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MCRCO KANSAS CITY  
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MINUTES FOR SIXTH BASE REALIGNMENT AND CLOSURE CLEANUP TEAM MEETING  
HELD 5 APRIL 1995 KANSAS CITY MO  
4/5/1995  
RICHARDS GEBEUR AIR FORCE BASE



DEPARTMENT OF THE AIR FORCE  
AIR FORCE BASE CONVERSION AGENCY

5 April 1995

OL Q AFBCA  
15471 Hangar Road  
Kansas City, MO 64157-1220

SUBJECT: BRAC Cleanup Team (BCT) draft meeting minutes, 5 April 95

1. The sixth BCT meeting for OL Q, AFBCA was held at 15471 Hangar Road, Kansas City, MO on 5 April 1995 at 1:00 p.m. in the conference room. Mr. Mark Esch, BRAC Environmental Coordinator, OL Q, AFBCA, facilitated the meeting. BCT members, Mr. Bob Geller, MDNR, and Mr. Bob Koke, USEPA, were present. Mrs. Marilyn Kubler, S&C Advertising and Public Relations, was also present.

2. The March minutes were approved.

Mr. Geller inquired about the Information Repository in Item 5 of the February minutes. He asked that Mr. Esch provide the BCT with a list of documents that are on file and where the information repository is located. Mr. Esch responded that all IRP reports are in the repository. Letters, replies to letters, agreements, or action decisions, need to be added to the repository in Mr. Esch's office. Mr. Geller said that the information repository should be updated quarterly and copies of BCT and RAB minutes, news releases, and newspaper clippings should also be available to the public in the repository. Mr. Esch agreed.

Mr. Koke responded to the comments in the March minutes referring to the unresolved comments from Ms. Flournoy regarding the drainage pond. She indicated to Mr. Koke that her comment was in reference to the drainage pond, not historical IRP reports as previously understood. USEPA has no outstanding comments on the drainage pond at this time. The BCT closed this issue (#5).

3. Mr. Esch escorted the group on a walking tour to view an above ground storage tank, AOI UST 901 A. Based on the data Mr. Esch presented to the BCT members, they agreed that Issue #23 was closed.

4. Jacobs Engineering has begun collecting documents for the groundwater study. A time frame for a report should be available

to the BCT at the May meeting. The BCT would like to have Jacobs present the findings in the report to the BCT and be available to answer questions regarding the report.

5. The BCT agreed to have S&C furnish a POL fact sheet. The community relations contract calls for two fact sheets. One fact sheet has been drafted regarding the environmental cleanup process.

6. The BCT discussed the next RAB meeting. It was agreed that an informal presentation should be given on bioremediation. Mrs. Kubler will coordinate the meeting agenda with Mr. Esch and Mr. Powell, RAB co-chairman. A paid ad announcing the meeting and topic will be placed in the local newspapers.

7. The Open House scheduled for 29-30 July was discussed. Mrs. Kubler is coordinating this event. A planning meeting will be held soon. Invitations to attend this meeting will be sent to the United Sports of America, Jacobs Engineering, Black & Veatch, Dames & Moore, MDNR, EPA, and the Air Force.

8. Item #33 on the BCT Issues List regards the underground storage tanks. Mr. Glenn Golson, MDNR, will be working with Mr. Esch on this issue in the near future. They will have a report for the May BCT meeting.

9. The BRAC Cleanup Plan was discussed along with the budget items. Mr. Esch handed out an addendum to the plan that reviews funding for the cleanup process. This document will be placed in the information repository and is available for public viewing.

Issues to be addressed in 1996 include:

- a. asbestos survey
- b. lead-based paint sampling in the billeting area
- c. remove monitoring wells at closed sites
- d. restoration of IRP site SS008
- e. RI/FS at IRP site SS009 (if any groundwater contamination is found).
- f. PA/SI at IRP site X0001
- g. AOI sampling

Issues to be addressed in 1997 include:

- a. NPDES compliance
- b. RI/FS at IRP site X0001
- c. AOI sampling

10. Mr. Esch requested that a representative from Dames & Moore be present at the BCT meetings. They are the prime remedial action contractor at the site.

The general work plan for remedial action has been completed and the replies have been favorable to the regulators comments. The general work plan has been approved. The first delivery order is complete. If there are any disagreements they can be worked out with modifications. The second delivery order is the site specific work plans and all regulatory comments appear to be addressable. The field work will probably begin in May.

11. Mr. Esch added an addendum item to the agenda regarding CERFA categories. He said CERFA categories should be designated by only two standards, ready to transfer or not ready to transfer. Mr. Esch handed out a map designating where the parcels are located.

