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MINUTES FOR BASE REALIGNMENT AND CLOSURE CLEANUP TEAM MEETING HELD 2
MAY 1996 KANSAS CITY MO
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HOSTETLER & ASSOCIATES

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BASE REALIGNMENT AND CLOSURE
CLEANUP TEAM MEETING

TRANSCRIPT OF THE BRAC CLEANUP TEAM MEETING
held on the 2nd day of May, 1996, commencing at
9:00 a.m. at Richards-Gebaur Air Force Base, 15471
Hangar Road, Kansas City, Missouri.

MEMBERS PRESENT:

ORIGINAL

Mr. Robert M. Geller, Mr. Joe Boland, Ms. Diana
Travis, Mr. Dennis Wilmsmeyer, Mr. Ron McCutcheon,
Mr. Wayne Mizer, Mr. Robert Koke, Ms. Jana Ryan,
Mr. Jerry Montgomery, Ms. Annette Braam, Mr. Siva
Sivalingam, Mr. Mark Esch and Mr. Robert Lodato.

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1 MR. LODATO: My name is Robert
2 Lodato, I'm from the Air Force Base Conversion
3 Agency here at Richards-Gebaur. This is the BRAC
4 Cleanup Team meeting. I'd like to go around and
5 have everyone introduce themselves. We do have a
6 stenographer, so if you will talk clearly and
7 concisely.

8 MR. ESCH: My name is Mark Esch. I
9 work for the Air Force Base Conversion Agency here
10 at Richards-Gebaur. At least what's left of the
11 Air Force Base.

12 MS. BRAAM: I'm Annette Braam and
13 I'm with the Marine Corps here at Richards-Gebaur.

14 MS. RYAN: My name is Jana Ryan.
15 I'm a technical manager with the Corps of
16 Engineers in Kansas City.

17 MR. MONTGOMERY: I'm Jerry
18 Montgomery. I'm a chemist. I'm technical support
19 for Jana's group.

20 MR. KOKE: I'm Bob Koke with EPA.
21 The BRAC representative for EPA.

22 MR. MIZER: Wayne Mizer with Dames &
23 Moore, the project manager of remediation.

24 MR. McCUTCHEON: Ron McCutcheon with
25 HDB. Project manager for the sampling contract

1 our company has here.

2 MR. WILMSMEYER: Dennis Wilmsmeyer
3 with the Kansas City Aviation Department. Dave
4 Malecki, the airport manager, will be here in a
5 little bit.

6 MS. TRAVIS: Diana Travis, geologist
7 with MDNR.

8 MR. BOLAND: I'm Joe Boland. I'm an
9 environmental specialist with MDNR. Do support
10 work for Bob's group.

11 MR. GELLER: My name is Bob Geller.
12 I'm with the Missouri Department of Natural
13 Resources in the Federal Facilities Section.
14 We're the project managers for the State on this
15 base closure.

16 MR. LODATO: Thank you. Do we have
17 any corrections to the 14 March meeting minutes?
18 We can defer that till --

19 MR. GELLER: If you wouldn't mind,
20 defer that.

21 MR. LODATO: -- to the next BCT.

22 MR. GELLER: Right.

23 MR. ESCH: As far as I'm concerned
24 they were good. I found phonetic errors, but
25 that's fine; somebody could reconstruct what we

1 discussed.

2 MR. LODATO: I would like to make a
3 comment that at the last meeting we had our choice
4 of either doing summarized meeting minutes or
5 verbatim. Talking to Mr. Hostetler and Tammy, who
6 was the stenographer at the last meeting, it's
7 difficult for the stenographer, be it Lynn or
8 Tammy, to summarize something that they're not
9 familiar with, expecting them to summarize the
10 meeting minutes. So I think in the best
11 interests, as time-consuming as it may be, we're
12 going to have to go with the verbatim meeting
13 minutes. I'm not sure how else to address that
14 issue.

15 MR. GELLER: My question was based
16 on a matter of cost. If it was cheaper to come
17 out with summaries, then my recommendation was to
18 retain the tape and produce a summary. But that
19 apparently wasn't the case.

20 MR. LODATO: No. On an average the
21 meeting minutes run, oh, about \$325.

22 MR. GELLER: Okay.

23 MR. LODATO: I still think that for
24 the sake of -- you know, we can't expect the
25 stenographer to summarize what we're trying to say

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1 here. I may try to go through the verbatim
2 minutes and summarize myself.

3 MR. GELLER: That's all right.

4 MR. LODATO: So we'll be staying
5 with the verbatim. And the tape will be
6 available. Off the record.

7 (Whereupon, a discussion was had off the
8 record.)

9 MR. LODATO: Next agenda item. Mark
10 will do a quick summary of the project status.

11 MR. ESCH: Okay. Not having my
12 overhead projector here I'll be forced to kind of
13 hand out some -- I don't have a whole lot of
14 these. What this chart shows is all of the BRAC
15 projects that we have worked on since the
16 beginning of the Air Force Base Conversion Agency
17 and what we have done so far. It also projects
18 some of the projects that we're going to have out
19 in 1997 and 1998 as well, where we expect to go
20 with what we have here. This is a summary of --
21 basically a complete picture of all the projects
22 at the Base right now up until closure.

23 We've had a slight delay in the
24 groundwater study of Site 3, Site 4, Site 6, Site
25 9, and the oil/water separator by 704. There is a



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1 contracting problem. They are reviewing a
2 subcontractor for the direct push technology at
3 AFCEE, and that has been going on for about two
4 months. So we've had a two-month delay in our
5 schedule as far as that goes. I'm not that
6 familiar with their process down there, but I've
7 been assured that that restriction should be
8 lifted here within the next month and we will see
9 the contractor proceed on collecting groundwater
10 samples at about half of the IRP sites here on the
11 Base.

12 We have a contractor right now running
13 in and out of the building collecting asbestos
14 samples in all of the Base buildings here. They
15 have collected samples in some of the larger
16 hangars. At this point they're about 20 percent
17 complete with the survey of about fifty buildings
18 here on the Base.

