

**Galena Technical Project Team
Meeting # 21
June 19-20, 2006
Galena Air Force Base Conference Room**

TPT Members

Ragine Pilot	Louden Tribe
Marvin Yoder	City of Galena
Harry White	Galena Schools -Absent
Dave Hertzog	Air Force (AF)
Colin Craven	Dept.of Environmental Conservation (DEC)
Darren Mulkey	Dept. of Transportation (DOT)
Phil Koontz	Louden Tribe
JoAnn Grady	Grady and Associates-Facilitator

Support Personnel

Jim Klassen	Air Force Counsel
Patrick Haas	Haas and Associates
Collen Brownlow	EarthTech
Krista Graham	Oasis Environmental via Teleconference
Mark Stelljes	SLR via teleconference
Jessica Adema	Hoefler Consulting Group
Sandra Borbridge	Air Force

Guests

Dean Westlake	Louden Tribe
March Runner	Louden Tribe

Summary Comments

TPT TRAINING

Hoefler Consulting Groups was asked by DEC to present a training to the Galena Technical Project Team on vapor intrusion, and, relevant issues regarding the closure of KI Sawyer Air Force Base.

Jessica Adema from Hoefler began the first hour of training with an overview of vapor intrusion; its causes, sources and relevance to the development of institutional and engineering controls in buildings. She reviewed the applicable mitigation strategies and how their implementation provides the best protection in buildings with vapor intrusion.

The second portion of the training was devoted to a review of the closure of KI Sawyer Air Force base located in the upper peninsula of Michigan. Points were covered which may prove to be relevant and helpful to the TPT, Galena Economic Development Committee and other stakeholders involved in the closure and reuse of the lands in Galena.

Both trainings prompted pertinent questions and provided important information to the TPT.

BRAC Update

Galena city manager Marvin Yoder and AF's Dave Hertzog updated the team regarding recent and ongoing BRAC developments. Mr. Yoder recently returned from a meeting in Atlanta and updated the team on current BRAC law which indicates that because the land in Galena is owned by the state and leased to the AF, the land will not formally be transferred to a Local Reuse Authority (LRA). However, the state, as the land owner, has agreed to recognize the newly formed Galena Economic Development Committee which will serve as the recipient of any grants normally given to an LRA. At present, the AF, the City and the State are in negotiation regarding which buildings and land parcels will be involved in the release of lands. Mr. Yoder stated that a comprehensive reuse plan will be developed within a year.

Mr. Hertzog and Mr. Yoder reviewed current schedules and milestones for City, State and AF decisions regarding base closure.

Galena Human Health Risk Assessment Comment Resolution

DEC project manager Colin Craven began discussions on the RI/FS resolution stating that the DEC agrees with the current goal of the TPT: to finalize the RI/FS and the details of the Galena Human Health Risk Assessment within the upcoming months. The team consulted on the outstanding issues in the RA and reached resolution and consensus on the following:

- TCE toxicity values: Both DEC and the AF acknowledged that a national policy discussion is presently taking place which will decide which TCE levels are acceptable at all TCE sites throughout the nation. After lengthy discussion, DEC requested that clarification on AF policy for toxic values for TCE be provided to the team. The AF will publish a policy letter on TCE and provide it to TPT as soon as possible.
- Soil Building Pressure: DEC and AF agree that the soil building pressure differential could be adjusted. Resolution on this item states that the building pressure differential to be used will be 4 Pascals.
- Air Exchange Rate: The TPT agreed to model the GAVTC building at an exchange rate of 2.0 hr^{-1} based upon current and expected future building characteristics. For the TCE area, the current or expected future building configurations will include a range from commercial/classroom configuration (an assumed air exchange rate of 2.0 hr).

A timeline and details for reuse were discussed by the team. Marvin Yoder stated that a current reuse plan may take as long as a year to develop. Darren Mulkey stated that if land remained as DOT property, then residential use would not exist. Colin Craven stated that ADEC will propose the lesser air exchange rate ($<2.0\text{hr}$) for buildings in Galena consistent with the identified building uses.

- **Building Dimensions:** A lengthy discussion took place regarding the default building size being used by the AF in the Draft RI/FS document. The question discussed by the TPT was whether or not an established building size should be used to infer future building size, or if the EPA default building size should be used. The draft RI/FS risk assessment used current building size footprints for sites where occupied buildings exist. The TCE plume assumed future building size used in the Draft RI/FS is 50 ft. x 60 ft. x 10 ft. The EPA default size is 10 m x 10 m by 3.66 m. Darren Mulkey stated that 10 m x 10 m x 3.66 m is a likely scenario for DOT reuse. (The EPA default size). Marvin Yoder stated that the likelihood is minimal that Galena will build a 10 m x 10 m x 3.66 m building. The team eventually agreed to use the EPA default measurements for future building size.

New Well Placement

AF presented a review of monitoring well installation and sampling planned for late summer 2006 and relayed the following to the TPT:

- **Control Tower Drum Storage Area South:** Two wells will be placed on the outlying portion of the known contaminated area to make sure that the area is bound and the site has been characterized correctly.
- **Million Gallon Hill:** Data gaps indicated the need for new wells at this site in order to confirm and further delineate the depth and breadth of the plume. Additional wells will be placed to complete the monitoring well network. This will allow AF to fill the data gaps and establish the long term monitoring program for the site.
- **Fire Protection Training Area:** New wells will provide information that will bound the plume on the east side of this site.
- **POL Tank Farm:** The proposed well at this site will provide information on whether or not any migration has extended past the presently designated plume. It will provide a lateral view of the plume and confirm characterization at the site.
- **JP4 Fillstands:** This site is similar to Million Gallon Hill. A new well cluster of shallow and deep wells to be placed at this site will identify the end of the plume at both depth and at surface.

RI/FS Land Use Controls (LUC) Discussion:

Colin Craven reported to the TPT that the outstanding question lingering from the April 10 LUC joint meeting of City, State and AF officials remains: who will be responsible for the enforcement of LUCs on lands in Galena post BRAC? While it is ultimately the decision of the land owner to determine whether land use controls will be accepted on their parcels, it was agreed that the TPT's involvement in the matter will be determined at a later date subsequent to another meeting of the officials and regulatory agencies involved in the base closure. A meeting of the working group, which will be convened mid-summer, will hopefully lend direction to any future involvement of the TPT in the Galena BRAC work.

Next TPT Meeting:

The next TPT meeting will be announced to the team after a joint meeting of the City, AF and State agencies to determine outstanding LUC issues.