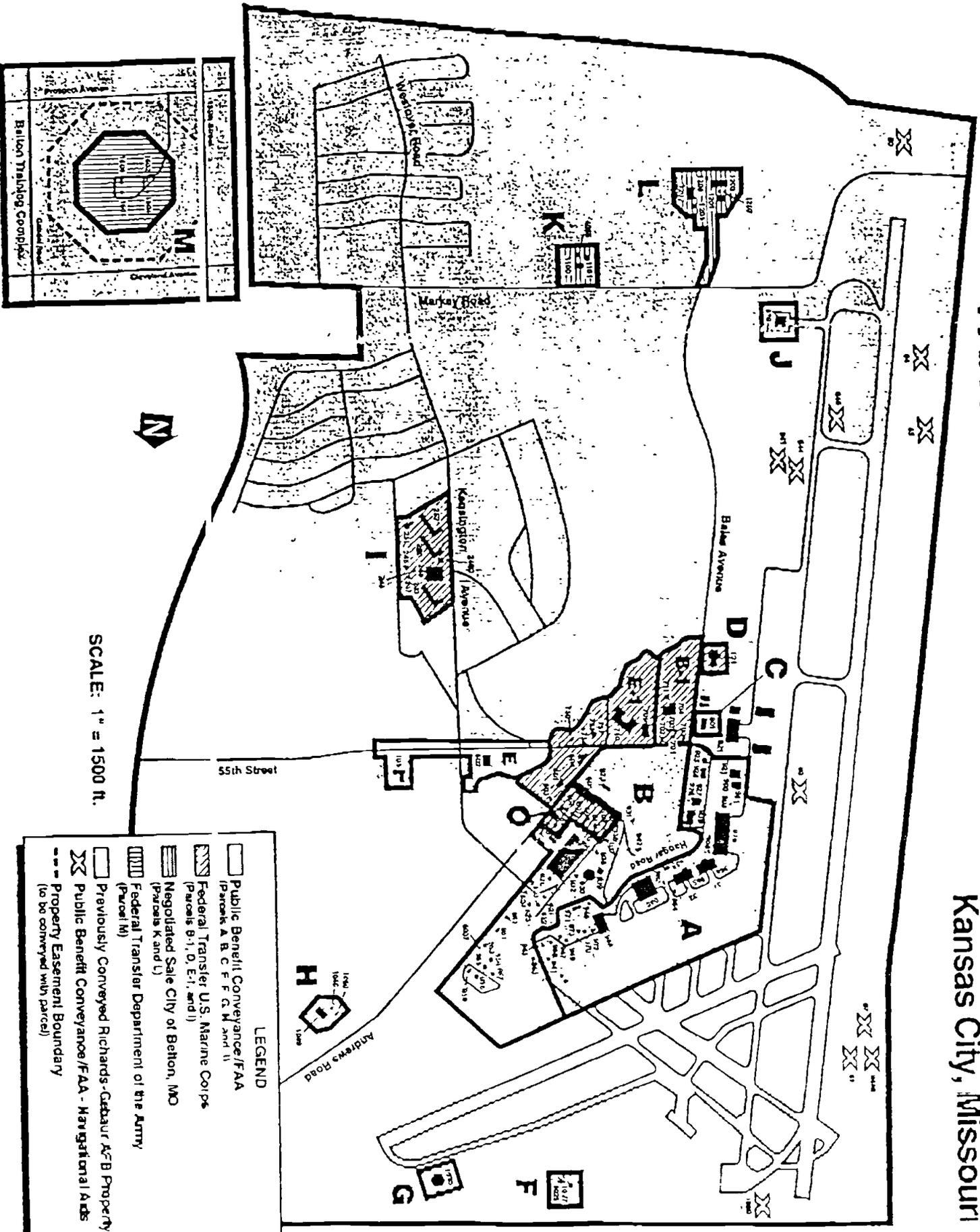
The BCT decided to use the bounds and designations of the Kansas City Reuse Parcels in the BCP and BCT CERFA parcel classifications with two exceptions, E-1 was split into E-1a and E-1b, and O was split into O-1 and O-2. The following reuse parcels have been designated by the BCT as not ready to transfer; reuse parcels A, B, B-1, E, E-1a, E-1b, and K. Reuse parcels G, H, L, and M were designated by the BCT as not ready to transfer in previous meetings. The BCT may be able to reclassify reuse parcels E-1a and E-1b as ready to transfer in about 5 months when samples come in. Mr. Esch stated that DoD believes that reuse parcels C, D, F, J, and I are ready for transfer. MDNR would like to have a walk through to verify the findings before agreeing to transferability of any parcel. Mr. Esch will schedule a VSI for MDNR and EPA soon.

12. The next BCT meeting has been scheduled for 10 May at 1:00 p.m. The RAB meets that evening at 7:00 p.m. in the Old Belton City Hall, 512 Main Street, Belton, MO. The June BCT meeting has been tentatively scheduled for 14 June 1995 at 1:00 p.m.

Marilyn Kubler  
Community Relations Coordinator  
Recorder

P. Mark Esch  
BRAC Environmental Coordinator

Kansas City, Missouri



SCALE: 1" = 1500 ft.

- LEGEND**
- Public Benefit Conveyance/FAA (Parcels A, B, C, F, G, M, and I)
  - Federal Transfer U.S. Marine Corps (Parcels 8-1, D, E-1, and I)
  - Negotiated Sale City of Belton, MO (Parcels K and L)
  - Federal Transfer Department of the Army (Parcel M)
  - Previously Conveyed Richards-Gebaur AFB Property
  - Public Benefit Conveyance/FAA - Navigational Aids
  - Property Easement Boundary (to be conveyed with parcel)

