, if you recall from the map, is what's

1 south of the cantonment area and what's north. That's
2 what -- most of that is what's not in their category
3 --

4 MR. CHARLES TURNER: Uh-huh.

5 MAJOR JEFF DAVIES: There is some
6 stuff in here that's still uncharacterized, but
7 they're small parcels.

8 MR. CHARLES TURNER: Right.

9 MAJOR JEFF DAVIES: Majorities to
10 the north and majorities to the south, because, you
11 know, to the east is where the refuge is and it's in
12 there.

13 MR. CHARLES TURNER: And we think
14 that most of the UXO would be down in this area, as
15 opposed to up here?

16 MR. RON LEVY: You can see --

17 MAJOR JEFF DAVIES: We're looking
18 into that right now.

19 COLONEL TREUTING: Charles, this
20 might help you a little bit better, this chart here.
21 This tells you where we went and documented through
22 the St. Louis District Corps of Engineers.

23 MR. CHARLES TURNER: Right.

1 COLONEL TREUTING: Now, that's
2 based on searching the record.

3 MR. CHARLES TURNER: Archive search
4 report.

5 COLONEL TREUTING: Archive search
6 report.

7 Go to the next one. That's
8 topographical. Keep going.

9 This area here is not as a high
10 priority as this eastern bypass.

11 MR. CHARLES TURNER: Right.

12 COLONEL TREUTING: Which is not as
13 high a priority as the main cantonment area. So, I've
14 got to do it in phases.

15 MR. CHARLES TURNER: Right.

16 COLONEL TREUTING: So, this is
17 phase one. Do I have that chart in there? Is that in
18 there?

19 MAJOR JEFF DAVIES: It should be
20 after the 3-D, sir. But you can show it right there
21 to answer his question, the area north and south.

22 MR. RON LEVY: It's the next one.

23 COLONEL TREUTING: This is the one

1 I'm looking for. There is our priority of our plan.
2 I'm going to do this first, this second, and that
3 third. Now, I can take you up here, Charles. And I'm
4 -- we'd be happy to do that. You just sign the
5 liability waiver, I'll take you on up here and show
6 you that if you get off road in here, you're going to
7 break your ankle. That's why we don't train there
8 that much. That's why it's still pristine the way it
9 was supposed to be. It is some rough country. And if
10 you hunted here, you know what I'm talking about.
11 It's tough. So, that's this area. This is where all
12 the Choccolocco mountain runs. Very tough to go east
13 west here.

14 MR. CHARLES TURNER: I'm not
15 concerned, at all, about what's going to be in the
16 wildlife refuge.

17 COLONEL TREUTING: Okay.

18 MR. CHARLES TURNER: Because as I
19 understood, that was already backed out of your eleven
20 thousand and change acres. It's of those eleven
21 thousand, I assume, is that --

22 COLONEL TREUTING: So what you're

23 --

1 MR. CHARLES TURNER: Right,
2 everything that's not blue.

3 COLONEL TREUTING: Yeah. I
4 understand.

5 MR. CHARLES TURNER: And that's
6 backed out, right? Twenty thousand acres on post?

7 COLONEL TREUTING: About nineteen,
8 right.

9 MR. CHARLES TURNER: Nine -- eight
10 thousand of them are going in the refuge, the rest of
11 them are potentially available for reuse?

12 COLONEL TREUTING: Potentially
13 available for reuse. The state land that's known as,
14 what we call here on post, Choccolocco corridor.

15 MR. CHARLES TURNER: Right, it's
16 three thousand acres.

17 COLONEL TREUTING: About forty-four
18 hundred.

19 MR. CHARLES TURNER: Okay.

20 COLONEL TREUTING: From what I
21 understand, that's going to be donated to the national
22 wildlife refuge. I heard that. I don't have, you
23 know, it signed in blood. I don't have it from the

1 state. But that's what's been reported to me. We'll
2 see.

