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MINUTES FOR RESTORATION ADVISORY BOARD MEETING HELD 7 FEBRUARY 1996  
KANSAS CITY MO  
2/7/1996  
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## RESTORATION ADVISORY BOARD MEETING

TRANSCRIPT OF THE RESTORATION ADVISORY BOARD  
MEETING held on Wednesday, February 7, 1996,  
commencing at 7:00 p.m. at Calvary Bible College,  
15800 Calvary Road, Kansas City, Missouri.

## RAB MEMBERS PRESENT:

W. V. Powell, Community Co-Chair; P. Mark Esch,  
BRAC Environmental Coordinator; Robert Geller,  
Missouri Department of Natural Resources; Glenn  
Golson, Missouri Department of Natural Resources;  
William McFarland, Corps of Engineers; Robert  
Koke, EPA; Jeff Hancock, Kansas City Aviation  
Department; David Malecki, Kansas City Aviation  
Department; Garey M. Reeves, Base Transition  
Coordinator; Robert Lodato, Facilitator.

## OTHERS PRESENT:

Wayne Mizer, Dames & Moore; Tom Keeney; and Dennis  
Wilmsmeyer, Kansas City Aviation Department.

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1 MR. LODATO: My name is Robert  
2 Lodato, I'm from the base conversion office, and  
3 I'd like to welcome everyone to the quarterly  
4 Restoration Advisory Board meeting for  
5 Richards-Gebaur. I would like the RAB members to  
6 introduce themselves starting with Mark.

7 MR. ESCH: I'm Mark Esch. I'm  
8 the BRAC environmental coordinator for  
9 Richards-Gebaur Air Force Base representing the  
10 Air Force Base Conversion Agency.

11 MR. POWELL: I'm Bill Powell from  
12 Belton. I'm co-chairman of the RAB committee.

13 MR. KOKE: Bob Koke with  
14 Environmental Protection Agency.

15 MR. GOLSON: Glenn Golson, MDNR.

16 MR. McFARLAND: I'm Bill  
17 McFarland, Corps of Engineers of Kansas City.

18 MR. GELLAR: Bob Gellar also with  
19 Missouri Department of Natural Resources.

20 MR. HANCOCK: Jeff Hancock,  
21 Kansas City Aviation Department.

22 MR. LODATO: Any other RAB  
23 members present?

24 MR. REEVES: I'm Garey Reeves,  
25 I'm base transition officer.

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1 MR. LODATO: Thank you. Do we  
2 have any corrections to the December RAB  
3 minutes -- excuse me, the November 8th meeting?  
4 So the minutes will be accepted as printed. I've  
5 asked Mr. Reeves, the base transition coordinator,  
6 to give a little briefing on where Richards-Gebaur  
7 is as far as reuse and the future, basically  
8 what's going on with the property transfers and  
9 where we're at.

10 MR. REEVES: At the present time  
11 we've got, briefly, four facilities that are  
12 leased out to the City of Kansas City: what used  
13 to be the fire station; the base operations, the  
14 big double hangar, hangar 918, and the hangar down  
15 at the south end of the air field, hangar 839.  
16 And at the present time we're working and should  
17 be having another lease out. There will be  
18 several other facilities, 858 -- correction, 958  
19 and 931 and several of those that hopefully we'll  
20 be able to put a final closure with it and provide  
21 it to the city so that their counsel can act upon  
22 it. And that will be basically for some property  
23 that would be used for the people that do the air  
24 show and so they're trying to get something set up  
25 on that. And I left out hangar -- correction,

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1 warehouse 610 and the city has it and they have  
2 further signed up with Zimmerman Real Estate to  
3 try to produce and actually rent properties in  
4 what we call the nonaviation or the aviation  
5 revenue generation part of the base. And the  
6 Kansas City Aviation will be doing the -- as I  
7 understand, the aviation portion of it; is that  
8 not correct? Okay.

9 And then Jeff Hancock just recently was  
10 moved into the commercial development portion as  
11 the director of aviation commercial development  
12 out here and so -- but that's all three airports  
13 also and -- but Jeff has a real good understanding  
14 of how we're operating and we have a very good  
15 working relationship. In addition to that the  
16 Marine Corps has a permit for a lot of the  
17 property, a significant portion of the property,  
18 which would be the old motor pool area, the wing  
19 headquarters facility, the civil engineering  
20 compound, what we call the base dispensary or base  
21 hospital and what used to be the security police  
22 building, 602. We also have some interesting  
23 things going with historical events and I'd just  
24 like to address that, that the Marines have been  
25 getting with the state historical preservation

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1 office discussing some of the renovation they want  
2 and I'm led to believe that they have come to some  
3 agreement on that but it's not in writing yet but  
4 they've at least had some meeting of minds. At  
5 least that's what I've been informed by Colonel  
6 Holden. But this has to be in writing before  
7 anything happens to that building.

8 The Army Reserve still has an interest  
9 in the 1600 area, that's what we call the drop  
10 zone. They have not officially requested, nor has  
11 the Secretary of the Army nor has the Secretary of  
12 Defense for Economic Security approved their  
13 request. I'm assuming that they would, and we're  
14 hopeful to get some interest on that within the  
15 next month, at least that they get that  
16 information up. When talking about the 1600 area,  
17 the Air Force Reserve is looking at that for doing  
18 a survey for the safeing, if you will, for  
19 munitions and that apparently has some bearing  
20 with what the Army Reserve is going to do. The  
21 1200 and 1100 areas, which were originally going  
22 to be sold by negotiated sale to the City of  
23 Belton, which the City of Kansas City supported,  
24 the City of Belton and the Air Force did not --  
25 couldn't come to closure on the negotiated price

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1 and the negotiated price is basically the  
2 appraised value by the General Service  
3 Administration. You cannot sell for less than  
4 what the appraised values are, period, and so that  
5 has the congressional oversight on it.

