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COMMUNITY RELATIONS PLAN KANSAS CITY MO
7/1/1995
DEPARTMENT OF THE AIR FORCE



INSTALLATION RESTORATION PROGRAM

**COMMUNITY
RELATIONS
PLAN**

**Operating Location Q,
Air Force Base Conversion Agency
Kansas City, Missouri
July 1995**



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1.0 OVERVIEW OF COMMUNITY RELATIONS PLAN

1.1 History of the Air Force Installation Restoration Program

Before the mid-1970s, industry, agriculture and government often managed and disposed of hazardous wastes in accordance with standard practices that were later found to be hazardous to the environment. At Air Force bases, chemical spills contaminated the groundwater and soil. Furthermore, erosion and flooding washed contaminated soil into waterways. Consequently, environmental contamination became a nationwide problem that prompted legislation to deal with toxic substances and hazardous waste sites.

The realization that hazardous waste disposal practices may have adverse effects on human health and the environment was expressed by Congress in 1976 with the passage of the Resource Conservation and Recovery Act (RCRA). RCRA was legislated to manage the present and future disposal of hazardous wastes. In 1980, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was passed to investigate and remediate areas resulting from past, formerly accepted hazardous waste management practices. "Superfund" is the term often used with CERCLA activities.

The United States Air Force has long been engaged in operations involving toxic and hazardous materials. As a result of previously acceptable waste and resource management practices, Air Force bases may have become contaminated by various toxins and/or hazardous compounds that are unique to aircraft flight operations and support. These materials, if released into the environment, could harm human,



animal or plant life, or damage water supplies and other resources of value to the nation. This problem has been recognized by the Air Force, prompting action to address not only current and future hazardous waste operations, but also to eliminate the threat posed by previously disposed, potentially hazardous materials.

The Air Force-wide program to identify, investigate and clean up past disposal sites is called the Installation Restoration Program (IRP). Taking a strong, proactive approach to the IRP, actions are taken or planned that respond to potential threats posed by the sites identified at Air Force bases. In doing so, the Air Force is acting both as a good neighbor and as a responsible protector of the public and the environment.

The Base Closure and Realignment Act of 1988 and the Defense Base Closure and Realignment Act of 1990 were enacted to close or realign major Air Force bases. These acts heightened community awareness of the environmental cleanup process in making military property available for civilian reuse. The Federal property disposal process requires that before property can be transferred it must be determined to be clean or have a remedial action in place for areas found to be contaminated. The President's Five-Part Plan, announced in July 1993, placed emphasis on "fast track" cleanup so the community revitalization could occur as quickly as possible.

1.2 Summary of Key Components of the Environmental Cleanup Program

The Department of Defense (DoD) has issued guidelines to help expedite the environmental cleanup at Air Force bases designated for realignment/closure. As



lead agency, the Air Force Base Conversion Agency (AFBCA) under the direction of the Base Environmental Coordinator (BEC) has formed a Base Realignment and Closure Team (BCT), a BCT working group, and a Restoration Advisory Board (RAB) to meet these guidelines.

The BCT members include the BEC, a representative of the U.S. Environmental Protection Agency (USEPA) Region 7, and the Missouri Department of Natural Resources (MDNR). Through a cooperative effort, the BCT conducts periodic reviews and reaches consensus on environmental restoration decisions. All decisions are in compliance with applicable state and federal laws and regulations.

The BCT Project Team consists of the BCT and other key participants and contractors. Its purpose is to provide the BCT with technical input and recommendations during the environmental cleanup process.

The RAB has been created to provide an avenue for community involvement and input. It is an advisory body designed to act as a focal point for the exchange of information between Operating Location Q (OL Q) of the Air Force Base Conversion Agency at Richards-Gebaur Memorial Airport and the local community regarding restoration activities.

The Base Realignment and Closure Cleanup Plan (BCP), developed through a Bottom Up review of the past and present environmental programs, is a planning document to manage the environmental cleanup program. Its goal is to expedite and improve environmental response actions, and facilitate the disposal of hazardous



waste and reuse of OL Q, while protecting human health and the environment. The CRP is a dynamic document, and is updated on a regular basis.

1.3 Phases of the IRP

The former Richards-Gebaur Air Force Base began its environmental cleanup program more than 12 years ago. The Air Force Base Conversion Agency (AFBCA) BEC is responsible for directing the implementation of the environmental cleanup program. The IRP process consists of several phases. The following describes each phase in this process.

The Preliminary Assessment (PA)

The initial phase of the IRP is the completion of a Preliminary Assessment (PA). The PA uses every possible means to identify and locate past sites of spills, leaks, and disposal activities that could affect the environment or human health. This process collects and reviews available information about known or suspected sites. The PA identifies each site within the base where potential environmental problems may exist. The list of sites is compiled with the assistance of base personnel. Information is then reviewed to confirm the presence of contamination. During the review process several methods are used to gain additional information about each site. Base records, aerial photos, maps, and all documentation concerning the disposal of wastes are researched. Any regulatory agency documents that may contain information of the base, as well as interviews with former and present base personnel or other persons having firsthand knowledge of the sites is utilized. The PA is the foundation of the IRP process, and determines which sites require further investigation.



The Site Inspection (SI)

The Site Inspection (SI) is a technical phase designed to collect more extensive information on the sites. During the SI, environmental samples from the targeted sites are obtained, and analyses of the samples are conducted. The results of this testing are used to confirm the existence or absence of contaminants. From this data, an assessment of potential risks to human health and the environment, which may exist at the site, will be completed. This data will also be used to determine whether further sampling will be necessary to define the extent of any existing contaminants. During this portion of the IRP, the need for immediate response to critical situations is addressed. If a site is discovered to be contaminated in a manner that poses an immediate threat to human health or the environment, immediate steps are initiated to restore or remediate the site.

It is during the SI portion of the IRP that a Community Relations Plan (CRP) may be developed. Contamination must be confirmed and risks presented. This CRP identifies areas of community concern, promotes public participation in the decision-making process and ensures the public is provided accurate and timely information regarding the IRP process. The CRP is a dynamic document.

The Decision Document (DD)

If the data obtained during any phase of the IRP indicates that the site meets or exceeds environmental standards and does not pose a health risk, a Decision Document (DD) is completed. This particular type of DD would conclude that no



further action is required at the site. DDs are also written for other key decisions in the restoration process such as selecting a remedial response to a site.

The Focused Feasibility Study/Remedial Measure (FFS/RM)

At the sites that require limited corrective action and no further studies, a Focused Feasibility Study (FFS) provides an in-depth evaluation of potential remedies for the sites. The Remedial Measure (RM) is the action taken to restore or control contamination at the site.

The Remedial Investigation/Feasibility Study (RI/FS)

If the contamination discovered at a site during the SI warrants further investigation, a Remedial Investigation (RI) is conducted. The RI identifies the type of contaminants present at or near the sites, assesses the degree of contamination, and characterizes the actual and potential risks to the community and the environment. These investigations will yield data that are necessary for the completion of a Feasibility Study (FS). The FS evaluates several alternative remedies for problems at the sites. Upon the completion of the FS, a preferred plan summarizing the RI/FS results, and a description of the proposed remedy is prepared. In addition, a public comment period of 30 days is held. This period allows the public an opportunity to learn about the remedy proposed for the sites and offer input.

