

Galena Technical Project Team
Meeting # 24
January 18, 2007
DEC Anchorage Offices, 4th Floor Conference Room
555 Cordova Street

TPT Members

March Runner	Louden Tribe
Marvin Yoder	Galena Economic Development Committee (GEDC)
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 (via teleconference)

18 January

Galena BRAC Update

Marvin Yoder began the discussion with a review of the recent developments of the Galena Economic Development Committee (GEDC) and the reuse plans being developed for the Galena Base. He reported that the committee has been very active both garnering community ideas for re-development and working with USKH Inc. developing and reviewing possible designs for re-use.

Mr. Yoder reported that at the last community meeting held in November in Galena, the top ranking ideas for reuse were all school related, i.e., boarding school, vocational school, military academy, tribal college, and community college. When asked about private industry reuse ideas, the interest was low.

Mr. Yoder continued his presentation and stated that the process whereby the property is given back to the State and subsequently to the City of Galena is quite convoluted and is taking time to sort through. Dave Hertzog stated that the AF is working to complete their first step in the process which includes the posting of both the Environmental Baseline Survey (EBS) and the Environmental Assessment (EA) documents. The documents should be out for public review by the end of January, the EA having a public review period of 30 days. The completion of these documents, which will outline the condition of each piece of property, will then assist the GEDC in finalizing their reuse plan. The reuse plan should be in draft form by March with the final document scheduled for release in June.

Mr. Yoder reported that in recent discussions with the AF, he learned that there may be latitude for the AF to pay costs for building maintenance should reuse not be complete by the AF departure date of 30 Sept. 2008. The city would have to meet the AF criteria, including an approved re-use plan, for such funding to be made available. The GEDC remains in close contact with the AF and the Office of Economic Adjustment to follow up on this possibility.

Mr. Hertzog reported that the outstanding questions remain regarding exactly how the land will be returned to the state and then on to the City of Galena. It is a legal question that will be addressed by AF and State real estate attorneys. The attorneys plan to meet February 1st and it is hoped that the outstanding legal questions will be answered at that time. A report on the meeting's decisions will be made to the TPT at the next meeting.

Land Use Controls (LUC) Discussion Update

A lengthy discussion on Land Use Controls took place among TPT members. Mr. Hertzog began the discussion with a brief review of the proposed LUCs that will make their formal written debut in the upcoming Proposed Plan Document for 11 of the sites in Galena. Mr. Craven stated that incremental discussion by the TPT and agency representatives on the development of LUCs would be prudent and would avoid too much work being concluded without agency or team support. Mr. Hertzog stated that he is following a two-tiered approach to the LUCs;

- A general outline of the LUCs will be presented in the RI/FS and that general information will also be placed into the Proposed Plan for each site.
- The Record of Decision (ROD) will include the specific details of the LUCs and an additional LUC Implementation Plan will also be produced which will include permitting requirements and land use restrictions at the Galena sites. Also included will be a maintenance plan for post transfer work.

Mr. Hertzog stated the AF feels this plan will be comprehensive and stated that in addition to the specific LUC documentation, the information will also be recorded in deeds and all transfer documents for future land owners.

DEC's Colin Craven restated his concern and recommendation that at the time of the transfer, both the DEC and the DOT, as well as the City of Galena will need to understand what they are agreeing to with regards to LUCs on the land. He stated the DEC will want details on how human health will be protected at the sites and be assured that LUCs will be explained in detail to insure the land owner understands the mechanisms involved in protecting the public. Darren Mulkey stated the DOT will need assurances that future use will be available and not interrupted by LUCs placed on state land.

Mr. Hertzog provided the following schedule whereby LUCs will be explained, detailed, and brought before the public for comment:

- The Galena RI/FS
- The Proposed Plans for Galena sites
- The GEDC Reuse Plan
- The Record of Decision (ROD)
- The LUC Implementation and Maintenance Plan
- Final Transfer Documents

Mr. Craven stated his action item will be to bring up the LUC arguments to the state attorneys for their discussion at the proposed February 1st meeting. He hopes some of the outstanding legal questions will be answered at that time. A report on the meeting's decisions will be made to the TPT at the next meeting.