6 So now we will enter into public sale at  
7 some time down the road and once we have some  
8 clearance on it as far as the state, the property  
9 will be clear for public sale, of course, is  
10 whatever the market bears. And I think that  
11 pretty well covers where we're at.

12 MR. ESCH: The 1600 area is the  
13 Belton Training Complex; the 1600 area that he was  
14 referring to is the Belton Training Complex for  
15 those of us that know it as.

16 MR. LODATO: Thank you,  
17 Mr. Reeves. Mark and I last month attended a BRAC  
18 environmental coordinator's briefing in  
19 Jacksonville, Florida, and one of the topics of  
20 discussion was the upcoming BRAC funding for FY  
21 '97, '98, '99 through 2001.

22 MR. ESCH: Okay. We pulled these  
23 slides out of the general briefing that was given  
24 to us by our headquarters on where we were as an  
25 agency on our 1996 program and then how it looked

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1 for the out years, how much they had planned to  
2 spend. The FY '96 program for bases that were  
3 closed under what they call round 1, and round 2,  
4 that's us, we're a round 2 closure base, that  
5 grand total on the funding for those bases is  
6 about \$115 million and that's to do the entire  
7 program at all of these bases. The BRAC '93 bases  
8 which is not us is a little bit less than that,  
9 and then the key thing here is the BRAC '95  
10 bases. The initial estimates are that this money  
11 is a little bit more and they are looking to  
12 realign some of the money in the '88 to cover the  
13 needs of those new bases. We have seen some cost  
14 savings in the round 1 and the round 2 closure.

15 MR. REEVES: Mark, if I might, at  
16 the present time I'm out at Lowry some of the time  
17 now. We just went through an Air Force audit of  
18 the IRP, Installation Restoration Program, profile  
19 at Lowry. We were the third base to be audited.  
20 It audited March Air Force base and Castle Air  
21 Force base in California. And they're going to do  
22 at least one or two more, but I think that will be  
23 the end of it. The reason for the audit was  
24 called for by Secretary or Undersecretary of the  
25 Air Force Rodney Coleman wanting to find out what

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1 the -- why so much in the price escalation from  
2 what was predicted for BRAC closures and what it  
3 is at the present time.

4 They're finding that basically the same  
5 information at all the bases they've gone to, it  
6 was just wide open when they started as best guess  
7 and it got out of hand as far as what was  
8 projected and what Congress was looking at and so  
9 that's why everybody is kind of bouncing back  
10 around. And it will probably be, oh, at least  
11 early summer at the very earliest, that we'll be  
12 getting anything in writing on that. And the  
13 reason for that is so the Air Force can address  
14 future fundings particularly in '95 and '93 to try  
15 to get a handle on it.

16 MR. ESCH: This is a projection  
17 of 1996 all the way out to the year 2001 on how  
18 much money the Air Force Base Conversion Agency  
19 plans -- is planning to spend on the restoration  
20 of sites. What is not included in here is the '95  
21 bases that were closed under this last round. And  
22 they don't amount to a lot and they might have  
23 just been a few lines here and there, primarily  
24 out in starting about '98 through '01. But as you  
25 can see, most of the closure bases at this point,

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1 at least the first three rounds of closure, plan  
2 to basically end most of their remediation and  
3 study in this period (indicating 1998) and around  
4 this time they're expecting to be "out of Dodge."  
5 This is kind of where the funds -- with the long  
6 term operations like monitoring, et cetera, being  
7 experienced out here and also the wrapping up of  
8 the 1995 requirements for those bases and the 1993  
9 requirements on some of the bases that are late  
10 getting kicked off. And these are some of the  
11 numbers, agency-wide, how everything has been  
12 breaking out with pretty much about the same trend  
13 for all of the bases, a little bit more even keel  
14 here with some front loading on the '93 bases that  
15 are getting some of those actions done early.  
16 Just thought that this might be of interest to you  
17 on an agency-wide basis that in 1998 we're  
18 planning to spend about a quarter billion dollars  
19 just primarily on environmental.

20 We're going to adjust the agenda a  
21 little bit moving some of the items, 3 and 4, up  
22 and moving the Belton training complex and NPDES  
23 permits to the last. What's new? Well, this is  
24 new. Today the BRAC cleanup team met, and we  
25 decided on some new environmental boundaries to be

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1 kind of refined a little bit later. The  
2 boundaries, this is one boundary separating the  
3 tarmac area from the industrial activities that  
4 occurred in the hangars. It was also decided that  
5 this piece of land (indicating) is ready to go,  
6 ready to transfer. Then there was the reuse  
7 parcel known as B that was divided up into seven  
8 categories, seven areas. It does look like a  
9 checkerboard and you can't really tell where B  
10 used to be, but it's generally in this area  
11 (indicating). Out of all of this we found B2 here  
12 to be transferable property and also this parcel  
13 here (indicating) to be transferable at this  
14 point. All of these parcels total 60 1/2 acres of  
15 property that is ready to transfer.

16 Today the BRAC cleanup team also decided  
17 on a magnitude 2 rule or an order of 2 magnitude  
18 rule. What that does for us is that if we see  
19 some samples that come back, there are some  
20 outliers that aren't really -- don't really know  
21 where they came from. If it is an order of  
22 magnitude of 2 less than the cleanup standard  
23 we're not going to look at it, pursue it, et  
24 cetera. An example would be, let's say on some  
25 chemical there is a cleanup level that we know to

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1 be one part in a million. If the sample came back  
2 that we have nine parts in a billion for this  
3 particular parameter and there was nothing else  
4 that would -- that we could attribute to that, we  
5 would not further investigate that forensic  
6 evidence, if you will, of industrial activities  
7 out here at this base.