3 MR. CHARLES TURNER: Okay.

4 COLONEL TREUTING: But, yeah, the
5 original agreement is this green area is they're
6 managing it. If that's subject to reuse, it goes to
7 reuse, if they get it to it. But if they find out,
8 no, it probably should belong over there, it'll end up
9 going over there. And that's what their EIS has to
10 address, how they do that. And that's what they
11 worked -- the service worked that out with JPA.

12 MR. CHARLES TURNER: So, the
13 original -- when we used to hear twenty-two thousand
14 acres on main post, that includes --

15 COLONEL TREUTING: The leased land.

16 MR. CHARLES TURNER: -- the
17 corridor.

18 COLONEL TREUTING: The corridor was
19 leased about 1951 or '52, I can't remember, for a buck
20 a year. We trained out there in the '70s and early
21 '80s and then we stopped training out there, because
22 of distance for fire protection, there's a number of
23 reasons. At the time, we were running fifteen

1 thousand soldiers through here a year. You know, the
2 Soviet Union was still the bad guy. And then as the
3 training fell off, the need to do that out there went
4 away.

5 Back up one. This -- we have the
6 ability, dependent upon what we need to present, the
7 ability to do 3-D with this stuff. It's pretty
8 interesting. Although this looks like my son when he
9 was 6th grade painting, it does do topographical
10 (inaudible). But the reason why I put this in is to
11 show you the elevations that you're dealing with.
12 This is the national wildlife refuge area.

13 MR. CHARLES TURNER: In yellow?

14 COLONEL TREUTING: Yellow. This is
15 some tough area. The south post has got some tough
16 areas. Not as high as that, but it's pretty
17 mountainous.

18 MR. RON LEVY: Where you're looking
19 at it there, you're looking from the south.

20 MR. CHARLES TURNER: From due
21 south.

22 MR. RON LEVY: But it gets kind of
23 twisted. The bowl is really the cantonment area up

1 there and the north end is --

2 COLONEL TREUTING: This is the
3 cantonment area and then there is the bowl.

4 MR. RON LEVY: You're not really
5 seeing the west, the northwest.

6 MR. CHARLES TURNER: Where is Bains
7 Gap?

8 COLONEL TREUTING: Bains Gap is
9 right up in here, yeah, Bains Gap.

10 MR. RON LEVY: So, it really needs
11 to be twisted around, because you're not looking at
12 the complete installation there.

13 COLONEL TREUTING: This is Anniston
14 over here. Well, now this is Anniston.

15 MAJOR JEFF DAVIES: That's
16 McClellan Boulevard in the front there.

17 MR. RON LEVY: 21.

18 COLONEL TREUTING: Just to orient
19 you.

20 We've seen that. That's the
21 strategy we're following. That's in concert with the
22 reuse plan. Explaining this has been relatively easy
23 to explain this to people, you know, the priority's on

1 reuse.

2 I've got to be ready, whenever we
3 get through the local politics, by 2001, when the
4 Alabama DOT shows up here. And I will be. I will be
5 ready before Alabama DOT gets here. I'm willing to
6 bet money on that right now.

7 MR. CHARLES TURNER: Yeah.

8 COLONEL TREUTING: They all got
9 some local things that they've got to get past.

10 Next slide.

11 MR. CHARLES TURNER: Yeah, all you
12 got --

13 COLONEL TREUTING: Did I say that
14 well?

15 MR. CHARLES TURNER: Yes, sir.
16 I'll say it worse. All you've got to deal with is
17 UXO. They've got to deal with Leon Smith.