19 On the POL yard remediation project most
20 of the piping has been removed. The only piping
21 that has not been removed is the asbestos-coated
22 piping that has a tar pitch mixture with asbestos
23 fibers coating it. The contractor right now is
24 bagging sections of the pipe in order to clean
25 parts of it off and cut the pipe, and then they



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1 wrap sections of the pipe about 20-foot long with
2 plastic and dispose of those properly in
3 accordance with the regulations. That has kind of
4 delayed the anticipated field activity and is
5 taking a little bit longer to remove the piping
6 out there.

7 At this point Dames & Moore is working
8 on the response to the regulatory comments for
9 Phase 2, the additional sampling to quantify -- to
10 further quantify or refine the quantities of
11 contaminated soil out at the POL yard. And we
12 should have a response forthcoming fairly quickly.

13 Are there any questions about any
14 projects that you see on the list? We can touch
15 on those later if there's any questions. Is there
16 anything we can talk about, Robert, while we wait
17 on the overhead?

18 MR. LODATO: Off the record.

19 (Whereupon, a discussion was had off the
20 record.)

21 MS. BRAAM: We have some concerns
22 about the IRP sites that are on property that we
23 will be getting. Because the assessments aren't
24 completed we're apprehensive about signing the MCU
25 until such time we know exactly what contamination



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1 may be present.

2 MR. GELLER: Okay.

3 MS. BRAAM: And we have not -- from
4 a headquarters level we have not funded to clean
5 up those sites, because they're not officially our
6 sites. And so until we have more information we
7 feel that we cannot in good conscience sign the
8 MOU until we know exactly what's there.

9 MR. GELLER: Okay.

10 MS. BRAAM: And that's really what
11 we're waiting for is some answers back.

12 MR. ESCH: And with the delay in the
13 groundwater sampling contract, that's some of the
14 information that the Marine Corps would like to
15 see to feel more comfortable and be able to
16 project their out-year expenditures and outlays on
17 that, if in fact they do pick it up.

18 MS. BRAAM: We have already started
19 doing other things. We have a study being done
20 for air emissions and we've done one for the storm
21 water. We're having an asbestos survey done right
22 now. We're doing radon in a month. So we have a
23 lot of different projects under contract to try to
24 get all of those things done at one time. So from
25 those perspectives we're trying to take care of



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1 all the things that we can at this point.

2 MR. GELLER: And my comments last
3 night, I guess from the State's perspective we're
4 aware that the Marines are pursuing all of those
5 activities as far as addressing environmental
6 concerns for future use: radon, NPDES permits, et
7 cetera. Our concerns basically are founded in the
8 fact that we're looking at the old disposal areas
9 and the fact that the Marines -- it's our
10 understanding you don't have the money set aside,
11 don't have a commitment at this point to follow up
12 and clean up those sites if necessary. So we
13 share the same concerns and we would ask you to
14 please talk to the State, and I assume EPA, before
15 you sign those agreements. We've asked for copies
16 of those.

17 MS. BRAAM: Okay.

18 MR. ESCH: And the Air Force Base
19 Conversion Agency is also in the same boat. We
20 have not identified future projects to clean up
21 the sites because we do not have the data to
22 indicate to us that future projects would be
23 necessary at this time.

24 MS. BRAAM: We are very interested
25 in making sure that it all gets done correctly.

1 MR. GELLER: Okay.

2 MS. BRAAM: And we want to do
3 everything that we can. And we'll be more than
4 happy to work with you and with the regional
5 office here to try to get everything so that we're
6 all in agreement.

7 MR. GELLER: Okay. If it in fact
8 can be transferred, the responsibility and
9 liability, such that there's a concerted effort by
10 the Marines to continue the process to clear it up
11 to the similar standards of what we would
12 establish for the Air Force or the Kansas City
13 Airport Authority, I don't see a problem. But
14 that commitment has not been displayed yet in
15 writing.

16 MS. BRAAM: I understand.

17 MR. GELLER: Is that something you
18 expect to get responses from your headquarters
19 soon?

20 MS. BRAAM: I know that right now
21 there's some information that they've requested.

22 MR. ESCH: And Robert has sent some
23 information.

24 MS. BRAAM: Some information we sent
25 to them.

1 MR. LODATO: Uh-huh.

2 MS. BRAAM: Other information was --
3 we have not been able to see what levels you were
4 expecting for cleanups.

5 MR. GELLER: Okay.

6 MS. BRAAM: So that's a concern to
7 the Marine Corps. They would really like to know
8 what the State's response is to these sites.

9 MR. GELLER: Okay.

10 MS. BRAAM: We understand that when
11 we spoke last month, Mark, when headquarters was
12 here, that the State has agreed, from my
13 understanding, I hope I get this correct, but that
14 the State has agreed as far as the -- I think it's
15 009, at the motor pool? The saturated oil site?

16 MR. ESCH: Oh, 003? At the motor
17 pool it's 003.

18 MS. BRAAM: Okay. That site was
19 considered -- the soil was considered not
20 contaminated, but you weren't able to show us
21 where the State had agreed with you on that issue.

22 MR. ESCH: Okay. And we needed to
23 find the BCT minutes.

24 MS. BRAAM: Right.

25 MR. ESCH: That indicated that our

1 primary concern as a BCT was the groundwater there
2 and not the soil.

3 MS. BRAAM: Right. And we have
4 those minutes and they've been sent those minutes.
5 But it's still not, as we see it, verification
6 from the State. It's minutes. It's still not
7 verification that that's approved by you as having
8 been --

9 MR. GELLER: Okay.

10 MR. ESCH: Right. Because we
11 haven't -- as the Air Force we're not going to
12 write a no further action planned document until
13 groundwater is also assessed at the same time.

14 MS. BRAAM: Our intention from our
15 headquarters level is that they will be making
16 future visits down here again in the very near
17 future.

18 MR. GELLER: Okay.

19 MS. BRAAM: And they wanted their
20 next visit to be able to include the State.

21 MR. GELLER: Okay.

22 MS. BRAAM: Originally there was
23 supposed to be a BCT the same day that the person
24 was here the last time, and that got canceled. So
25 we can talk after the meeting and try to see when



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1 would be a good time.

