

Restoration Advisory Board
Former Pinecastle Jeep Range
7:00 pm, Tuesday, May 6, 2008
Vista Church, 4200 S Chickasaw Trail

Meeting Notes

Members in Attendance:

Pastor Harold Banks
Laura Blanda
Wandell Carlton
Ron Cumello
Ken Donahue
John Fauth
Greg Gaulin
Michael Geden
Aida Gonzalez
Charles Hale
Renee Hale
Mark Holley
Bruce Hossfield
Mary Ann Kraus
Anne Migliozi
Michael Rochkind
Jim Shelton
Chris Testerman
Christopher Thompson

Members Absent:

Jerrell Davis
Ronald Galli
Edgar Lee
Carol Schuett
Connie Sommerhalter
Leonides Villalon

Other Government and Contractor representatives:

Amanda Ellison
Betina Johnson
Lindsey Miller
Nancy Sticht
John Chulick
Bret LeRoux

The meeting began at approximately 7:00 p.m. Facilitator Nancy Sticht opened the meeting and explained that “Roberts Rules of Order” would be followed in conducting the meeting. Nancy explained that the agenda would be adjusted slightly to cover the presentation of new information and Question & Answer period prior to RAB business items, to allow early departure of audience members if desired.

Old Business

Jim Shelton made a motion to approve the minutes from the February RAB meeting, which was seconded by Michael Rochkind and carried by unanimous vote. The approved minutes will be posted on the RAB web pages at the Pinecastle link on the Corps’ web site.

New Business

The revised Pinecastle Jeep Range boundaries were presented by project manager Wandell Carlton. Wandell explained that additional historical real estate documents had been found, and the boundaries had been adjusted according to those documents. Area of Interest “D” is the only residential area affected by the new boundary, and the only subdivision included in the new boundary is Waterside. Wandell explained that if, during the course of investigation in Waterside, it is determined that the investigation needs to progress outside of the jeep range boundary, the Corps will take appropriate action to do so. Areas of Interest “F and G,” currently undeveloped, are also slightly affected by the new boundary change.

Action Item: Corps to send a letter to the city and county providing justification for the revised boundary.

Wandell explained that the historical footage presented by a local news station was not entirely filmed at the Pinecastle Jeep Range. Evidence indicates that two of the clips were filmed at another Formerly Used Defense Site in Ocala, known as Lake Bryant or Pinecastle Bombing Range. He explained that only one clip could have been the actual Pinecastle Jeep Range, and it showed skip bombs that were dropped on the area.

Betina Johnson (Corps) presented the draft work plan proposal for the upcoming Remedial Investigation/Feasibility Study (RI/FS). The purpose of the RI/FS is to determine the nature and extent of potential hazards at Pinecastle and form the basis for a recommendation on whether or not further action is needed. She explained that the work plan was issued on April 30, with field work anticipated to begin June 3rd. A copy of the draft work plan will be placed in the Information Repository at the southeast branch of the library. In general, area around each home will be investigated with a handheld magnetometer and 100% of the metal items identified will be excavated and removed. On remainder of properties and in common areas, 20% of items most likely to be munitions will be excavated.

The start date of the field work is dependent on rights-of-entry (ROEs) received. Information meetings will be held with each community prior to the commencement of field work in that community. She explained that at the end of the RI/FS process, residents would receive a letter stating what, if anything, was found. Field work is anticipated to continue through February 2009. In most instances, munitions will be destroyed in place when found.

Betina described in detail the work that will take place in each Area of Interest under the RI/FS. It was explained that soil samples would be taken where munitions and munitions debris are found. Ground and surface water samples will be taken as well. Even though the boundary has been reduced, if munitions or munitions debris are found at the boundary, work will not stop at the boundary, but will continue outside the boundary to determine nature and extent of munitions. The final report from the RI/FS will be presented to the RAB and will be available for 30 days to receive public comment.

Action Item: Area A – correct map to include target range and highlight Crowtree Lakes.

Action Item: Area D – correct map to show correct boundary of former installation.

After the presentation, Nancy opened the floor for questions.

Question and Answer Period:

Question: Explain how open areas and conservation areas were selected for investigation.

Answer: Areas were chosen based on historical records; work will begin outside conservation areas and move into those areas only if necessary.

Question: How are soil sample levels determined?

Answer: Levels for elements found in the soil are set by the Florida Department of Environmental Protection, to ensure safety for residential areas.

Question: Will tables be generated to show every sample taken, and will information be reported?

Answer: All records will be made available to the public.

Question: Are you going to take samples where no munitions have been found (i.e. Avon)?

Answer: Samples will be taken wherever it is deemed necessary and appropriate for a thorough investigation to determine nature and extent of munitions.

Question: Are you going to test in Waverly (outside boundaries of the PJR)?

Answer: The Corps has no authority to investigate outside the former Pinycastle Jeep Range boundaries.

Question: How was Area of Interest A selected to go first?

Answer: Most of Area A has been investigated under an emergency authority called a Time Critical Removal Action (TCRA) because of the discovery of surface munitions on property near Odyssey Middle School. Area A had the highest probability of munitions associated with a former bombing range.

Question: When are comments on the work plan due by?

Answer: Comments are due by May 15, 2008.

Question: The RI/FS will be followed by a planning decision document. How will this work?