After public comments are received and a public hearing is held to gather public comments, the regulatory agencies review all public comments and prepare a



response addressing all pertinent questions and concerns submitted by the public. The BCT then selects a specific long-term restoration action that is embodied in the DD.

The Remedial Design (RD)

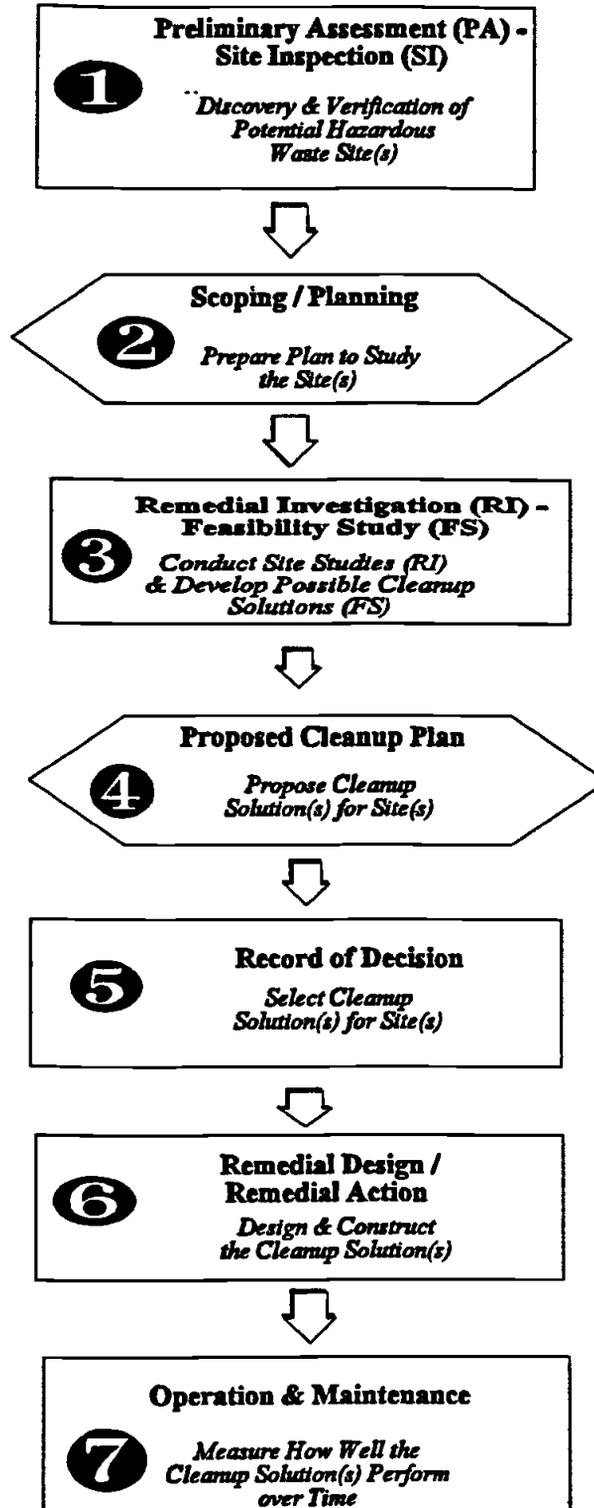
The selected remedy is planned and developed during the Remedial Design (RD) stage. The RD is an engineering phase when technical drawings and specifications are developed for the subsequent Remedial Action (RA).

The Remedial Action (RA)

The Remedial Action (RA) is the construction and implementation phase. During this process, all the defined hazards that have been identified at the sites will be eliminated through remediation measures. (Figure 1)



Figure 1 - THE AIR FORCE INSTALLATION RESTORATION PROGRAM (IRP) PROCESS





1.4 Purpose of the Community Relations Plan

This Community Relations Plan (CRP) identifies issues of community concern at Operating Location Q (OL Q) of the Air Force Base Conversion Agency (AFBCA) that now manages the former Richards-Gebaur Air Force Base. This property is next to Richards-Gebaur Memorial Airport (RGMA).

The lead agency, the Air Force Base Conversion Agency (AFBCA), works with the United States Environmental Protection Agency (USEPA), and the Missouri Department of Natural Resources (MDNR) to investigate and remediate property at OL Q.

This draft CRP has been prepared to aid the Air Force in developing a community relations program that is tailored to the needs of the community affected by the remedial activity at OL Q. The Air Force conducts community relations to ensure that the local public has input to decisions about remediation and is well-informed about the progress of those actions. These sections follow:

- **IRP Site Descriptions**
- **Community Backgrounds**
- **Highlights of Program**
- **Techniques and Timing**
- **Attachments: List of Contacts and Interested Parties, and Locations for Information Repository and Public Meeting**



The information in this plan is based primarily upon discussions conducted in Jackson County and Cass County, Mo., during October 1994. Participants in these discussions included residents of Belton, Grandview and Kansas City, Mo.; officials from the Missouri Department of Natural Resources (MDNR) and U.S. Environmental Protection Agency (USEPA); and surrounding business leaders, school administrators, and city officials.