18 COLONEL TREUTING: We've created a
19 toolbox that we use some automation things, as Jeff
20 was trying to explain, that access because of
21 proprietary information is the cut line, plus since
22 there has been numerous attacks on Department of
23 Defense computer stuff, we've got to start putting

1 fire walls in there. But this is the process that I
2 use to keep, you know, the five areas I got to keep
3 talking at the same sheet of music to get a parcel to
4 move, just internally to me before it even goes
5 outside the Army, before it can even go to the
6 regulator. This is one of the systems that we've
7 created that let's me update that. I can carve a
8 parcel out when you need it. I can do a negotiated
9 sale. I can do that in under thirty days. Was ready
10 to do that for USEC (phonetic). I was ready to do
11 that for another parcel. I can move -- negotiated
12 public sale is easy. It's just the guy with the
13 highest number wins. And that's kind of how we track
14 it.

15 Next, please. So, I'm going to
16 continue the mission. Questions? Y'all want to take
17 a little break? Are y'all allowed to do that?

18 MR. RON LEVY: We generally try to
19 keep our meeting under an hour, sir, so we're --

20 COLONEL TREUTING: Y'all keep
21 asking questions, I'll answer them. I just want to
22 let y'all know that we keep this updated. I showed
23 you my number. We're moving to 215. I've got an ops

1 staff more than willing to come and brief the RAB on
2 any issues that they want as regards to reuse and
3 transition. I was going to cover security, but we
4 look like we're getting pretty close to 8:00 o'clock.

5 MR. RON LEVY: Can you just hit the
6 highlights on the security stuff, sir?

7 MR. TOM TURECEK: I want to hear
8 security.

9 COLONEL TREUTING: Here is the
10 deal. I'm going to pay Anniston to provide police and
11 fire services. I'm going to have a small security
12 force on the installation. I could not make that
13 military police. I tried. Got kind of shot down in
14 flames. Part of that is just from the Army, wanting
15 to make sure that the soldiers are going to the
16 (inaudible). So, I've had to take two military police
17 companies and kind of transit that. Anniston is going
18 to have a station here or a work desk here. They're
19 going to assign about five officers, which is your
20 normal civilian way you do rotation, military, because
21 the soldiers are not free, but I don't have to pay for
22 their salary. I'm able to, with the company, put out
23 a little bit more people. But I got to be honest with

1 you guys and gals, that was just on main post. I have
2 a tendency to put military police where the crime is
3 and not out in the boonies.

4 I had found some money to put a
5 game warden on, because I have a poaching problem.
6 Andybody that's been around this area knows that.
7 It's a national past time. I'm thinking I'm going to
8 have more money, I'm going to try to put a second one
9 on.

10 So, between Anniston, the Calhoun
11 County Sheriff's Department, between the nine MPs I
12 have and the twelve -- eight security guards I have, I
13 got to make that work seven days a week, three hundred
14 and sixty-five days out of the year. That's going to
15 be tough.

16 MR. CHARLES TURNER: Are you still
17 going to have folks at the gate?

18 COLONEL TREUTING: Yes, I am.

19 MR. CHARLES TURNER: And you're not
20 going to open --

21 COLONEL TREUTING: And up until
22 January, I'll be using bar and military manpower. You
23 getting ready to retire in March, come in here, have I

1 got a job for you.

2 MR. CHARLES TURNER: And you're
3 only going to have one gate, still?

4 COLONEL TREUTING: Right. At a
5 certain point in time -- let's be logical -- at a
6 certain point in time, we sign a master lease and he
7 starts bringing in X, Y, Z corporation, am I going to
8 be able to do what I'm doing today? The answer is
9 probably not. That's going to probably become an
10 inhibitor to marketability of reuse. And I'm willing
11 to play that by ear. Right now, because there is a
12 low density on the installation, I have it at a much
13 higher level. I'm putting barricades out. Now, I got
14 to be -- I can -- Army, we know how to block stuff.
15 The problem is, I've got to let the fire trucks get
16 through. Okay? The state is going to get a little
17 upset if I have a fire out here in the back forty and
18 it crosses that mountain and burns down a state
19 forest. They're going to take great umbrage at that
20 and they're going to come loaded with buckshot for me.
21 So, I have to off-play what I would like to see done
22 based on the realities of where I'm at right now. So,
23 can I stop a guy from going on a road, yeah, pretty

