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MINUTES FOR SECOND BASE REALIGNMENT AND CLOSURE CLEANUP TEAM MEETING
HELD 13 DECEMBER 1994 KANSAS CITY MO
12/13/1994
HOSTETLER & ASSOCIATES

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BASE REALIGNMENT AND CLOSURE
CLEANUP TEAM MEETING

TRANSCRIPT OF THE BRAC CLEANUP TEAM MEETING
held on the 13th day of December, 1994, commencing
at 2:00 p.m., at Richards Gebaur Air Force Base,
15471 Hangar Road, Kansas City, Missouri.

MEMBERS PRESENT:

Mr. Michael F. Larson, Mr. Robert M. Geller,
Mr. Glenn Golson, Ms. M. Kristine Davidson,
Ms. Karen Fluornoy, Mr. Allan G. Hagelthorn,
Mr. Garey Reeves and Mr. Mark Esch.

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1 MR. ESCH: I guess everybody is
2 here. What I'd like to do to start off this
3 meeting is go around the table with introductions,
4 where everybody can give kind of their career
5 environmental experience, where they've been, what
6 they've seen, some things that they've been a part
7 of, and perhaps what kind of areas of expertise
8 that they lend to the BCT.

9 MR. LARSON: So that Bob and Karen
10 and Mark, you guys know what your areas of
11 expertise are, so you can identify maybe
12 shortcomings where you might want to look for
13 additional assistance, if it was water or geology
14 or whatever the case may be, so you can at least
15 identify where you might want to get some
16 consultative technical help that would support any
17 cleanup measures here at Richards Gebaur Air Force
18 Base.

19 Mark, do you want to start off and
20 just do like a two-minute overview of what your
21 experience is?

22 MR. ESCH: Okay.

23 MR. LARSON: And some of your areas
24 of expertise. Well, shall we introduce each
25 other? Do you all know each other? Karen, have

1 you met everybody?

2 MS. FLUORNOY: (Nods head.)

3 MR. ESCH: Well, I hadn't really
4 wanted to start. I guess I started out in the
5 environmental field in 1987 when I went to the Air
6 Force Reserve with a contractor to assist the Air
7 Force Reserve with their environmental program.
8 And I was with that contractor for a year. I then
9 got hired on to the Air Force Reserve as permanent
10 staff out there.

11 My areas of expertise -- I've got a
12 little bit that I can lend in the area of geology,
13 a little bit in the area of petroleum and
14 chemicals, compounds -- specifically petroleum
15 compounds because I had taken, up to my junior
16 year in college, petroleum engineering and then
17 switched over to civil engineering. I got in on
18 the underground storage tank program with the Air
19 Force Reserve and spearheaded that program, and in
20 about three years I got four thousand tanks into
21 compliance with federal and state regulations
22 across about ten different states. Ten different
23 sets of regulations that were involved with that.

24 Then I got into some Clean Air Act
25 provisions and worked towards getting some of the

1 new Clean Air Act provisions, specifically with
2 paintings and coatings, working with the working
3 group up in Washington to arrive at realistic
4 parameters when EPA was establishing that. I also
5 worked as an IRP manager for several bases. Was
6 involved with the team that closed one of the
7 first NPL sites in the Air Force, so I have a
8 little bit of expertise in landfills. And then I
9 came here. So, really, my expertise is in those
10 areas that I have mentioned. Anyone else care to
11 pick up?

12 MS. DAVIDSON: Me?

13 MR. ESCH: Yes. Why not.

14 MS. DAVIDSON: Let's see. I spent a
15 number of years as an environmental health
16 professional. I spent several years in different
17 capacities in water pollution in the laboratory
18 enforcement posture, then with financial services
19 in water pollution, and some permitting. I worked
20 in solid waste, again in enforcement and
21 permitting. I worked in Superfund inside
22 assessment, most recently, and work with a lot of
23 programs in MDNR.

24 MR. LARSON: Kris, what's your
25 connection going to be with the BCT; are you going

1 to be technical support to Bob, or what?

2 MS. DAVIDSON: It depends how Bob
3 wants to handle it in the future. I'm the unit
4 chief for the Department of Defense unit. Our
5 section is -- which Bob is the unit chief -- our
6 section is divided into two units: an energy unit
7 and a Department of Defense unit. I'm the chief
8 of the Department of Defense unit. So right now
9 that's my role. And I'm not sure how that will
10 shape up in the future. Bob might be more
11 appropriate to ask. As far as the BCT.

12 MR. GOLSON: She's my boss, Michael.

13 MR. LARSON: Oh, that helps. Glenn,
14 do you want to -- your role is going to be as the
15 technical advisor and you're going to be the
16 workhorse of this, don't you think, as the BCT
17 representative from MDNR?

18 MR. GOLSON: I think so, yeah. I'll
19 give you a little background on myself. I have a
20 B.S. in geology from Mizzou at Columbia. I worked
21 about 15 years in private industry for a company
22 that mined raw materials and manufactured
23 firebrick. So I have a great deal of experience
24 in digging in the earth, and replacement and
25 reclamation rules and regs, surface drainage,

1 geology, hydrology, that sort of thing. I went to
2 work for the State in land reclamation and
3 enforcement, an inspection and enforcement type
4 position. Shortly thereafter I moved into a
5 hydrologic position where I did ground water
6 modeling and that type of thing. I had the
7 opportunity to go to work for the Hazardous Waste
8 Program, which I did, and I have been there for
9 about nine months now, working as a project
10 manager with this base.

11 MR. LARSON: Is Richards Gebaur your
12 primary assignment then?

13 MR. GOLSON: Probably right now it's
14 my biggest assignment, yes. I have other
15 projects, but probably the most activity is being
16 generated here right now.

17 MR. LARSON: Okay. And then, Garey,
18 you're the corporate knowledge here. You want to
19 give us your --

20 MR. REEVES: I've been here since
21 forever. Know where most of the skeletons are
22 buried. I have no technical background when it
23 comes to environmental issues; however, I like to
24 lay some claim that I feel very strong about
25 environmental issues, as we were probably the

1 first to protect all the underground storage tanks
2 there, with the exception of a couple, before it
3 even became regulated. We started almost
4 everything -- when we'd see it was coming down the
5 pike, before it became time for regulations, we
6 normally started proceeding on those things.

7 I'm the guy that if we have any
8 problems or we need anything, on any of this area,
9 that if we can't get what it is, find the
10 information, I'm the guy that you need to come to
11 and I'll find a way to get that information if
12 it's possible.

13 MR. LARSON: And you were base
14 commander here?

15 MR. REEVES: I was commander here
16 for 12 years, and I couldn't get it right the
17 first time, so they're going to let me close the
18 base the second time.

19 MR. LARSON: Garey, you're certainly
20 a wealth of the corporate information associated
21 here, you know, that we'd be hard pressed to find
22 any other way.

23 MR. REEVES: By that same token,
24 I've been around this place and know people. I
25 can sometimes chase down people that -- like

1 firemen and things. Over a course of years I've
2 gotten to know quite a few people, so we'll be
3 able to find them. Okay? So I welcome any phone
4 calls where I could be of assistance to try to
5 find that information.

6 MR. LARSON: I'm Michael Larson.
7 I've been with the Air Force Base Conversion
8 Agency about a year and a half now. I'm the
9 senior environmental coordinator and I support
10 four bases now in closure, one of them being
11 Richards Gebaur. I support the financial and the
12 project end of it, as well as making sure that if
13 the base has an issue or a problem, or something
14 that they would like some help on, that's my job,
15 is just to make that happen.

16 Previously I worked for the Navy for
17 15 years in a variety of different jobs dealing
18 with occupational safety and health and asbestos
19 programs. I have quite a bit of environmental
20 compliance experience when I used to support the
21 Navy public work centers in their environmental
22 compliance programs.

23 I'm certainly glad to get to meet
24 you guys instead of just seeing your names on
25 paper and in my Rolodex. Nice to put a face with

1 a name.

2 MS. FLUORNOY: I'm Karen Fluornoy.
3 I have a degree in civil engineering. I have been
4 with the EPA for 16-1/2 years. I spent a few
5 years in the water program, back in the '70s, with
6 wastewater treatment plants. Since 1981 I have
7 been involved with hazardous waste programs,
8 versus with rad. waste, and doing corrective
9 action permits and the whole nine yards in the
10 RCRA program.

11 Since 1988 I have been a supervisor
12 in the Superfund program. I currently manage a
13 staff of ten technical people. We are responsible
14 for all the federal facility sites in our region,
15 both NPL and non-NPL. And we also deal with the
16 large lead mining sites -- we have two lead belt
17 areas in the east and west sites in Missouri, and
18 a little bit in southeast Kansas. So we really
19 have responsibility for some of the largest NPL
20 sites, in our region, that are on the NPL. And so
21 I've done all aspects of these waste programs from
22 a technical standpoint.

23 MR. GELLER: My name is Bob Geller.
24 Talk a little bit about my educational background.
25 My education has been primarily in forest

1 hydrology; dealing with soils, vegetation,
2 hydrologic issues, geology. My environmental work
3 experience has been with the Department of Natural
4 Resources, other than the time with the Forest
5 Service, primarily ten years in the land
6 reclamation program doing inspection, enforcement,
7 permitting, and other types of environmental
8 compliance with that.

9 Beyond that, I was the project
10 management unit chief in the Hazardous Waste
11 Program for a little under four years, supervising
12 all of the cleanups in the Superfund program. And
13 at that time we were involved with NPL sites, as
14 Karen mentioned. And from NPL sites to state
15 Superfund sites, the actual cleanups where the
16 State was involved were in my unit.

17 I have around two years in the
18 federal facilities section. I'm federal
19 facilities section chief. We have responsibility
20 for all federal facilities, Department of Defense
21 and Department of Energy, that are involved in
22 cleanups of hazardous substances in the state of
23 Missouri. As Kris mentioned, we do have two
24 units. The Department of Energy unit deals with
25 the rad. waste sites, and in the Department of

1 Defense unit we have 12 sites that are identified,
2 I think, under our DSMOA as active sites, and we
3 have 22 other formerly utilized defense sites that
4 we'll be involved in overseeing cleanups.

5 MR. LARSON: Al?

6 MR. HAGELTHORN: Sure. Al

7 Hagelthorn. I have a Bachelor's Degree in
8 environmental conservation and a Master's in
9 regulatory management. Worked for the EPA for a
10 while back in the dark ages, a long time ago, in
11 the fuel economy group in Michigan. Worked for
12 the Michigan Department of Natural Resources in
13 the forest fire division, fighting forest fires,
14 aerial suppression techniques, things like that.
15 Ford Motor Company research and engineering, and
16 also test development and certification compliance
17 division. Then in the Air Force I flew jets and
18 did public relations, public affairs, for 17 years
19 doing actual management. Expertise in program
20 management, problem solving, efficiency,
21 standardization, things like that.

22 For S & C Advertising, where I work
23 now, I'm the director of environmental community
24 relations. I coordinate the community relations
25 for five different bases right now under the

1 community relations program. I also do education
2 and training -- developing education and training
3 programs for various municipalities, water
4 utilities, things like that. I'm also a
5 co-chairman of the Restoration Advisory Board at
6 Kelly Air Force Base.

7 MR. LARSON: Well, while we're
8 there, can you give us the status on the community
9 relations plan, the CRP, for Richards Gebaur?

10 MR. HAGELTHORN: Yeah, I was hoping
11 to have that for you today but it didn't get back
12 from the printer in time. It will be up here
13 Thursday or Friday, the first draft. The Air
14 Force gets the first cut on the first draft. Mark
15 will have 30 days to make that cut, send it on,
16 have a ten-day turnaround. Then the EPA and the
17 DNR will have their cut in mid-January, is what I
18 look at. So as fast as you turn it around, I'll
19 have ten days after that to turn it around. So
20 depending on how long it takes all three agencies
21 to coordinate on it, I'll have it published and in
22 place ten days after that.

23 MR. LARSON: Why are they doing a
24 sequential review? Why don't they do a
25 simultaneous review?

1 MR. HAGELTHORN: Well, the Air Force
2 has the first cut on it. The Air Force takes a
3 look at it, makes sure it's done the way they want
4 it done. Once they've had their cut then the
5 regulators will have a chance to look at it.

6 MR. ESCH: However, to add to that,
7 I am meeting with Melissa Hargrove on Thursday, at
8 EPA, to find out exactly what the EPA requirements
9 are on a CRP. So I'll be able to add some of her
10 comments into the draft, once I see it. So once
11 it goes to the regulators it will be a little bit
12 closer to what they're looking for.

13 MR. HAGELTHORN: I'll be more than
14 happy to send a first draft out to the regulators
15 if that's what Mark wants. It's his choice to do
16 that.

17 MR. ESCH: Depends what it looks
18 like when I get it.

19 MR. HAGELTHORN: Looks great.

20 MR. LARSON: Well, associated with
21 this cleanup process I always try and ask myself
22 four different questions about, you know, is there
23 a task or an issue that needs to be addressed with
24 a closure base, and I try to ask these four
25 questions and see whether I support performing

1 that task or making it happen. And so the four
2 questions I always ask are: Does the issue or does
3 the item support accelerating the cleanup actions
4 at the base? Does it accelerate community reuse?
5 Because that's the whole driver behind the base
6 closure is to support community reuse. Is it the
7 right thing to do? You know, are we doing this in
8 an economical or sensible fashion? And then,
9 fourthly, does it cut the red tape? Are we trying
10 to help streamline or cut down the bureaucracy in
11 trying to accomplish this task?