2 MR. GELLER: Okay. Because I know
3 EPA would probably like to participate in that
4 same activity.

5 MR. KOKE: We would.

6 MR. GELLER: So we can concur on
7 what future activities are necessary.

8 MS. BRAAM: Okay.

9 MR. GELLER: One other thing. We
10 have asked for a copy of the agreement for review.

11 MR. LODATO: Right. During the
12 break or afterwards I'll give you a draft copy of
13 that.

14 MR. ESCH: The next item on the
15 agenda was the underground storage tank 620A
16 closure. I had put that on there for MDNR. In
17 February we had sent a package for review.

18 MR. GELLER: Still under review by
19 our RCRA staff regarding RCRA constituents.

20 MR. ESCH: All right.

21 MR. GELLER: Hazardous waste.

22 MR. ESCH: Okay. So, for the
23 record, it's still under review. To recap on
24 620A, what that is. There is a parcel out here at
25 620 that the BCT has divided off just one building

1 within that parcel at 620. The underground
2 storage tank there is the only concern at this
3 point, for the parcel, to put it into a
4 transferable category. At this time, at least in
5 our review and EPA's review, we both believe that
6 the property is transferable, and the State is
7 reviewing the data packages at this time and will
8 make an assessment on that as well.

9 MR. WILMSMEYER: What's that data,
10 Mark, is that soil borings or --

11 MR. ESCH: On that -- I'll just
12 throw this up, since it's the next item. On that
13 particular tank, the tank had been removed prior
14 to the regulations. They had collected a sample
15 below the tank. It had indicated that there was
16 some petroleum contamination in the soil, but it
17 was not over an underground storage tank
18 requirement that you would have to go in and
19 address the soil.

20 There was a second contractor that came
21 in and planted four soil borings in the area in an
22 attempt to close it, but misplaced two of them.
23 They placed one soil boring here, one soil boring
24 on the opposite corner of the tank, and then one
25 here and one here, thinking that the tank was in

1 this area. So really we only had two data points
2 that could be associated with the tank. All of
3 those came up within MDNR's or MDOH's Any Use
4 Level for residential, as well as the samples that
5 were collected below the tank.

6 Then about maybe eight months ago, or
7 almost a year ago, we removed about 20 cubic yards
8 at the site and the soil was characterized and
9 transported to the Laidlaw landfill as special
10 waste. And there were several samples taken all
11 around it and in situ of the tank. Again, those
12 samples indicated that the soil samples -- that
13 there was no contamination over a residential
14 standard.

15 MR. GELLER: From the State's
16 perspective the question that we're looking at is
17 this is not -- essentially this isn't a UST, it's
18 potentially an illegal RCRA hazardous waste
19 disposal tank. So it's a question of did they
20 look for the right constituents versus TPH and
21 BETX; and, if in fact it was illegal, what will
22 the cleanup standards be compared to a UST. So
23 that's the issue that we're looking at.

24 MR. ESCH: What has been sampled at
25 the last round of sampling was TCOP volatiles,

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1 TCOP RCRA metals, total metals, pH, corrosivity
2 and ignitability, and a variety of other things.
3 There's quite a slew of samples that were
4 collected out there.

5 Since I have this slide up we're going
6 to move to the topic of unregulated underground
7 storage tanks. What we plan to do out here for
8 the underground storage tank -- unregulated
9 underground storage tanks, in order to document
10 the environmental condition prior to transfer to
11 the reuser, is collect one sample below the tank
12 at an approximate level that would be about one
13 foot below the tank. We had discussed at MDNR a
14 couple of months ago that when we removed the
15 tanks they would stockpile soil and just throw
16 everything back in the hole if it met the Air
17 Force criteria for the soil. And we're going to
18 go back and collect one sample below these tanks
19 as an average of what the soil was in the
20 immediate area, and then advance another soil
21 boring in the estimated groundwater direction
22 down-gradient of the tank to document what we have
23 there on these unregulated tanks.

24 As a comparison, the underground storage
25 tank regulations would require one down-gradient

1 sample and four wall samples of what was in the
2 excavation. It was discussed that one sample of
3 the mixed-up soil that was thrown back in would
4 basically be equivalent to that. And the
5 underground storage tank regulations would also
6 require one sample of your stockpile. And since
7 the stockpile is back here we have -- we feel that
8 this one sample would document what they put back
9 in as an average.

10 MR. GELLER: Mark, I wasn't involved
11 in those discussions; was that with Kris and
12 Glenn?

13 MR. ESCH: That was with Kris and
14 Glenn in the transition meeting.

15 MR. GELLER: Just a couple of
16 questions. Can you describe what you're referring
17 to, the unregulated USTs?

18 MR. BOLAND: Are you talking about
19 heating oil or --

20 MR. ESCH: Heating oil. Right.
21 Anything that would not be regulated by MDNR
22 rules. 40 CFR 280, RCRA Subtitle I. And we're
23 going to utilize the local BPA contractor to
24 perform those samples. One of them. Probably be
25 splitting, as we always do, the tasks between the



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1 two of them.

2 (Whereupon Mr. Sivalingam enters the
3 room to join the meeting.)

4 MR. ESCH: There had been some
5 questions about the hydrant piping system, so I
6 thought I would just recap how at least
7 historically the Air Force had approached the
8 hydrant system out here. We have various areas
9 that are being addressed. The piping in the POL
10 storage yard is being removed from the red line on
11 out. The hydrant fuel line has a section of pipe
12 that had been removed out of that. That response
13 has been complete and I believe that package is
14 also in the hands of MDNR at this time, reviewing
15 that.

16 Still existing in place is this piping
17 run which passed an underground storage tank
18 tightness test for piping, as well as this line
19 has passed, and this section has passed for leaks.

20 Four underground storage tanks and the
21 associated piping in the near vicinity of those
22 tanks have been removed. That had been identified
23 historically as IRP Site 7, the leaking
24 underground storage tank site, and it is being
25 addressed under the IRP program. This as of yet,



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1 here, the header piping that was off adjacent to
2 the tarmac, has not been addressed or sampled or
3 tested for tightness. And in order to document
4 its condition we'll be collecting some samples in
5 that area and determine if there's been any
6 releases, et cetera, from that. And I have
7 handouts of that. If you want a copy of that, and
8 don't have it, I can certainly reproduce that.