1 much on a given day, but I couldn't cover every hill
2 on this post if I had an entire MP battalion of eight
3 hundred guys, I couldn't do it. Somebody is going to
4 get through. So, what do you do? Try to repair your
5 fencing? And they cut that on average of fourteen
6 times a year, come in and poach deer throughout the
7 year. They cut it. I keep repairing it. You know, I
8 do all the little stuff that I'm trying to do, but
9 sometimes I catch them, sometimes I don't. I've got
10 to bar or somehow stop people from just, you know,
11 driving around, bumping around, to see -- to protect
12 them. I've got to mark it. I've got to put signs on
13 it. So, I've got a lot of work cut out for me that
14 I'm getting around to right now.

15 So, I have a four-phased plan where
16 I'll come in with some temporary barricades, some of
17 those anti-terrorist water barricades that you've
18 seen. They're usually yellow in color. I'll put that
19 down, because I have to stop the uninformed person,
20 stop the guy that's just kind of riding around to see
21 what he bumps into from getting out there. I have to
22 go under the premise that people can read signs. I
23 have to put that up there. And then I'll be in

1 conjunction with the city. They'll be making arrests.

2 I'll be making apprehension if people violate that.

3 City does not have an ordinance
4 that covers hunting. I have requested one from them
5 and I'm pretty sure they're going to send one in.

6 MR. BEN ILES: Supposed to vote the
7 28th.

8 COLONEL TREUTING: Say again.

9 MR. BEN ILES: They're supposed to
10 vote on that the 28th of this month.

11 COLONEL TREUTING: All right.
12 Thank you, Ben.

13 Why? Well, if you looked at that
14 map, going down the southern side from the annexation
15 line, the bulk of that area is now in the City of
16 Anniston. Without an ordinance to hunt in that city,
17 there is going to be no hunting out there.

18 MR. CHARLES TURNER: You know,
19 there was something a year or so ago about bow hunters
20 over here on Thomas Avenue. I can't remember exactly
21 -- it was -- the people over there objected to bow
22 hunters right up in the city and the city -- I think
23 -- did the city --

1 MR. TOM TURECEK: The city didn't
2 have an ordinance barring archery. They have an
3 ordinance about discharging firearms in the city
4 limits.

5 MR. CHARLES TURNER: Right.

6 MR. TOM TURECEK: And they were --

7 MR. CHARLES TURNER: And they
8 refused to act over there.

9 COLONEL TREUTING: They can't.

10 MR. CHARLES TURNER: Right.

11 COLONEL TREUTING: Until they got
12 the ordinance.

13 MR. CHARLES TURNER: They refused
14 to pass an ordinance barring hunting.

15 MR. TOM TURECEK: You won't pass an
16 anti-hunting ordinance around here.

17 COLONEL TREUTING: Not unless you
18 want to get burned in (inaudible). But the reason why
19 you want the ordinance is to enforce against the
20 persons that's not following the rules, because it
21 kind of screws it up for everybody else. Poaching is
22 a big problem. Poaching is a big problem here, it's a
23 big problem on Pelham Range. Do we catch some of

20 MR. CHARLES TURNER: Can the
21 Anniston police officers make federal cases or is it
22 just --

23 COLONEL TREUTING: No, they'll be

1 making a state case, because it's concurrent
2 jurisdiction.

3 MR. CHARLES TURNER: Right. So,
4 your employee's making a state case.

5 COLONEL TREUTING: I've got to tell
6 you on the logic in back of this is, I'm turning this
7 over to the local community. I'm not going to --
8 inconsistent to try to keep running the way and keep
9 doing this. That's not disengaging. That's not
10 getting ready for reuse. So, that's the thing, you
11 know, okay, you come in and do murder, can I get the
12 FBI out here? Oh, absolutely.