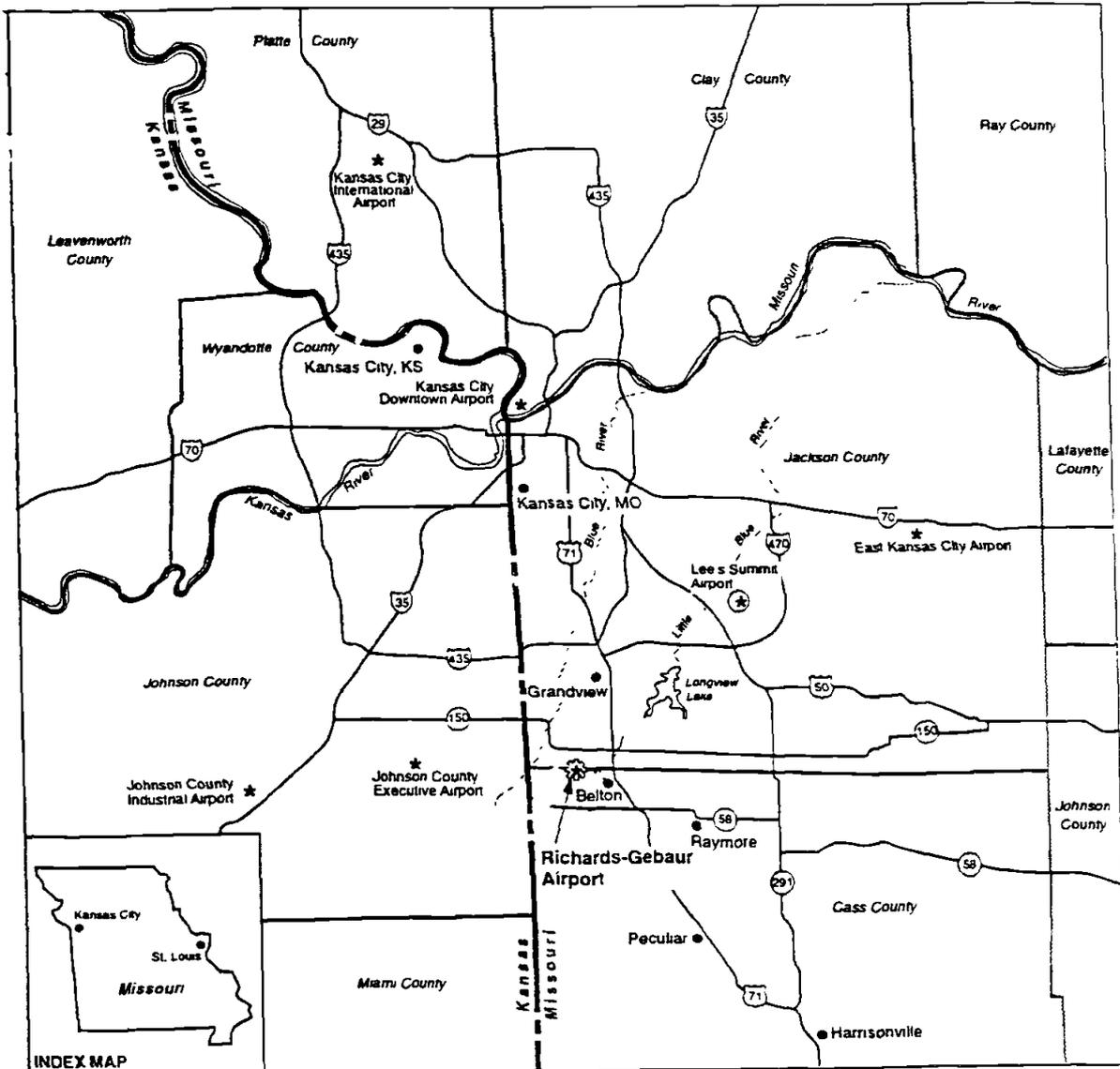
2.0 SITE DESCRIPTIONS

2.1 Location

OL Q encompasses approximately 428 acres, and is located in Jackson and Cass Counties, Missouri, approximately 18 miles south of Kansas City, and about three miles east of the Missouri/Kansas state line. Downtown Belton is about one mile southeast of the property, and downtown Grandview is about three miles northeast. OL Q is west of U.S. Highway 71 (U.S. 71), approximately six miles south of its intersection with U.S. Highway 50 (U.S. 50) and Interstate Highways 470 and 435 (I-470 and I-435). (Figure 2)



Figure 2 - REGIONAL MAP





2.2 Identification of IRP Sites

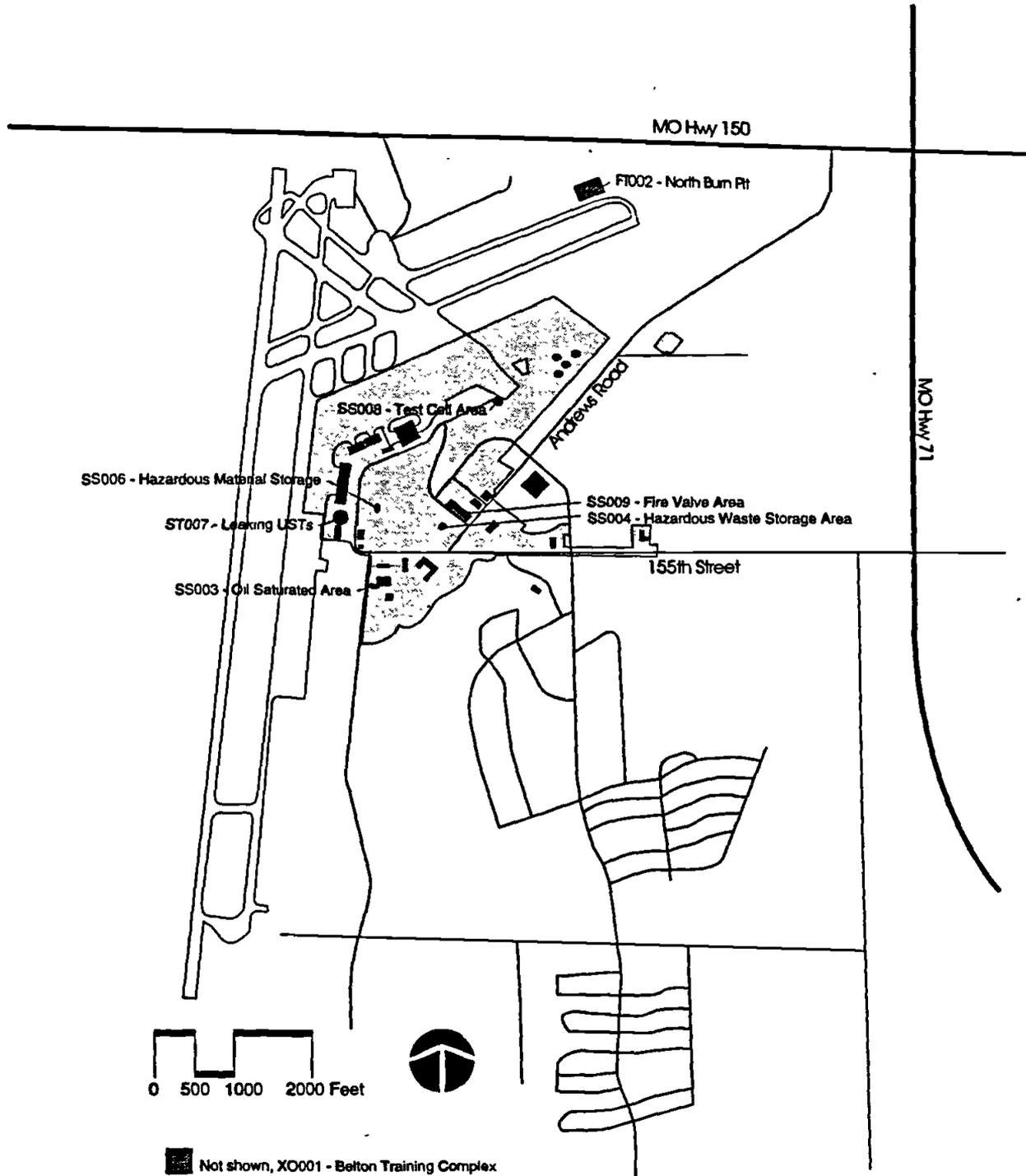
No OL Q IRP site is on the National Priorities List (NPL) and subsequently OL Q has no Federal Facility Agreement with the U.S. Environmental Protection Agency (USEPA), Region 7. However, a cooperative agreement has been established with the Missouri Department of Natural Resources (MDNR) for oversight and guidance in the restoration process. Site identification efforts began in 1982. In the early 1980s, Richards-Gebaur AFB transferred more than 80 percent of the base property to civilian, or other military branch uses, following the regulations and laws of the era. Some IRP sites that have been identified were on transferred property, and the responsibility for the restoration of those sites falls under the U.S. Army Corps of Engineers. The eight IRP sites, located on base property, are addressed in this CRP. (Table 1) (Figure 3)