12 And, pretty much, I think if you can
13 apply those four questions to every type of BRAC
14 cleanup team issue or BRAC closure plan issue, and
15 if the answer to all four of those is yes, then
16 that certainly is probably a prioritized task that
17 you all might want to consider as a BRAC cleanup
18 team issue.

19 Right now I was just going to go
20 ahead and do a short little presentation and give
21 you all some handouts about BRAC cleanup teams.
22 This first thing is just some -- want to pass
23 those around? Back at our agency we wanted to
24 just develop some principles that BRAC cleanup
25 teams have found important to focus on. And this

1 is good for your own reading. I'll just go over
2 it briefly to just reiterate what it says.

3 The BRAC cleanup team should
4 function in a collaborative manner in a spirit of
5 cooperation. It's a three-part team with a state
6 environmental regulator, EPA region representative
7 and a DOD component, in this case the Air Force
8 representative. The Air Force for Richards Gebaur
9 Air Force Base is the lead management person for
10 the environmental cleanup program. And what we
11 can discuss later is meeting schedules that you
12 all might feel comfortable with in meeting on a
13 regular basis to handle the cleanup and the
14 community reuse issues here at Richards Gebaur.

15 It's the Air Force's responsibility
16 to help coordinate the plans and actions with the
17 other BCT members and try to achieve consensus.
18 And I think that's something you all definitely
19 want to try to work to. You want to always try
20 and achieve consensus and agreement on issues,
21 through compromise, as best you can. There are
22 some resolution dispute avenues you can take if
23 you do find that there's problems, but from the
24 President's five-point plan the intent is to try
25 and empower the BRAC cleanup team members to make

1 the decisions to accelerate cleanup and accelerate
2 community reuse and to get on with closing the
3 bases and try and develop a peaceful ending for us
4 federal taxpayers.

5 Insofar as created by statute and policy
6 both, the BRAC cleanup team will make the final
7 decisions regarding the cleanup actions and the
8 schedules. They want everything coordinated and
9 documentation coordinated at the local level. We
10 ask that each team member head up -- you know, one
11 thing I wanted to ask you all by introducing
12 yourselves and giving me your areas of expertise,
13 is see if there are any gaps where you might want
14 to consider tapping into other parts of your
15 agency, you know, to seek some help on. But it
16 sounds like, between the three of you, you all
17 have great restoration experience and you probably
18 know how to tap into your organizations.

19 And the Air Force certainly has its
20 own means of trying to bring in some expertise if
21 there's some special areas, whether it was
22 something out of the realm of what we'd normally
23 consider environmental, like threatened or
24 endangered species, if you need some type of
25 specialist in that type of area.

1 Each member will fully participate
2 in all planning efforts for the base cleanup
3 effort through the BRAC cleanup plan. I don't
4 know if you all are familiar -- and, Mark, we
5 might want to bring that in. Bob and Karen, have
6 you seen the BRAC cleanup plan?

7 MS. FLUORNOY: Yes.

8 MR. GELLER: Yes.

9 MR. LARSON: So you're familiar with
10 what it basically is. I fully recommend that if
11 you develop some information-gathering exercises
12 that you think would support the closure of
13 Richards Gebaur Air Force Base, that you do it
14 according to the format of the BRAC cleanup plan.
15 Look to see if there's tables and charts in there
16 that you could, you know, do an update on and
17 support it that way. They want the BRAC cleanup
18 plan to be the official cleanup plan for the base,
19 so it's kind of like a documented record. The
20 appendices to the BRAC cleanup plan will now have
21 execution schedules about the environmental
22 projects. That's how we're going to track the
23 money part of cleanup for the closure bases.

24 And then they're talking about the
25 authority the BCT has, you know, the final say on

1 the decisions associated with the cleanup, unless
2 there's some safety, health, or legal obstacle
3 that doesn't support that decision. And you all
4 have an opportunity to call timeout or ask for
5 some facilitation or management support if you're
6 coming into an impasse as far as your BRAC cleanup
7 team decisions. They ask that you do that through
8 your next level in your chain of command.

9 Then they talk about BRAC cleanup
10 team empowerment, saying that it's a keystone part
11 of the President's five-point plan and the Fast
12 Track cleanup process. The experience so far is
13 that sometimes that the BRAC cleanup team member
14 representatives from the State and EPA aren't
15 necessarily the people that are working the
16 issues. And that might be the case here, because
17 we see that Glenn's here working a lot of the
18 day-to-day details of it, but Bob is the official
19 BCT member of record. That's something we're
20 seeing throughout the BRAC cleanup team process,
21 at least in the Air Force right now, is that
22 that's usually the way it's been working. And
23 similarly, with EPA, sometimes we will have
24 somebody of record as the BRAC cleanup team
25 member, but another representative that might be

1 doing the day-to-day workings with the Air Force.

2 And then it discusses the different
3 signature authorities that are available to the
4 BRAC environmental coordinator, Mark Esch in this
5 case. So I just give you that as an outline or a
6 guideline to go by.

7 I've just got another short
8 presentation that I put together last week that
9 kind of outlines some of the goals and
10 responsibilities for the BRAC cleanup team
11 members. Mark, did I give you a copy of that yet?

12 MR. ESCH: I may have one.

13 MR. LARSON: This presentation just
14 outlines the base realignment and closure property
15 disposal process. It helps to outline the BRAC
16 cleanup team concept, how the BRAC cleanup team's
17 work should be integrated with base disposal and
18 property transfer actions. I'm hoping today that
19 you all can discuss about coming to some decisions
20 on operating parameters within the BRAC cleanup
21 team here for Richards Gebaur. And then what the
22 BRAC cleanup team's relationship should be with
23 the Restoration Advisory Board.

24 Our vision at Air Force Base
25 Conversion Agency is that AFBCA will lead in the

1 conversion of the excess Air Force real property
2 to civilian reuse in a manner that will maximize
3 the balance of economical, environmental and
4 social benefits to the public. Short mission
5 statement. Our mission is to achieve timely,
6 beneficial disposal of closed Air Force
7 installations in an economically and
8 environmentally responsible manner, consistent
9 with the best interests of the federal government
10 and the public. And I guess the State has to kind
11 of fall into maybe that scope of the definition of
12 federal government. It probably should just be
13 government.

14 The next page has the concept of a
15 BRAC cleanup team. The BCT was established in the
16 President's five-part plan that he issued in his
17 press release on July 2nd of last year. The goal
18 of the BRAC cleanup team is to accelerate cleanup
19 and to accelerate reuse and return the property
20 back to the communities as soon as possible. A
21 phrase that we use in AFBCA now is that the BRAC
22 cleanup team should be the honest broker between
23 the community and the Air Force. So, you know,
24 it's your input and interface with the Restoration
25 Advisory Board members and with different folks

1 that might want to reuse the property, you know,
2 they're looking to you to be the honest broker and
3 to give your best environmental expertise to make
4 sure that we're not transferring property that's a
5 threat to human health and the environment.

6 The BRAC cleanup team. The concept or
7 the goal of the BRAC cleanup team is to
8 cooperatively interact with each other to promote
9 the community reuse and the transfer of the
10 property or the reuse of the property. The
11 partnering between the BRAC cleanup team members
12 should foster open communications to the advantage
13 of the community. You know, they want to make
14 sure that you all are fairly representing their
15 interests and the public's interests, as well as
16 the federal and the state taxpayers' interest.
17 That, you know, you're not going above and beyond
18 what's required to make sure that the property is
19 transferred and it doesn't impact human health and
20 the environment.

21 I think this last bullet's very
22 important. The environmental initiatives that you
23 all decide on as a BRAC cleanup team should be a
24 partner decision. That you all should agree that
25 this is a task that's worthwhile to accomplish to

1 accelerate cleanup or accelerate community reuse.
2 And that also you try and partner the workload.
3 You should be able to utilize all the different
4 expertise that you have in the state agency and
5 EPA agency, as well as the Air Force, to try and
6 accomplish the goals of what it's going to take to
7 accelerate the cleanup or accelerate the community
8 reuse.

9 We're finding that sometimes it's
10 business as usual with an active air force base.
11 There's a staff of many people in the civil
12 engineering departments that would support
13 environmental actions, you know. And now, at a
14 closure base, you know, Mark is a one-man show and
15 he doesn't have the time and the energy to
16 accomplish everything that wants to be done. So,
17 as far as BRAC cleanup team initiatives go, we're
18 trying to encourage and requesting the agencies to
19 help partner some of that workload associated with
20 the BRAC cleanup team initiatives.

21 To integrate the BRAC cleanup team
22 with the base disposal process. The BRAC cleanup
23 team must prioritize cleanup based on the
24 community reuse plan and the Air Force disposal
25 process. Now, Richards Gebaur's community reuse

1 plan just came out a month and a half ago, was it,
2 at this point?

3 MR. REEVES: Yeah.

4 MR. ESCH: Been that long?

5 MR. LARSON: So we have a pretty
6 good idea of what's going on. The KCAD, you know,
7 they want to continue the use of the airport here.
8 The Marine Corps is here and wants continued use
9 of the property and the building areas, as well as
10 the office space. We're getting indications from
11 the Army that they would like to reuse the Belton
12 training complex, which is off-site here, as a
13 training facility. So we pretty much know what
14 the community reuse needs and wants are.

15 In the Air Force disposal process
16 they've got -- I guess I'm still learning that
17 myself, as a person with an environmental
18 background, I don't have a good real estate and
19 property transfer background -- but that's
20 something that at our headquarters level, in each
21 of our divisions, we have environmental experts
22 teamed up with real estate experts. We're trying
23 to coordinate all of our real estate property
24 reuse and disposal and transfer actions, you know,
25 with the environmental initiatives that are going

1 on at the base. So if there's any time that you
2 have a question as far as real estate, you know,
3 and we can be of help in trying to explain the
4 real estate and property transfer and reuse
5 process, we'd be glad to do that. You can just
6 give me a call and I'll try and get those
7 questions answered for you.

8 I think one thing that's come up in
9 some of the lease actions, that I hear, is the
10 BRAC cleanup team should come to an agreement on
11 the process as far as CERFA categorization right
12 now. Our background and our history to date is
13 that most of the states do not provide concurrence
14 on the CERFA categorization. And we're really not
15 at a stage here at Richards Gebaur where we're
16 doing property transfer, where we're actually
17 signing the deed over to a different organization,
18 we just have property reuse actions through a
19 lease, or like tomorrow's license agreement for
20 the next two days.

21 So now is a good time to maybe begin
22 discussions on how you want to consider parcels of
23 property and the CERFA categorization that goes
24 along with that, so that we eventually can
25 transfer the property. But at this stage in the

1 closure and the reuse of Richards Gebaur we don't
2 have any transfer requests. Immediate requests.
3 That could change tomorrow. Today we don't have
4 that, that I'm aware of. And I think what it's
5 going to come down to is that it's going to have
6 to be done on a case-by-case basis as parcels of
7 property are requested for transfer, because
8 that's going to be the most likely time where
9 you're going to want to look at the most current
10 information to see what CERFA category that
11 property falls into and see if it is available for
12 deed transfer at that point.

13 This kind of goes along with the
14 next part of the agenda. Why don't I just save
15 this last bullet for now and maybe just hand out
16 some of these implementing guidance documents.
17 The Air Force and the DOD put some implementing
18 guidance out, as far as the BRAC cleanup team
19 process, after the President's five-point plan was
20 put together. And there are different sections in
21 here. I want to just hand it out. There's a
22 section having to do with leasing, a section
23 having to do with CERFA determination and a
24 section having to do with property transfer.

25 So I just give this as additional

1 reading material if you all are interested to see
2 what the DOD and the Air Force put together as far
3 as guidance associated with the base closure
4 process and how the environmental initiatives
5 should support the property disposal process.

6 I gave you one of these already,
7 didn't I?

8 MR. ESCH: Oh, yeah, sometime ago.

9 MR. LARSON: All right. It's really
10 a long, bureaucratic reading. It talks about the
11 BRAC cleanup teams, about Fast Track, and it's
12 broken out into four different sections. Here it
13 talks about base disposal and the legal process
14 associated with base disposal. Public
15 involvement. It's talking about the Restoration
16 Advisory Board. The guidelines associated with
17 lease transactions, the leasing and reuse of
18 property, and then a lot of lease provisions.
19 Then the last section has to do with transfer.
20 Oh, a CERFA determination section and then a
21 transfer section.

22 That's something I don't care to go
23 over right now, but at least you can see how DOD
24 tried to reflect the President's five-point plan
25 policy as it relates. So you might want to use

1 this as a reference. If you're doing a CERFA
2 categorization as a BRAC cleanup team agenda item,
3 you might want to look through that section before
4 you meet. Similarly, the next time we have
5 another lease action, or if we do get a transfer
6 request, you might want to just look at that ahead
7 of time.