8 The BCT actions that were taken previous  
9 to this meeting today, we set the POL cleanup  
10 levels for the -- well, we set the cleanup levels  
11 for the POL storage site which is right out here  
12 (indicating). They are basically the Missouri  
13 Department of Natural Resources ASLs with regard  
14 to petroleum products plus an additional 500 parts  
15 per million of total petroleum hydrocarbons which  
16 was requested by the Air Force. There is a draft  
17 decision document floating around. There are some  
18 extra copies back there on the back table if  
19 people would like to take a look at that.

20 MR. REEVES: Mark, when you were  
21 talking about the Air Force and MDNR explain that  
22 so I can understand it. You've got to speak to  
23 the dumbest person in the audience, and that's me.

24 MR. ESCH: Okay. The cleanup  
25 levels that were set are levels that the health

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1 department felt that the people in Missouri should  
2 feel comfortable and safe with, levels at or below  
3 this number in a residential setting, a school, a  
4 house, whatever it may be, whatever use the user  
5 may intend, clean farming, if you will. And for  
6 petroleum that had been adopted in this area  
7 because parcel B had been identified for  
8 commercial reuse in the final environmental impact  
9 statement.

10 MR. REEVES: And your statement  
11 about the Air Force?

12 MR. ESCH: And the Air Force  
13 added to that BRAC Cleanup Team list a number of  
14 500 parts per million total petroleum hydrocarbons  
15 as our liability reduction, if you will, to the  
16 entire picture.

17 MR. REEVES: Okay.

18 MR. MALECKI: Are you saying,  
19 Mark, that you are going to hold the Air Force to  
20 a higher standard than DNR is recommending?

21 MR. ESCH: They have established  
22 what they feel, through their health department,  
23 are cleanup levels for soil and dermal contact.  
24 AFCEE, the Air Force Center for Environmental  
25 Excellence, has taken a look, generally speaking,

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1 and said that probably it is in our best interest  
2 to also add and throw into the pot another  
3 parameter called the total petroleum hydrocarbon  
4 and not exceed 500 parts per million of total  
5 petroleum hydrocarbons.

6 MR. GOLSON: If I can address  
7 your question not really in defense of DNR, but  
8 what we did was set industrial cleanup levels. We  
9 set cleanup levels for the POL yard that were not  
10 based on total petroleum hydrocarbons such as in  
11 an underground storage tank situation. What we  
12 based the cleanup levels on were the hazardous  
13 chemicals that are contained in those petroleum  
14 compounds. So we asked our health department to  
15 calculate acceptable levels for those target  
16 chemicals, not this big global total petroleum  
17 hydrocarbons because there are hundreds and  
18 hundreds of different chemicals in those. So we  
19 told the Air Force Conversion Agency we want you  
20 to look at this list of chemicals and here are the  
21 levels that are acceptable to us. You don't have  
22 to look at every chemical in jet fuel, but you  
23 have to look at these right here and you have to  
24 clean up to these levels right here, discounting  
25 any total petroleum hydrocarbon number. And the

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1 Air Force came back, Conversion Agency came back  
2 and said we would like to use a TPH number, total  
3 petroleum hydrocarbon number, in addition to the  
4 levels that the Department of Health has set, and  
5 we'll self-impose that 500 TPH in addition to  
6 those cleanup levels set by MDNR.

7 MR. GELLER: One of the  
8 parameters you said meets your requirement, if  
9 they're not below their 500, they may have to  
10 clean to a lower level in a couple parameters to  
11 get to that level.

12 MR. GOLSON: That is correct, and  
13 that's self-imposed by them. For example, you  
14 could have a level of 10,000 parts per million  
15 total petroleum hydrocarbons and still meet the  
16 cleanup goals that the Department of Health has  
17 set for them. They chose to clean up the soil not  
18 only to our standards but to a standard of 500 TPH  
19 in addition. We applaud that.

20 MR. ESCH: Yes.

21 MR. HANCOCK: Mark, in the draft  
22 decision document on the second to last paragraph.

23 MR. ESCH: Which I've only had  
24 five minutes to look at.

25 MR. HANCOCK: Okay. Well, I only

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1 had five minutes also.

2 MR. ESCH: Okay.

3 MR. HANCOCK: But somewhere in  
4 here, sixth line, I don't know what this means so  
5 you have to explain that to me.

6 MR. ESCH: Okay. Where are we at  
7 again, which page?

8 MR. HANCOCK: Second page, second  
9 paragraph from the end.

10 MR. ESCH: The large paragraph.

11 MR. HANCOCK: Uh-huh, the large  
12 one, and about the sixth sentence at the end that  
13 sentence says in essence, "When levels of  
14 contamination in the excavated soils become less  
15 than or equal to 200 PPM for TPH, 1 PPM for a  
16 total BTEX, and 0.5 PPM for benzene, the soils  
17 will be considered noncontaminated and the site  
18 closed with no further corrective action." So  
19 what --

20 MR. ESCH: What this particular  
21 paragraph --

22 MR. HANCOCK: What does that  
23 mean?

24 MR. ESCH: What this particular  
25 paragraph is addressing is the -- how the contract

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1 were initially let or these were the numbers that  
2 was initially given to the contractor. Upon  
3 review of those plans, next paragraph, and  
4 paragraph thereafter, the BRAC cleanup team  
5 reestablished the cleanup goals for the site.