**Table 1 - IDENTIFICATION OF IRP SITES**

Site Identification	Site Name	Contaminant
XO001	Belton Training Complex	Munitions Residues
FT002	North Burn Pit	Metals
SS003	Oil Saturated Area	Petroleum
SS004	Hazardous Waste Drum Storage	Petroleum
ST006	Hazardous Materials Storage	Polynuclear Aromatic Hydrocarbons
SS007	Leaking USTs	Jet Fuel
SS008	Test Cell Area	Sampling required
SS009	Fire Valve Area	Petroleum



Figure 3 - MAP OF IRP SITES



IRP Site Map



● **Site XO001:** Belton Training Complex, Munitions residues, open burning residues, and ordnance wastes were found in the Belton Training Complex. Live ordnance has not been ruled out in the initial study. Health risks concerning the residues are under evaluation. Additional data must be collected to evaluate the area.

● **Site FT002:** North Burn Pit, is in the RI phase. Low concentrations of lead are present in small quantities in the surface soils. The risk assessment indicates that the risk to human health (lead exposure by ingestion) is within an acceptable range. However, the Missouri Department of Health (MDOH) guidance indicates that the concentration of lead exceeds the level which the MDOH has set for property that can be used (zoned) for any purpose. Data for the groundwater are inconclusive at this time.

● **Site SS003:** Oil Saturated Area, underwent soil removal during 1992 that removed petroleum and lead contaminated soil in excess of MDOH's "any-use" levels. The site is in the SI phase. The impact of petroleum and lead contamination to the area groundwater is being studied.

● **Site SS004:** Hazardous Waste Drum Storage, has undergone soil removal during 1992 that removed petroleum contaminated soil in excess of MDOH's "any-use" levels. The site is in the RI phase. The impact of the petroleum contamination to the area groundwater is being studied.

● **Site SS006:** Hazardous Material Storage, underwent soil removal during 1993 that removed polynuclear aromatic hydrocarbons (PAH) in excess of the MDOH



health-based cleanup levels. The site is in the SI phase. The impact of PAH contamination to the area groundwater is being studied.

- **Site ST007: Leaking Underground Storage Tanks**, was formerly contaminated with kerosene-grade jet fuels. A restoration project was initiated in 1988 that removed hydrocarbon contamination from the soil to a level below regulatory action levels. Samples indicate the site has been remediated and the BCT is discussing site specific closure requirements.

- **Site SS008: Test Cell Area**, is in the SI phase. Significant contamination has not been found that matches the reported site contaminant (oil). Further sampling will be conducted at this site in 1995.

- **Site SS009: Fire Valve Area**, is in the SI phase. Petroleum contamination has been confirmed in the soil but in concentrations below action levels. A portion of the hydrocarbon-contaminated soil was removed in 1992. Ongoing investigation efforts will determine the contamination in the groundwater.

2.3 Status of Environmental Compliance Program

Compliance activities are planned for the former base properties under applicable laws and regulations other than CERCLA. Some activities in this area have the potential of creating new IRP sites.

Several compliance programs have been identified wherein compliance activities are not foreseen in the future. Those programs are: Natural and cultural resources, PCB



management, radon, lead-base paint, radioactive materials, above ground storage tanks, hazardous materials management, wetland protection, and air emissions.

2.3.1 Compliance Sites

● **POL Storage Yard:** Bulk quantities of heating fuel and aviation fuel were stored at this site. Aviation fuel was piped to two locations on the former base from the bulk storage tanks. Spillage caused the soil beneath the tanks to be contaminated. Samples indicate that the groundwater is not contaminated. Restoration will begin in 1995.

● **Fuel Line-942 Section:** Aviation fuel was pumped through a pipeline from the POL storage yard to an aircraft refueling station. The pipeline developed a leak at one location and as a result fuel leaked into the soil. Restoration will begin in 1995.

● **OWS 9470B:** This oil-water separator (OWS) will eventually be removed from service or upgraded. The use of this unit in conjunction with other remedial actions prevent immediate removal. The OWS does not meet the construction standards set by MDNR regulations.

● **UST 962A/B:** Removal of the tanks is scheduled for 1995. Air Force policy requires that no tanks be left on the property unless a reuse is identified.



2.3.2 Areas of Interest

Locations where contamination is suspected but no historical documentation is available:

- **Tarmac Fuel Line Area:** Aviation fuel was pumped through a pipeline to fuel military aircraft. The integrity of the pipeline will be tested in 1995.

- **Firing Range:** Small arms training and target practice were conducted at this location. An investigation of this area was completed in 1993. Traces of metals were found, but well below health risk levels and environmental standards.

- **Drainage Pond:** A stormwater collection pond exists near one of the runways. This pond collects stormwater runoff from the runways and aircraft parking areas. Sediments samples have confirmed low concentrations of contaminants below regulatory action levels. The BCT is assessing the need for remedial action.

- **Stressed Vegetation B918:** A 30 square foot area of vegetation appears to be stressed on the north side of hangar 918. Samples will be collected and analyzed for hazardous constituents.

- **UST 620A:** This underground storage tank was used to store waste laboratory aviation fuel. The waste was mostly fuel mixed with small quantities of undiluted acids. The tank was removed in 1988, however, fuel contaminated soil is still present at the site. Restoration is anticipated.



● **OWS 704A Through 704D:** These oil water separators were used to separate spilled fuel from floor wash water in two vehicle repair shops. Solvent and fuel additive residues were found in the soil well below action levels. The BCT has agreed that remnant contamination left behind by one of the OWSs does not pose a human health risk.

● **Central Drainage Area:** This area receives stormwater collected around the western hangars and is connected to the interior floor drains. Samples indicate lead and trace amounts of the solvents in the sediments. Additional data will be collected to determine if a health risk exists.

● **Hangar Road Swale:** This stormwater drainage swale was suspected of containing trace amounts of petroleum byproducts in the sediments. All samples collected indicate the sediments and surface water are clean. The BCT will review the data and decide if any additional sampling or action is needed.

● **UST 965A:** This underground storage tank was used to store waste liquids from two hangars. Records research indicates the soil was not tested for all products stored in the tanks. Additional samples will be collected and analyzed.



3.0 COMMUNITY BACKGROUND

3.1 Profile of Surrounding Community

The area now known as Richards-Gebaur Memorial Airport was initially acquired in 1941 by Kansas City as an auxiliary airport. It was named Grandview Airport. In 1952, the Air Force leased Grandview Airport from Kansas City and designated the headquarters of the Central Air Defense Service. By 1953, the property was formally conveyed to the U.S. Government. Grandview AFB was redesignated Richards-Gebaur AFB in 1957 in honor of First Lieutenant John F. Richards II, who died in combat in World War I; and Lieutenant Colonel Arthur W. Gebaur, Jr., who was killed during the Korean War. Both pilots were natives of Kansas City.