8 And then Garey has a copy of our
9 AFBCA set of guidelines that talks about the
10 Restoration Advisory Board.

11 MR. REEVES: Yeah. This was also
12 signed by the EPA and -- and specifically the Air
13 Force's environmental issues in there.

14 MR. LARSON: Yeah, I guess Mr. Law
15 has signed for EPA and Ms. Goodman signed for
16 Department of Defense. Now that you all are in
17 the beginning stage of developing your RAB and
18 trying to get your RAB working, this might be
19 another good reference in making sure that you get
20 the proper community involvement and input that
21 you need so that you can be that honest broker for
22 the community, between the community and the Air
23 Force, through this environmental cleanup process.

24 Does anybody have any questions yet,
25 or any comments they'd like to make? I'm

1 wondering if the State and EPA -- did you all
2 receive something similar, where they gave you
3 some guidelines associated with base closure and
4 property lease, property reuse or property
5 transfer?

6 MR. GELLER: On the State's behalf,
7 myself and Mark and our original project manager
8 attended a workshop in San Francisco where the Air
9 Force brought all of the -- at least through
10 several rounds, they brought the BRAC teams
11 together. That was the focus. And we discussed
12 the entire process. So we're somewhat familiar
13 with the Air Force's or Defense's first round of
14 what their plan was to do BRAC, as far as the
15 BCTs, the RABs, the whole nine yards.

16 So they gave, at least from my
17 perception, a very good presentation on how they
18 were hoping the process would go, recognizing they
19 had never done it before in that kind of
20 step-by-step fashion. So we've shared that
21 information with Glenn, although Kris is somewhat
22 unfamiliar with it, but I think Karen has received
23 some of the same information although she wasn't
24 able to attend the meeting.

25 MR. LARSON: Oh, you weren't able to

1 go to that. But I did get that extra book. Were
2 you able to thumb through that one workbook?

3 MR. ESCH: I asked, and she got
4 several copies.

5 MS. FLUORNOY: Several. Multiple
6 copies.

7 MR. ESCH: Through various channels.

8 MS. FLUORNOY: I've received several
9 copies.

10 MR. REEVES: Mike, particularly on
11 the RAB, when we first started out we had the big
12 picture on the RAB, we didn't have the little
13 picture. On this one dated September, it got to
14 us basically the end of November, but I knew it
15 was coming the last time we had a RAB meeting, but
16 this one here has more of the small picture.
17 We're not really aligned and attuned to that.
18 After you have a chance to review this somewhat,
19 you know, sometime in the future we might discuss
20 some of those items and what we think that you as
21 the RAB, and what we feel as regulators, trying to
22 get a RAB to come in and try to meet some of this
23 guidance. But by the same token, you know, we
24 still have a RAB, and it's difficult for us to get
25 people interested, and so we want to look at that

1 side of it, if you will. We'll do whatever is
2 necessary to get it so that the regulators -- and
3 we're trying to be in compliance so we meet
4 whatever goal you guys want, okay? On this RAB.

5 MR. LARSON: Karen, did EPA give you
6 guys any -- did they give you all any guidance on
7 how to work with closure bases?

8 MS. FLUORNOY: Very little. Most of
9 the guidance that Defense has put out we've been
10 involved in the review and the development of. I
11 can't really think of maybe more than one or two
12 very small pieces of guidance that we've received
13 from our organization.

14 MR. LARSON: Is that from like
15 CERCLA's cleanup determination or it is more for
16 property disposal and property transfer?

17 MS. FLUORNOY: I think it's more
18 property related. I haven't looked at it for a
19 little while. It's pretty minimal.

20 MR. LARSON: You know, the success
21 of you guys as a BRAC cleanup team is going to be
22 on understanding what your different working
23 parameters are, to begin with, and knowing what
24 your constraints are. Quote, unquote, the key
25 word that I'll keep saying, you're empowered to,

1 you know, decide whatever you want if it helps to
2 support accelerated cleanup and accelerated
3 community reuse of the property. So, you know,
4 for once it seems like they're taking away any
5 type of working parameters and -- or restrictive
6 parameters and they're allowing you the freedom to
7 make the decision so that you can try and
8 accomplish the goal of accelerated cleanup and
9 accelerated community reuse.

10 Well, next, you all hadn't really come
11 up with any operating parameters on what your BRAC
12 cleanup team was all about, so we thought maybe
13 you three can discuss on how you want to operate,
14 you know, as far as a meeting schedule or
15 representation at working meetings versus
16 formalized BRAC cleanup team member meetings. The
17 limited history I have with the agency and with
18 the BRAC cleanup team process right now is that
19 most BRAC cleanup teams or the representatives, at
20 least the state representative, EPA representative
21 and the DOD military component representative,
22 they try to meet at least on a monthly basis for a
23 half a day, if not a full day, to look at cleanup
24 issues and property transfer issues at the closure
25 base. And they've found it was real important,

1 just to trigger people's memory, you know, if
2 you're only meeting once a month it's hard to keep
3 track of all the different issues you discuss and
4 all the different decisions that are made, that
5 you do keep some type of meeting minutes for your
6 BRAC cleanup team.

7 So do you all have any discussions
8 on how you want to -- a schedule that you would
9 like to meet?

10 MR. ESCH: I'd like to propose that
11 we meet monthly on the third Thursday of the
12 month. Does anybody have anything on Thursdays --
13 or on the third Thursday of the month that they've
14 got going for them?

15 MR. GELLER: First, is that the
16 regularly scheduled RAB meeting? If it's not,
17 that definitely was the date that we talked about
18 last time, was that meeting in conjunction with
19 the RAB, was our preference, because we think it's
20 critical -- at this point I don't know how
21 familiar you are with the public's involvement
22 here, but from the State's standpoint we clearly
23 want to make sure the public has every opportunity
24 -- that the Air Force goes to the inth degree to
25 give them an opportunity to become familiar with

1 what's taking place and provide them an
2 opportunity to stay apprised of everything that's
3 going on, whether they choose to become a part of
4 it or not.

5 So we are very supportive of the
6 RABs. At least the last RAB, following that, we
7 had our first true BCT meeting with Mark, Karen
8 and myself. It was following the RAB meeting the
9 next morning. Our preference was, I think we
10 talked about it, we didn't have a problem trying
11 to combine those to resolve some issues. We lined
12 out some fairly specific recommendations from the
13 State and from EPA that the Air Force needs to
14 follow as far as what our goals are, and how
15 supportive we are of the process. And I guess
16 we're seeing some response. I'll go ahead and be
17 the first to say that we've seen some positive
18 response, but we're still kind of in the mode of
19 it's your turn now to move.

20 So, essentially, the BCT will
21 respond to the Air Force Base Closure Agency's
22 lead. And most of that's being triggered by the
23 time frames of leasing, transfers, contracts,
24 whatever you call them. Those are the driving
25 factors. And we are trying to comply with those

1 schedules as fast as we can. And that's what we
2 pretty much asked Mark to do last time, was to
3 line out a comprehensive schedule detailing out
4 all the problems at the base -- speaking of
5 environmental problems -- a schedule of how he
6 plans to address those, time frames when interim
7 leases and final transfers are to take place, and
8 we can mesh those in place.

9 MR. LARSON: See, I consider that to
10 be a BRAC cleanup team type of decision process.
11 That really should be a working level meeting
12 where, you know, the State and the EPA and the Air
13 Force should sit down and help to generate that
14 list of the priority of really what you need
15 accomplished first.

16 MR. GELLER: I understand. But from
17 our standpoint someone has to throw the first
18 volley on the table. I don't think the Air Force
19 wants us to pick when you clean up and how fast
20 you clean up this base. I don't think you would
21 like our request, because you're not -- you are in
22 a position to move funds around, but I don't think
23 you want to give that authority to the State.

24 MR. LARSON: No.

25 MR. GELLER: We'd be more than happy

1 to tell you how fast we think you ought to clean
2 this up. Our goal is to hopefully, make no
3 mistake about it, our goal is get this base
4 cleaned up, and, no offense, hit the road. We'd
5 like to see the public in here using it. That's
6 what Defense came out and said. We want to
7 transfer this thing as fast as possible. We've
8 got a staff here -- actually, the State's got
9 three people here. We're willing to respond.

10 The Air Force has to take the lead
11 and give us -- I guess I'd say they have to open
12 their coats and show us all your information,
13 because the only way we're going to work together
14 is for you to lay your cards on the table. We can
15 help you prioritize them, review them, comment on
16 them, and work with you as fast as possible to get
17 them addressed. And I don't think we have done
18 anything other than that.

19 We've actually, as far as the
20 State's perspective, we've taken it upon ourselves
21 to coordinate with our other programs so that we
22 can ensure that we're not receiving -- well, we're
23 trying to work with our enforcement portions of
24 our agency to coordinate those activities to make
25 sure that there are no surprises out here, that

1 we're not receiving NOV's, when other facilities
2 may. We're trying to coordinate some of that. I
3 don't know if that helps.

4 MR. REEVES: One thing -- there's a
5 couple things you said there, Bob, if I may. You
6 were saying about when we would transfer property
7 and things of this nature. There's several
8 catchalls in that. One of the reasons for the
9 lease -- we would gladly lease this whole base to
10 the City of Kansas City and we'd do it right now,
11 just like that, just do one big one and have it
12 over with. But, once they do, the City has to
13 assume the care and maintenance of the facility,
14 so they're cherry-picking what they do. When they
15 come up with an individual or somebody to license,
16 somebody that needs a lease, then they will ask
17 for that property and then we have to proceed with
18 it.

19 By the same token, say once we've
20 recognized and we've got clean property, and let's
21 say we have certain areas that's already selected
22 and the BEC and the BCT has agreed that it's a
23 clean area and we can transfer it, that doesn't
24 mean that we can transfer it, because as of this
25 point in time the City of Kansas City still has

1 not even fulfilled their application for an
2 airport transfer for public conveyance. When they
3 do, then we have to go to the FAA and the FAA has
4 to go on that. So the quicker the better, as far
5 as we're concerned. But we don't have those time
6 lines.

7 I guess what we have to look at is
8 establish what are our priorities in the
9 environmental cleanup as we see today. And we
10 know in their reuse plan that they're not going to
11 use the bulk of the POL part, and so that can
12 actually slip and not hurt us, if you will, as far
13 as reuse.

14 So we need to prioritize those areas
15 that are CERCLA, I guess, on the thing, and move
16 down the road and spend our money and get the
17 biggest -- or, you know, sometimes might be better
18 to spend less, take on the smaller ones and get
19 them accomplished before the bigger ones, I don't
20 know which way would be best, but so that we could
21 get down the road.

22 So if we could look at those that
23 we've identified and see if everybody is in G as
24 to where they're going, and what order, because we
25 know this is what we have intention, so that

1 everybody is in G, we'll be glad to change
2 whatever order we do it. But the City is really
3 not particular on that because they know they
4 can't get it if it's dirty. And, really, that's
5 not causing a lot of problems in those areas. But
6 till they come up with these other things we
7 couldn't give you a time line. We'd like to.

8 MR. GOLSON: That's where the
9 unknown factor comes in, Michael, as far as
10 prioritizing the reuse. Kansas City is out here
11 and they're, of course, the chosen reuser. And
12 the BRAC team may sit down and decide that these
13 items are a priority. Then all of a sudden Kansas
14 City pops in and says, "We need a lease right
15 away."

16 MR. LARSON: Yeah.

17 MR. GOLSON: Does that preempt the
18 decisions by the BRAC cleanup team? Do they then
19 say, "Oh, okay, we'll put your request at the top
20 of list now and shove everything down"?

21 MR. LARSON: Well, we have to
22 balance that out, you know. Sometimes you have to
23 work for the customer, and in this case the
24 customer is the community, and here at Richards
25 Gebaur it tends -- it probably is the KCAD, is one

1 of the primary customers. So we want to be able
2 to try and accomplish what you can for the
3 customer. And sometimes, especially like with
4 this license, we had a one-week request
5 turnaround, you know, to get access to the
6 facilities for their event tomorrow. And you
7 weren't the only one that was a bit upset and
8 angry about that short time frame. But we did it,
9 we made it happen, and now we have a feather in
10 our cap with the customer. But, you know, we'd
11 like to be able to get as much advance notice so
12 that we can meet the needs of all the customers,
13 not just necessarily KCAD.

14 MR. GOLSON: Well, the point is,
15 it's going to be very difficult to establish any
16 type of schedule when --

17 MR. LARSON: It might just mean
18 high, medium or low priority.

19 MR. GOLSON: -- when Kansas City
20 pops in kind of surprisingly and says, "Gee, we
21 have a customer for hangar so-and-so, we need that
22 right away."

23 MR. LARSON: Yeah. I don't envision
24 that we're going to be able to provide some of
25 those last-minute requests. We went through the

1 experience once, we accommodated them once, and
2 hopefully, with the messages and the discussion
3 and the communication that's taken place, that
4 won't happen again.

5 MR. REEVES: I guess the question I
6 would have -- it will happen again just as soon as
7 they get a customer, okay? And politically we're
8 going to have to -- we would like to think it, but
9 politically that's not going to happen. You know,
10 when the pressure comes everybody is going to try
11 to act on it.