6 MR. HANCOCK: Oh, which are these  
7 other?

8 MR. ESCH: Which are those.

9 MR. HANCOCK: Okay. So --

10 MR. ESCH: It probably might be  
11 somewhat confusing, that section, and we will  
12 probably be rewriting that.

13 MR. HANCOCK: Okay. So I'm  
14 asking what if, do you -- well, then later on it  
15 talks about proceeding with different phases and  
16 carefully consider alternatives for site closure  
17 once the site characterization is complete. I  
18 guess what I'm asking is, is it possible the  
19 studies aren't complete, is it possible that a  
20 determination would be made that it would not be  
21 cleaned up, or is there enough data there that  
22 says that it will be -- and, pardon, I just don't  
23 understand.

24 MR. ESCH: That is a fair  
25 question, and perhaps what --

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1 MR. HANCOCK: I don't understand  
2 the sentence.

3 MR. ESCH: What the document also  
4 needs to address that any contamination found at  
5 the POL yard will be addressed not only through  
6 the biological treatment but if it is untreatable  
7 for some reason that material will be excavated,  
8 sampled and hauled to the landfill if it is  
9 untreatable.

10 MR. HANCOCK: Okay. So --

11 MR. ESCH: Or would cause the  
12 microbes in the bio-cell to die and, in effect,  
13 kill the land farming operation.

14 MR. HANCOCK: So there will be  
15 bioremediation?

16 MR. ESCH: Right, and coupled  
17 with a -- the disposal of untreatable materials.

18 MR. HANCOCK: Based upon further  
19 tests.

20 MR. ESCH: Based upon the site  
21 characterization that is discussed in phase 3.

22 MR. HANCOCK: Phase 3, okay.

23 MR. ESCH: Okay.

24 MR. HANCOCK: So that --

25 MR. ESCH: We'll try to clarify

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1 that because if you have a question other people  
2 will have a question.

3 MR. HANCOCK: Thank you.

4 MR. MIZER: If I may add one  
5 little thing there are certain materials you can't  
6 put in the bioremediation cell so if we come upon  
7 that you cannot move it to a land farm so by  
8 definition we have to have an alternative method  
9 of disposing of that. That's what we're saying.

10 MR. HANCOCK: Just the way it  
11 read.

12 MR. ESCH: We will work to get  
13 that clarified.

14 MR. HANCOCK: The way -- you  
15 understand the way it reads is for me confusing.

16 MR. ESCH: I understand. Okay.  
17 Any more questions?

18 MR. HANCOCK: Yeah, I have  
19 questions.

20 MR. ESCH: Sure.

21 MR. HANCOCK: Could you go over  
22 for me, and I'm sorry, I missed it, there are --  
23 the areas again please.

24 MR. ESCH: For?

25 MR. HANCOCK: Well, you said

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1 there was an A and B, and I --

2 MR. ESCH: Okay.

3 MR. HANCOCK: Are there different  
4 Bs?

5 MR. ESCH: Yes. As identified in  
6 the reuse plan, the community reuse plan they  
7 identified parcel A up here and they identified  
8 parcel B as this area here (indicating). It has  
9 been kind of subdivided up into different parcels  
10 B2, B --

11 MR. HANCOCK: Okay. So A and B  
12 are aeronautical and nonaeronautical?

13 MR. ESCH: That's correct.

14 MR. HANCOCK: Okay.

15 MR. ESCH: And A had been further  
16 subdivided into A-1 and A-2 for our purposes, and  
17 for our purposes environmentally, we divided up B  
18 into seven areas.

19 MR. HANCOCK: Okay.

20 MR. ESCH: 1, 2, 3, 4, 5, 6, 7.

21 MR. HANCOCK: Well, there's some  
22 down there, too.

23 MR. GOLSON: They're not Bs.

24 MR. ESCH: This one is E-1 and  
25 this one is B-1. We still retained the --

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1 MR. HANCOCK: But down on the end  
2 here.

3 MR. ESCH: Down on the end this  
4 is E, and O-3 was carved out of there.

5 MR. HANCOCK: Right.

6 MR. ESCH: We split the one you  
7 call E-1 that comes and sweeps up because of the  
8 (road) right of way and that's about the only  
9 changes that we interpreted, if you will, on the  
10 reuse map.

11 MR. HANCOCK: Pardon me, I just  
12 want -- and then in the A section you've got --  
13 and you probably addressed this -- but you're  
14 saying tarmac is ready to transfer, the other  
15 parcels are being examined in the A area.

16 MR. ESCH: Right. The other unit  
17 areas still need to be --

18 MR. HANCOCK: And then the B area  
19 is which ones?

20 MR. ESCH: In the B area the  
21 transferable one is B2 down here (indicating).

22 MR. HANCOCK: Which is further --

23 MR. ESCH: This one will be  
24 eventually KCAD. This one we believe -- at least  
25 EPA and DOD believes or AFBCA believes that it is

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1 possible or transferable. MDNR still wants to --  
2 has not decided on that. They would like to take  
3 a VSI, visual site inspection, of that to confirm  
4 that yes, in fact, this also --

5 MR. HANCOCK: And then is E --  
6 what was the determination for that?

7 MR. ESCH: For which one?

8 MR. HANCOCK: That E right of way  
9 and then it goes --

10 MR. ESCH: This one up here  
11 (indicating)?

12 MR. HANCOCK: Uh-huh.

13 MR. ESCH: That, too, is in the  
14 same condition. EPA and --

15 MR. HANCOCK: Okay.

16 MR. ESCH: We believe it's  
17 transferable and we need a VSI on that.

18 MR. HANCOCK: I just have one  
19 other question. Go over again for me the  
20 magnitude of 2.

21 MR. ESCH: Okay. The order of  
22 (2) magnitude means 100 times. If a sample is  
23 found 100 times or less than a site cleanup  
24 standard, say for instance 500 TPH is set and we  
25 find 5 TPH or 5 parts per million, then at that

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1 point we would say that we don't need to pursue  
2 this any further, it is not a concern. What  
3 happens is that you will get -- as long as it's --  
4 as long as it is an outlier and there's not  
5 significant evidence that there is 5 TPH here, and  
6 5 TPH here, 5 TPH there.