13 MR. CHARLES TURNER: So, if you
14 have a felony, what will you do? Will you --

15 COLONEL TREUTING: I got Captain
16 Iles working with the police chief of Anniston and the
17 sheriff of --

18 MR. CHARLES TURNER: Calhoun
19 County.

20 COLONEL TREUTING: -- Calhoun
21 County. We're going to work up some memorandums of
22 agreement on how we're going to handle different
23 incidents.

1 MR. CHARLES TURNER: Because one of
2 your officers could act as a complainant. He doesn't
3 have to be an arresting officer in order to prosecute
4 the case in state court.

5 COLONEL TREUTING: The problem is
6 passe comendatis (phonetic). You know, at what point
7 in time am I doing that as a citizen? You usually
8 only face that when you're exclusive federal
9 jurisdiction.

10 MR. CHARLES TURNER: Right.

11 COLONEL TREUTING: So, what I will
12 try to set up is the Anniston -- since I'm going to
13 pay you half a million dollars, can you, please,
14 handle the cases? I mean, what am I paying a half a
15 million dollars for if I'm going to run my own system
16 in perpetuity? I don't want to do that. That doesn't
17 make sense.

18 Poaching, going out on a range,
19 getting access to making sure there's safety out
20 there. I've got a big Army safety reg that I've got
21 to comply with. It's a lot more stringent than
22 anything the state has got written. I mean, it's a
23 tough one. I'm held personally accountable for it.

1 And that's what I'm going to be working.

2 MR. RON LEVY: For the --

3 MR. BEN ILES: Mr. Turner, if you
4 have any specific questions, if you want to get -- I
5 mean, we can go off line and you can contact me. I'll
6 make sure you've got my name and number and how you
7 can reach me and I'll try to deal with any questions
8 you have.

9 MR. RON LEVY: I also want to
10 mention for the record, we are looking -- re-looking
11 our signage and our fences, at this point, based on
12 some information that's been pointed out to us.

13 COLONEL TREUTING: I mean, I can go
14 back by -- I mean, you can see it when you're driving
15 21, you're going up to Jacksonville, the signs are
16 bleached out. So, I've got to go do some tap dancing
17 with the Army to see if I can get money to go up and
18 replace fencing and put signage up. So, it's an
19 uphill battle, but I won it out on Pelham Range, so
20 I'm pretty sure I'm going to win it here, if it
21 furthers redevelopment, reuse, and more importantly,
22 protection of health, human, and environment. And I
23 think I can sell that. But that's my job, is go get

1 the money. And I'll have one of my staff jocks go put
2 the fence up.

3 Are y'all interested in knowing how
4 I do that? I send that through the corps of engineers
5 who hires the local contractor to come in and do that.

6 MR. CHARLES TURNER: To do the
7 signs?

8 COLONEL TREUTING: Do the signs,
9 the fencing, you name it, the roof up on the PX. I
10 just put a three hundred and sixty-five thousand
11 dollar roof on the PX because it was leaking. I mean,
12 that's how I do that, because I won't have that
13 capability.

14 MR. CHARLES TURNER: They don't own
15 their building?

16 COLONEL TREUTING: Oh, no. It's a
17 real great dope deal. They build it with their money.
18 They turn it over to me for maintenance. I would
19 rather build it for them and let them do their
20 maintenance. But that's kind of how it works.