Richards-Gebaur AFB remained an Air Defense Command base until 1970, when the Air Force Communications Service relocated its headquarters from Scott AFB, Ill., to Richards-Gebaur AFB. In 1977, the Air Force Communications Service returned to Scott AFB, and the Military Airlift Command assumed control of the base. Between 1977 and 1979, the number of active duty military and civilian personnel at Richards-Gebaur AFB was drastically reduced, with most of the base operating support functions performed by civilian contractors. In October 1980, when the Air Force Reserve assumed operational control of the base, an interim lease and joint use of the airport with the Kansas City Aviation Department (KCAD) became effective. In August 1985, 1,360 acres of Richards-Gebaur AFB were conveyed to Kansas City. Until September 1994, the U.S. Air Force Reserve operated Richards-Gebaur Airport



under a joint use agreement with Kansas City. Richards-Gebaur AFB closed in September 1994. The property belongs to the DoD and is managed by OL Q, AFBCA.

The principal support communities for OL Q are Belton, Harrisonville, Peculiar, and Raymore in Cass County; Grandview and Lee's Summit in Jackson County; and the portion of Kansas City in Cass and Jackson Counties.

Belton is a residential community with a 1990 population of 18,150. Its commercial growth is primarily in the vicinity of the U.S. Highway 71 and Missouri Highway 58 interchange.

Harrisonville is approximately 15 miles southeast of OL Q and its population in 1990 was 7,683. The city is predominately residential with industrial development in the south and service-related development in the downtown area.

Peculiar is primarily a single family, residential bedroom community for workers commuting to Kansas City. It is located approximately ten miles southeast of the property. Population was 1,777 in 1990.

Raymore is about five miles east of OL Q. It is a bedroom community with a small employment base. Most of the workers commute to Kansas City. The population in 1990 was 5,598.

Grandview had a 1990 population of 24,967 and is located near U.S. Highway 71 approximately five miles northeast of the property. This community has several older



well-established neighborhoods, and a central business district. Large vacant tracts are available for industrial development to the south and southwest of the city.

Kansas City, Mo., is in Clay, Cass, Jackson, and Platte Counties. Kansas City has a diversified economy and is a regional center for agribusiness, transportation, health care, telecommunications, manufacturing, trade, financial services, and the federal government. Its 1990 population was 435,146.

Lee's Summit is located about ten miles northeast of OL Q. The population has increased almost five per cent since the 1980 census and was 46,418 in 1990. Interstate highways that link Kansas City with the suburbs are credited for the growth of the residential community.

3.2. Chronology of Community Involvement

Throughout the history of Richards-Gebaur AFB, community involvement has been minimal. The base conducted tours of the facility for school and community groups, and every other year hosted an open house and air show. Base officials have always attempted to be responsive to community concerns. In the 1960s, officials formed a Base Community Council. The council existed until the base closed. The Base Community Council was active in gaining support from the surrounding community and promoted base tours and open houses.

Three environmental groups are active in the IRP at OL Q. The BCT and the BCT Project Working Group, chaired by the BRAC Environmental Coordinator; and the



Restoration Advisory Board (RAB), co-chaired by the BRAC Environmental Coordinator and a resident in the community.

The RAB brings people from the surrounding community together to meet quarterly. They are encouraged to interact with the affected community, DoD, and environmental oversight agencies. Meetings are held at a time and location convenient to the RAB members.

3.3 Key Community Concerns

Individuals interviewed in October 1994 for the CRP described their perceptions of the restoration process at OL Q. The interview process included a broad range of individuals who reflected the concerns and interests of the community.

Most interviewees were unaware of any specific problems associated with OL Q or with the former base. The majority indicated their confidence that the Air Force would fulfill its promise to restore the property before returning it to civilian ownership. Knowledge of any specific environmental problems was minimal.

Although interviewees indicated confidence in the restoration process, they expressed concern about the length of time it was taking to cleanup the property. They also complained about what they perceived as a lack of information available to them regarding restoration. They stated that should OL Q be named to the NPL they would be very concerned and would demand full disclosure from the Air Force.



The community expressed interest in knowing, in simple terms and no acronyms, what has happened, what is happening, and what will happen with the environmental restoration process. These questions will be the primary focus of community relations publications and activities.

Few showed interest in becoming active participants in the RAB. However, nearly all of the respondents expressed their desire to be informed of community relations activities. Most asked to be included in the mailing list and suggested flyers delivered to their residences as an effective information tool. The local paper, the Star Herald, was cited as the best media source to use. Interviewees were not aware of any media information regarding the restoration activities.

4.0 HIGHLIGHTS OF THE PROGRAM

The community relations program should be designed to allow the community to learn about, and participate in, the restoration process without disrupting the community's confidence that the site poses no new or immediate hazards. To be effective, the community relations program must be gauged according to the community's need for information and its interest and willingness to participate in the restoration process.

4.1 Provide the Community with Information

This objective is to ensure the public is provided accurate and timely information throughout the environmental restoration process. AFBCA officials continue to respond to inquiries from the community. Information regarding the restoration



process is disseminated to concerned area residents, elected officials, community leaders, media representatives, public interest groups and agency officials through fact sheets, news releases, brochures, public meetings, and RAB meetings. As part of an outreach plan for the community, information materials will be placed in public libraries in Belton and Grandview. To assist in communicating with the public, media contact has been established with the Kansas City Star, The Jackson County Advocate, and the Star Herald. A mailing list of interested parties is maintained and updated monthly. An Information Repository has been established at OL Q.

4.2 Provide for Citizens Input and Involvement

This objective promotes public participation in the decision-making process by encouraging interested citizens to attend public meetings and become members of the RAB. News releases are used to inform the public of upcoming meetings. Local meeting sites and time are conveniently scheduled. Minutes of these meetings are mailed to all interested parties.

4.3 Respond to Community Concerns that Arise During Restoration Activities

This objective is accomplished by using meetings and correspondence to identify concerns as they develop and to address them quickly and appropriately. The point of contact for all individuals or groups interested in environmental issues is the BRAC Environmental Coordinator.



4.4. Provide for Effective Management of the Community Relations Program

This CRP will continue through the completion of the IRP activities. Each activity will be carefully monitored and evaluated to determine its effectiveness in meeting the CRP objectives. It will be modified or revised as needed to ensure the community's needs are met.

5.0 TECHNIQUES AND TIMING

The following activities are required for the OL Q site community relations program. Table 2 illustrates the timing of each activity during the remedial schedule for the site.

5.1 Information Repository/Administrative Record

The information repository contains summaries of technical documents and a complete index of the Administrative Record. The Administrative Record, a file of all documents, letters and other correspondence that form the basis of all official decisions made during the IRP, is on file at OL Q and available for public review.