9 MR. WILMSMEYER: The hydrant system
10 is no longer usable, is that right?

11 MR. ESCH: That's correct. The only
12 thing that will be left of the hydrant system when
13 the property is transferred will be three piping
14 runs about 6000 feet long in total, and some of
15 the fuel line that is still underneath the
16 concrete tarmac out here after -- it is not
17 presently usable; however, these sections having
18 passed, you know, if somebody wanted to reuse it,
19 they'd have to reassess it for its value.

20 MR. WILMSMEYER: Have all of those
21 lines been drained?

22 MR. ESCH: The lines have been
23 drained and purged in accordance with all the
24 regulations.

25 MR. WILMSMEYER: And another



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1 question. Maybe this is for the State. Is that
2 still considered an underground storage tank
3 system?

4 MR. ESCH: At one time the water
5 pollution control folks said it was underground
6 storage tanks. Some of the project managers had
7 identified that as being an entire underground
8 storage tank due to the regulations. Definitely
9 the federal regulations identified that as being
10 an underground storage tank due to the four
11 underground storage tanks here. If this thing is
12 taken as a whole, including the two aboveground
13 storage tanks at the POL yard, the total
14 underground system capacity is 61 percent. So
15 it's 61 percent underground, even if you include
16 the aboveground tanks down here. And the
17 breakover is 10 percent on that.

18 MR. WILMSMEYER: Does the State have
19 a different answer?

20 MR. GELLER: Well, actually, as
21 Mark's walked through this process he's received
22 some different directions, unfortunately. The
23 initial assessment with the four underground
24 storage tanks, it was part of the UST, and that's
25 the way it was initially approached. Once those



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1 underground storage tanks were pulled Glenn
2 Golson, the project manager, had questions on
3 whether that was applicable and actually tried to
4 identify the cleanup levels. We still need to go
5 back to the UST group and get a definitive answer
6 on that so that you can proceed. I don't have
7 that here today.

8 MR. ESCH: We were getting at the
9 last -- I mean in the last four months we got
10 different directions from MDNR that kind of hit us
11 by surprise, because we had been approaching this
12 entire system as an underground storage tank
13 system. And we still felt that it was our legal
14 obligation to approach it as an underground
15 storage tank.

16 MR. WILMSMEYER: Essentially you're
17 removing part of that system, but you're proposing
18 to leave something behind. That's where our
19 concern comes in. If it's an underground storage
20 tank let us know so we can address it.

21 MR. ESCH: Yeah. When everything is
22 completed, at that point we'll have -- at least we
23 had anticipated that we would have a complete
24 review package for the underground storage tank
25 people showing that all the piping had been



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1 removed out here and addressed at the POL yard:
2 "This section had been tested, here's the testing
3 results, as well as this section and this section.
4 This section has been cleaned up, this section has
5 been cleaned up, this section has been sampled
6 appropriately, and we believe the entire system is
7 ready to close." At least that's how in the past
8 they wanted us to do it.

9 MR. MIZER: How are those tightness
10 tests performed on the hydrant line between those
11 points?

12 MR. ESCH: Well, the tightness tests
13 were performed in 1992. How they performed the
14 tests, they pressurized the piping systems up to
15 150 percent of their operating pressure, basically
16 blowing the balloon up until it's tighter than
17 it's normally blown up, and they physically cap
18 both the ends of the pipe, and over a 24-hour
19 period check the pressure drop in the pipe to see
20 if there's any leaks in the system. And it's a
21 fraction of a percentage over a 24-hour period.
22 And they held there. I mean, they held the tracer
23 gas that they put into it. And just to make sure
24 that they weren't getting any leaks along that,
25 every 30 feet, I believe, they pushed probes into



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1 the soil to detect the tracer gas all along these
2 runs. There was a little bit over a hundred
3 points that they tested along this entire run.

4 MR. GELLER: And they did identify
5 some leaks from gas, if I'm not mistaken.

6 MR. ESCH: They identified a leak
7 right here (indicating). They were only able to
8 get about a 20 psi on it. They walked it and
9 heard the leak coming from this area. They
10 excavated and capped both ends of that. When they
11 did that they then were able to reach the 90 psi
12 pressure in all the other runs.

13 They collected two types of gas samples.
14 They collected a broad-spectrum hydrocarbon gas
15 sample all along here, and they also collected gas
16 samples for the tracer gas, which is basically a
17 very volatile chlorofluorocarbon that they
18 introduced into that. They did not detect any
19 chlorofluorocarbons in the pipe, but they did
20 detect broad-spectrum hydrocarbons such as
21 methane, or whatever, particularly underneath this
22 hangar parking lot here. The hangar parking --
23 we'll get to that point further down here. Any
24 questions?

25 MR. BOLAND: All those tightness



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1 tests were done in 1992?

2 MR. ESCH: Yes. By a certified --
3 MDNR certified tank tester. Glenn has those
4 reports. Or had those reports.

5 Okay. Moving on to the next topic. On
6 parcel categories there are about three BRAC
7 Cleanup Team parcels that I'd like to talk about.
8 I'm providing a summary just to refresh everyone's
9 interest on that. MDNR, on Parcel J, which is our
10 former NDI laboratory down here, now used by --

11 MR. WILMSMEYER: Missouri Aviation.

12 MR. ESCH: -- Missouri Aviation, a
13 secondary fixed base operator at this point.
14 Light industrial aviation. Glenn had stated that
15 he felt that this property was transferable from
16 all the data that he had seen. And I have
17 attached a letter that he had sent to Dennis on
18 that. And I put together a package recently for
19 EPA so that they could review all of the data that
20 Glenn has reviewed.

21 MR. KOKE: I'd like to look at the
22 site. I have not been to the site. I have
23 reviewed your package.

24 MR. ESCH: Okay. Before you make
25 any decision on the site?



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1 MR. KOKE: Yes.

2 MR. ESCH: Okay. So at this point
3 we still have a visual site inspection to schedule
4 for Bob. Do you want to do that today?

5 MR. KOKE: Yes.

6 MR. ESCH: Okay. Before we can make
7 any decision on Parcel J. The next item as far as
8 parcels, I had faxed out to you, Bob, a BCT
9 meeting item package on changing the Category 1
10 properties that we had identified to Category 2.