21 Questions on security?

22 MR. JERRY ELSER: Is The City of
23 Anniston going to do the patrolling?

1 COLONEL TREUTING: Yes.

2 MR. JERRY ELSER: And watching for
3 vandals or whatever?

4 COLONEL TREUTING: If you've
5 noticed, I think you've probably seen from the times
6 that you've had your RAB meetings here, you've noticed
7 that I've put the boards up, you noticed started to
8 see the barricades come up. That's to help my guys
9 currently, but at Anniston, kind of canalize who has
10 the opportunity that gets to drive through and then
11 also to watch it. I have to turn over to the reuse
12 authority -- I can't turn over demolition by neglect
13 or something that's busted up. So, we went out and
14 took a page from Fort Ord where they only boarded up
15 the first floor, sure as shooting, when we go to
16 transfer the building, like a kid can't throw a rock
17 at the second floor. So, if you notice my buildings,
18 I'm boarding the whole thing. On the buildings I
19 don't board, those are the subject of demolition, I
20 don't know, off the list that the JPA is giving me,
21 we're not going to use this building, it's going to be
22 demolished, and I'm not going to waste my time.

23 MR. CHARLES TURNER: How many

1 buildings have you boarded up?

2 COLONEL TREUTING: Geeze, what, I'm
3 up to close to eight hundred right now.

4 MR. CHARLES TURNER: How many
5 sheets of plywood is that?

6 MR. RON LEVY: Should own the
7 business, right?

8 COLONEL TREUTING: I could tell you
9 how much it cost.

10 MR. CHARLES TURNER: About how
11 much?

12 COLONEL TREUTING: A million and a
13 half dollars.

14 MR. CHARLES TURNER: A million and
15 a half in plywood?

16 COLONEL TREUTING: That's the
17 plywood, the screws, the labor to put it in. And I
18 do that through a local contractor through the IDQ
19 process, the corps of engineers.

20 MAJOR JEFF DAVIES: Plus, they're
21 painting them so they don't look like an eyesore.

22 COLONEL TREUTING: So, if you drive
23 up on Buckner Circle, the only quarters you're not

1 going to see boarded is Major General Wooten and
2 Lieutenant Colonel Thomas. The rest are boarded.

3 MR. CHARLES TURNER: Do you get to
4 move in his house after --

5 COLONEL TREUTING: No, I'm not
6 going to move. I own a house in Jacksonville. I'm
7 just proud to be a Jacksonville Golden Eagle. And
8 that's exactly where I'm staying. The Delta is twelve
9 thousand dollars a year. No, I'm not going to move
10 on.

11 In fact, I've had requests to move
12 people on post. I'm not going to do that. I mean,
13 Kenny can't move, you know, that property if somebody
14 is in it.

15 MR. CHARLES TURNER: Yeah.

16 COLONEL TREUTING: So, I got to get
17 people out. And that's where we're really going
18 through a real rat thrash right now, trying to get the
19 base ops guys who just finished their mission on the
20 27th of August to do all this in thirty days. It's
21 tough. Some of it's going to spill over. Some of
22 it's going to spill over. But that's why we're doing
23 it.

1 To make it easy to answer your
2 question, physical security, Anniston police guys are
3 riding around with Ben's guy right now, so they'll get
4 the lay of the land.

5 MR. BEN ILES: And it's not just
6 city, it's county, as well, because a lot of that lies
7 in the county. And, oh, by the way, state police, as
8 well.

9 MR. CHRIS JOHNSON: Now, the
10 security plan, though, as I would like to at least
11 state that it is subject to change, based on current
12 negotiations going on between the Army and EPA and
13 ADEM. The security plan right here is, what we've
14 been talking about, is what we need -- is part of the
15 institutional control plan. How do we keep people out
16 of these areas, now? How do we keep people from going
17 in landfills and digging? How do we keep them out of
18 the UXO?

19 And the plan that he's talking to
20 starts to address our concerns. But it will really be
21 a more formalized agreed to plan in a memorandum of
22 agreement. Which I don't know if the Colonel talked
23 to you about while I stepped out.