The administrative record contains information that forms the basis for the selection of a response action, including verified sampling data, quality control and quality assurance documentation, site inspection and evaluation reports and the Agency for Toxic Substances and Disease Registry (ATSDR) health assessments. It will also contain the proposed plan, as well as the Record of Decision and supporting information. This file is available for public review at OL Q. To arrange to review



any of these documents please contact Mr. Mark Esch at the following address and phone number.

**OL Q, AFBCA
15471 Hangar Road
Kansas City, MO 64147-1220
(816) 348-2511 extension 28
Fax: (816) 348-2515**

5.2 Public Comment Periods

A 30-day public comment period will be held following the completion of the Feasibility Study to allow citizens to express their opinions on the findings. Community input will be encouraged by using news releases and mailings to inform interested citizens that the lead agency, i.e., the U.S. Air Force, will consider public comments when making final decisions on the issues.

5.3 Public Meetings

A public meeting will be held during each 30-day comment period to answer citizens' questions directly and receive input from the community. A news release announcing this meeting will be sent to the media list and a letter will be sent to all interested citizens. This meeting will be held at a convenient time and place for the surrounding community. Citizens' comments will be recorded. A court reporter will be present to record all proceedings. A complete transcript will be made available for public review at the Information Repository.



5.4 Responsiveness Summary

This document will summarize the public concerns and issues raised during the public comment period and the public meeting. The responsiveness summary will document the USEPA and MDNR responses to these concerns. The summary will become part of the decision document for the site and be available for public inspection.

5.5 Revision of the CRP

The CRP will be revised to include new or changed information. The revision will assess the community relations program to date and indicate if the same or different approaches need to be developed.

5.6 Establish an Information Contact

Mr. Mark Esch, BRAC Environmental Coordinator, is the designated point of contact. Mr. Esch will respond directly to public inquiries regarding site activities.

**Mr. P. Mark Esch
BRAC Environmental Coordinator
OL Q, AFBCA
15471 Hangar Road
Kansas City, MO 64147-1220
(816) 348-2511, extension 28
Fax: (816) 348-2515**



5.7 Restoration Advisory Board (RAB) Meetings

The RAB meets quarterly to receive input from the community and to update the community on the current progress at the site. These public meetings are announced in the local newspapers, and meeting notices are sent to parties on the mailing list. The meetings are held at convenient locations in the community. Public participation is encouraged. Minutes of the meetings are recorded and sent to interested parties on the mailing list.

5.8 Prepare Fact Sheets

Fact sheets will be prepared and provided to the public. These updates will provide written technical information in an easy to read format. Fact sheets will be mailed to parties on the mailing list, and made available in the information repository and at other public locations.

5.9 Provide News Releases

News releases will be written as news develops. Releases will be written to inform the public about the RAB meetings, open houses, public comment periods, and information regarding restoration activities. A media list is included in Appendix C.

5.10 Prepare Brochure

A brochure will be prepared on the environmental restoration process at OL Q. The information will be coordinated with the BRAC Environmental Coordinator and be



made available to the public. The brochure will be mailed to parties on the mailing list. It will be available at the information repository and other public locations.

5.11 Mailing List

A mailing list has been prepared and is included in Appendix C to this CRP. It contains the names and addresses of individuals interested in receiving information about the IRP activities. The list was compiled based on input from the BCT, community interviews, elected federal, state, and local officials, and private citizens. This list will be corrected and updated monthly. Addresses of private citizens will not be included in any copies of the CRP distributed to the public.

(Table 2)



Table 2 - Schedule For Community Relations Activities

Action	PA	SI	RI	FS/FFS	RD/RM	RA
Contact Communications Official	X	X				
Contact Citizens		X				
Community Interview				X		
Information Repository	x	x	X	X	X	X
Public Meetings				X		
News Releases			X	X	X	X
Fact Sheets			X	X	X	X
Update CRP			X	X	X	
Public Comment Period Responsiveness				30 days		
Summary				X		
Inform RAB	x	x	x	x	x	x

X = Required, x = recommended



APPENDIX A**COMMUNITY INTERVIEW SUMMARY**

S&C Advertising & Public Relations, under contract with the United States Air Force Center for Environmental Excellence, planned and conducted 21 face-to-face interviews during the week of October 3-7, 1994. The interviewees included a broad range of individuals representing diverse interests and concerns. They included local residents, individuals from the local business community, elected officials, community leaders, lead regulatory agencies, and RAB members. Interviewees from both Cass and Jackson Counties were represented.

The objective of these interviews was to identify the concerns of the community and to determine the extent to which they wished to be involved in the environmental restoration process. No direct or indirect quotes or specific attitudes or ideas were directly attributed to any particular interviewee. The information gathered during these interviews provided the basis for the development of the OL Q AFBCA Community Relations Plan. The U.S. Air Force requires each installation designated for closure or realignment to have an updated CRP.

INTERVIEW SUMMARY

A general overview of the community interviews indicates there are two major areas of concern: the lack of information forthcoming to the public and the length of the restoration process.



There seems to be scant knowledge or interest in the specific sites designated for restoration. The main concerns are "when will it be cleaned up?" and "how will it affect me?" The greatest concern is expressed by people who own or lease property near the site. Many express confidence that the Air Force is proceeding carefully.

The following is a summary of each question asked:

1. What is your understanding of the environmental cleanup process taking place?

Most interviewees were aware that the former base was being restored, however they were not knowledgeable about the details. Some members of the business community were aware that sites were being studied but they were not technically knowledgeable about any contaminants.

2. Have you had any problems on your property that you think are attributable to the base? (Only property owners near the base were asked this question).

The Calvary Bible College administrator questioned the possibility that asbestos may be a problem in their heating plant when repairs need to be done. Some residents in Cimmaron Trails expressed concern about the lead-based paint on the outside of their homes.

3. What are your current attitudes and concerns towards the cleanup process?

Several mentioned that it was taking too long. They wanted to know when it would be finished.

4. Are you aware of the environmental problems on the property?

Most were not.



5. *Were you ever employed on the base as military or civilian? Do you have any knowledge of spills, etc?*

The majority of interviewees were never employed on the base. Two of the interviewees were retired military personnel who served at Richards-Gebaur. They were knowledgeable about fuel spills but believed the Air Force was prudent in cleaning up the property.

6. *Have you participated in any activities on or off-base related to the cleanup?*

Many of the interviewees had taken tours of the facility and attended open houses and air shows. Some had attended RAB or public meetings.

7. *What type of contacts have you had with government officials regarding the site?*

Seven of the people interviewed had some type of general contact with government officials. Most contacts were through meetings and a few were face-to-face or on the phone.

8. *Do you feel the government officials have been responsive to your concerns?*

On a person-to-person basis, they felt that government officials were very responsive. In general, all expressed their skepticism of "the bureaucracy".

9. *How can the Air Force or USEPA or MDNR provide you information concerning response activities? What kind of information do you need?*

All wanted information on a timely basis on health risks that might be discovered at the sites. Most responded that a fact sheet or flyer that updated the community on activities would be helpful. Suggestions ranged from mailings to door inserts.



10. Are you aware of the RAB meetings?

Very few were knowledgeable of the RAB. The community has not been educated about the RAB. Several asked to be notified of future meetings.