12 MR. LARSON: I'm talking about the
13 one-week turnaround.

14 MR. REEVES: Oh, certainly. And
15 I've already told them on that. And if they want
16 to have an air show in July they'd better get
17 something to us no later than mid-July, is what
18 I've asked for, so that we have --

19 MR. LARSON: Mid-July?

20 MR. REEVES: I mean mid-January.
21 Mid-January, so that we have time to do it. But I
22 guess the thing I -- and I'm talking as a layman
23 now, so -- but I don't think we have, in
24 environmental, I'm not talking about compliance,
25 but in our cleanup, but even in compliance, that

1 any of the main structures that we're looking at,
2 like the hangars, base supply, or any of the
3 facilities on Hangar Road here, and base supply is
4 basically all we're really dealing with, have any
5 real concerns. It's property outside of those
6 facilities that we have at the present time
7 identified concerns that we need significant
8 cleanup. Am I wrong on that, Mark?

9 MR. ESCH: Well, as far as the
10 hangars, the last time they had identified that as
11 still needs a little bit of investigation and
12 looking into, category 7.

13 MR. GELLER: But, I mean, I think
14 your statement is true that as far as what we know
15 about the base right now, the major contamination
16 is not at the hangars.

17 MR. REEVES: We have asbestos,
18 leaded paint, some things like this, and we might
19 look at some of these things, but -- we'll have to
20 look at it, I'm not trying to get away from it,
21 but those environmental issues that we know that's
22 on the table right now are outside of those. So
23 Kansas City won't be asking for that piece of
24 property that's across the street here, where we
25 have the underground fuel system; therefore, we

1 would keep that exempt, so we could put that in
2 there and move on down the road, because that's
3 not going to affect the reuse. It's going to
4 affect across the street on the reuse.

5 The same thing goes on the POL site;
6 they're not going to use that, so we can
7 prioritize that, because we know in their reuse
8 they're not planning on using that area. They
9 wouldn't want to reuse it till we get it cleaned
10 up anyhow, so that's not -- and it's not anything
11 to sell. The only thing they could use it for is
12 to build on it someday, and obviously nobody wants
13 this on our priority. They've got a lot of
14 property they could lease out to other people. So
15 it seems to me in those areas we could prioritize
16 those things that are outside of those facilities,
17 because they're not going to have to lease some
18 property that doesn't have anything on it, when
19 they've got a jillion acres out here, that they
20 could lease to somebody, that's not even within
21 our property. Do you see what I'm saying?

22 So if we could look at the
23 prioritization, whatever the team would agree with
24 on that, so we make sure that we're in G. We can
25 show you what priorities we have and see if you're

1 in G with those. The City has had some chance to
2 have an input, because they have attended some of
3 the RABs and been aware of what we have, and we've
4 made them available, and they've not elected to
5 change that.

6 Therefore, if we could get into
7 something so that we know that we're on line, and
8 proceed with that, and then have a significant
9 reason to get off of that. And they're going to
10 have to give us a significant reason to come off
11 of it. But then we can still work and try to get
12 through on leases as they get down here, because
13 we know we're all going to be affected by that
14 political animal now and then. If we could do
15 that, I think that would at least help us get
16 started.

17 MR. LARSON: It probably all starts
18 with, what Bob was saying, too, you know, the Air
19 Force needs to come up with a comprehensive list
20 with the different issues that are associated with
21 the environmental cleanup and the community reuse
22 here at Richards Gebaur Air Force Base.

23 I'll work with Mark in trying to
24 identify that whole list, with maybe a
25 recommendation on what the next step is in that

1 cleanup process. And from there you all, as a
2 BRAC cleanup team member, can decide if that's an
3 appropriate recommendation or if you have
4 suggestions on accelerating the cleanup process,
5 if you know of a way to streamline the process to
6 come to a -- I don't know, I listed this one
7 column as deliverable, but that could be also a
8 goal. You know, what's your goal? It's probably
9 to close out a site or to come to an agreement
10 that you can classify that property parcel as a
11 CERFA category 1 through 4. So, you know, I think
12 it is on the Air Force to try and help develop a
13 comprehensive issue and task list.

14 What this is, this current list is
15 what was presented in the BRAC cleanup plan to
16 begin with --

17 MR. ESCH: To some extent.

18 MR. LARSON: -- and then Mark and I
19 just added some different administrative issues
20 and tasks at the bottom, such as a charter for
21 your BRAC cleanup team, a charter for the
22 Restoration Advisory Board, the status on the area
23 concerns here at Richards Gebaur, the
24 nonclassified IRP sites.

25 So what we can do is expand on --

1 and in looking at these issues at the top of the
2 page, they're not real specific enough, you know,
3 they're very general and they need to be broken
4 down into specific work tasks. Distinctive tasks.
5 So that's certainly -- and I'm willing to help
6 Mark, you know, so that we help develop a
7 comprehensive list so that you all can come to
8 agreement on what's the next step towards trying
9 to accelerate the cleanup here at Richards Gebaur.

10 You know, relatively speaking, and
11 not to negate the importance of the cleanup here
12 at Richards Gebaur, the restoration program here
13 at this base is very small compared to all the
14 other different places we're working with as far
15 as cleanup goes. And because of the size of the
16 program, too, I know in the Air Force they're
17 looking at Richards Gebaur maybe to be an example.
18 You know, it is a small-scale restoration
19 operation. Here's an opportunity where we can
20 demonstrate how we might be able to accelerate
21 cleanup and come to the closure process, because
22 the sites aren't that small. Not to negate the
23 importance --

24 MR. ESCH: Not that big.

25 MR. LARSON: -- and not until things

1 are fully evaluated, and not until we can come to
2 a point where, you know, we can come to a CERCLA
3 ROD and/or transfer the property and get it off
4 the Air Force's book. So that's just a
5 perspective that I see from our headquarters to
6 us, that they're looking for a small base such as
7 Richards Gebaur to demonstrate how that
8 accelerated process can work. So they're looking
9 for you all as a possible example or a model on
10 how other folks might be able to do it when they
11 have small-scale sites associated with their
12 restoration program.

13 MR. ESCH: Bob, I had mentioned the
14 one day being different than the RAB, prior to the
15 RAB meeting, because the RAB meeting is quarterly.
16 And Michael had mentioned earlier to me that most
17 of the BCTs are meeting before the RAB meeting to
18 discuss what types of issues that have come up
19 that they need to update the RAB members with
20 during that time. That's why I kind of switched
21 that around. I don't know, I was just throwing
22 that out on the table there.

23 MR. LARSON: Your RAB is going to
24 meet quarterly now, is what you all decided?

25 MR. ESCH: Yes.

1 MR. LARSON: So it's appropriate
2 that you all, as BRAC cleanup team members, at
3 least meet the day before or the day of the RAB
4 meeting. So there's a quarterly schedule, at
5 least, for the actual BRAC cleanup team members.
6 But as far as BRAC cleanup team representative
7 interface, like when Glenn and Mark or, you know,
8 Karen, if you have a technical rep that you'd like
9 to send down if they were going to talk specific
10 ground water issues or soil issues, I'm seeing
11 from the other BRAC cleanup teams that they're
12 trying to meet at least on a monthly basis, if not
13 more frequently, at least at the beginning of the
14 BRAC cleanup team process.

15 MR. ESCH: The most frequent one is
16 what, a week? Every week?

17 MR. LARSON: Well, and that's just
18 because physically they're located right there in
19 the same city. They're all right in Denver. So,
20 you know, they're just a ten-minute drive from
21 each other, so they do have that opportunity to
22 meet on a weekly basis just because of their
23 locality. And because of the number of issues
24 associated there, which are leaps and bounds
25 greater than what you have associated with

1 Richards Gebaur.

2 Karen, it looked like you had a
3 question.

4 MS. FLUORNOY: Part of what this
5 discussion brings up, though, is I think an issue
6 that Glenn has raised in the past, and I think
7 both of our agencies have reviewed documents in
8 the past and those comments are still -- and those
9 reviews are still outstanding. So we need to go
10 back and look at that information as part of what
11 we're factoring in here, because I know that some
12 of the folks on my staff previously have reviewed
13 some documents that we've received, and, as far as
14 I know, nothing ever happened in response to those
15 comments. And those are issues that we should be
16 looking at and addressing, or saying those are no
17 longer legitimate issues, before we're maybe in a
18 position to get out of this place at some point in
19 the future.

20 MR. ESCH: I'm not aware of any
21 outstanding document reviews right now.

22 MS. FLUORNOY: No, I'm saying we've
23 done reviews in the past and not received
24 responses to our comments. And I think there was
25 an RI/FS document, or something that was called

1 that, if not RI/FS, that I know we did some review
2 on in the past, and, as far as I know, we haven't
3 received any response. And then I think you
4 raised that same issue, that you had found that in
5 some of your records.

6 MR. GOLSON: Yeah, Mark has been
7 working on responses to everything that I have
8 outstanding, anyway. As far as I know, Mark's in
9 the process of working through those. So they're
10 forthcoming, I think, Karen. I don't know if your
11 agency has any that are outstanding, but --

12 MS. FLUORNOY: I think maybe we have
13 old ones. I've not been in a position to do that
14 much review recently. I've done some, but not --

15 MR. LARSON: Resurface those issues
16 and get them on the list so that the team members
17 and the representatives can actively try to work
18 those issues and try to, you know, get over the
19 hump, is what it's going to take to -- what do you
20 think the situation was? Was it just requests for
21 information --

22 MS. FLUORNOY: I don't know.

23 MR. LARSON: -- or was it more
24 responsive to --

25 MS. FLUORNOY: I haven't had an

1 opportunity --

2 (The reporter interrupted.)

3 MR. LARSON: You know, if you have
4 questions of me about BRAC cleanup team or RAB, I
5 do have some limited experience because I'm
6 working with four different bases and I've heard
7 of some of the extreme cases from some of the
8 bases that we deal with.

9 MR. HAGELTHORN: Can I throw out
10 something here?

11 MR. ESCH: Yes

12 MR. HAGELTHORN: Okay. Based on my
13 experience working five different bases now, and
14 developing RABs and BCTs at all of them, if you
15 look at first the title, it's the base cleanup
16 team. Base realignment and closure cleanup team.
17 All right? "Team" means everybody works together.
18 The bases that are most effective that I work at,
19 you know, that's exactly what they do; they work
20 as a team. It's not an adversarial relationship.
21 You can be adversarial because you have a
22 responsibility as a regulator to be adversarial
23 and make sure things are complied with, but when
24 you come together as a team at the BCT you work
25 together as a team.

1 One of the things that you're
2 talking about is there is a possibility that some
3 documents have not been reviewed, that the
4 priorities haven't been established, and, you
5 know, what direction do we go? BCT is the perfect
6 opportunity, as a working group, to get together
7 as a team, look at all those items and decide what
8 priority it needs to be in.

9 I talked to Mark yesterday about a
10 few items and he's got a tremendous amount of
11 resources available to him as consultants, so that
12 sometime when the BCT requests different
13 information then different consultants come in to
14 give expert opinions on status or responsibilities
15 or methods of cleanup, things like that. And, to
16 be effective, the BCT needs to be a working group.
17 It has to work together to develop the process to
18 clean up the base. Okay? If you don't work
19 together to clean up the base then it's going to
20 be drawn out forever, because EPA will have a
21 position, DNR will have a position and the Air
22 Force will have a position. If you work that out
23 as a team member and come to a consensus during
24 that meeting, then at least you're a step in the
25 right direction.

1 As a moderator on RABs and BCTs
2 that's what my responsibility is, is to refocus
3 direction, refocus conversation, because a lot of
4 times people have their own opinions and they sort
5 of close their minds to what everybody else has to
6 say. The problems that are here at Richards
7 Gebaur, in my opinion, as Mike was saying,
8 compared to other bases, are very minimal. This
9 is a remarkably clean base when you want to
10 compare it to Rickenbacker or Wurtsmith or a few
11 other places out there.

12 MR. LARSON: You can talk Army and
13 Navy bases, too.

14 MR. HAGELTHORN: Well, I just picked
15 up the Corps program, so I don't know about that.

16 But just as a recommendation, just
17 to try to knock things off center here, you guys
18 have worked in the relationship that we've had for
19 quite some time now, and I think this gives you
20 the opportunity, refocusing today, with Mike here
21 helping out on how to establish the BCT, to
22 refocus what direction the BCT wants to go and
23 start moving together as a team and getting this
24 base cleaned up. Everybody has the same opinion,
25 they want the base cleaned up, it's just a matter

1 of how we go about doing it. And, on that, I'll
2 get off my soapbox.

3 (A break was taken, after which the
4 following proceedings were held:)

5 MR. LARSON: So we've at least got,
6 you know, one day a month for a regular meeting
7 session, and then the additional four days needed
8 to support the RAB meetings. So we're talking a
9 minimum of 16 working business days per year to
10 support it right now.

11 MR. ESCH: Of course that's not
12 going to include any time that you're at the
13 office actually working the day-to-day issues.

