

**Galena Technical Project Team
Meeting # 27
June 20, 2007
Galena Air Force Base Administrative Conference Room**

TPT Members

March Runner	Louden Tribe
Marvin Yoder	Galena Economic Development Committee
Harry White	Galena School Academy (absent)
Todd Fickel	611 th Environmental, Air Force
Colin Craven	Dept. of Environmental Conservation (DEC)
Colette Foster	Dept. of Transportation (DOT) via teleconference
Phil Koontz	Louden Tribe
JoAnn Grady	Grady and Associates

Personnel Support

Cody Black	Oasis Environmental
Collen Brownlow	Earthtech (via teleconference)
Patrick Haas	Haas and Associates (via teleconference)

Summary Comments

Compliance Site Investigation Update and Work Plan Review

The TPT began its meeting with the AF report on the investigations of the Galena compliance sites and a review of what will be forthcoming in the Galena Compliance Sites Work Plan. Mr. Fickel stated the on the ground work on the compliance sites will begin in earnest in August of this year and will investigate the underground storage tanks, the above ground storage tanks, asbestos removal, lead based paint, heating oil spills and other contaminant concerns which until now were outside of the general ERP sites covered in the Galena RI/FS work. The work will address the 30 plus compliance sites in Galena.

Mr. Brownlow of Earthtech, a contractor to the AF, reported on how the AF will approach the work and solicited the TPTs comments on the suggested approach. He stated that at present they are planning to use soil gas sampling to locate the original sites and retarget the areas in need of sampling. He stated that the process is a “rapid characterization” process and one that is used to get as much information as quickly as possible. He stated the approach is a streamlined process and includes an early risk screening. He solicited the TPT’s comments on the approach and asked the team to make known their goals regarding the use of data collected from these sites. He also asked if the team had any preference regarding which sites should be prioritized for clean up and stated that the AF would try and comply with addressing any sites the TPT wanted to top the list.

Phil Koontz asked if all of the sites would be investigated this season. Mr. Fickel said that all of the sites would be included in the investigation. Mr. Koontz also asked if the GIS information being used to investigate the sites could be shared with the city. Mr. Fickel stated that Auto Cad,

Adobe, in conjunction with the GIS information, would be available to the city and would include details such as utility information, site location, along with any information about known contaminated sites.

The team asked if the initial characterization of the sites would include pipelines. Mr. Yoder stated that the city may want to continue to use the main city pipeline and stated there were legal lease issues regarding the use of the line. He stated a request to use the line will be sent from the GEDC to Randy Baker of the 6llth. Ms Foster of the DOT stated that if the city wanted to use the line, they would need to initiate the permit process from DOT and request use. Mr. Yoder said he wasn't sure but would confirm with the GEDC and would initiate the process if that was the will of the committee.

Mr. Fickel stated the Compliance Site Work Plan would be out for review on the 9th of July.

Galena BRAC Update

Marvin Yoder began the BRAC update with a report that both the Ptarmigan Dormitory and the Dining Hall were transferred to the city on June 1, 2007. He also reported that the GEDC had applied for a permit to lease the control tower from the DOT, but that the request had been denied and the control tower would be demolished. He also mentioned that the Combat Alert Cell was rumored to be moving to Fairbanks.

Mr. Yoder stated that the Galena Reuse Plan had been rewritten and resubmitted to the Office of Economic Adjustment and, for the most part, had been accepted. He reported that the difficulty with the document, and the reuse plan in general, is trying to firm up the ever changing interest with the buildings in Galena. He stated that the GEDC has let the OEA know that they will be in need of about 8 million dollars to keep the base "warm" i.e. operations and maintenance paid for and the buildings put on a 'power save' setting until such time they can be paid for by tenants. He reported that the school is working very hard to try and get their boarding school project organized and funded, but that time is short and funding is tenuous.