11. How does the public typically perceive the presence of federal and state officials in the area?

Most of the interviewees were skeptical of government officials as a whole, but were complimentary of individuals they knew in government service and at OL Q.

12. Do you believe your health, or a relative's health, may have been affected by the site?

"No." Unanimous response.

13. What actions, if any, has the public taken to resolve the problems at the site?

They did not feel there was a problem at the site.

14. How would you like to be involved in future activities?

All were interested in being placed on the mailing list to receive information. A few said they would be interested in attending RAB meetings.



15. How can we provide you with information?

Media articles, flyers, fact sheets, letters, and door to door notification.

16. Can you suggest other individuals or groups that should be contacted?

Several provided names to add to our mailing list.

17. If Richards-Gebaur were named to the NPL, how would your attitudes or concerns change?

Very drastically. Most replied that they would become more concerned and worried. The majority of interviewees felt the contaminants were very minimal. However, if they were suddenly told the property was on the NPL, then they would feel they had been "lied to" about the severity of the hazardous wastes.



APPENDIX B
LOCATION FOR INFORMATION REPOSITORY, ADMINISTRATIVE
RECORD, AND PUBLIC MEETINGS

Information Repository and Administrative Record

OL Q, AFBCA
15471 Hangar Road
Kansas City, MO 64147-1220
(816) 348-2514

Meeting Locations

OL Q, AFBCA
Conference Room
15471 Hangar Road
Kansas City, MO 64147-1220
(816) 348-2514

Grandview City Hall
Council Chambers
1200 Main
Grandview, MO 64030
(816) 763-3900

Old Belton City Hall
Meeting Room
512 Main Street
Belton, MO 64012

Calvary Bible College
15800 Calvary Road
Kansas City, MO 64012



APPENDIX C
LIST OF CONTACTS

INTERVIEWEES

Ms. Dodie Maurer, Executive Director
Belton Chamber of Commerce

Mr. Bill Tudor, Executive Director
Grandview Chamber of Commerce

Mr. Ken Cox, Vice President
United Missouri Bank
Grandview, MO

Mr. Tom Greenwood
Director of Economic Development
Grandview City Hall

Dr. Larry Clark
Grandview School District

Mr. Jerry Keimig
Grandview School District

Mr. Gordon Sunderland
Belton School District

Ms. Cheri Hardee, Mayor
Belton, MO

Ms. Janice Sunderland
Director of Economic Development
Belton, MO

Mr. Bill Daniels, President
Calvary Bible College
Kansas City, MO

Mr. David Malecki
Kansas City Aviation Department
Kansas City, MO

Ms. Ralph Sands, resident
Belton, MO

Mr. James Person, resident
Belton, MO

Ms. Ozelle Barr, resident
Belton, MO

Ms. Angel Guerra, resident
Belton, MO

Ms. Mary Rayfield, resident
Belton, MO

Ms. Kellie Fenimore, resident
Belton, MO

Ms. Karen Flournoy, Project Manager
USEPA

**Regulators**

Mr. Glenn Golson
Project Manager
Missouri Department of Natural
Resources
Jefferson City, MO

Mr. Robert Koke
United States Environmental
Protection Agency Region 7
726 Minnesota Avenue
Kansas City, KS 66101

Mr. Robert Geller
State of Missouri
Department of Natural Resources
Division of Environmental Quality
P.O. Box 176
Jefferson City, MO 65102-0176

Ms. Edith Starbuck
Missouri Department of Natural
Resources
P.O. Box 176
Jefferson City, MO 65102

Mr. Randall Maley
Missouri Department of Health
P.O. Box 176
Jefferson City, MO 65102

RAB Members - Mailing List

Mr. P. Mark Esch - RAB Co-chairman
BRAC Environmental Coordinator
OL Q, AFBCA
Kansas City, MO 64147-1221

Mr. Bob Koke, BCT,
U.S. Environmental Protection Agency
Region VII
726 Minnesota Aveune
Kansas City, KS 66101

Mr. Bob Geller, BCT,
Missouri Dept. of Natural Resources
Division of Environmental Quality
P.O. Box 176
Jefferson City, MO 65102-0176

Mr. Garey Reeves
Site Transition Coordinator
OL Q, AFBCA
15471 Hangar Road
Kansas City, MO 64147-1220



RAB Members (con't.)

Mr. Dan Sheehan
1105 Glyndale
Raymore, MO 64083

Mr. Don Crabtree
Calvary Bible College
15800 Calvary Road
Kansas City, MO 64012

Mr. Jeff Hancock
Kansas City Aviation Department
P.O. Box 20047
Kansas City, MO 64012

Mr. Kenneth Hutson
11707 Beacon
Kansas City, MO 64195

Mr. Tom Keeney
300 Hargis Lane
Belton, MO 64012

Mr. Dave Malecki
Kansas City Aviation Department
P.O. Box 20047
Kansas City, MO 64195

Mr. Norman Onnen
520 London Way
Belton, MO 64012

Mr. William Powell, Co-chairman,
RAB
P.O. Box 262
515 D Street
Belton, MO 64012

Mr. Herb Gile
Kansas City Aviation Department
P.O. Box 20047
Kansas City, MO 64195

Interested Parties

Mr. Jim Thompson
U.S. Army Corps of Engineers
601 East 12th Street
Kansas City, MO 64104

Mr. Kenneth Hutson - consultant
11707 Beacon
Kansas City, MO 64195

Mr. Andy Morris - consultant
Woodward-Clyde Federal Service
10975 El Monte, Suite 100
Overland Park, KS 66211

Mrs. Marilyn Kubler - consultant
S&C Advertising & Public Relations
5930 Albervan
Shawnee, KS 66216



Media

Belton Star Herald
419 Main Street
Belton, MO 64012
(816) 331-5353
Mark Cox, Managing Editor/Publisher

Jackson County Advocate
502 Main
Grandview, MO 64030
(816) 761-6200
Jim Turnbaugh, Managing Editor

Kansas City Star
1729 Grand
Kansas City, MO 64106
(816) 234-4365
Mike Mansur (234-4433), Env. Writer
Jane Amari (234-4300), Managing
Editor
Mark Zieman (234-4300), Managing
Editor

Environmental Groups

Coalition for the Environment
3706 Broadway, Suite 226
Kansas City, MO 64111
(816) 931-0040

**Mid-America Regional Council
(MARC)**
300 Rivergate Center, 600 Broadway
Kansas City, MO 64105
(816) 454-4240



Federal Elected Officials**U.S. Senate**

Honorable John Ashcroft
600 Broadway
Suite 420
Kansas City, MO

Honorable Christopher S. Bond
Pinewood Office Center
Hwy. 291 and Columbus, Suite 510
Lee's Summit, MO 64063

State Representative

Honorable Ike Skelton - 4th District
514-B 7 Hwy.
Blue Springs, MO 64014
(816) 228-4242

Honorable Karen McCarthy - 5th District
4049 Pennsylvania
Kansas City, MO 64041
(816) 228-4242