14 MS. FLUORNOY: Right.

15 MR. LARSON: If you have to do any
16 coordination within your own, you know, if you
17 wanted to get in touch with your ground water
18 folks or something like that. It sounds like
19 Glenn's going to be the full-time person that will
20 be coming down here to work the daily up and down
21 working issues with Mark. You know, Karen, I
22 guess you can defer to the State, if you want to,
23 even though we certainly want to -- the BRAC
24 cleanup team was envisioned as a three department
25 or three agency team effort. It wasn't just

1 supposed to be between the State and the DOD.

2 MS. FLUORNOY: Right. I understand
3 that.

4 MR. ESCH: Maybe this next round
5 with DOD funds they can double the funds for
6 region seven so they can catch up.

7 MR. LARSON: Get the DOD checkbook
8 out.

9 MS. FLUORNOY: It's not entirely a
10 dollar issue, either.

11 MR. LARSON: You know, up until this
12 fiscal year we've been really fortunate in being
13 able to support all the base closure environmental
14 issues that we've been able to validate. We've
15 also been able to up the price of the DSMOA costs
16 to 1.5 percent, you know, at the closure bases,
17 and we also have been able to shake loose DOD
18 money to EPA to help support the BRAC cleanup team
19 initiatives. Glenn tells us we're buying you guys
20 cars, too.

21 MR. GELLER: That's not BRAC funds.

22 MR. LARSON: Oh, it's not?

23 MR. GELLER: I don't think so.

24 MR. LARSON: Oh, that must be the
25 Christmas party. So DOD has tried to support,

1 every way we possibly know how, trying to
2 negotiate to get the manpower request, the work
3 requests and funding requests, and upgrade the
4 DSMOA cost so that we can get these bases closed.

5 After our comprehensive issues list
6 is put together, if you can group things together
7 by category, like say ground water issues, so that
8 if there's a full day's worth of work that Karen
9 might ask a ground water expert for EPA to sit in
10 in her place at that, you could do that. So
11 that's one way you might want to attack this
12 issues list.

13 MR. ESCH: We could get somebody
14 from the Air Force Center for Environmental
15 Excellence up here on the ground water area and
16 they could talk about that, so that we could get
17 some experts in here and hash it out. My
18 understanding is that it's a pretty significant
19 cost to do a ground water study.

20 MS. FLUORNOY: Well, I think you're
21 wasting your money if you don't look at what
22 you've already got. I mean, that's the issue --

23 MR. GELLER: Yeah, that's what we're
24 talking about, is that for you to go to Air Force
25 Center for Environmental Excellence, unless

1 they're going to sit down and read through all
2 those documents and come in with that basis,
3 there's no sense bringing in an expert. I think
4 that's where the EPA and the State, we're trying
5 to work together, we're looking at the documents
6 now, and we're telling you we don't feel
7 comfortable with what you've done. So you can
8 bring in an expert, no one is arguing with that,
9 but that expert needs to come in with the same
10 level of information that the agencies are
11 reviewing right now, otherwise it's start-up for
12 them.

13 MR. LARSON: Can you help to
14 pinpoint the questions or the conflicts of
15 information that gave you that level of uneasiness
16 or whatever? Does it appear like there's data
17 gaps or --

18 MR. GELLER: In general, there's
19 been very limited ground water investigations, and
20 what ground water investigations have been done
21 have not been what we consider comprehensive.
22 And, if you look at the areas, you've done a
23 little spot here and a little spot here, and
24 making gross exaggerations of no ground water
25 contamination.

1 The State generally says the only
2 way you're going to prove to inspectors, who
3 suspect it's contaminated, the only way you're
4 going to prove it's not contaminated is to
5 characterize it and take some samples. And that's
6 essentially where we are. There are areas out
7 here where there were known spills and known
8 leakage. We don't have ground water sampling
9 wells out there to tell us that it's clean.
10 Unfortunately, most of it's petroleum and not, you
11 know, green apples broken deep into the ground
12 water. But my understanding is we don't have a
13 good comfort level in saying the ground water is
14 clean. Therefore, in the big picture, you're not
15 going to be able to walk away from the site until
16 you tell us that. Until you can prove it.

17 MR. ESCH: One of the projects that
18 we have going this year is really primarily just
19 installing ground monitors for different sites.

20 MR. LARSON: Was that a BRAC cleanup
21 team looked at issue?

22 MR. ESCH: That was based on
23 discussions with Glenn here last year. We
24 programmed it in and now we've got funds for it
25 and we're going to be able to move forward on

1 that.

2 MR. LARSON: Well, you know, the
3 first thing to do --

4 MR. ESCH: That might solve some of
5 the problems, it might not solve all of the
6 problems, and we'll have to go through this cycle
7 again.

8 MR. LARSON: Do you all see that
9 this (indicating) is going to be some kind of
10 useful tool if you track things on an
11 issue-by-issue basis? This is just a draft
12 working copy of something that looks like it might
13 make sense. These are the different pieces of
14 information we'd like to keep track of as far as
15 the different environmental issues. You know, go
16 ahead and look at it, or ask people if they have
17 something that they use that they track all of the
18 different issues, the cleanup issues and the
19 restoration program issues. This kind of goes
20 along with what's in the BRAC cleanup plan, also.
21 It expands on it a little more than the list
22 that's included in the section of the BRAC cleanup
23 plan, because these are the things I'd want to
24 know about each individual thing.

25 And I think, Mark, what we can do

1 next is come up maybe with a more comprehensive
2 issues list based on all the individual areas of
3 concern and break down some of these macro
4 generalizations and make them micro, and/or apply
5 them on each individual site or each individual
6 area of concern, and then come up with a
7 recommended list.

8 MR. ESCH: That's one way on
9 something like the ground water issue, you know,
10 that we covered on a wide basis here.

11 MR. LARSON: Is that agreeable to
12 you all?

13 MS. FLUORNOY: Sure.

14 MR. GELLER: Sure.

15 MR. ESCH: Do I understand on here
16 that you have -- the deliverable is really what
17 the BCT member is expected to deliver?

18 MR. LARSON: Yeah, a goal or a
19 deliverable. You know, the deliverable could be a
20 signed decision document. You know, the goal
21 could be like close out site, whatever the case
22 may be. Deliverable might not be the best way to
23 name that column. But, yeah, a deliverable or a
24 goal associated with that issue.

25 Do you all want me to try to get

1 some examples of RAB charters or -- RAB cleanup
2 team charters --

3 MR. ESCH: Absolutely.

4 MR. LARSON: -- that would give you
5 some outline, some operating parameters for you
6 all to look at?

7 MS. FLUORNOY: Yeah.

8 MR. LARSON: I'll take that one back
9 on, so that administrative burden is taken off you
10 guys, so you can focus on the technical stuff.

11 MR. GELLER: Again, what's the
12 advantage of -- showing my ignorance here --
13 what's the advantage of a charter for our RAB?
14 Our focus has been, and we discussed this with
15 Mark, that the input from the public is so light
16 that we don't want to restrict anyone from
17 providing any input into that group.

18 MR. LARSON: And we talked about
19 this before. I was suggesting to Mark taking some
20 of the stipulations of the RAB and maybe revise
21 those or reword them so that they could be goals
22 of the RAB.

23 MR. GELLER: Okay.

24 MR. LARSON: Like to solicit
25 additional community members or to actively

1 advertise through the newspaper or whatever. So I
2 was just going to look at that. You know, where
3 other RABs have too many members or too many
4 people that want to participate, and they have to
5 have some criteria to cut off membership, I'll try
6 and turn that around and make that a goal, to
7 support what we see as very small community
8 interest in the RAB program here at Richards
9 Gebaur.

10 MR. ESCH: Considering the amount of
11 people we have out here, do you think you could
12 get Wurtsmith's or one of the RAB charters and
13 E-mail it down here?

14 MR. LARSON: Yeah.

15 MR. HAGELTHORN: I've got one handy,
16 if you want me to send you a charter. In fact, I
17 even happen to have one right here.

18 MR. LARSON: Do you have one?

19 MR. HAGELTHORN: Yeah.

20 MR. LARSON: Well, why don't I take
21 that and I'll try and turn it around based on
22 knowing that there's not a lot of community
23 participation here.

24 MR. GELLER: It's essentially us and
25 the City of Kansas City are the only active

1 members on the RAB. Maybe one community person.

2 MR. ESCH: Yeah, a few people. The
3 hospital administrator here and a few -- just
4 people off the street, some homeowners.

5 MR. LARSON: Did you get anybody
6 from the Calvary Bible School over here or --

7 MR. GOLSON: We did last time.

8 MR. LARSON: You did?

9 MR. ESCH: Yeah, we did. The guy
10 was so burned out on acronyms after that day that
11 we --

12 MR. LARSON: Scared him away.

13 MR. ESCH: We started actively
14 watching our speech so that we didn't burn him out
15 on that.

16 MR. LARSON: Just noting some of
17 these other operating parameters, it sounds like
18 you're going to try and meet on a monthly basis
19 and the RAB is going to meet quarterly. You're
20 going to have a BCT member meeting prior to those
21 RAB meetings. I'm hoping, Mark, this is how you
22 did it, but this is how we'd like to make sure
23 that, you know, the BRAC cleanup team members are
24 given full, open disclosure of information that we
25 receive as far as our sample analysis and --

1 MR. ESCH: Our files are open here.

2 MR. LARSON: -- anything else that
3 comes up. But for you to actively notify Karen
4 and Bob and Glenn and Kris when it's appropriate
5 to.

6 MR. ESCH: I will make every attempt
7 to do that.

8 MR. LARSON: You know, that, "Hey,
9 this RI/FS report came in," or, "Here are some
10 indications from contractor," and just have
11 regular phone and fax interface. And maybe, for
12 those times when it's appropriate, have a
13 conference call between the three of you, if
14 there's some type of decision that needs to be
15 made and the time frame doesn't necessarily meet
16 the quarterly RAB schedule, per se. Do you want
17 me to try and work something like that in, as far
18 as conference calls on an as-needed or monthly
19 basis or something like that? I'll try and do it
20 on an as-needed basis, based on time frames,
21 instead of trying to put a frequency down saying
22 monthly or every two months or something like
23 that.

24 One thing that Mark and I talked
25 about this morning was once this issues list is

1 developed it might be worthwhile if you guys could
2 block out a day and a half or two days' worth of
3 time to actively look at the list, the recommended
4 next step, and decide if that's the right approach
5 and maybe make some suggestions. That could be
6 done through -- that wouldn't necessarily have to
7 be a face-to-face meeting the first go around.
8 You all might have similar enough input that you
9 wouldn't have to have a two-day negotiation
10 session.

11 My other experience with BRAC
12 cleanup team members was once they get an issues
13 list formulated, like at this point, it's good for
14 them just to sit down and hash over where do we
15 stand with RI/FS work, where do we stand with
16 other sampling work. More of an education process
17 for both you and for Bob and for Karen, so that
18 you can get somewhat familiar with the specific
19 environmental initiatives that are going here at
20 the base.

21 So just as a learning experience or
22 a training session, if you will, just to get you
23 all intimately familiar with those details, it
24 might be worthwhile to scope a day or a day and a
25 half, two-day type meeting where you can outline

1 and do a strategy plan for each one of these
2 issues, and maybe take it more than what the next
3 step is, but what are the five steps involved in
4 coming to closure for each one of these issues.
5 It would be a development session or a strategy
6 session.

7 MR. ESCH: On going back to monthly
8 meetings of the BCT, do you have any other
9 suggestions on days that might be good?

10 MR. GELLER: I'd have to get my
11 calendar for that.

12 MR. ESCH: Okay.

13 MR. GELLER: I guess my concern is
14 that -- I'm not opposed to meeting on a monthly or
15 a weekly or whatever is needed basis, but I guess
16 I'm opposed to meeting just for the sake of
17 meeting, if nothing has transpired.

18 My concern is that we can give you
19 suggestions, we can give you input, we can raise
20 our concerns, but if the Air Force does not move
21 from our suggestions in a direction -- you know,
22 we're only there, in a way, to respond. We can't
23 take you and lead you down the path. I can't get
24 funds to clean up the POL yard. I can jump up and
25 down and scream, I can force someone to write an

1 enforcement action that will make you clean that
2 stuff up, but that's not what we're out here to
3 do. We're out here to do it in a cooperative
4 manner and out here to work with you every step of
5 the way, but the Air Force has to take the lead on
6 these activities. We'll provide input,
7 concurrence, recommendations, but it has to be up
8 to the Air Force. You ultimately are the ones
9 responsible.

10 MR. LARSON: It's our property.

11 MR. GELLER: I mean, that's not a
12 surprise that I'm saying that, or I hope it
13 doesn't come as a surprise. But I guess that's
14 what I'm going to be expecting, is that I'll make
15 myself available, we can go into the inth degree
16 of detail, if necessary -- I hope I don't have to,
17 because I think Glenn will be able to do that, or
18 Kris, if necessary. But we're going to expect
19 some response from the Air Force. And they either
20 have to give Mark the time, the staff, or the
21 funds, because we are not going to be happy if we
22 devote the time and the staff to give that level
23 of input and we hear the ain't it awful story from
24 the Air Force, you know, "Sorry, we just can't get
25 all of those things done." Not going to cut it

1 from our standpoint.

