

Galena Technical Project Team (TPT)
Meeting #22
Department of Environmental Conservation
Anchorage Office
October 6, 2006

TPT Members

March Runner	Louden Tribe
Marvin Yoder	City of Galena (Via Telecon)
Harry White	Galena Schools (Absent)
Dave Hertzog	Air Force
Colin Craven	Department of Environmental Conservation (DEC)
Phil Koontz	Louden Tribe
Darren Mulkey	Department of Transportation (DOT)
JoAnn Grady	Facilitator

Invited Guests

Tommie Baker	Air Force Community Relations
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Summary Comments

The 22nd meeting of the TPT began with a formal welcome to March Runner, the new environmental director for Loudon Tribe. Ms Runner will replace Ragine Pilot on the TPT. Team members introduced themselves and their involvement in the Galena Technical Project Team. Colin Craven, Dave Hertzog and JoAnn Grady provided an overview of the team's activities during the course of the past three years to assist Ms Runner and Tommie Baker (new 611th Community Relations Coordinator) in navigating the specific issues regarding the Galena Risk Assessment, current Remedial Investigation and Feasibility Study, Land use Controls and current ongoing remediation. The team also voiced it's thanks to Ms. Pilot for her many years of valuable participation in the TPT.

Land Use Controls Update

Colin Craven and Dave Hertzog provided a review of a multi agency meeting on land use controls held in Fairbanks in August. Representatives from the ADEC, ADOT, Alaska Dept of Law, and the Air Force met to discuss specifics regarding the closing of the buildings at the Galena base and the subsequent use of land use controls once the Air Force departs.

Mr. Craven stated participants reviewed the proposed AF Sept 30, 2008 timeline for closure and if and when land use controls will be implemented in the closure process.

Mr. Hertzog stated the AF has developed a list of buildings to transfer or demolish which the AF feels will be able to be addressed without controversy. This list was provided to ADOT and the City of Galena. He stated that because the ADOT is the land owner at Galena, the AF must either work through the ADOT or gain permissions from ADOT to converse directly with the City of Galena regarding the buildings.

The question of a formal 'land transfer' from the AF to the City of Galena is in question because the ADOT is the recognized land owner. Darren Mulkey stated that the ADOT is motivated to facilitate the intentions of the City of Galena in the process, but because of legal considerations must stay in control of the process until the possible transfer.

In summary, Colin Craven stated that it appears the Commissioner of the ADOT has the authority to give permission for LUCs. Darren Mulkey stated that the ADOT has indicated they will accept LUCs but only under specific conditions, yet to be worked out, which will be listed in the Record of Decision (ROD) for the Galena sites. He also stated the LUCs will need to be approved as being protective under DEC regulations. Mr. Craven stated with these conditions, it appears the Remedial Investigation/Feasibility Study (RI/FS) for Galena can move forward under the condition that LUC implementation details be spelled out in the ROD.

BRAC Update

Marvin Yoder joined via teleconference to participate in BRAC update discussions. Mr. Yoder gave a brief overview of BRAC activities and stated he is currently representing the City of Galena regarding all BRAC matters. Ms. Grady asked how the city is recognized by BRAC officials if they are not the current land owner. Mr. Yoder stated that the City is the legal entity recognized by the Office of Economic Adjustment. The Galena Economic Development Committee (GEDC) was formed by the City Council and meets regularly to discuss BRAC issues. He stated the GEDC is currently writing its reuse plan which should be completed and available in March 2007. In that document, the City will outline its intentions regarding buildings and lands they wish to receive in a transfer and must provide proof that the land and buildings they receive will be economically sustainable.

Darren Mulkey of the ADOT asked whether or not the land transfer will be a 'sale' under a Fair Market Value scenario, or a 'transfer under entitlement'? Mr. Yoder stated the City has requested it be a 'transfer under entitlement' and they are currently awaiting word from ADOT on that request.

Dave Hertzog indicated the AF is currently working on an environmental base line survey (EBS) of the Galena base buildings. The EBS will tell the public and future building recipients of any asbestos or lead based paint within the buildings. The EBS will serve as a disclosure for transfer. In lieu of non transfer, the EBS

will also provide the AF information for demolition of the buildings. The EBS should be available in a Jan/Feb '07 time frame.

Dave also discussed the upcoming Galena environmental study for the compliance sites. There is a contract awarded to Earth Tech for the study of the 30 + compliance sites. These sites include underground storage tanks, oil/water separators, former hazardous waste storage areas, spill areas and the associated pipelines for Million Gallon Hill. Study of these sites will give the end user the environmental conditions of the property (land).

Risk Assessment Comment Resolution Update

Colin Craven provided an update to the team on the last Risk Assessment resolution meeting held September 14 via teleconference. Issues resolved included agreement on using the 3.1 version of the Johnson and Ettinger model. The group also came to agreement on which numbers will be used for default building parameters when calculating future building use. They also settled on how the document will reconcile a depth to groundwater differential which had been in disagreement at the Million Gallon Hill site.

Also discussed on the teleconference was the issue of the national TCE debate. Currently, the ADEC is requesting that the AF use the EPA's National Center for Environmental Assessment calculation for TCE toxicity which is a more conservative standard. Mr. Hertzog stated that he had requested and obtained the AF policy on TCE and had been instructed to use the AF specific calculation in the Galena RI/FS. The policy on TCE is currently in dispute at a national level, the outcome of which will determine which is used in the Galena documents. Mr. Craven stated that a final comment resolution meeting will be conducted October 13th to discuss removal of outliers from the RA calculations. A report on resolution of that issue will be presented at the next TPT meeting.

Critical Water Management Area (CWMA)

Mr. Hertzog reported that the AF is moving forward to petition the Alaska Department of Natural Resources to establish the Galena base aquifer as a CWMA. He stated that the process includes evaluation of the system, public meetings to ascertain public comments on the petition, and finally approval of the petition. Mr. Hertzog stated that if the petition is approved, the AF is committed to providing drinking water at the base to ensure long term protectiveness. He will update the team on the progress of the petition at the next TPT meeting.

Systems Update

Mr. Hertzog presented a review of all systems currently operating at Galena. Data from recent sampling efforts were presented and reviewed by the TPT. Darren Mulkey stated that ADOT's main concern is with Power Plant tank # 49. ADOT wants to make sure that it gets the attention that is required to fully close the tank. He stated there is limited knowledge on the underground storage tank (UST) and would request further information on the site be gathered and the depth

of contamination be investigated. Mr. Hertzog said the AF will investigate any contamination left at the site in order to draw an accurate characterization and to satisfy ADOT and ADEC's concerns that the UST has been successfully closed and/or remediated as necessary.

Next Meeting Time and Place

The next meeting of the TPT will take place on November 30th and will be held in the Anchorage Offices of the Department of Environmental Conservation, 555 Cordova Street. The meeting will commence at 8AM. A meeting agenda will be forthcoming.