11 MR. KOKE: I got the package.

12 MR. ESCH: To review that, to kind
13 of recap that fax for MDNR, basically the Air
14 Force legal counsel has pointed out that Parcels
15 B-3 and C, which we have categorized as Category 1
16 property, would qualify for the Category 1
17 determination except that the BCT has exceeded its
18 legal authority that has been granted to us by
19 assigning the parcels Category 1. The reason for
20 that determination is that CERCLA, as amended in
21 Section 128, requires that all property that is
22 eligible for a Category 1 identification, and
23 concurrence by the State, be reached within an
24 18-month period. And, since that deadline has
25 passed, no property on Richards-Gebaur can be



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1 assigned a Category 1 at this time. Therefore, we
2 are requesting that DoD's identification of Parcel
3 B-3 and C now be Category 2 as far as the BCT is
4 concerned. Do I have concurrence from the State?

5 MR. GELLER: Yes.

6 MR. KOKE: Yes.

7 MR. ESCH: To recap what parcels we
8 are talking about, Parcel C is the parachute shop.
9 The old parachute shop. And Parcel B-3 is a
10 polygon-shaped parcel within this area where no
11 activity, to the best of our search of the
12 records, has occurred that would have hazardous
13 storage there, hazardous material, or hazardous
14 releases.

15 The airshow. This is a proposed
16 schedule as far as the environmental end of the
17 airshow. I have handouts. We needed to get
18 Kansas City here to request what property and what
19 buildings they had wanted. When I had put
20 together this slide we had not received an
21 official request yet from the Kansas City Aviation
22 Department on what property and buildings they
23 wanted for the airshow.

24 We are a little pressed for time,
25 because the last airshow they gave their request

1 in February, and we're going to be pretty pressed
2 to get visual site inspections done, the draft
3 airshow EBS and FOSL out to the State for their
4 review for the agreed upon 10-day review. We're
5 putting in a little bit more time there for
6 regulatory comments to be forwarded back to us on
7 the Environmental Baseline Survey Supplement and
8 finding of suitability to lease the property for
9 the airshow.

10 By June 7th we plan to have all of those
11 regulatory comments addressed through phone
12 conferences, et cetera, and send the draft final
13 of that airshow EBSS and FOSL delivered to our
14 headquarters for coordination and signature. Then
15 the lease itself has to be signed by the city
16 council. And since they only meet once a month
17 we've got a little bit of time scheduling that has
18 to go along with that, because they generally want
19 to be on the property two weeks in advance of the
20 airshow in order to set up all of the tents and
21 support equipment that is necessary for the
22 airshow. Are there any questions?

23 MR. GELLER: At this point we don't
24 anticipate any problems with the finding of
25 suitability to lease based on the VSIs last year



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1 and our knowledge of the property. We may have
2 some questions on what information you include in
3 the EBSS, whether we will agree with the changes
4 that you will possibly make to that document,
5 whether we will concur with those. But we don't
6 foresee any problem with the State's concurrence
7 on the suitability to lease it.

8 MR. ESCH: Okay. I have a handout.
9 HDB has delivered a final analytical data report,
10 is getting some additional samples and confirming
11 some. Out at our Site 9, the fire valve area,
12 Glenn had felt -- the former MDNR project manager
13 had felt that since we did have an electrical shop
14 in that area and samples had not been collected
15 for PCBs that it would be in our best interest to
16 collect samples for PCBs to document the
17 quantities, if any, of PCBs in the soil there. We
18 did. HDB, Ron is here, if you have any questions
19 about that. Basically the data shows that no PCBs
20 were detected in the soil. There were five soil
21 borings and -- at two or three intervals?

22 MR. McCUTCHEON: Three intervals.

23 MR. ESCH: Three intervals tested,
24 two intervals of which were for PCBs. And so we
25 have ten samples now out in that area indicating



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1 PCBs were not detected in the soil. And I also
2 need to get you a copy, the Marine Corps, a copy
3 for your records.

4 MS. BRAAM: Yes. Thank you.

5 MR. ESCH: And I was interested in
6 documenting the polynuclear aromatics or the
7 semi-volatiles out there, as well the mobile
8 semi-volatiles. And the ten samples that we
9 collected out there also indicated that there was
10 no detection of semi-volatiles in the soil as
11 well. The BRAC Cleanup Team had previously
12 indicated that they felt that no further action
13 was necessary on the soil there at Site 9. The
14 primary concern was with groundwater. And this
15 just adds more data to that decision.

16 MS. BRAAM: And the State concurs
17 with that?

18 MR. GELLER: Well, we'll take a look
19 at this, the information that we've received here,
20 but to date my understanding was this was the only
21 remaining concern with the exception of the
22 groundwater, that we were focusing on trying to
23 identify whether the soils had contaminant levels.
24 But we'll review this and see whether we agree
25 with the conclusions drawn based on the QA/QC, et



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1 cetera, and hopefully provide concurrence on this
2 document that there's no further action on the
3 soils.

4 MR. ESCH: Okay. And here's another
5 handout for sampling. Also we're going to
6 document the condition of the soil underneath the
7 parking lot here at 918, because there was that
8 wide-spectrum sample that was collected that
9 indicated that there was some hydrocarbons in the
10 soil. Or hydrocarbon gases were in the soil. In
11 contacting our technical experts at AFCEE they
12 generally state that their conclusion was that
13 hydrocarbon gases can get trapped underneath
14 parking lots and it's typical to see hydrocarbon
15 gases there. They also noted that since that is
16 on 20-foot of fill it's very likely that when they
17 grubbed and built this airport that they also just
18 threw in all the wood and everything else when
19 they scraped the trees off, and so there is
20 probably some wood in there that is off-gassing
21 methane. They said this is one possibility of
22 that source.

23 What we're going to do is go out there
24 within the next two weeks, in accordance with all
25 the current rules, regulations, and industry



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1 standards, and collect -- we're first installing a
2 20-foot permanent pesometer that is flush with the
3 asphalt pavement. That installation will be in
4 accordance with MDNR well rules. And since it
5 exceeds a 10-foot depth then everything will be in
6 accordance with those rules.