Answer: The results of the RI/FS will incorporate information about items that were excavated/removed, soil samples and all data gathered during the investigation. This information will be used to develop a proposed plan to recommend whether or not further action is necessary in each Area of Interest. The proposed plan will be made available for public review and comment for at least 30 days, and will then result in a Record of Decision to document further actions as appropriate.

Question: What federal statute forces a developer to clean up property to residential standards?

Action Item: Locate federal statute and provide to RAB.

Question: What type of actions might you recommend for residential areas within the PJR?

Answer: Recommended actions could include Remedial or Removal Response Actions or No Department of Defense Action Indicated. Examples of Remedial/Removal Response Actions can include removals, remedial actions, long term management, safety education, preventive measures and other measures.

Question: Can you detect a 6-inch mortar at 6 feet?

Answer: In some cases, yes.

Question: How will soil samples be taken?

Answer: Soil samples will be assessed both vertically and horizontally.

Question: How long do you “step out” (continue to investigate), once munitions are found?

Answer: If munitions are found, we will continue to step out until nothing is found.

Question: Who provides oversight of the Corps work?

Answer: The state (Florida Department of Environmental Protection) is the lead regulatory agency and has final approval on project completion and closeout.

Question: Is there any independent validation?

Answer: The state oversees the Corps from a regulatory standpoint, but no third party oversees the Corps' work.

Question: Was there anything after WWII that shows a deed restriction on the property?

Answer: A historical Army map is annotated that the area of the property formerly used for the bombing range (not the entire former Pinecastle Jeep Range) was recommended for surface use only. The map was given to the property owner at the time the lease was terminated by the government, but that information was never transferred to the deed.

Question: What does surface use only mean?

Answer: Surface use only means it was not suitable for below ground surface use (i.e. residential or industrial construction).

Question: Is it a state law to check Formerly Used Defense Sites during environmental assessments?

Answer: No

Question: Is the state going to recommend a check of Formerly Used Defense Sites before future development begins?

Answer: Such laws must be changed through legislation.

Question: Is it safe to grow plants for consumption?

Answer: The planned soil samples will confirm if plants are safe for consumption.

Other Comments/Issues

Bruce Hossfield (City of Orlando) expressed concern that munitions recently found in the Beltway Commerce area indicate that the range was actually going northeast and not east. Betina (Corps) explained that the RI/FS will provide additional information and clarification.

Clearance letters from the Corps - Letters will state the results of the investigations and provide necessary information to meet city requirements for certification of investigation prior to permit issuances as much as possible. Warwick residents and the Lutheran church will receive letters first. Tivoli Gardens residents will receive letters after work is completed in June. Areas of Interest A and B will be fully investigated. The investigation in Lee Vista Square is pending due to legal issues with Lennar Homes.

RAB members expressed concerns about future use of Odyssey Middle School property. Wandell explained that restrictions and oversight would have to be placed on the property; no digging should occur on the property without consultation by qualified munitions experts. Wandell also explained that the community should put measures in place to protect residents during future construction.

Action Item: If private contractors conduct work, send letters and an item is found later, what will the Corps do? Wandell to consult Office of Counsel.

Action Item: How will letters be distributed in areas C, D, F, G, H, etc. Will homeowners receive individual letters, or will the city/county receive a blanket letter of clearance?

Ron Cumello asked if the Corps would take action to find out where soil was moved during development. Wandell explained that the Corps would send a letter to developers asking for this information for the purpose of the RI/FS. However, the Corps cannot force developers to provide this information, and the Corps does not have subpoena authority.

Action Item: Corps to send letters to developers requesting information about where soil was moved to during development to help with the RI/FS.

Jim Shelton made a motion to table the remaining items on the agenda; following discussion, he removed the motion.

RAB Business

The RAB discussed the draft Standard Operating Procedures. Chris Testerman proposed adding a member to represent Area D. It was agreed that the RAB could add members from Area D at the appropriate time. It was also agreed that any RAB member who misses three consecutive meetings will be contacted concerning their intent to be a participating member and may be replaced.

Motion to approve the Standard Operating Procedures as noted was made by Pastor Banks and seconded by Michael Rochkind; the vote carried unanimously.

The RAB discussed the mission statement portion of the draft RAB Charter, and a proposed revision submitted by Ron Cumello. The Corps objected to the proposed revision stating that the RAB would “define success factors,” as the RAB is not a regulating body and cannot set cleanup criteria. Only the state can regulate. After discussion, a motion was made by Pastor Banks and seconded by Aida Gonzales and Michael Rochkind to replace the word “define” (relative to success factors) with “recommend” and to delete the word “all” (relative to environmental hazards). The motion was carried unanimously.

A motion was made by Ken Donahue to approve the charter with no further changes, seconded by Pastor Banks and carried unanimously. Final copies of the Charter and Standard Operating Procedures will be provided for signatures at the next RAB meeting and, after signing, posted to the RAB page at the Pinecastle link on the Corps’ web site.

Jim Shelton asked the RAB to consider establishing a separate web site and e-mail address for members of the community and the RAB. After discussion a consensus was made to not establish a separate web site or a separate e-mail address.

RAB members asked for a summary of community concerns received by the Corps to be given to RAB members prior to each meeting.

Action Item: Corps to provide RAB members with a brief summary of community concerns received prior to each RAB meeting. The list will be sent to RAB members with the agenda.

The next RAB meeting was scheduled for Tuesday, June 3.

A motion to adjourn was made by Jim Shelton, with a second from all RAB members, and carried unanimously. Meeting adjourned at 10:15 p.m.