Environmental Assessment (EA) and Environmental Baseline Studies (EBS) for Galena AF Base

Mr. Hertzog briefly outlined the timeline for both the EA and the EBS documents. He stated that both documents should be out for public review the last week in January. He added that only the EA is required to have a 30 day public review period, but he thought it was appropriate to also make the EBS available to the public. Mr. Craven thanked Mr. Hertzog and the AF for providing both documents for public review. Mr. Yoder stated that completion of the EA and the EBS will assist the GEDC in completing the Galena Reuse Plan.

Galena Environmental Assessment information can be found on-line at the following URL sites:

http://projects.earthtech.com/GalenaDocs/Galena_EA.pdf

http://projects.earthtech.com/GalenaDocs/Galena_EBS.pdf

Draft NFRAP Site Presentation

Mr. Hertzog provided a detailed review of the draft Proposed Plan sites in Galena being closed as NFRAP sites, i.e. (No Further Remedial Action Proposed). These sites include:

- POL Fuel Line Leak (ST003)
- Road Oiling Sites (SS009)
- CTDSA (SS002)

Mr. Hertzog reported that the Proposed Plan for these sites will be available for public review in the near future.

Draft Proposed Plan Review for 11 Galena Sites

Mr. Hertzog presented a second detailed review to the TPT outlining proposed remedies which will be included in the draft Proposed Plan for 11 of the Galena sites included in the Environmental Restoration Program.

The review included the following sites:

- Control Tower Drum Storage Area South
- Million Gallon Hill
- Missile Storage Area
- Southeast Runway Fuel Spill
- Fire Protection Training Area
- TCE Area
- POL Tank Farm
- GAVTC Building
- JP-4 Fill Stands
- Campion POL Storage Area

Mr. Hertzog reported that the Proposed Plan for these sites will be made available for public review in the near future.

Galena RI/FS and Risk Assessment update

Mr. Hertzog reported that the outstanding comments on the Risk Assessment portion of the RI/FS have been resolved with the DEC and the AF schedule is on track with the final version of both documents to be produced at the end of February 2007.

He stated the previous disputed points in the RA are now being recalculated and it appears the calculations will not effect change to the risk assessment. Included in the final document will be:

- Discussion in the uncertainty section of the bias of high contaminant concentrations at a few sample locations. (formerly excluded as outliers)
- Two separate calculations for the MGH/MSA sites. Although the sites will remain tied together in the RI, two separate risk calculations will be provided one for each site, in the RA.

August 2006 data presentation and finalization of RI/FS

At the November 2006 TPT meeting, Mr. Hertzog reported on the results of the recent field season sampling events conducted in Galena in August of this year. He reported that unexpected results from the sampling show that the newer wells, which had been placed at deeper depths at the MGH/MSA, JP-4 Fillstand and South POL sites, both registered benzene contamination at depth. It has been previously thought that both the plumes had been adequately characterized. The new data represented a change in understanding of the level of contamination and opened questions regarding the extensiveness of the contamination and also which type of treatment should be pursued.

Mr. Hertzog reported that the AF had decided to request a peer review of the data and stated that at an upcoming meeting of the TPT, the peer review representative would glean comments and concerns from TPT members and report on any concerns they had in their review of the data. He estimated the peer review would take place sometime in March 2007.

The team commended Mr. Hertzog and the AF for proactively pursuing both peer and TPT recommendations to address the situation.

GAVTC Sampling Results

Ms. Grady suggested that while TPT member Harry White is not able to travel for the TPT meetings, he is still interested on receiving information on the sampling results from the GAVTC building. Mr. Hertzog instructed Mr. Koontz to provide a summary of the results to Mr. White monthly.

Update on Galena Compliance Sites

Mr. Hertzog reviewed the criteria for prioritizing clean-up at the Galena Compliance Sites during the upcoming field season. He stated that the first sites which will be addressed by the AF include the sites listed in the DEC contaminated sites database. The AF plans to begin addressing remediation of the compliance sites this summer and will review details of the work at upcoming TPT meetings.

Next TPT meeting schedule

The next meeting of the TPT is scheduled for March 8th and will be held in Galena. The meeting will begin at 10 AM in order to allow out of town TPT members to arrive on the morning flight from Fairbanks.