7 They are going to advance three 20-foot
8 soil borings to a refusal and collect six soil
9 samples. They're going to test it for total
10 petroleum hydrocarbons and also test the soil for
11 volatile organic compounds. The interval at the
12 surface is going to be tested for each boring.
13 The second interval in each boring is going to be
14 field determined based on the field screening
15 test, with particular attention paid to the water
16 table interface where petroleum tends to reside.
17 And they will be providing a report much like this
18 analytical data report that you've received today.

19 The site-specific stuff is attached.
20 The site health and safety plan for that work,
21 there is a master plan in effect right now, for
22 that health and safety plan, in the possession of
23 MDNR and EPA. All the certifications are attached
24 there in the back, including Missouri driller
25 licenses, et cetera, the geology board of



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1 registrations and vehicle licenses. Our quality
2 assurance for this will be Robert Lodato. He's
3 going to make sure that the numbers on the truck
4 match the driller's numbers that they gave us
5 here.

6 And as a handout, so that people can see
7 what exactly that task involved, if you're
8 interested, that is a task statement that we give
9 the contractor. There's also a larger contract
10 that basically says do everything in accordance
11 with the rules and regulations of the State.

12 Does MDNR have -- I know that MDNR has
13 requested some split samples be taken. Do you
14 believe that you'll be able to mobilize your folks
15 for splits on this particular one? This would be
16 the first sampling of this particular BPA
17 contract.

18 MR. GELLER: Just depends on the
19 schedules, if we can coordinate. And that's our
20 intention. Part of the reason of having Joe here
21 today is to hear what your schedules are and see
22 whether we can coordinate that.

23 MR. ESCH: All right. We're also
24 planning to work up some tasks for the underground
25 storage tanks, as well, within the next couple of



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1 weeks. And we'll be splitting that work between
2 both of those contractors, so that you guys again
3 have an option to collect some splits for those.
4 We'll probably be issuing, within the next two
5 months, approximately 15 tasks between all of
6 these contractors. I mean, for all of these
7 contractors to collect some samples and document
8 the environmental condition of the property.

9 MR. GELLER: The main thing that we
10 would ask is if you can provide us kind of a
11 proposed schedule of when they plan to conduct
12 their sampling activities so that we can
13 coordinate that as soon as possible.

14 MR. ESCH: Time permitting.

15 MR. GELLER: I understand.

16 MR. ESCH: However long it takes me
17 to put together a task and contact EPA and contact
18 you folks on some input on what samples you would
19 probably prefer to see. This task here was based
20 on conversations with Glenn Golson and with some
21 folks at AFCEE on what samples the Air Force
22 should collect with respect to that broad-spectrum
23 analyses. If we do have some screening
24 indications that there is a problem there, at that
25 point we would discuss as a BCT what we should

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1 proceed with and what the best approach for the
2 site will be.

3 To better inform our State and the EPA
4 on the blanket purchase agreement and the sampling
5 we've put together a chronology of how this will
6 work as far as those samples that are being
7 collected to document the condition of the
8 property. If there are -- if we're going to be
9 going out, and if it's on an active site and such
10 like that, the procedures would be the normal
11 procedures that would be in the national
12 contingency plan with review, et cetera, and a
13 longer time frame for review.

14 If there are no other questions at this
15 time, I think the next thing on the meeting would
16 be scheduling the next one.

17 MR. LODATO: Let's take a
18 five-minute break to kind of stretch, get the
19 blood circulating, and we'll come back. I'd like
20 to talk with Joe about the coordination efforts
21 and what you would like to get from us.

22 MR. GELLER: I guess the question
23 is, if the only thing we've got remaining for the
24 BCT is just setting dates, can we do that and then
25 we'll take a break and move on? I guess the one

1 thing I would ask --

2 MR. ESCH: Oh, I did --

3 MR. GELLER: -- unless you're going
4 to make a presentation on something else.

5 MR. ESCH: Would the BCT like a
6 briefing on the POL yard here or on site?

7 MR. GELLER: We can do it on site,
8 if that's what you would propose. I guess that's
9 fine. I guess the only --

10 MR. ESCH: Do you have overheads?

11 MR. MIZER: No, I didn't bring
12 anything. When you asked that earlier I was just
13 prepared to tell you the status of where we are
14 right now. If you want to do it out at the site
15 we can do that.

16 MR. BOLAND: Probably be more
17 meaningful.

18 MR. GELLER: That's fine.

19 MR. ESCH: Would it be meaningful to
20 have that status on the record?

21 MR. GELLER: I don't think it's
22 critical to have it on the record.

23 MR. ESCH: Okay.

24 MR. GELLER: The main thing is --
25 maybe we can do that after we meet with the Corps

1 briefly and talk about what their plans are.

2 MR. MIZER: Do you want to go
3 physically out to the site when we're done here?

4 MR. GELLER: That's fine. I guess
5 if I can just have one other question. Mark, a
6 lot of this information you've provided to us, in
7 order to make the BCTs a little more productive,
8 if you could package this up and get it to us
9 possibly one day or two days before this meeting,
10 we could actually review this information and at
11 least have some discussions. But at this point --

12 MR. ESCH: Right.

13 MR. GELLER: -- I don't have any
14 comments on any of these because I don't even know
15 what it says.

16 MR. ESCH: I understand.

17 MR. GELLER: Book reports.

18 MR. ESCH: Right. The analytical
19 data report was received just, you know, like a
20 week earlier. So there wasn't an opportunity to
21 hand it out. But, yeah, we'll --

22 MR. GELLER: I guess I would just
23 ask you to do that in the future.

24 MR. ESCH: Yes.

25 MR. GELLER: If there's any way you

1 can package these up for all the people that are
2 involved, you may get some constructive discussion
3 on the submittals rather than a book report where
4 we'll have to go home and look through it and get
5 formal comments. So prefer to make these a little
6 more productive if we can.