He stated that the GEDC should know in the next few months whether or not the plan is viable and whether or not the OEA can assist with the funds to bridge the financial deficits. Mr. Yoder explained that the difficulty for Galena continues to be in the quick time-line for closure, slated for September 2008. He hopes the continued work of the GEDC will activate the needed interim subsidized funds which, in turn, will assist the GEDC in "buying time" to line up the needed reuse participants.

Mr. Yoder stated that the idea for using the present Galena campus as a Military Academy was being considered again, which may prove to be an important anchor tenant at the site.

Land Use Controls (LUCs)

The TPT continued to grapple with the implementation and oversight of land use controls. Mr. Yoder stated that all LUCs will need to be incorporated into any deed for transfer of property. With the reuse plan submitted and approved, he felt the LUC discussion, with stakeholder attorney's present, would be pertinent. It is becoming important for the details regarding the LUCs to be worked out. Mr. Yoder mentioned that a disconnect continues between the DOT and the GEDC regarding their disparate needs, mandates, requirements and regulations. The TPT also felt that a discussion among the environmental, real estate and legal representatives from the State and the Air Force would now be helpful in navigating the details of LUCs. The TPT questioned whether or not their mandate would include making the recommendation to the

attorneys regarding the need for a LUC summit of sorts. Mr. Fickel stated that the TPTs mandate is to oversee the remediation of the base, LUCs being an important part of the remediation. He said that the agreements on LUCs would need to be made before any decision document is signed and specifically before the signing of the Record of Decision (ROD). He suggested, and the team agreed, that the TPT should make the request for the LUC summit meeting to take place in Fairbanks August 2007. LUCs will be an agenda item of the regular meeting of the team.

Tech Memo Update

Mr. Fickel reported that the technical memo reviewing the field sampling work from August 2006 will be out for review on the 30th of June. The report will be 'fairly straight forward' and will discuss the data found at the sites. The more general question remains regarding if the TPT feels the delineation and characterization of the plume is correct, and how the AF should move ahead. Patrick Haas of Haas and Associates explained that the current remedy at the site calls for continued bio-venting with monitored natural attenuation, and long term monitoring as an LUC. During the discussion, he asked the team which of the following two questions they felt were more pressing:

- 1) The need for additional characterization of the known source areas and potential other source areas, or
- 2) The need for downgradient plume delineation of the contamination resulting from any and all possible sources.

A lengthy discussion ensued with the team discussing the possibility of the plume having contributions from additional sources. Irrespective of that question, the team felt that if the sampling can delineate what exists downgradient, that information would answer the question as to whether or not the plume will attenuate before reaching the Yukon

The TPT suggested additional wells be placed and sampled for an additional 2-3 years, and time would tell if the plume has attained equilibrium. After reviewing that data, a path forward could become apparent.

There was discussion regarding the AFs previous suggestion that the information and remediation at the site should continue as stated in the RI/FS and that an interim ROD would be put in place to handle any change of remedy.

Mr. Fickel stated that any remedy decisions on the site would be worked out before hand and would be written up in the permanent ROD. He stated that AF policy did not favor an interim ROD. The TPT agreed and stated they would prefer all decisions be made prior to the signing of the ROD. The TPT stated their appreciation to the AF for working out and agreeing upon remediation details in advance of decision documents.

Galena Base-Wide Monitoring Program

Cody Black from Oasis Environmental reviewed the scope of the new contract won by BCI, an Anchorage based environmental firm. He stated that Oasis would serve as a subcontractor to BCI and would be overseeing the base wide monitoring program. The contract calls for operation and maintenance of the systems currently in place at Million Gallon Hill, the Missile Storage Area, South POL, and the GAVTC. He stated that the systems are all checked weekly, and lab samples

are taken monthly from the four exhausts from the vapor extraction systems. The contract also makes sure that all bio-venting systems are running smoothly.

Next TPT meeting

The TPT will meet in Fairbanks on August 29-30, 2007. Time and place will be determined and announced in the meeting agenda which will be forthcoming.