

Rural Desert Southwest Brownfields Coalition

Quarterly Meeting

July 19, 2013 1:30 PM – 2:30 PM

Teleconference

Attendance:

Levi Kryder- Nye County
Cathreen Richards - Inyo County
Brian Loffman- BEC Environmental
Jim Garza- White Pine County
Amy Fanning - Nye County
Darrell Lacy- Nye County
Jennifer Hill – BEC Environmental
Nova Blazej – EPA
Elaine Cavallo – Inyo County
Joni Eastley – Nye County

Acronyms:

ACBM – Asbestos Containing Building Material
BOCC – Board of County Commissioners
CEDS- Comprehensive Economic Development Strategy
DOI – Department of Interior
EPA – Environmental Protection Agency
GSA – General Services Administration
MOU – Memorandum of Understanding
NDEP – Nevada Division of Environmental Protection
RFP – Request for Proposals
ROW – Right of Way
TAG – Technical Assistance Grant
F&W – Fish and Wildlife
FBO – Fixed Base Operator
SHPO – State Historic Preservation Officer
HPO – Historic Preservation Office
NDOT – Nevada Department of Transportation
NDOW – Nevada Department of Wildlife

I. Introductions- were made.

II. Coalition Updates on Site Identifications, EPA Approvals & Assessments-Given by Mr. Loffman

- a. Esmeralda- BEC completed two rounds of drilling at the Coaldale Junction site in April and June 2013. The first drilling was only to a depth of 105 feet due to the limitations of the drilling rig; no water was encountered at this depth. In June, an air rotary rig was utilized at the site and water was encountered at 120 feet below ground surface. The water rose to 65

feet showing the probable presence of a confined aquifer. All field work is complete and the Phase II ESA will be complete by July 31, 2013.

- b. Inyo- The Mount Whitney Fish Hatchery and PPG Sampling and Analysis Plans have been approved by the EPA. The California Department of Fish and Wildlife (CDFW) want to transfer ownership of the Mt. Whitney Fish Hatchery to Inyo County but due to state regulations it must first be routed through a third party. CDFW will first transfer the property to the Sierra Nevada Conservancy who will then be able to transfer the property to Inyo County. CDFW has expressed concern as to what the Phase II might find as there is knowledge of lead based paint, asbestos and a leaking underground storage tank that was partially remediated in the late 1980's to early 1990's. Final approval is still needed from CDFW for the access agreement in order to move forward. The PPG Phase I is complete and Mr. Loffman is working with the site owner to get the Phase II ESA scheduled. The goal remains to schedule both sites concurrently to keep costs down.
- c. Lincoln- No new projects have been identified. McGinley and Associates are working with Cory Lytle (Lincoln County Planning Department) to identify new sites.
- d. Nye- The FBO building at the airport is being evaluated. It was constructed in the early to mid 1940's and was used as an FBO building since about the 1980's. Nye County wants to demolish and rebuild the site. Currently any past assessments for lead based paints and asbestos are being searched for in order to get a better idea of the history and state of the site.
- e. White Pine- McGinley & Associates has completed the Phase I ESA for the McGill Library and Mr. Loffman is working with them to get a cost estimate for the Phase II ESA. Lead-based paint and asbestos were the noted REC in the Phase I ESA. Mr. Garza noted they are working on mitigation efforts for the McGill Ballpark, which has tested positive for ACBM's. The contract is being awarded in order to finish the project before school starts.

III. Program Schedule

- a. a. Updated progress schedule – review & comment – Loffman stated we are about half way through the grant which runs from September 2011 through September 2014. To date the Coalition has exceeded expectations for the completion of Phase I and Phase II ESAs. Ms. Blazej commented the EPA is looking for consistency with the involvement of SHPO and HPO. Ms. Blazej stated the EPA needs to be coordinated with in regards to these offices and if she can be contacted ahead of time she can get the specifics for what needs to be done. Ms. Cavalla asked if there is still time to include another site in the grant. Mr. Loffman replied that it is not a question of time but funds at this point. The remaining funds in Task 2 would have to be evaluated and it would depend on the condition of the property and scope of work that would be required. Ms. Richards pointed out that the site in question is the Amargosa Valley Opera House. Mr. Loffman stated Josh Hart (Inyo County Planning) had volunteered to make first contact with the property owner but was unsure if this had been accomplished. It was also noted that if the property owners are not interested in having the site assessed then we would not go any further in the evaluation process for that site.