7 MR. ESCH: Okay.

8 MR. GELLER: Pick a date and then
9 we're done with the BCT?

10 MR. LODATO: Yes. Do we have any
11 preference? We'll do it the first week of June?

12 MS. BRAAM: That Thursday is the
13 6th.

14 MR. ESCH: Midweek? A Wednesday, a
15 Thursday? Any preferences?

16 MR. GELLER: I guess what I'd asked
17 last time is to try to coordinate a BCT whenever
18 we have some major intervals of projects. We will
19 have your responses on our comments on the second
20 phase of the work plan?

21 MR. MIZER: Yeah.

22 MR. GELLER: Before that?

23 MR. MIZER: We'll have those within
24 the next week or so.

25 MR. GELLER: I guess thinking from

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1 the Corps' standpoint --

2 MS. RYAN: The first week in June we
3 should have all the monitoring wells installed and
4 everything else, if you want to come back and see
5 those.

6 MR. GELLER: Okay.

7 MS. TRAVIS: That's fine with me.

8 MR. GELLER: Okay. That's fine.

9 MR. LODATO: So that was the 6th of
10 June?

11 MS. BRAAM: The 6th is a Thursday.

12 MR. GELLER: Okay.

13 MR. ESCH: I just need to do one
14 more thing for our new folks who you requested to
15 get a broad overview, but we can do that off the
16 record.

17 MR. GELLER: That's fine. Okay.
18 Field visit to the POL yard.

19 MR. ESCH: Meeting adjourned.

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CERTIFICATE

1

2

3 I, LYNN R. HICKS, a Certified Shorthand

4 Reporter in and for the State of Kansas, 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 *Lynn R. Hicks*

13 _____

14 Lynn R. Hicks, CSR

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1 this. This is probably one of the key documents
2 that the Department of Energy, the Department of
3 Defense, this is signed off by some of the -- your
4 senior senior individuals and having highly
5 supported this as being I guess the philosophy
6 that they would use as they close military
7 installations or Department of Energy facilities.
8 So it's something that I strongly encourage you to
9 read it. I'll bring this up again tonight at the
10 RAB because I think it's very important to read
11 what your senior management is telling you that
12 you need to be providing to the public. And it's
13 a very well-written document and I think it's --
14 everyone, if they have an opportunity to read it,
15 should do so. It is a new philosophy somewhat of
16 dealing with the public and identifying some of
17 the things that work and also identifying some of
18 the things that don't work. I'll leave you this
19 copy, Robert, today and encourage you to get other
20 copies for interested individuals.

21 MR. LODATO: Appreciate it. I
22 was going to provide some copies of some things to
23 some people. Dennis, you've got yours on the
24 USTs. Was there anything else?

25 MR. WATERMAN: Yes. You were



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1 going to provide copies of our draft work plan,
2 sampling and analysis plan and health and safety
3 plan for the PA at Belton.

4 MR. LODATO: Okay. Any other
5 comments?

6 MR. GELLER: I guess I was just
7 going to highlight the action items I came away
8 from this meeting with at least for DNR. I will
9 go back and get a response on the preferred
10 alternative for closure of the pipeline, the 918 I
11 think it is, proposing either to use expandable
12 foam, sand or grout to close that thing in place,
13 along with, I assume, the formal request would
14 provide, as you mentioned, all the supporting data
15 that says, you know, we've tested all around it
16 and we feel it's appropriate for closure in place.

17 Second thing is to validate the
18 information that the biotreated soil, if it meets
19 the acceptable limits, can be returned to the POL
20 yard if it's acceptable at the conclusion of the
21 project. And I guess we're going to go back and
22 confirm the status of the closure of building 942;
23 that's something that we've not responded to you
24 on. So we will -- those are the only major action
25 items I'm going away with. If there's something



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1 else, please let me know.

2 MR. WATERMAN: I had some
3 document review comments that were due.

4 MR. GELLER: Okay. We're still
5 reviewing those documents, but we will continue to
6 provide comments on whatever information, if
7 there's a document that we've exceeded our typical
8 review time, that's the only one I'm aware of is
9 the RCRA closure of 942.

10 MR. WATERMAN: That's the only
11 one.

12 MR. GELLER: The other are
13 ongoing reviews.

14 MR. WATERMAN: Is it fair to ask
15 if there's a projected --

16 MR. GELLER: The document we
17 received comments of we received last Friday.

18 MR. WATERMAN: I recognize that.
19 And we received another one today and I think the
20 in the central drainage area, that's under review.

21 MR. GELLER: That was the one
22 that we received.

23 MR. LODATO: The central drainage
24 site 8, the draft final report?

25 MR. MOORE: Right.

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1 MR. LODATO: You've all gotten
2 copies earlier this week.

3 MR. WATERMAN: So those three are
4 currently under review.

5 MR. FRAZIER: We already
6 discussed that, didn't we, for two weeks?

7 MR. LODATO: Site 8?

8 MR. FRAZIER: Central drainage.

9 MR. LODATO: No, no.

10 MR. FRAZIER: We're supposed to
11 have comments to you in two weeks.

12 MR. LODATO: Site 8 is the test
13 cell area. You haven't -- you just got those
14 reports earlier this week.

15 MR. FRAZIER: I suppose we did.
16 I haven't seen them yet.

17 MR. LODATO: Okay. Once again, I
18 appreciate everyone's input.

19 MR. MIZER: Can I bring up one
20 issue? We are getting ready to do the monitoring
21 well closures here on base. We're to do
22 approximately half of them this year and half of
23 them next year. We're putting together the final
24 on the plan, and when it was proposed to us it was
25 asked that we adhere to Missouri Department of

1 Natural Resources regulatory requirements for well
2 closures. We've talked to about a half a dozen
3 people in MDNR, and none of them can direct us to
4 any sampling requirements for monitoring well
5 closures.

6 MR. MOORE: In regard to the
7 Ground Water Protection Act?

8 MR. GELLER: Right, we're
9 familiar with that.

10 MR. MIZER: So please help us if
11 there's anything out there we need to know
12 because, if not, we intend to do DOC and TPH
13 screening.