2 MR. LARSON: Okay.

3 MR. GELLER: We can't invest without
4 some kind of a return. We'll give you the time
5 and the recommendation, but we want to see a
6 product. That's the way we deal with other
7 private parties, etc. You know, you get in, you
8 get in all the way with us, we'll work with you
9 shoulder to shoulder, but you'd better keep
10 running.

11 MR. LARSON: Yeah.

12 MR. GELLER: I don't know what else
13 to say. We're willing to do that. We're willing
14 to work with you. Is that something that, as the
15 Air Force, can you speak for the Air Force
16 Conversion Agency and say, "Yes, we will provide
17 the resources to Mark, or whoever, to meet that"?

18 MR. LARSON: Yeah, we're trying to
19 support as much as we can. We've been trying to
20 ask for additional billets. Our manpower and our
21 work year commitments are shot at the moment, too.
22 We're still trying to support that. And we're
23 going to try and supplement, you know, like take
24 things off of Mark so that he can devote more
25 towards the technical cleanup aspect of the

1 program instead of the -- you know, take away some
2 of the administrative or managerial items that
3 detract from working some of these cleanup issues
4 or restoration issues.

5 MR. ESCH: I've also asked for
6 travel support from some of the other
7 environmental engineers that are found in the Air
8 Force, to try to help out and come down here.

9 MR. LARSON: Yeah, to tap into --

10 MR. ESCH: Unfortunately, that's
11 going to be voluntary.

12 MS. DAVIDSON: And what would their
13 function be?

14 MR. ESCH: They essentially do what
15 I do, but at some of the larger, active
16 installations. Or are specifically underneath --
17 staff underneath a BEC, like I am. Most of the
18 BECs out there have a staff. I'm one of the few
19 that don't.

20 MR. LARSON: Yeah, I'll commit to
21 that, that we're doing everything we possibly can
22 to add to resources to support the cleanup and the
23 restoration here. Just because of the size and
24 the nature of this program, or the base, Richards
25 Gebaur only qualifies for one environmental billet

1 right now.

2 MR. GELLER: I understand.

3 MR. LARSON: And there's two years'
4 worth of work.

5 MR. GELLER: As you raise the issue
6 of how can we move it faster, we want to be as
7 practical as we can about moving it through the
8 system so that we don't jam up so many projects
9 that we can't identify which one's a priority.
10 That's why I raise that issue.

11 MR. LARSON: But we're also looking
12 to see, when it's appropriate, if the State does
13 have to work here, and Glenn has -- if he has the
14 time available, you know, to help Mark co-work the
15 issues. Or, Karen, if you can get like a ground
16 water expert to come down to help do the analysis.
17 We look for the other agencies to help us move
18 through this process, you know, if the expertise
19 is available, and it sounds like you all are going
20 to try to provide that capability when it's
21 appropriate.

22 I don't have anything more that I'd
23 like to bring up right now. Is there anything
24 that you all want to try and come to agreement on
25 as the BRAC cleanup team? Do you want to try and

1 develop some of the issues right now or --

2 MR. ESCH: Glenn, do you have any
3 issues that you would like to add to that issues
4 task list? We probably ought to kind of work in
5 there. I've got, you know, the ground water issue
6 and I'll try to break that out a little bit.

7 MR. LARSON: As far as this issues
8 list, do you want us to break it up by site or
9 area of concern? Would it be better to look at it
10 from a site perspective? We'll just try and group
11 everything together as far as the individual --

12 MS. DAVIDSON: Got seven IRP sites
13 and 17 areas of concern today?

14 MR. ESCH: That we've looked at or
15 are actively investigating.

16 MR. GOLSON: Compliance sites.

17 MR. ESCH: Yeah, that includes
18 compliance.

19 MR. GOLSON: It does?

20 MR. ESCH: Well, I've got to look at
21 the list again.

22 MR. GOLSON: It doesn't.

23 MR. ESCH: It doesn't.

24 MS. DAVIDSON: What's the difference
25 between an area of concern and compliance?

1 MR. ESCH: Example: Glenn and I go
2 out on a visual site inspection. We go over here
3 to the hangar. We see this 5-foot by 6-foot area
4 where there's grass that doesn't look as healthy
5 as the grass around it. We don't know if there's
6 grubs eating the roots, or whatever, or if there
7 was an active -- or if the gravel that's there --
8 there was just a recent excavation, or if there's
9 an environmental problem. That then becomes an
10 area of concern, or interest, where maybe we need
11 to look at this, look at the records, see if there
12 was anything done there. Looks like it's next to
13 a doorway, so maybe somebody opened a door and
14 just threw some stuff out there.

15 Then we need to sit down and agree
16 on what type of samples do you believe need to be
17 taken out here. Obviously something at the
18 surface. Something is impacting the roots. Maybe
19 something a little bit further on down. See if
20 anything migrated. And maybe a soil gas to see if
21 it might be some sort of gaseous vapor that is
22 coming up through there that might be affecting it
23 adversely. Something of that nature. Once those
24 samples then identify it, then we start lumping
25 into categories --

1 MS. DAVIDSON: I understand the
2 areas of concern. I don't understand the
3 difference between that and a compliance area.

4 MR. ESCH: Compliance area would be
5 like removing an underground storage tank, just
6 the process of removing it and closing it, as
7 opposed to something that you knew was a site that
8 you had to clean up. We've got a couple of tanks
9 out there that have had monitoring and everything
10 on that. And one of the policies of the Air Force
11 is to remove all of the inactive underground
12 storage tanks and -- because we believe it's a
13 liability and we don't want the new owners to have
14 this tank and say, "Oh, well, the Air Force did
15 all of this contamination."

16 MR. LARSON: So those categories of
17 projects that are non-IRP, but are driven by
18 compliance, are called closure-related compliance
19 projects, versus an area of concern is like
20 something that comes up based on a VSI or --

21 MR. ESCH: Something we don't know
22 where to categorize.

23 MR. LARSON: And a couple of those
24 have come up from your walk-throughs for like the
25 license that's coming up.

1 MR. ESCH: Well, really, a lot of
2 that is broken out because we've got funding
3 coming from two separate sources and that's how we
4 kind of track it. It's just the Air Force's way
5 of figuring out funding.

6 MS. DAVIDSON: Do you have any
7 compliance issues that are not underground storage
8 tanks? Or NPDES permits?

9 MR. ESCH: We probably --

10 MR. LARSON: Yeah, you do. Hold on.

11 MR. ESCH: Yeah, we do. I have to
12 go back to that list.

13 MS. DAVIDSON: Well, I can talk to
14 Glenn later, too, if it's going to hold us up
15 here.

16 MR. ESCH: Off the top of my head I
17 can't think of --

18 MR. LARSON: Right now, in '95, the
19 projects we have validated, and as of Thursday
20 last week, are funded.

21 MR. ESCH: An example would be the
22 POL yard. That's a compliance-driven rather than
23 an IRP-driven site, because it doesn't qualify as
24 an IRP site. IRP was generated under CERCLA.
25 CERCLA has a petroleum exclusion clause. There's

1 no BETX out there, so we can't even narrowly throw
2 it in there, because there's no CERCLA listed
3 waste out there, so we have to throw it into the
4 compliance category. If we had kept it in the
5 CERCLA, the health risk out there said there's no
6 health risk to workers, so it got thrown over
7 against Missouri's solid waste law, which states
8 that anything larger than 50 cubic yards would be
9 considered a landfill unless you clean it up.
10 Goes in line with a recent judge's decision.

11 MR. LARSON: The way we track money
12 and the way we're funded in our BRAC account is
13 that we have IRP money, installation restoration
14 program money, to support the cleanup and the
15 restoration program, versus compliance money. The
16 fiscal program is what drives us to track money
17 that way. So the way we define it is if it's
18 CERCLA-driven then it falls into the IRP and it's
19 paid for by the IRP money. If it's --

20 MS. DAVIDSON: Which is under DSMOA?

21 MR. ESCH: DERA.

22 MS. DAVIDSON: DERA?

23 MR. LARSON: DERA. Or DERP. Yeah,
24 I think it's under DERA. Our BRAC account, they
25 actually cut out money from the DERA and realigned

1 it to the BRAC account to support the installation
2 restoration projects. They also use some other
3 type of -- they've cut out from an O & M account,
4 an operation and maintenance account, and they
5 decreased that to support our BRAC account as far
6 as compliance goes. So if it's CERCLA-driven then
7 it's paid for out of the DERA BRAC account. If
8 it's compliance-driven it's paid for out of the O
9 & M BRAC account.

10 MR. ESCH: One of the things that
11 drives that is Congress' requirement for the Air
12 Force to report what it's spending against the IRP
13 program.

14 MR. LARSON: Karen, do you send a
15 report to Congress?

16 MS. FLUORNOY: Yes.

17 MR. LARSON: So this would be
18 similar. DOD has to do a similar report. We
19 report everything based on what is paid for out of
20 the DERA account and the BRAC portion of the DERA
21 account.

22 MS. FLUORNOY: Kris, it's sort of
23 like in our program how we have remedial dollars
24 versus enforcement dollars versus removal dollars.
25 I mean, ours is all cleanup, but we have pots.

1 And they have pots, too. So that's kind of how it
2 relates to what we do.

3 MR. LARSON: But, see, like a tank
4 project that's CERCLA-driven would be paid for out
5 of this one pot. If it's a tank project that's
6 because of a state regulated program then we take
7 it out of the compliance pot. So, even though
8 they're both tank projects, they're paid for out
9 of the two different pots of money.

10 MS. DAVIDSON: Is it preferable to
11 pay out of one or the other?

12 MR. LARSON: No. Not at this stage.
13 Right now they're equally --

14 MR. ESCH: For us, no. I'm going to
15 qualify that.

16 MR. LARSON: We can transfer across
17 those two accounts.

18 MR. ESCH: Because for active Air
19 Force it may be. Congress may decide to fund one
20 rather than the other a little bit more, and so
21 some of the major commands decide that, well,
22 we're going to kind of color it this way because
23 we've found this type of contaminant here, or
24 we'll try and color it this way because we've
25 found this type of contaminant here, but in order

1 to meet the requirements of the regulations.

2 MR. LARSON: The good thing about
3 our money, though, is that when the DERA and the
4 O & M money is turned into BRAC it's no-year and
5 no-color money. So it doesn't expire at the end
6 of the fiscal year and we can move money between
7 the accounts. So if we see that we need more
8 money in the restoration side of a base we can
9 transfer the money from the compliance account
10 into the restoration account. So we have total
11 flexibility. It's no-year/no-color money.

12 MS. DAVIDSON: Does our 1-1/2
13 percent come out of both pots?

14 MR. LARSON: No. Your DSMOA money
15 comes out of --

16 MR. ESCH: IRP.

17 MS. DAVIDSON: IRP?

18 MR. LARSON: Yeah.

19 MR. ESCH: Right now. But my
20 understanding is they're trying to work issues
21 where it comes out from both. From both pots.

22 MR. LARSON: I think it's probably
23 skimmed off the top of the initial DERA account.

24 MR. ESCH: Otherwise --

25 MR. LARSON: The 1 percent for

1 active bases and the 1-1/2 percent for the closure
2 bases. So that's skimmed right off the top of the
3 DERA account. Then the DERA gets transferred into
4 BRAC money for closure bases and it remains as
5 DERA money for the active military bases.

6 MR. ESCH: Right now, really, that
7 IRP money, or that money that's coming from the
8 Corps of Engineers out of the Washington office,
9 really only goes towards those seven sites that
10 are in the IRP program.

11 MR. LARSON: No. That's not true.

12 MR. ESCH: Well --

13 MR. LARSON: For closure bases it's
14 to support not just IRP but for closure related
15 compliance, is the agreement. It's not in writing
16 yet, but that's the agreement.

17 MR. ESCH: Okay. In the DSMOA
18 that's how it's written. That's going to get
19 cleared up.

20 MR. GOLSON: Can I ask a question on
21 the responsibility of the BCT?

22 MR. LARSON: Sure.

23 MR. GOLSON: The BCT will arrange
24 priorities and review every project, every
25 activity, really, that's related to the

1 environmental issues?

2 MR. LARSON: Yeah. I'm hoping that
3 you will identify all the different issues that
4 require a decision, and then agree on what can be
5 handled in-house by Air Force or what issues
6 really need to be addressed as a full BRAC cleanup
7 team issue.

8 MR. GOLSON: How far does that BRAC
9 cleanup team go in relation to relaying
10 information to the contractor in preparation of a
11 scope of work? Does the BRAC cleanup team decide,
12 okay, we have this site, here's what all three of
13 us agree should be done, now let's relay that
14 information to a contractor and expect to see back
15 a scope of work which reflects their decisions?

16 MR. LARSON: I think that can be
17 done on a case-by-case basis where the BRAC
18 cleanup team can decide if it really is a -- you
19 know, I think that's an issue that needs to be
20 discussed within the BRAC cleanup team and you all
21 formulate and come to agreement. So I guess it
22 would be a BRAC cleanup team decision on how you
23 want to develop a statement of work for a
24 contractor, because that's an issue that's going
25 to accelerate the cleanup or accelerate community

1 reuse.