State Elected Officials**Governor**

The Honorable Melvin Carnahan
State Capitol
Jefferson City, MO 65101
(314) 751-3222

State Senate

The Honorable Harold Caskey
District 31/Cass County
312 N. Havannah
Butler, MO 64730

The Honorable Robert Thane Johnson
District 8/Jackson County
1000 N.E. Remington Court
Lees Summit, MO 64063

The Honorable Henry A. Panetheire
District 11/Jackson County
446 West 11th
Kansas City, MO 64105



State Elected Officials (con't)

State House of Representatives

The Honorable Harold G. Weil
District 123/Cass County
R.R. 3, Box 78
Butler, MO 64730

The Honorable Richard Franklin
District 55
18005 Cheyenne
Independence, MO 64056

The Honorable Henry C. Rizzo
District 35/Jackson County
575 Harrison
Kansas City, MO 64106



Local Elected Officials**Kansas City Council - Kansas City,
MO****Honorable Emmanuel Cleaver - Mayor****Ronald E. Finley - 3rd District****Mary Williams-Neal - 3rd District****Ken Bacchus - 5th District****D. Jeanne Robinson - 5th District****George D. Blackwood, Jr. - 6th****District****Judy J. Swope - 6th District****414 East 12th Street****Kansas City, MO 64106****(816) 274-1321****Belton City Council - Belton, MO****Honorable Cheri Hardee - Mayor****Alderman David Westbrook - SW
Ward****Alderman Phil Duncan - SE Ward****Alderman Chris Pinkepank - NW Ward****Alderman Phil McKinley - NW Ward****506 Main****Belton, MO 64012****(816) 331-4331****Grandview City Council,****Grandview, MO****Honorable Harry O. Wilson - Mayor****Ron J. Hoffman****Dennis R. Lemon****Elaine M. Fordyce****Catherine L. Kelley****James N. Crain****Eddie Garcia****1220 Main****Grandview, MO 64030****(816) 763-3900**



APPENDIX D
GLOSSARY AND LIST OF ACRONYMS

GLOSSARY

Administrative Record: A file that contains information that forms the basis for the selection of a response action, including verified sampling data, quality control and quality assurance documentation, site inspection and evaluation reports, and ATSDR health assessments. This file is available for public review.

Carcinogen: A substance that causes cancer

Cleanup: Actions taken to deal with a release or threatened release of hazardous substances that could affect public health or the environment. The term is often used broadly to describe various response actions or phases of remedial responses, such as the remedial investigation/feasibility study.

Comment Period: A time period, usually lasting 30-days, for the public to review and comment on various documents and actions.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): A Federal Law, commonly known as Superfund, passed in 1980 and modified in 1986 by the Superfund Amendments and Reauthorization Act (SARA).

Decision Document: A formal record of significant decisions on cleanup alternatives for a particular site. Decision documents are typically prepared to record the following decisions: no further action, selection of a remedy, implementation of a sampling or monitoring program.

Focused Feasibility Study: An in-depth evaluation of potential remedies for a site. A feasibility study is intended to: gather the data necessary to determine the type and extent of contamination at site; establish criteria for cleanup of the site; identify and screen cleanup alternatives for remedial action; and analyze in detail the technology and costs of the alternatives. A Focused Feasibility Study follows the site investigation if further study is not required.



Groundwater: Water found beneath the earth's surface that fills spaces between layers of sand, soil and rock. In aquifers, groundwater occurs in sufficient quantities that can be used as a source of water for drinking, irrigation and other purposes.

Hazardous Substance: Any material that poses a threat to public health and/or the environment. Typical hazardous substances are materials that are toxic, corrosive, ignitable, explosive or chemically reactive.

Installation Restoration Program (IRP): The Air Force's progressive nationwide plan to identify, investigate and if necessary, cleanup contamination at Air Force facilities that has resulted from previous waste disposal practices or accidental spills. Most of these activities occurred years before laws were passed or knowledge was obtained that these practices posed potential problems.

Information Repository: A file containing information about the site such as: BRAC Technical Team and Restoration Advisory Board meeting minutes, technical reports, reference documents, agreements, media releases, fact sheets, and newspaper clippings. The Information Repository is located at OL Q, AFBCA in the environmental office.

JP-4: Jet engine fuel produced from a combination of light petroleum and gasoline byproducts.

Leachate: A solution or product obtained by leaching. Leaching may occur at landfills and may result in hazardous substances entering soil, surface water or groundwater. A leachate is a contaminated liquid that results when water percolates, or trickles, through waste materials and collects components of those wastes.

Missouri Department of Natural Resources (MDNR): The state agency responsible for enforcement of state laws protecting the environment.

Missouri Department of Health (MDOH): The state agency responsible for enforcement of state laws protecting human health.

Monitoring Wells: Special wells drilled at specific locations on or off a hazardous waste site where groundwater can be sampled at selected depths and studied to determine the direction of groundwater flow and the types and amounts of contaminants present.



National Priorities List: USEPA's list of the most serious waste sites identified for possible long-term remedial response. The list is based, primarily, on the score a site receives on the HRS.

Restoration Advisory Board (RAB): An advisory board made up of members of the community affected by cleanup activities at Richards-Gebaur. Members of the board are asked to seek and receive input from the public on cleanup activities. They work with the BCT in reviewing plans and reports, identifying project requirements, and recommending priorities for all cleanup activities.

U.S. Environmental Protection Agency (USEPA): The federal agency, established in 1970, that regulates environmental matters and oversees the implementation of environmental laws.



LIST OF ACRONYMS

AFB	Air Force Base
AFBCA	Air Force Base Conversion Agency
BCP	Base Realignment and Closure (BRAC) Cleanup Plan
BCT	Base Realignment and Closure (BRAC) Cleanup Team
BEC	BRAC Environmental Coordinator
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CRP	Community Relations Plan
DoD	Department of Defense
FS	Feasibility Study
FFS	Focused Feasibility Study
IRP	Installation Restoration Program
JP-4	Jet Propulsion Fuel, grade 4
MDNR	Missouri Department of Natural Resources
MDOH	Missouri Department of Health
NPL	National Priorities List
OL Q	Operating Location Q
OWS	Oil-Water Separator
PA	Preliminary Assessment
PCBs	Polychlorinated biphenyls
POL	Petroleum, oil and lubricants



RA	Remedial Action
RAB	Restoration Advisory Board
RCRA	Resource Conservation and Recovery Act
RD	Remedial Design
RI	Remedial Investigation
SARA	Superfund Amendments and Reauthorization Act
SI	Site Inspection
USEPA	United States Environment Protection Agency
UST	Underground storage tank



APPENDIX E

REFERENCES

**BRAC Cleanup Plan (BCP), Richards-Gebaur Air Force Base
March 1994**

**Final Environmental Impact Statement
July 1994**

**Socioeconomic Impact Analysis Study
August 1994**

**U.S. Environmental Protection Agency, Community Relations In Superfund: A
Handbook
January 1992**

**Air Force Base Conversion Agency
Environmental Public Affairs Guidance
December 1994**