14 MR. GELLER: I think we discussed
15 this briefly yesterday, Robert. We're talking
16 essentially apples and oranges here. The closure
17 requirements -- and Diane is very familiar with
18 the regulatory requirements of what you will need
19 to do to legally close those wells. One of the
20 key issues, though, is timing and appropriateness
21 of closing certain wells. One of the last things
22 we want to do is hopefully close the wells or not
23 prematurely close wells that we still have major
24 questions about ground water contamination or the
25 potential impact of that. So far we haven't



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1 identified large plumes or anything else, but
2 we're installing new wells so what we'd like to do
3 is not prematurely close existing wells. I'm not
4 aware that we have identified several areas that
5 the ground water is not impacted, the sites are
6 clean, where you're proposing to close those
7 wells. I haven't seen that list or the wells that
8 you're proposing to close, but maybe that would
9 help me feel comfortable that those are reasonable
10 to close at this time in the process.

11 MR. MIZER: The list that we were
12 provided had a list of 33 wells, and basically
13 what we were going to do was close well 1 through
14 16 on that list this year and 17 through 33 next
15 year.

16 MR. FRAZIER: How did you
17 prioritize those, sir?

18 MR. MIZER: 1 through 16, the
19 only logic that was applied --

20 MR. FRAZIER: We've seen the
21 list. I have that.

22 MR. MIZER: All we did was take
23 the top half of the list this year and the next
24 half next year. So it sounds like we need to talk
25 to Diane.

1 MR. FRAZIER: I think what Bob
2 was getting at as far as apples and oranges, all
3 we regulate as far as well plugging specifically
4 is the actual details of well plugging like, you
5 know, what type of grout you use, the fact that
6 you need to pull the casing and all this. The
7 part about the sampling that's not covered under
8 the well construction rules, that's something that
9 has to be out with the federal facilities people
10 as far as what federal facilities would require to
11 be done before they would agree to allow the wells
12 to be plugged. You won't find anything in the
13 regulations.

14 MR. GELLER: Specific to these
15 being monitoring wells for this base, when we all
16 hopefully can agree that those wells are no longer
17 serving a benefit or necessary to monitor the site
18 then you can proceed to follow their regulations
19 to close the wells.

20 MR. MOORE: If a site has been
21 closed out there's no reason to do a final
22 sampling, is there?

23 MR. GELLER: If we've all agreed
24 that the site is clean or has no further impact,
25 we've looked at the ground water, monitored and



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1 agreed there's no further reason to monitor that
2 site, yes, those would be subject to closure.
3 What we will need to ask is go to the public and
4 say formally we are closing this site, it is no
5 further action; therefore, we are going to take
6 the wells out. I would hate to see us remove some
7 of the wells and somebody say, "Why don't you
8 check for arsenic in that well. I knew we poured
9 it out down there." And we said we spent \$10,000
10 pulling that well out, it's too late, too
11 expensive to sample. So we want to ask all those
12 questions before you close the well.

13 MR. MOORE: With that scenario,
14 you wouldn't want to go back and test for arsenic,
15 for example, if it wasn't a potential to have been
16 there anyway, right?

17 MR. GELLER: But you want to
18 answer those questions before you take -- as many
19 of those questions before you take the well out as
20 unreasonable to consider going out and check the
21 ground water.

22 MR. MOORE: There's a lot of
23 things you can check for to not be there.

24 MR. GELLER: I understand that
25 and at this time I'm not saying the sky is the



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1 limit, but I want to go through that effort to see
2 whether we've asked all the questions that we need
3 to ask, inform the public that we plan to close
4 this site out, we see no reason to monitor it,
5 it's remediated, we're done. Close the well and
6 we're done, sign the document, closure site or
7 whatever.

8 MR. WATERMAN: I would suggest
9 just under a general comment that we need to
10 develop a spreadsheet to show just all the sites,
11 what the status of the sites are and something
12 this work group could do is develop and work at
13 the comprehensive review of the status of the
14 sampling results and then look at the status of
15 the NAVRAP submissions or projected dates for
16 submissions or approval so we've got an overall
17 score card of what we understand. And we could
18 approach this at our BCTs so it's a kind of
19 internal schedule for us to adhere to to help keep
20 the whole program focused.

21 MR. LODATO: I agree. I'm not
22 that familiar with all the monitoring wells that
23 are out here. Any other comments? Like I said,
24 we're going to be discussing the underground
25 storage tanks. You're welcome to stay, and I



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1 appreciate everyone's input. Can we tentatively
2 schedule the next BCT? My calendar is open.
3 Mr. Koke.

4 MR. KOKE: This is for September,
5 and as far as I know it's open. I don't have any
6 conflicts.

7 MR. LODATO: Mr. Geller.

8 MR. MIZER: First Thursday?

9 MR. LODATO: The reason we had
10 it -- normally it's the first Wednesday. We had
11 it today because we had a scheduling conflict, the
12 RAB co-chair.

13 MR. MIZER: There is a holiday
14 that week. I don't know if people will be taking
15 that week off for vacation because of that.

16 MR. LODATO: I'm open any time.
17 We'll leave it up to the state for right now.

18 MR. GELLER: I mean, if you want
19 to try and hold it that first Wednesday,
20 September 4th, time of the day?

21 MR. KOKE: Will it be here?

22 MR. LODATO: Yes. Well, we're
23 due to be going to Jefferson City. We had agreed
24 a while back that we would visit.

25 MR. GELLER: And I don't want to



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1 stop you from coming to Jefferson City, but from
2 my standpoint -- you're more than welcome, anybody
3 is more than welcome to come to Jefferson City.
4 But I think it's more than appropriate to hold
5 them here so we can look at the site. If it's
6 something we need to bring other regulators in to
7 discuss specific topics if you need to talk to
8 water pollution control program or permits and
9 that is a topic item we can either invite them or
10 have the meeting there.

11 MR. LODATO: Sure.
12 September 4th, 10:00 o'clock. That seems to work
13 well for everyone. Reminder that the RAB is
14 tonight also at the old Belton City Hall on Main
15 Street. And that's at 7:00 o'clock: That's it,
16 thank you.

17 (Whereupon, the meeting adjourned
18 at 12:30 p.m.)
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HOSTETLER
& ASSOCIATES, INC

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C E R T I F I C A T E

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

TAMMY J. GERSTNER, R.P.R., C.S.R.
Notary Public, Jackson County
State of Missouri

My Commission Expires: November 17, 1997



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