7 MR. HANCOCK: It's one sample.

8 MR. ESCH: But if one sample says  
9 we've got 5 parts per million TPH we're not going  
10 to look at that. If it's between 5 and 500 that's  
11 when we say well, we've got to take a look here  
12 and maybe see if we've got a problem with some  
13 data, maybe even go out and collect a sample here  
14 or here to try to see if there's any trend on that  
15 particular. Was that good enough?

16 MR. HANCOCK: I believe so.

17 MR. ESCH: I understand that, and  
18 it's very hard for us technical folks to shift  
19 gears sometimes. I'm sure everybody can  
20 appreciate that.

21 MR. REEVES: Does that order of  
22 magnitude apply to the entire facility at the air  
23 base?

24 MR. ESCH: And the answer is yes.

25 MR. REEVES: What you're really

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1 saying is that's the rule of thumb that you've  
2 established you're going in working position,  
3 right?

4 MR. ESCH: If at some time in the  
5 future we find that that is not protective of  
6 human health and the environment we're going to  
7 revisit that. And, furthermore, it doesn't mean  
8 that we're still not responsible for that sample.  
9 It will be noted and the reuser will be made aware  
10 that, hey, right here we found a very low  
11 detection of benzene and ethylbenzene, 6,000 times  
12 less than a cleanup action level and we did not  
13 pursue it. Okay.

14 (Whereupon, a short recess was  
15 had.)

16 MR. ESCH: Also since the last  
17 RAB meeting I'm going to go over some of the  
18 activities the Air Force Base Conversion Agency  
19 has been working on or has performed since this --  
20 since the last RAB meeting. The explosive  
21 ordinance disposal activities and clearance that  
22 the major command is doing at the Belton Training  
23 Complex and the former weapons storage area, their  
24 schedule at this point is to have those cleared  
25 through Washington by August of this year. We

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1 also discovered a brand new oil and water  
2 separator between the two hangars up here  
3 (indicating) that had not previously been known,  
4 registered, or identified in any past  
5 documentation. The oil/water separator has a  
6 volume of about 175 gallons. The oil tank has a  
7 volume of over 1,000 gallons to hold oil. It is  
8 made out of concrete. We're going in there and  
9 we're going to take a hard look at what we've  
10 got. We also have added --

11 MR. HANCOCK: Between which  
12 hangars?

13 MR. ESCH: They're between the  
14 twin hangars, if you will, the two hangars that  
15 are the same. The oil/water separator is  
16 connected to the front drain in the hangar door  
17 grates that drains off the snow melt for both of  
18 those hangars and it's connected to a common  
19 oil/water separator which discharges to the  
20 sanitary sewer but has an overflow to the storm  
21 water system which is where we suspect maybe some  
22 of this contamination we found in the central  
23 drainage area came from.

24 We started -- we found a source  
25 basically or at least one of them. When we walked

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1 the area during the air show the question was  
2 raised why is this grate topped up with water.  
3 Well, that grate covers the oil holding tank which  
4 is open to the rain and water gets in, and the oil  
5 would have floated up and washed away. But also  
6 another feature of that is once it fills up  
7 past the halfway point it now is charging the  
8 oil/water separator and pushing all of the  
9 material in the oil tank back to the oil/water  
10 separator through the overflow into the storm  
11 water system. That's the way the drawings say  
12 that it works. Whether there have been any  
13 updates, we couldn't find any in the search of the  
14 documents. But that's where we're at on that  
15 one.

16 We also are adding an underground  
17 storage tank down here in this area as an Area Of  
18 Concern (indicating) there was a question about  
19 some sampling that was done down there as well.

20 What else is new? The central drainage  
21 area right here (indicating), that sampling is  
22 taking place today, tomorrow and Friday to find  
23 out what's going on out there. The contractor is  
24 working out there right now -- well, not exactly  
25 right now but generally speaking. We also have

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tank

1 the ground water work plan approved for the same  
2 contractor who will be testing some water at the  
3 oil saturated area and oil/water separator in the  
4 Marine Corps property.

5 The two IRP sites, site 4 and site 9,  
6 which are primarily oil releases, another release  
7 from a storage area up here near 927, and that  
8 work will probably begin in the next couple weeks  
9 to put in some ground water monitoring. On site 7  
10 up here (indicating) and site 8, the underground  
11 storage tank, we got the draft work plans from the  
12 contractor just after the BCT meeting so those  
13 will be going out for review by MDNR and by EPA.  
14 We've also cleared the way and ordered five  
15 additional samples for the fire valve area to fill  
16 a data gap at this IRP site. The Missouri  
17 Department of Natural Resources underground  
18 storage tank division has issued a letter  
19 regarding storage tank 962A and 962B closing the  
20 underground storage tank site. We have requested  
21 additional money for all of the areas of concern  
22 that we have because at this point we can only  
23 sample two more areas of concern. We have about  
24 30 or 40 thousand left to work with. The draft  
25 decision document has been, you all have that, and

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1 for future activities that we have planned before  
2 the next RAB meeting we hope to get accomplished a  
3 visual site inspection with MDNR on this  
4 particular environmental parcel and this  
5 environmental parcel (indicating) that would be  
6 B-6 and E and also we're going to take a look at  
7 the land farm area where the land farm is to be  
8 constructed up here while the vegetation has died  
9 back and we can visually look through there before  
10 the vegetation comes back in and we can't really  
11 do a good visual site inspection. Hopefully that  
12 will support these two parcels here being  
13 transferable.