2 MR. GOLSON: Absolutely.

3 MR. LARSON: And I think that's
4 important that that be brought up as a BRAC
5 cleanup team issue, at least to solicit the input
6 to see if -- is this the best way, is this really
7 going to answer the question on what it's going to
8 take to close a site or to transfer the property.

9 MR. GOLSON: I think that's an
10 important aspect of the BRAC closure team. A case
11 in point are the four scopes of work that are
12 currently on my desk from Dames & Moore. Pretty
13 much none of those are acceptable. And none of us
14 had any input, as far as up front, on the
15 statement of work to the contractor.

16 MR. LARSON: Okay.

17 MR. GOLSON: And I think the BRAC
18 closure team as a group -- now, see, it will have
19 to be bounced back and forth to the contractor for
20 another revision and whatever. If that statement
21 of work could have been agreed upon --

22 MR. LARSON: And reviewed up front.

23 MR. GOLSON: -- from the beginning,
24 then maybe only one draft and a final scope of
25 work from the contractor and he'd be ready to go.

1 MR. LARSON: Well, hopefully some of
2 the decision process is accomplished during that
3 peer review period, that meeting in January or
4 February, that one-day meeting where you're trying
5 to outline a strategy for environmental projects
6 for the base over the next year or so.

7 MR. ESCH: EPA and the State wasn't
8 able to come down there on that one.

9 MR. LARSON: If you're at a stage
10 where you have a disagreement about the statement
11 of work then now's the time to go ahead and see if
12 you can come to an agreement on what it's going to
13 take to, you know, to agree to a statement of work
14 so that you can accelerate cleanup and transfer
15 the property.

16 MR. ESCH: Very often, on those
17 statements of work, they're developed by a
18 contractor in San Antonio.

19 MR. GOLSON: Why? I mean, they're
20 too far removed from the process to actually have
21 a good knowledge of what's happening here.

22 MR. LARSON: Yeah, on the specific
23 issue here in Missouri. But at least it's a straw
24 man or a draft that you can start working from to
25 plagiarize.

1 MR. GOLSON: So even if AFCEE
2 develops a statement of work it has to come up
3 here first before it's submitted to the
4 contractor? And then the BCT can take that
5 statement of work from AFCEE and overrule it or
6 refine it?

7 MR. LARSON: AFCEE is our service
8 agent, so we can direct them, you know. They're
9 not the ones calling the shots. It's the BRAC
10 cleanup team that's calling the shots.

11 MR. GOLSON: Okay.

12 MR. ESCH: Over the next few months
13 the plan is to have the BRAC cleanup team author
14 again the BRAC cleanup plan. So we're going to be
15 working in our next few meetings, I guess, to try
16 to update this cleanup plan and get it in line
17 with what we really want to do.

18 MR. LARSON: By doing the update to
19 the BRAC cleanup plan you're going to develop your
20 strategy.

21 MR. ESCH: It's going to include all
22 the 1996 projects in there and how we plan to hit
23 these sites that we have, etc.

24 MR. LARSON: Well, Mark, why don't
25 you and I take a look at it. We'll look at the

1 BRAC cleanup plan tomorrow and maybe come up with
2 a sequence of what sections within the BRAC
3 cleanup plan, you know, by providing initial
4 updates that you know of as the Air Force
5 representative, and provide those to Karen and to
6 Bob and to Glenn and Kris as needed, you know, to
7 come up with a strategy.

8 MR. ESCH: Anybody else have
9 anything?

10 MR. LARSON: I don't know. Did you
11 all think this was worthwhile to come out and talk
12 about this?

13 MR. ESCH: I have one thing I need
14 to talk about real quick. I invited Glenn up here
15 earlier to sit in one of the contracting meetings
16 where they pre-scope the thing before they set out
17 the work plan. I think that's where he's coming
18 from there, where we need to get the State or EPA
19 involved early in the process.

20 They've proposed running a bio-cell
21 out there at the POL yard. Unfortunately, their
22 proposal with bio-cell throws it into the Missouri
23 clean fill requirements, because we'd planned to
24 take whatever we got out of this bio-cell and
25 place it back at the site, landscape it and sod

1 it, seed it and everything else. And, to my
2 knowledge, and to some of the other people's
3 knowledge down at the Air Force Center for
4 Environmental Excellence, there's not very many
5 bio-cells that have achieved 25 parts per million
6 total petroleum hydrocarbons. So that throws us
7 back into the initial land farming operation,
8 which the contractor didn't want to do.

9 And I called up some technical
10 experts down there and we found out and discussed
11 one of the projects that they had done, why it
12 didn't work, and this particular contractor
13 basically did not turn the soil often enough so
14 that the oxygen can get in there and make the
15 microbes live. They also put on fertilizer, which
16 burned out the microbes and killed them off in the
17 top layer. And, again, they didn't mix it up.
18 And they kept the land farming operation way too
19 wet, so it eventually drowned the microbes. So
20 they never did see a whole lot of cleanup
21 activity.

22 And I've confirmed that those things
23 that they did out there, with someone that has 31
24 papers that has been written in biology, and 33
25 years of experience in a research laboratory, you

1 know, this is what they did wrong. If we want
2 them to do a landfill operation out here, we've
3 got to make sure that they do it right.

4 MR. LARSON: So what's your
5 question?

6 MR. ESCH: Well, we're going to try
7 and go back in this proposal and have them redo
8 that proposal.

9 MR. LARSON: So that they're doing
10 the proper spading and the proper --

11 MR. ESCH: So they do the proper
12 spading, the proper turning --

13 MR. LARSON: Moisture content.

14 MR. ESCH: -- proper moisture
15 content --

16 MR. LARSON: Proper fertilization
17 and spading.

18 MR. ESCH: Right.

19 MR. GOLSON: We're getting into a
20 specific issue here which I don't think this
21 meeting is prepared to --

22 MR. ESCH: Well, I just needed to
23 update people on what's going on out there.

24 MR. LARSON: As far as the land
25 farming goes.

1 MR. ESCH: As far as the land
2 farming operation. Basically, my comments are
3 going to be to try it again with another proposal,
4 but basically we're looking at land farming.

5 MR. LARSON: What's this bio -- what
6 is it called?

7 MR. ESCH: Bio-cell. Essentially,
8 they unearth the old soil, they move it to a new
9 location, and then they do land farming at that
10 location.

11 MR. LARSON: At the location. But
12 Missouri regs preclude you from replacing the soil
13 back unless you hit the 25 parts per million --

14 MR. ESCH: You also throw in one
15 other thing. Now you're taking the stuff out of
16 the ground. Once you take it out of the ground a
17 whole new set of regulations apply to it.

18 MS. DAVIDSON: You're sure it's just
19 TPH you're dealing with there? Have you
20 adequately sampled?

21 MR. ESCH: Forty-some-odd samples
22 out there, just one report. I don't know what the
23 other ones were, but they also sampled -- the full
24 gamut. There's probably fewer out there. There's
25 probably twenty on those. You've got all the

1 volatiles, all the semi-volatiles, priority metals
2 -- I don't think they missed anything. Maybe one
3 or two didn't sample pesticides or something along
4 in that nature.

5 MR. LARSON: What are you
6 recommending, Mark; that you revise the statement
7 of work to ensure that the proper land farming
8 techniques are undertaken? What's your question
9 still?

10 MR. ESCH: Well, I'm just pointing
11 out that we've got that proposal in and our
12 comments back are going to be "This proposal is
13 not going to work," and we need to go back to the
14 land farming which was initially suggested by
15 MDNR.

16 MR. GOLSON: My point here, Michael,
17 is that the BRAC cleanup team could have shortcut
18 this. That's my point here.

19 MR. LARSON: By reviewing --

20 MR. GOLSON: By reviewing the
21 statement of work up front and bringing in experts
22 in this field and finding out will this work or
23 won't it work.

24 MR. ESCH: Basically, we got
25 bamboozled.

1 MR. LARSON: Well, then that sounds
2 like a regular item that the BCT should address,
3 you know, to look at the statements of work. Have
4 the BRAC cleanup team members or their
5 representatives review the statements of work.

6 Mark, is there anything of an
7 immediate nature that you need to address with
8 Karen and Bob?

9 MR. ESCH: Not that I know of. The
10 work plans are the last thing that this
11 contractor's working on getting done.

12 MR. GOLSON: Michael, I'm curious,
13 has the issue of BETX come up at all in any of
14 these other bases? CERCLA has, of course, the
15 petroleum exclusion.

16 MR. LARSON: Uh-huh

17 MR. GOLSON: BETX, if I'm correct,
18 is considered carcinogenic.

19 MR. LARSON: I think so.

20 MR. GOLSON: JP-4 has BETX in it,
21 right?

22 MR. LARSON: I don't know.

23 MR. GOLSON: Look at the EPA report.
24 So it hasn't come up, I assume.

25 MR. LARSON: BETX is not identified

1 as a contaminant at our IRP sites.

2 MR. ESCH: For the record, benzene
3 is a known carcinogen. The other components are
4 suspected carcinogens, correct?

5 MR. GELLER: Right.

6 MR. LARSON: So what's your
7 question?

8 MR. GOLSON: My question is: Does
9 BETX fall under the petroleum exclusion?

10 MR. LARSON: I don't know. I'm not
11 that fluent.

12 MR. GELLER: Generally, the way the
13 other sites have been looked at, is although under
14 a Superfund cleanup you do not look at petroleum,
15 there is the petroleum exclusion, our past
16 experience in looking at Department of Defense
17 sites, and with DERA funds, it was to look at
18 hazardous substances, which does include petroleum
19 substances. My understanding is Defense is
20 allowed to look at petroleum releases with DERA
21 funds. And definitely with BRAC funds.

22 MR. LARSON: Oh, yes.

23 MR. GELLER: So the issue, from our
24 standpoint, is moot. It is a contaminant here and
25 we need to look at cleanup levels and get it

1 addressed. And we're suggesting -- at least Karen
2 and I suggested last time, if there's questions
3 about what those levels are, that we're prepared
4 to proceed forward with risk-based cleanup levels
5 so we can get on with the cleanup. That's what
6 we're pushing for. I don't know whether -- Glenn,
7 if there's still a question that you have in there
8 that --

9 MS. FLUORNOY: Those are being
10 addressed at other sites across the country,
11 because I specifically asked that question of my
12 counterparts about a month ago when we had a
13 meeting.

14 MR. LARSON: So I guess, to answer
15 your question, that exclusion doesn't apply to
16 Richards Gebaur.

17 MR. GOLSON: Going to discuss any of
18 the CERFA categorization?

19 MR. LARSON: Well, I guess from some
20 of the lease process there's been differences on
21 -- Mark has gone ahead and he has considered what
22 he would want to do to recategorize the property,
23 and he's stated that within some of the
24 Environmental Baseline Survey Supplementals, the
25 EBSS, without consulting or giving the BRAC

1 cleanup team members an opportunity to look at
2 some of the analysis results.

3 So, talking it over, I think for any
4 property reuse actions right now we'll report the
5 CERFA categorization as it's listed in the
6 Base-wide Environmental Baseline Survey report
7 that was issued for Richards Gebaur in December of
8 '93. But the end goal of the BRAC cleanup team
9 process is to categorize the properties to the
10 point where we're able to deed transfer the
11 property. So that's an end goal.

12 And I would encourage you all as,
13 you know, certain analysis gives you enough
14 information, that you can recategorize a parcel of
15 property to the point where it might be able to be
16 deed transfer. You know, if you can accomplish
17 that goal right then and there, then accomplish
18 it, instead of waiting until we get the transfer.
19 And that way, Bob, I guess it meets your State
20 goals, because if you can announce, especially to
21 the community and to the RAB members that, "Hey,
22 from our analysis results and our BRAC cleanup
23 team results we've been able to upgrade the CERFA
24 categorization to the point where we can deed
25 transfer the airport," you know, that kind of word

1 is going to get out and might help to --

2 MR. ESCH: Earlier on I had slightly
3 different guidance from DOD when I was putting in
4 those CERFA categorizations. And in the future
5 that's definitely going to be agreed to among us
6 before that gets into these documents.

7 MR. GELLER: That's in accordance
8 with the policy that has been drafted by Olson or
9 whoever; right?

10 MR. LARSON: Yes.

11 MR. ESCH: In recent days, yes.

12 MR. GELLER: Okay. And I guess we
13 would like to see that same concept pursued in any
14 of these licenses. I know you're not committing
15 -- or you're not required to provide those kind of
16 time frames, but we would hope that the goal in
17 doing any license or leasing is to do the same
18 thing; is to try to get it to the point that it
19 can be ultimately transferred and deeded.

20 MR. LARSON: Yes.

21 MR. GELLER: So as much time --
22 we're going to request as much time as possible in
23 any of those notifications to lease.

24 MR. LARSON: That's why, you know,
25 because of the leasing turnaround times that we've

1 been asked for lately, we're going to be hard
2 pressed, you know, unless we have a CERFA 1
3 categorization that you can all agree to right
4 now, you know, that's just been mowed grass out
5 there, where you're going to be able to say that,
6 yes, we have concurrence on that, that we would
7 just report what's in the Base-wide Environmental
8 Baseline Survey for right now and not try and
9 change the CERFA categorization unless it really
10 affected the reuse.