- b. Budget status (see second page of this agenda) Loffman asked if there was any questions and no one spoke up.

IV. Program Communication & Information Sharing

- a. The Brownfields website is live and no comments to change the sites information have been requested by the Coalition members. Ms. Eastley pointed out to Ms. Fanning that she gets a Barracuda web-filter when accessing the site from a Nye County computer. It's a problem that Nye County has had with many of their own sites and Mr. Fanning said she would work on fixing the issue. Ms. Fanning also noted that the contact information for Lincoln County under the contacts link need to be added.

V. Public Outreach

- a. Draft Outreach Plan Implementation- No new status is currently available. This part of the project will come into play more during the clean-up and re-use planning phases. A presentation was made to the BOCC for each county by Mr. Loffman and Ms. Eastley last quarter to update each county on the status of the grant.

VI. Area-Wide Planning

- a. All mapping is completed and is available on the RDSBC web-site. The maps (one regional and 5 county specific) show all the sites that have been identified and assessed. The maps show proximity of existing and proposed transmission lines and substations to the sites as the goal is to incorporate renewable energy information into the re-use plans. .
- b. Brownfields National Conference was May 15, 2013 through May 17, 2013 in Atlanta, Georgia at the Georgia Congress World Center. The conference had a turn-out of about 2,200 people and featured good educational and information sessions. The open house for EPA Region 9 was also a good opportunity for coalition members and technical contractors to meet with the EPA representatives for this grant.

VII. Quarterly Report Update- Ms. Fanning will be sending out the Quarterly Report next week.

VIII. Institutional Control

- a. Mr. Garza outlined a grant that White Pine County is pursuing with the help of NDOT and NDOW. Comins Lake was previously a prime bass fishing lake but that status has declined due to the introduction of pike into the lake which threaten the bass population. Also, the presence of lead and mercury contaminants have degraded the water quality and fish populations. White Pine County is pursuing a grant in order to mitigate the contamination, build dams, trails and lift the road adjacent to the lake. Mr. Garza stated the total funding needed to accomplish the mitigation effort is approximately \$20 million. Mr. Loffman asked what the source of the mercury was and Mr. Garza stated there is a former mill site on the bank of the lake that was operational in the 1900's. There is about 25% saturation of contaminants in the ground under the lake. White Pine County stated one proposed plan is to drain the lake in order to kill the pike and excavate approximately 18 inches of the lake bed to

remove the contaminated soil. Flesh samples have been taken showing there to be 1.25 parts per million mercury in the fish and the threshold level is 1 part per million. Tom Dunkleman at the EPA has been assisting in this effort. The grant is through the Nevada Access Program for a Nevada transportation facility that is next to a high-use BLM area and is due on August 15, 2013. The cost to mitigate the mercury and work with NDOW to build a wildlife tunnel under the highway, build trails and make the lake and surrounding land a conservation area will cost about \$5 million. Tourism has dropped from about 3,500 anglers per year to about 1,000 anglers per year.

- b. Ms. Richards asked if progress is being made with the overall grant and are projects on track. Mr. Loffman stated the starting goal was to identify and assess all selected sites early in the grant period but it was soon realized this was an unrealistic goal due to the size of the coalition area. The re-defined goal was to work with the counties and identify sites as the project moved forward. Thus far, 30 sites have been assessed with a Phase I ESA and each county will have at least one Phase II ESA with funds remaining in Task 2.
- c. Mr. Garza pointed out that without a Phase I ESA being completed on the McGill Ballpark, NDEP would not have been willing to pay for the demolition. Ms. Fanning pointed out that the Ballpark can be used as leverage to apply for further project funding. Mr. Garza stated that he can get invoices from his computer so they will be able to show the cost of the demolition.
- d. Ms. Fanning stated the Revolving Loan Fund for the Nevada counties will be getting BOCC signatures for MOU. She needs the dates in the next month to month and a half in order to get on the agendas. Mr. Garza said their meetings are held the second and fourth Wednesday of each month and the agenda request and backup items need to be submitted one week prior. Mr. Garza stated he will be out of town August 9 – 19, 2013, so if the agenda can be put in by August 13, 2013 for the August 21, 2013 meeting that would be best.

IX. Open Discussion- none

X. Next Meeting

- a. The next meeting will be held October, 18, 2013 at 1:30 pm.

XI. Action Items- none mentioned.