14 Robert will talk more about the RAB site  
15 tour that we plan to schedule in April or May for  
16 everybody to take a look at the sites. By next  
17 RAB meeting we hope to have about 80 percent of  
18 all of our areas of concern sampled and/or looked  
19 at and looking at that data. Work at site 7, site  
20 8, site 6, site 9, site 3 and site 4, IRP site  
21 wise is going to be in progress at that time. The  
22 POL tanks will be gone, the bio-cell will be in  
23 the -- will be in the mode of being constructed or  
24 completed awaiting some soil to go up there, by  
25 the next RAB meeting more than likely.

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1 MR. REEVES: Mark, you might --  
2 when you say the tanks will be gone, you might  
3 emphasize there's not going to be money from the  
4 Corps to take down the Kansas City tank.

5 MR. ESCH: There is a fourth tank  
6 out here (indicating).

7 MR. McFARLAND: 956.

8 MR. ESCH: At 956, on Kansas City  
9 property that there is no money to take that tank  
10 down at this time.

11 MR. McFARLAND: That's correct.  
12 The Corps of Engineers as a contingent has put in  
13 a request for funding in the event that tank will  
14 eventually come down and unless we can come up  
15 with a surplus at the end of fiscal year '96 come  
16 up with these funds it's going to have to wait and  
17 see what kind of funds may be available as early  
18 as FY '97. But right now we have no immediate  
19 plans to take that tank out. The corps is in a  
20 wait-and-see mode to see what contamination from  
21 those three tanks, that are BRAC tanks, may have  
22 migrated over to our -- in or around 956 and we're  
23 relying heavily right now on the test data MDNR  
24 generated from a number of borings and indicated  
25 that soil in and around that tank to a certain

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1 depth is clean. So right now we have no plans to  
2 take that 956 tank out.

3 MR. ESCH: And by the next RAB  
4 meeting we, as the AFBCA, will have a better  
5 handle on what the asbestos containing building  
6 materials are in the buildings pretty much base  
7 wide. The base wide ground water data will  
8 probably be in and the BRAC Cleanup Team will be  
9 looking at that data.

10 Next on the list is Robert Lodato who  
11 will talk about the Belton training complex. Are  
12 there any questions?

13 MR. LODATO: Both Mr. Reeves and  
14 Mark touched on the scheduled visual survey of the  
15 Belton Training Complex or drop zone. It was  
16 originally intended that AFRES, who has contracted  
17 with the Science Applications International, to do  
18 the subsurface survey had planned on being out  
19 last August, but due to funding problems obviously  
20 that got delayed so their intent now is to be out  
21 the latter part of March and they should have a  
22 final executive summary of what was found by mid  
23 June. And while they're doing the surface survey,  
24 which is to identify any anomalies, they will be  
25 preparing a draft EOD cleanup plan. So when the

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1 executive summary comes out in mid to late June  
2 that will give us a good indication as far as the  
3 Air Force as to what's there and we'll be able to  
4 proceed on with the PA/SI and, in the meantime,  
5 they will also be doing the EOD work plan which  
6 will get approval from the safety board. And  
7 here's the schedule as the contractor has it set  
8 up. Now the quantities estimate, preliminary  
9 draft cleanup plan, as I said, those are the draft  
10 cleanup plans that will be submitted to the safety  
11 board. So hopefully come late June we'll have a  
12 better idea -- clarification as to what's there  
13 and we'll be able to proceed on.

14 The next item, it's been a major topic  
15 at the last three to four RABs, NPDES permit, and  
16 Dr. Pierce who is a public participant had brought  
17 that up every occasion at the last couple of  
18 RABs. And the way it stands now is that Kansas  
19 City Aviation Department has submitted an  
20 application on behalf of Kansas City and the Air  
21 Force for the NPDES permit. The report on the  
22 Marine side or the Marine portion of the base was  
23 given to them, and they, too, have in turn  
24 submitted their request or their application for a  
25 NPDES permit through Department of Natural

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1 Resources. So the documentation or the  
2 application has been submitted with a cover letter  
3 stating that as soon as there is a significant  
4 rainfall samples will be collected and processed  
5 through Department of Natural Resources. So the  
6 NPDES permit application has been submitted to the  
7 Department of Natural Resources. That's good  
8 news.

9 MR. WILMSMEYER: I might mention,  
10 Robert, there are a total of 20 sampling locations  
11 on the Air Force base, airport, three of them  
12 cover Marine Corps property, 10 city and 79 Air  
13 Force properties. It's going to be a major  
14 undertaking when the first rainfall does hit, and,  
15 in fact, we're going through I think a dry run  
16 probably this Friday getting our consultant  
17 coordinated for the event.

18 MR. LODATO: So we are moving  
19 along, we are progressing. As Mark had mentioned,  
20 I was going to plan a site tour for all interested  
21 parties so what I'll be doing is sending a flier  
22 to everyone on the mailing list and I'll be asking  
23 for a response so we'll know how many people to  
24 expect and I would like to do that in May.  
25 Depending on our schedules, we'll probably do it

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1 on a Saturday morning, but I think it's about time  
2 that we've conducted another tour. It's good PR  
3 for us. And also during the BRAC cleanup team  
4 meeting Mr. Gellar had mentioned when I send out  
5 the flyers for the notification to the RAB members  
6 of when the next RAB is going to be, to include  
7 agenda items at that time. That will be  
8 forthcoming in the next notification.