11 You know, if we had a CERFA 7
12 property that wanted to be reused as a day-care
13 center, you know, we don't want kids running
14 around on an IRP site or whatever, or because of
15 the lead-base paint or whatever the reason is,
16 then it's appropriate maybe to address it. But go
17 ahead and maybe steer the CERFA categorization for
18 the lease and the short-term reuse operations as
19 needed. Don't necessarily have to come to a
20 concurrence on CERFA categorization before we do a
21 lease or a license or a permit, but definitely --
22 even though it's going to be a requirement for
23 transfer. I mean, because you don't have to come
24 to agreement until the transfer process, is it
25 worth investing a lot of time and energy in coming

1 to agreement on the CERFA categorization for a
2 lease?

3 MR. GELLER: I guess our
4 recommendation -- I'm not sure of your question,
5 therefore I can't agree with you.

6 MR. LARSON: Okay.

7 MR. GELLER: I guess what I would
8 state is that we would agree that you should not
9 be changing categories in order to lease it,
10 unless you have data or some evidence why you're
11 proposing to change it.

12 MR. LARSON: With enough time for
13 you to guys to look at that and come to agreement.

14 MR. GELLER: Right. You may want to
15 clearly recognize in those leases what that
16 category is. I'd rather not have you directing
17 anything, because as you try to back up on those
18 and look -- when you get ready to transfer you're
19 going to look at those past leases --

20 MR. LARSON: Right.

21 MR. GELLER: -- and there should be
22 no mistake about what category the property is.
23 And the only way to change the category is through
24 additional information.

25 MR. LARSON: Right.

1 MR. GELLER: Whether it's from
2 files, from data, from whatever.

3 MR. LARSON: But, you know, by the
4 same token, MDNR did not provide concurrence on
5 the CERFA determinations to begin with. So you're
6 essentially starting at ground zero.

7 MR. GELLER: Right.

8 MR. LARSON: Legally, I guess you're
9 not. But the right thing to do is that -- MDNR
10 did not provide concurrence on it and therefore
11 you're going to have to address CERFA
12 categorization for transfer when a transfer
13 request comes in.

14 MR. ESCH: From our seat it looks
15 like to you everything is category 7.

16 MR. GELLER: Well, I guess to save
17 some problems down the road, I think that should
18 be revisited, because there are some areas where
19 we raised some issues that I think need to be
20 resolved, and let's identify what that CERFA
21 category is. Because any time you try to lease it
22 you're going to refer to it as whatever the Air
23 Force wrote in the SEBS, and we're going to
24 disagree with that. So I guess my preference is
25 let's continue to work on those categories where

1 MDNR disagreed with the categorization. It wasn't
2 base-wide; there were only a few areas that we
3 specifically disagreed with the designations. And
4 I would hope that we could work to resolve those
5 and come up with an agreeable number.

6 MR. ESCH: Some of that -- actually,
7 a majority of it was from the errata sheet that I
8 had written. And Glenn then had incorporated some
9 of that errata sheet back into his comments.

10 MR. GELLER: We're not actually
11 arguing with the Air Force, we just want to come
12 to agreement in the document that says it is "X"
13 category.

14 MR. LARSON: As far as what was of
15 record as of December 1993 in the Base-wide
16 Environmental Baseline Survey.

17 MR. GELLER: You're not prohibited
18 from revising that SEBS at any time as you gain
19 new information. And the errata sheets may have
20 been the factor to revise those categories. Is
21 that true?

22 MR. LARSON: Mark is the only one I
23 know that put an errata sheet in, you know, based
24 on what was published at least in their December
25 report. What they're trying to devise right now

1 is an on-line EBS system that will be available to
2 all of us on our computer network within the Air
3 Force Base Conversion Agency, and then based on
4 BRAC cleanup team decisions they want to upgrade
5 information in the baseline survey based on
6 additional sampling results, etc., etc., and/or if
7 they can come to agreement on changes in CERFA
8 property categorizations, then once you guys agree
9 to that, it comes up to headquarters, quote,
10 unquote, for approval, or essentially through
11 myself and my program manager, Teresa Pullman, you
12 know, and then we put our little checkmark in, and
13 then it's approved within the computer system. So
14 that you all have a living, active document that's
15 up to date with your current decisions.

16 So I guess the first step for the
17 Richards Gebaur one is agreement on the errata
18 sheet and/or a decision on, you know, the
19 suggestions that you made within the errata sheet.

20 Glenn, are you familiar with the
21 specifics or -- you guys been working the
22 specifics, Mark?

23 MR. ESCH: To some degree, yeah.

24 MR. LARSON: Okay.

25 MR. ESCH: I think I've got one of

1 those -- I think I responded to that one.

2 MR. LARSON: We'll look at that
3 tomorrow and try and include that as an issue.
4 Karen, did you want to add anything before we
5 break?

6 MS. FLUORNOY: No.

7 MR. ESCH: Wrap up?

8 MR. LARSON: I'm glad I got a chance
9 to meet with you all. I hope this helps to move
10 the process a little farther along, and that we
11 can try to make Richards Gebaur a model example,
12 especially from the size of the program. The Air
13 Force is fully committed to do our job under the
14 law to meet CERCLA, but also takes -- you know,
15 under our base closure process, it's really to
16 accelerate the cleanup and accelerate the turnover
17 of the property back to the communities and try to
18 best work with the agency so that we can meet all
19 of our goals.

20 MR. GELLER: Let me briefly ask, as
21 kind a summary maybe, the next step to where we
22 head. What are the things that we can be looking
23 at in our next BCT meeting, or whatever it is.
24 From my understanding, assuming our next meeting
25 would be sometime in January, we could expect to

1 see community relations plan, is that correct?

2 MR. HAGELTHORN: Yes.

3 MR. GELLER: And that obviously
4 would be a topic of discussion. What we would
5 hope to also see would be a list of -- maybe
6 expanding this list (indicating) with all the --
7 I'm going to say site specific, whatever we're
8 going to call them, those areas of concern, IRP
9 sites, compliance issues. I think that's
10 something we specifically had asked for in the
11 past, is a comprehensive list. And then I guess
12 my request would be to revisit the categories of
13 properties and determine -- let me rephrase that.
14 We'll take a look at the errata sheet and see if
15 we can finalize some of those discussions and
16 concur with the recommendations that Mark has
17 provided.

18 MR. LARSON: Okay.

19 MR. GELLER: The one other thing
20 we'll be asking for is, in general, some schedules
21 on -- I'm going to go back to the Air Force once
22 again -- providing us with schedules of when you
23 plan to address some of these things as a first
24 shot, your first recommendation of how you would
25 prefer to address these site-specific areas as far

1 as throwing funds at them, whether it's to address
2 them for characterization, remediation, etc. I
3 guess I'm basically asking any place that deals
4 with environmental issues, we want to know where
5 you're spending those bucks, and we'd like to
6 hopefully agree that those are reasonable,
7 necessary and appropriate.

8 MR. ESCH: Okay.

9 MR. GELLER: The other thing would
10 be listing out maybe the priorities of the parcels
11 that you expect to transfer. That may have to be
12 a best guess, but I can imagine that Garey Reeves
13 can give you some insight, whether it's just
14 taking a strip of hangars and saying "That's the
15 next area we are going to transfer," and trying to
16 match that to the list of areas of concern and
17 identifying which of those overlap, and deciding
18 what needs to be done so that those things could
19 be hopefully -- my first request is that they be
20 transferred and deeded to whoever, rather than
21 just leased.

22 MR. ESCH: I would say that the
23 strip of hangars would be where your economic
24 development for the community would focus.

25 MR. GELLER: So there should be no

1 surprise then. We should be working on
2 identifying whatever outstanding issues are up
3 there, what are the CERFA categories, because
4 you're going to refer to every one of those things
5 as you try to lease it or transfer it.

6 MR. LARSON: Yeah, the two big users
7 here are KCAD and the Marine Corps, so anything
8 that would steer the property towards deed
9 transfer for the KCAD use of facilities or the
10 Marine Corps use of facilities would be best.

11 MR. ESCH: Another thing would --

12 MR. LARSON: And I don't even know
13 if it's needed for Marine Corps, because it's DOD
14 to DOD. But it's certainly the right thing to do.

15 MR. GELLER: They push as hard as
16 the City, so we can assure you it's looked at the
17 same way from our standpoint.

18 MR. ESCH: One of the things we're
19 looking at is starting kicking in the revisions
20 back into the BRAC cleanup plan that we have to
21 have to OSD by -- March is it? Or what's their
22 date on that now?

23 MR. LARSON: The last I heard, which
24 was about four or five months ago, is that they
25 were looking to have a BRAC cleanup plan revision

1 in place for all bases by June. So that means
2 probably starting to address, you know, the six or
3 seven chapters, or six or seven sessions of the
4 BRAC cleanup plan, one per month. So you might
5 want to consider doing a rewrite or doing a review
6 or coming up with a strategy of what revisions you
7 can make to those chapters, one a month.

8 MR. ESCH: I think I saw a slide of
9 the -- I think last BEC meeting it was March, that
10 at least our version of the BCP at that point
11 needs to go up to Washington.

12 MR. LARSON: By March?

13 MR. ESCH: By March. I can pull out
14 the --

15 MR. LARSON: I haven't seen that.

16 MR. GOLSON: Is the BCT interested
17 in current scope of works that are under review?

18 MS. FLUORNOY: Review all of them.

19 MR. ESCH: Like everybody to review
20 them.

21 MR. GELLER: Well, yes, I need to
22 see your comments, if you've reviewed them. We've
23 not seen your comments.

24 MR. GOLSON: I just finished them
25 yesterday. I have a quick list, but I have them,

1 yeah.

2 MR. LARSON: I'll make you all a
3 copy. These are the approved projects for '95
4 right now.

5 MR. ESCH: One of them has been
6 dropped out. That would be the POL yard,
7 continued ongoing remediation, because in the
8 package that we had they're going through
9 completely all the way to closure on that.

10 MR. LARSON: So we need to put a
11 substitute project in or what? This 150-K
12 project?

13 MR. ESCH: Yeah, the 150-K. So it
14 kind of just drops off the books.

15 MR. LARSON: Well, then what's
16 recommended then for the POL yard remediation
17 then?

18 MR. ESCH: That's what they're
19 doing. They're taking it all the way to closure.

20 MR. LARSON: Oh, okay. So the
21 current LTO -- this one was for that new
22 technology that's been proven not to work; the
23 95-6002?

24 MR. ESCH: Let's see.

25 MR. LARSON: Another thing I'd like

1 to mention, too, is --

2 MR. ESCH: Yes.

3 MR. LARSON: -- looking at the
4 issues or whatever, in supporting that peer
5 review, that's going to happen probably in the
6 January or February time frame.

7 MR. GELLER: Right.

8 MR. LARSON: So that's just
9 something to keep in mind. We haven't heard
10 anything from AFCEE on a proposed time frame or
11 location.

12 MR. ESCH: We had something at the
13 BEC meeting.

14 MR. LARSON: What did they say?

15 MR. ESCH: They talked about going
16 over about six different weeks and then scheduling
17 in various time frames. And they're going to try
18 to do this by video conference, if you can imagine
19 that, with BCT on one end out here and AFCEE
20 members out there.

21 MR. LARSON: Where do I get to
22 travel to; here or down to San Antonio?

23 MR. ESCH: We'll see how that goes.

24 MR. GELLER: From the State's
25 standpoint, I guess we will commit to attending

1 those meetings and provide -- we think it's
2 helpful if we can provide those comments
3 firsthand, if you're asking for the State's input.
4 The one request we have is that you give us as
5 much advance notice --

6 MR. LARSON: Yeah, if you have to
7 travel.

8 MR. GELLER: Because there's just no
9 way, unless you give us at least a few weeks, to
10 get out. And the preferred way to is to send a
11 letter requesting attendance at a specific meeting
12 or something.

13 MR. LARSON: They always do that.
14 And I'll bring that issue back, too, because you
15 need at least, prefer to have at least 30 days'
16 notice.

17 MR. GELLER: Yeah, recognizing they
18 can't always give us that, but if you really want
19 us there that's the request that we'd make. And
20 we'll try to make it. Even Karen may be able to
21 attend if you give enough advance notice, right?

22 MR. LARSON: How much advance notice
23 do you need, Karen?

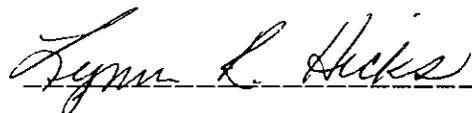
24 MR. GELLER: A replacement. Just
25 send a temporary replacement.

1 MR. LARSON: Shall we call it an
2 afternoon?

3 MR. ESCH: I think we're paying
4 overtime on our steno.

5
6 CERTIFICATE

7
8 I, LYNN R. HICKS, a Certified Shorthand
9 Reporter in and for the State of Kansas, do hereby
10 certify that I appeared at the time and place
11 first hereinbefore set forth, that I took down in
12 shorthand the entire proceedings had at said time
13 and place, and that the foregoing constitutes a
14 true, correct, and complete transcript of my said
15 shorthand notes.

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18 Lynn R. Hicks, CSR
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