



U.S. Department of Energy
Portsmouth/Paducah Project Office

PGDP Property Acquisition Study

PGDP Public Informational Meeting
June 29, 2006

Presented by
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U.S. Department of Energy, Portsmouth/Paducah Project Office (PPPO)
and
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Kentucky Research Consortium for Energy and Environment (KRCEE)



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Overview of Project Tasks

- Identify properties that overlie contaminated groundwater or are along Bayou and Little Bayou Creeks.
- Evaluate approaches and estimate costs to acquire property or interests in property associated with contaminated groundwater or along creeks.
- Identify cleanup assumptions presented in earlier reports.
- Develop costs for acquisition options and cleanup options and compare these costs.

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Examples of Property Interests Being Evaluated

- Outright purchase of land.
- Purchase of property in a manner that allows the current owner to stay on the property as long as they live.
- Purchase the right to place deed restrictions on groundwater usage without purchase of land.

Such options could prevent use of contaminated groundwater.

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Key Points

- **Performing the Study will not take away any commitments made under the current Water Policy.**
- **The Study's report will not be a decision document.**
- **The selection of specific future cleanup actions and development of decision documents will be in accordance with applicable law and agreements, which require public participation and regulatory approval.**
- **The information developed by the Study will be available for use in future decision documents.**
- **Details concerning property acquisition, if any, would appear in the future decision documents.**

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Project Team

- **Kentucky Research Consortium for Energy and Environment**
- **University of Kentucky College of Law**
- **University of Kentucky College of Agriculture**
- **University of Kentucky College of Engineering**

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Project Tasks

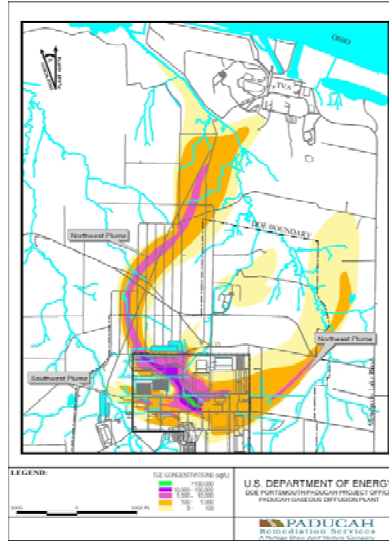
- **Identify properties above contaminated groundwater plumes or are along creeks**
 - Properties will be evaluated as a group rather than individually
 - Initially consider those properties within the Water Policy area
 - Examples of types of property
 - Federal
 - State
 - Private

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TCE Plumes at PGDP

Area Where TCE Contamination Exceeds the Maximum Contaminant Level (MCL)

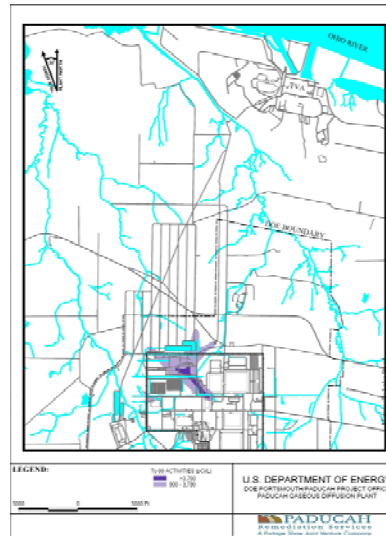


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Tc-99 Plumes at PGDP

Area Where Tc-99 Contamination Exceeds the Maximum Contaminant Level (MCL)

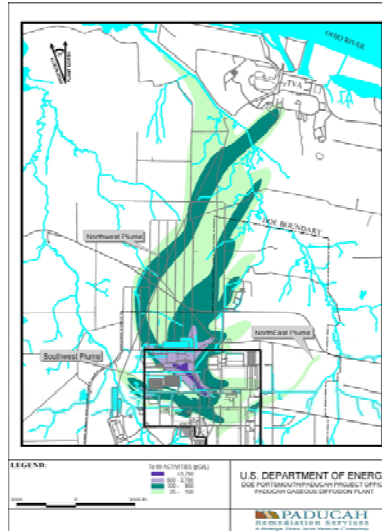


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Tc-99 Plumes at PGDP

Area Where Tc-99 Contamination
Has Been Detected Above 25 pCi/L



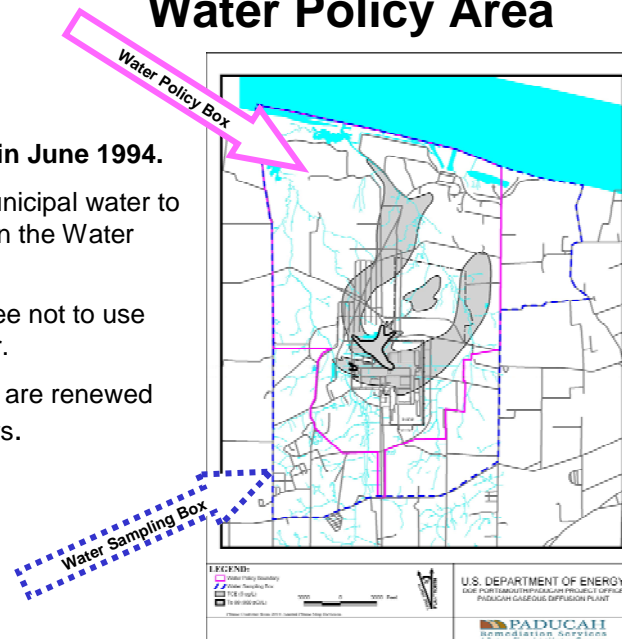
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Water Policy Area

Implemented in June 1994.

- Provides municipal water to residences in the Water Policy Box.
- Owners agree not to use groundwater.
- Agreements are renewed every 5 years.



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Project Tasks

- **Identify property acquisition options**
 - Fee simple (Outright purchase of title)
 - Life estates (Buy title; owner stays on property)
 - Easements (Purchase restrictions on use)
- **Determine property acquisition costs**
 - Properties will be evaluated as a group rather than individually
 - Fair market value (consider sales of comparable properties in all of McCracken County)
 - Best possible and expected future use
 - Follow appropriate federal guidelines

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Project Tasks

- **Catalogue a range of proposed remedial options and select a subset of options for evaluation**
 - Groundwater Operable Unit Studies
 - Surface Water Operable Unit Studies
 - Burial Ground Operable Unit Studies
- **Evaluate and predict how groundwater plumes may change over time using groundwater modeling**
 - Changes in water use at the plant
 - Potential effect from clean-up actions
 - Potential effect from community use of groundwater
 - Natural phenomena

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Project Tasks

- **For each selected remedial option, identify which properties would need to be acquired to protect human health and the environment**
- **Complete an economic analysis of the potential property acquisition options**
 - Determine cost of selected remedial options
 - Determine cost of property acquisition options
 - Total and compare costs

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Project Tasks

- **Public interaction support**
 - Four presentations for CAB
 - (June, August, October, and November)
 - Two presentations for public
 - (June and October)
- **Reporting**
 - Draft report due to DOE on September 15, 2006
 - Final report due to DOE on October 31, 2006

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Upcoming Activities

- **August 15 – Update Due to DOE-HQ**
- **August 17 – Update to CAB**
- **September 15 – Draft Report Due to PPPO**
- **October 19 – Present Draft Results to CAB**
- **October – Second Public Informational Meeting**
- **October 31 – Final Report Due to PPPO**
- **November 16 – Present Results to CAB**
- **November 19 – Report Due to Congress**

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Contacts

Please send your comments or questions to:

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Questions and Comments