9 MR. REEVES: There's one thing on  
10 that. We'd like to make sure that Kansas City, in  
11 this case Dennis, is aware when we have our BCT  
12 meetings, he's always welcome to attend so we need  
13 to make sure that he and, if you will, Jeff  
14 Hancock are on that same mailing list so if they'd  
15 like to show up. And while I've got the floor on  
16 that, we're setting up a -- not a working but just  
17 kind of a working -- not a BCT but a come down and  
18 visit in Jefferson City, somewhere in between I've  
19 asked them to try to get something there so we  
20 have a little interflow on that and I'd like to  
21 let Dennis know about that so he knows.

22 MR. LODATO: Do we have any  
23 comments?

24 MR. REEVES: Of course, I can get  
25 this, but we're having an air show when Jeff?

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1 MR. HANCOCK: July 27th, 28th and  
2 29th.

3 MR. REEVES: We need to be  
4 looking at that because I need the same space,  
5 maybe more, if anybody wants to do anything.  
6 Maybe we can get ahead of it this time. It's an  
7 opportunity for MDNR, Corps of Engineers, whoever,  
8 Dames and Moore, whoever wants to be a part of  
9 that, we'll ask for space okay. And if MDNR sees  
10 anything else they'd like to get in, Department of  
11 Health or something, give us a heads up on that  
12 and we'll ask for space on it.

13 MR. LODATO: Last year at the air  
14 show we had done the environmental previews  
15 display and I think it worked rather well for us.  
16 It's like Mr. Reeves mentioned, we'll go ahead and  
17 do it again this year and I think the more  
18 participants we can get from the various  
19 departments we can put on a good show. Can I get  
20 you to confirm those dates, reiterate those dates;  
21 did I hear July 27th and 28th?

22 MR. McFARLAND: It should be a  
23 Saturday and Sunday. I was approached after our  
24 last show by Corps of Engineers, George Hanley,  
25 and he had requested that the next time I got wind

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1 of the next air show if the corps could be  
2 involved that the Corps of Engineers would be most  
3 happy to work with the Air Force and all parties  
4 interested and we'd like to have a booth and we  
5 can work that through our public affairs office.  
6 So I would be happy to share that information with  
7 Mr. Hanley or work with you folks in getting that  
8 information to him but we'd love to have a booth  
9 at the next air show. So I defer that to you,  
10 Robert, and Mark how you want to proceed on that  
11 but we would be interested.

12 MR. LODATO: Well, it seems that  
13 we've got the same interested parties being the  
14 Air Force, DNR, EPA and everything was coordinated  
15 through the base conversion office a/k/a, you  
16 know, our office and we'll proceed and do the same  
17 this year. So we'll do a concerted effort on  
18 behalf of all of us and I think it will work well.

19 MR. McFARLAND: Would that be in  
20 some kind of flier, interest and availability say  
21 maybe 30 or 60 days in advance and give us time to  
22 make the necessary bodies available and booths and  
23 displays?

24 MR. LODATO: It will be more than  
25 likely 60 to 90 days.

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1 MR. MCFARLAND: Okay, that would  
2 be great, that would be great.

3 MR. REEVES: We'll get with the  
4 air show U. S. A. Air Show and I think they owe me  
5 so we'll get all the space we need for working on  
6 that.

7 MR. ESCH: The air show producer  
8 told us last year he would do anything to help out  
9 the transition of environmental cleanup and he  
10 will be more than happy to give us any space that  
11 we need.

12 MR. REEVES: But Robert will do  
13 it and we'll get something done on it. The last  
14 time we -- we need to make sure that if there's  
15 any questions -- we're going to get back with that  
16 person over at the U. S. A. Air involved in it as  
17 far as passes and things to make sure the people  
18 really know the situation and talk to Mr. Gorthy  
19 about it because we've run into problems with it.

20 MR. LODATO: Okay. Do we have  
21 any comments, questions?

22 MR. GOLSON: You didn't expect me  
23 to come and not say anything, did you. I can't  
24 stand it. I just want to make a few comments  
25 about where we're going, where we're not going and

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1 everything's not rosy and everything's not  
2 beautiful but everything's pretty good. We're  
3 trying to move ahead. We had a real good meeting  
4 today I thought. We still are at odds on some  
5 major policy issues I think with the conversion  
6 agency. We're trying to get clarification on  
7 those. But they don't come from the level where  
8 we're sitting right here. They come from  
9 someplace back east and we're having a hard time  
10 getting clarification on a lot of things that we  
11 think are major issues that relate to base  
12 closures not on this here but everywhere bases are  
13 closing. So we're trying to get some  
14 clarification on some policy things and some  
15 rulings on what contaminants are included in  
16 cleanup, what maybe they want to exclude. But  
17 we're still working on those things and we're  
18 working diligently and we feel like we're possibly  
19 making some ground on those.

20 We're having a little bit of trouble  
21 getting clarification on transfer of liability,  
22 and we're trying to get some clarification on  
23 that. The state's concern is that internal  
24 transfers of property, and by internal I mean  
25 within DOD from say the Air Force Conversion

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1 Agency to the Marines or to the Navy or whoever  
2 the other branch of service may be, those  
3 transfers are taking place without really any  
4 input from DNR. We don't get to review the  
5 permit, and that's fine, we understand that. The  
6 U. S. Government owns that property and they can  
7 switch and swap that between all parties. Our  
8 main concern is that transfers or permits as  
9 they're referred to will take place and a transfer  
10 of liability for the contamination on those  
11 properties will be made. For instance, if the  
12 conversion agency wants to permit 40 acres to the  
13 Marines and there's contamination on the site,  
14 there's a contaminated site on that 40 acres, we  
15 want clarification as to who's responsible for  
16 that. And our preference is that AFBCA conversion  
17 agency retains that liability. This is what the  
18 state prefers to see because there's continuity,  
19 they know the history of the site, they may have  
20 even started investigations or be in a certain  
21 remedial phase and we don't want that to get  
22 interrupted by transferring the property to  
23 another government agency who in the first place  
24 may not have the environmental staff to handle  
25 that, in the second place may not be awarded funds

