

**Joint Utilization Commission  
Dba Riverview Technology Corporation  
Minutes of Wednesday, January 19, 2000**

Attendees:

**RTC/JUC:** Robert Bray, Chris Launer, Craig Little, Knute Knudson, Tim Carlson, Jim Richards, Wade Haerle, Bob Elliott, Tillie Bishop.

**DOE:** Jon Sink

**OTHERS:** Thea Chase of the Business Incubator, Dave Miller of Wastren, Ron Chessmore of Wastren, Hank Nachtsheim of Wastren, Jeff Lively of MACTEC-ERS, Katie Aggelu of Senator Campbell's office, Sherri Wood of Wellness Connection

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The meeting convened at 1:25 p.m.

**APPROVAL OF MINUTES:** The minutes of December 15, 1999 were approved. Robert Bray moved they be approved, and Tim Carlson seconded the motion.

**FINANCIAL REPORT:** Thea Chase, in lieu of Pat Tucker, who could not attend the meeting, presented The Financial Report. Tillie Bishop moved the Financial Report be accepted and Chris Launer seconded the motion.

**WCBDC ADMINISTRATIVE SUPPORT COSTS:** Thea Chase made a presentation regarding the accomplishments and hours worked on the current contract. The contract was discussed and it was agreed that JUC/RTC would continue the agreement but would lower the monthly fee to \$1,200 per month. This would be tested for a few months, and could come back for reconsideration if it is not appropriate

**PUBLIC SOLICITATION:** It was agreed not to pursue any additional public solicitation at this time.

**NORTH END ACTIVITY:** Tillie Bishop: Tillie reported on discussions with Elam Construction, Grand Junction Pipe, and United Sand and Gravel. There seems to be a lot of interest; however we don't really know the extent of the supply/deposit. Elam offered to do some free testing to discover the extent of the deposits. It was decided that Tillie should follow up with Elam's offer with a formal request noting that DOE approval is required for any testing and that the information may be used to pursue competitive bids.

Tillie had other discussions with Army Corps of Engineers, US Fish and Wildlife, State Parks and Recreation, and the Department of Wildlife. It appears that there is some concern on the endangered species front and that any action would require permitting from US Fish and Wildlife. There appears to be no conflict between the gravel pit and the reclamation/lake area

for support of endangered species. Other issues include; wetlands abandonment, contamination of ground water, proposed Army boundaries, and water rights. Currently, there are no water rights that go along with this property; however, the City of Grand Junction has rights on the river.

**RAILROAD CROSSING AND LEASES:** Wade Haerle reported on the railroad issues. It appears there are some discrepancies with the issues depending on whom you talk to with the railroad. There are leased space and crossing issues. Gary Collins, of Union Pacific in Omaha, who is believed to have authority on this issue, stated the main issues are contamination and 25-year leases. Government access would be maintained at the North gate, the remaining issues are the pedestrian and south gate crossings. The parking lot seems to be OK unless there is contamination.

Questions came up regarding the ownership of B  $\frac{3}{4}$  Road since it appears to be in the RR right of way. Can the County apply for access for five crossings? What about deeding B  $\frac{3}{4}$  Road to the County? Who owns that road? Wade will be looking into these issues and report back to the group.

**LAND TREK PRESENTATION:** Dave Miller, transition manager for the DOE site, made comments on some of the prior discussion. He said the railroad owns the properties for 100 feet on each side of the railroad track. He did not know the cost of the RR lease off hand but would find out and let JUC know. On another matter, the baseline for the utilities in 1995 was \$264,000. In 1999 it was \$143.3 thousand, which is a 45% decrease.

Dave introduced Hank Nachtsheim, also of Wastren, to discuss the Land Trek program. A copy of the brochure is on file with the permanent minutes. The web site address is [www.landtrek.org](http://www.landtrek.org). Not only is there excellent information on site transfer and reuse, but also, the site contains valuable information on GJO that can be useful to JUC's efforts. Knute encouraged members to look at the site.

Dave Miller reiterated his staff's willingness to assist JUC on the site transfer.

**BUILDING 20 RISK ASSESSMENT:** Jeff Lively reported on the progress to date. The document defining criteria for building 20 to meet is close to consensus. Jeff feels that the building meets the letter of law for release. Jeff gathered data 50 measurements done; one-half the size sample required after the consensus document is completed. The results were so far below proposed baselines; it gives Jeff a high level of confidence in the results.

JUC members expressed concern over the timeline, since the project is behind schedule already.

Jeff stated that it probably would be by September just before the transfer before the project is complete.

Mike Buvinghausen of ThermoRetec stated that the delay doesn't affect the NRC license. The biggest risk is getting to October and not being able to lease to Thermo because the building is contaminated.

Jeff believes he will have the consensus document agreed upon next week. He can then go to sampling and will probably need to sample again five months later in September right before transfer.

JUC members agreed to seek contractual language saying if any disposal problems arise the DOE is liable.

**RADON CHAMBER:** Tim Carlson reported that the value of the equipment needs to be determined. It was recommended to follow-up with Hal Langdon and perhaps do another request for interest. However, it may be more appropriate to turn the section of the building with the Radon Lab into a sample prep lab for ThermoRetec. Mike will see if it would work for the sample preparation lab.

**CALIBRATION PADS:** Tim Carlson reported on the use and importance of the calibration pads. There are some pads that are used as a standard for measurement of instruments. DOE may want to lease these back. Many are being abandoned in place or removed. They have not been a revenue generator and there is no log in place recording private use.

The consensus was that similar language to that suggested with building 20, to say if liability shows up at some time, DOE is responsible, would be appropriate.

**NEXT MEETING DATE:** The next meeting will be held on Wednesday, February 16, 2000.

**ADJOURNMENT:** Wade Haerle moved to adjourn the meeting. It was seconded and the meeting was adjourned at 3:30 p.m.

**ELAM CONSTRUCTION:**

Their offer to assist on determining potential sand and gravel mining which may include core drilling. There is a potential for commercial production, and a determination of volume within a given area.

This will be done as a community donation, with the understanding that the information will be used as the process for a competitive bid.

Contact Tillie.