1 COLONEL TREUTING: I didn't spring
2 it, but you did good. We had a meeting, what's known
3 as a tier three meeting today at Atlanta. EPA, ADEM,
4 installation, a platoon of guys from the Army, to try
5 to work out on issues of institutional controls. We
6 have a writing team together. When we finish that
7 MOA, we're going to come in and brief you. So, Bart
8 and Chris will be here and Ron will be here. We'll
9 come in and brief you. Put the writing team together.
10 They've gotten their marching orders and kind of a
11 milestone date that they've got to meet. So, we can
12 answer both pre and post-transfer on institutional
13 controls. Which I enjoyed the meeting. I was well
14 entertained the whole day. Just terrible to go to
15 Atlanta and do that and then have to pay for parking
16 with a government vehicle. Kind of wasn't what I
17 expected. They wouldn't let me in the federal
18 building. I said, well, I'm dressed like a tree.
19 Said, but you don't work here. I said, I'm in the
20 Army man. This is a federal building. No, you got to
21 park across the street. I don't know where you
22 parked, Chris.

23 MR. CHRIS JOHNSON: I parked where

1 y'all did. Yeah, I can't park there, either.

2 COLONEL TREUTING: So, that's what
3 we were working on this morning. So, we had
4 representatives, Secretary of the Army's office,
5 TRADOC, sat down and had a very interesting meeting.

6 How did I do? Did I cover it?

7 MR. CHRIS JOHNSON: Yeah, it was a
8 positive meeting. I think we demonstrated our
9 concerns. The Army realized our concerns and agreed
10 to draft the memorandum of agreement on what the
11 institutional controls would be for Fort McClellan,
12 set some dates for it. So --

13 MR. CHARLES TURNER: Sounds good.

14 MR. RON LEVY: I would like to just
15 move this on a bit, because we are running -- we've
16 lost a couple of members.

17 COLONEL TREUTING: Thank you.

18 MR. CHARLES TURNER: Thank you,
19 Colonel.

20 MR. RON LEVY: Sir, I appreciate
21 your -- based on the agenda, we had real estate
22 update, bylaws signing --

23 MR. CHARLES TURNER: We didn't have

1 a bylaws signing. We don't have a chairman or a
2 quorum.

3 MR. RON LEVY: That's off the
4 table. And Colonel Treuting, in his briefing, gave us
5 an update as to the parks and recreation property, and
6 what was going on there. What we did ask for from --
7 as a group was issues related to water, particularly
8 sampling out of the creeks, and Steve Moran is here
9 from IT and he's going to give just five minutes worth
10 of discussion here, Steve, you want to --

11 MR. CHARLES TURNER: I'm going to
12 have to take a break if we're going to talk about
13 water.

14 COLONEL TREUTING: Is that like a
15 subliminal suggestion?

16 MR. CHRIS JOHNSON: Why don't you
17 ask them what they want to do, if they want to
18 continue or just call it a night or --

19 MR. RON LEVY: If y'all would like
20 to twist this thing off, and we can pull this in for
21 the next meeting, I'll be glad to do that. Since we
22 don't have a quorum, just by the folks who are here,
23 anybody have an objection to twisting this off now?

1 So I gather everybody would like to pull this into the
2 next meeting?

3 COLONEL TREUTING: You're very
4 perceptive.

5 MR. RON LEVY: We'll do it. This
6 adjourns the meeting.

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C E R T I F I C A T E

STATE OF ALABAMA)
CALHOUN COUNTY)

I, SAMANTHA E. NOBLE, a Court
Reporter and Notary Public in and for The State of
Alabama at Large, duly commissioned and qualified,
HEREBY CERTIFY that this proceeding was taken before
me, then was by me reduced to shorthand, afterwards
transcribed upon a computer, and that the foregoing is
a true and correct transcript of the proceeding to the
best of my ability.

I FURTHER CERTIFY this proceeding
was taken at the time and place and was concluded
without adjournment.

1 IN WITNESS WHEREOF, I have hereunto
2 set my hand and affixed my seal at Anniston, Alabama,
3 on this the 27th day of September, 1999.

4

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SAMANTHA E. NOBLE

10

Notary Public in and for

11

Alabama at Large

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14 MY COMMISSION EXPIRES: 11-14-2001.

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