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1 to take care of those sites and we feel like that  
2 this kind of thing would completely sidetrack BRAC  
3 process altogether as we see the BRAC process  
4 coming down as the cleanup of the property before  
5 transfer. And we're hoping that that's not going  
6 to take place. We have some indications that  
7 there may be some memorandums of agreement between  
8 these federal branches that they will accept the  
9 liability, they will have the funding mechanisms  
10 in place, they will have the manpower on staff to  
11 take care of these because, as I said, the State's  
12 concern is if there's a site there, it gets  
13 transferred to another branch of service and then  
14 they drop the ball and they just say, look State,  
15 we don't have the money to address this and the  
16 site never gets cleaned up.

17 We don't think that was the intent of  
18 BRAC. We think the intent was clean up to an  
19 acceptable level before the transfer can take  
20 place. So we're very, very, very concerned over  
21 that kind of thing. We see a large number of  
22 sites, I'm sure this is a nationwide problem, we  
23 see lots of sites that have the possibility of  
24 being transferred to someone else within the  
25 United States of America's control and we're

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1 afraid that they're going to drop the ball or let  
2 that slip through the cracks and that site will  
3 never get cleaned up. We don't want to see that.  
4 That's one of our major concerns.

5 We have a few other concerns, a lot of  
6 them we hammered out today but we're working,  
7 we're negotiating, we're trying to move through  
8 this. We're not intending to hold any of this  
9 process up whatsoever. Everybody knows that  
10 here. We're trying to continue to allow leases to  
11 come through and get the process moving, and we're  
12 doing everything we can. I'd be glad to field any  
13 questions, if you have questions about the cleanup  
14 levels or 2 order of magnitude or any of that  
15 stuff that's been covered, I'd be glad to try to  
16 express the state's point of view or how we  
17 arrived at any of those things if anybody's got  
18 any questions.

19 MR. REEVES: I wanted to address  
20 what Glenn said, and I certainly appreciate the  
21 State's concern. What really precipitated some of  
22 the problems was down at Carswell Air Force base  
23 which was in Closure Round '91 and was closing and  
24 in '93 at the Navy Dallas site they were going to  
25 close Navy Dallas and transfer to Carswell and

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1 that's when everybody decided they were going to  
2 get into the BRAC laws. We got lawyers involved  
3 here so you know we're in trouble. But what  
4 they're saying is that the BRAC law has not  
5 addressed anything that remains in DOD. So once  
6 it remains in DOD and that means it's proven. In  
7 this case the Marines, the realignment of Marines  
8 was not a BRAC element. It was an agreed element  
9 after the secretaries agreed to do it for the  
10 betterment of government and saving money and  
11 things of this nature. That means it will fall  
12 back into other forms of money and cannot be used  
13 by BRAC expenditures which is identified for that  
14 and that only.

15 In the case of the Air Force Base  
16 Conversion Agency we don't have compliance money  
17 per se, we only have monies that are spent for  
18 BRAC, for closure purposes, and that's where the  
19 breakdown is going to be. And the memorandum  
20 agreement that we're trying to work with in the  
21 case with the Marines here is saying yeah, you  
22 have to pick up that responsibility and knowing  
23 full well and, of course, this is, as Glenn says,  
24 certainly way above our pay grade because there's  
25 going to be, you know, each one of the secretaries

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1 are up there don't necessarily agree with the  
2 other one, depends upon who's ox is getting gored  
3 right now. But that has to come to closure.  
4 That's the way it is for us at this time with that  
5 here.

6 MR. ESCH: To add to that they  
7 have promised us by the end of February guidance  
8 in this area, for what that's worth.

9 MR. LODATO: Well, if there's no  
10 further comments, I'd like to thank everyone for  
11 their input, feedback. As usual, it was  
12 informative and productive.

13 MR. McFARLAND: I do have one  
14 question. Any idea at this point in time when the  
15 next RAB meeting will be conducted?

16 MR. LODATO: It will be the first  
17 week of May, I don't have the exact date.

18 MR. ESCH: First Wednesday, 7:00  
19 o'clock, whatever that may be.

20 MR. REEVES: 3rd of May?

21 MR. HANCOCK: The 1st.

22 MR. ESCH: The 1st.

23 MR. HANCOCK: The first Wednesday  
24 is the 1st.

25 MR. McFARLAND: This isn't rocket

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1 science here. The first Wednesday in May is  
2 May 1st.

3 MR. LODATO: Okay.

4 MR. ESCH: That is May Day.

5 MR. LODATO: We've made  
6 arrangements with the bible college to use this  
7 room. Personally I think it's convenient, we've  
8 been here three times now. I'd rather not get  
9 people confused going someplace else.

10 (Whereupon, a discussion was held  
11 off the record.)

12 MR. LODATO: Once again, thank  
13 you, and we'll adjourn.

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## C E R T I F I C A T E

1  
2  
3 I, Tammy J. Gerstner, a Notary Public  
4 of Jackson County, State of Missouri, do hereby  
5 certify that I appeared at the time and place  
6 first hereinbefore set forth, that I took down in  
7 shorthand the entire proceedings had at said time  
8 and place, and that the foregoing constitutes a  
9 true, correct and complete transcript of my said  
10 shorthand notes.

11  
12  
13  
14  
15 \_\_\_\_\_  
16 TAMMY J. GERSTNER, R.P.R., C.S.R.  
17 Notary Public, Jackson County  
18 State of Missouri

19  
20 My Commission Expires: November 17, 1997  
21  
22  
23  
24  
25

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