

PUBLIC SCOPING MEETING  
FEBRUARY 13, 2012  
KANSAS CITY SITE OFFICE  
NATIONAL NUCLEAR SECURITY ADMINISTRATION (NNSA)  
DEPARTMENT OF ENERGY (DOE)

**JOHN M. BOWEN & ASSOCIATES, COURT REPORTERS**

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## PROCEEDINGS

1  
2 MR. BROWN: It's now time to receive  
3 your formal comments on the scope of the  
4 proposed BFC EIS. This is your opportunity to  
5 let the DOE know what you would like to see  
6 contained in this draft document.

7 I'll now read into the record  
8 introductory remarks for this formal scoping  
9 meeting. This portion of our meeting is  
10 officially designated the Public Scoping  
11 Meeting for the BFC EIS. This meeting is being  
12 held on February 13 of 2012 at the Evangel  
13 Temple. It's being held to receive comments on  
14 the scope of the BFC EIS.

15 We are commencing the public comment  
16 portion of this meeting at 7:33 p.m.

17 This meeting was preceded by  
18 presentation by NNSA's EIS document manager  
19 Mr. Nathan Gorn. Mr. Gorn will be serving as  
20 the hearing officer for NNSA during this formal  
21 comment session. He is joined by Jeremiah  
22 Nelson of GSA who is the regional manager for  
23 NEPA issues.

24 For the record, my name is Holmes  
25 Brown. I've been asked by the NNSA to conduct

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1 this meeting as an independent and neutral  
2 facilitator. The court reporter tonight is  
3 Tricia Tate. The court reporter's task is to  
4 provide a complete and accurate transcription  
5 of this meeting. The verbatim transcript of  
6 tonight's comments will be included in NNSA's  
7 record of these proceedings.

8 The NNSA will place copies of the  
9 transcript from this public meeting on the NNSA  
10 web page as soon as practicable.

11 Again, if you wish to make comments  
12 tonight and have not yet signed up to do so,  
13 you can add your name at the registration  
14 table.

15 I will recognize speakers in the  
16 order in which they registered, allowing an  
17 elected official who's in attendance tonight to  
18 go first.

19 Please remain in this room if you  
20 signed up to speak. I'll be calling two  
21 speakers at a time, the current speaker and the  
22 one to follow so that you'll have some notice  
23 that you are next in line to speak.

24 When it's your turn to speak, please  
25 step up to the podium over there and state your

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1 name and provide an organizational affiliation  
2 as appropriate.

3 In view of the number of folks who  
4 have signed up tonight, I would suggest that --  
5 usually we allow people about five minutes to  
6 make their comments, that's generally  
7 sufficient time for people to complete their  
8 prepared remarks. We do have plenty of time  
9 tonight. I'll let you know when you're at the  
10 five-minute mark. But if you're near the  
11 completion of your statement, just go ahead and  
12 finish it up.

13 But partly just for variety's sake,  
14 the five-minute rule may be in order.

15 If you have a written copy of your  
16 comments or if you have an additional document  
17 that you would like to have made part of the  
18 public record, please provide that to the court  
19 reporter. Those documents will be marked and  
20 entered in the official record.

21 Again, as Mr. Gorn reminded you,  
22 there are any number of ways to submit comments  
23 after this meeting, and there's no limitation  
24 on the number or length of comments that  
25 individuals can make.

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1           So with that, by way of introduction,  
2 let me introduce our first speaker from the  
3 City Council of Kansas City, we have John Sharp  
4 and he will be followed by Betty Ost-Everley.

5           Welcome, Councilman.

6           MR. SHARP: Thank you very much.  
7 Certainly appreciate the opportunity to make a  
8 few comments tonight. As I understand the  
9 purpose of the scoping, one of the main  
10 purposes is to identify reasonable alternatives  
11 to be analyzed and I would like to make a few  
12 comments regarding that.

13           I am a 45-year resident of South  
14 Kansas City and represent the 6th Council  
15 District on the City Council so I live near the  
16 plant.

17           I know federal regulations require  
18 that one of the alternatives to be looked at is  
19 no action; but as a practical matter, I think  
20 it's a little late to give much consideration  
21 to maintaining the status quo since NNSA is  
22 already in the process of building its new  
23 facility and I assume GSA is likely to move in  
24 the near future as well.

25           The city is very hopeful that the

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1 Marine Corps facility will remain at its  
2 present site. As you probably read in the  
3 paper, a city in one of the southern states, I  
4 can't remember the exact state now, is trying  
5 to entice it to move to that area, and of  
6 course we would certainly think it's most cost  
7 effective and most beneficial for that highly  
8 trained workforce to remain here on the  
9 Bannister site.

10 In looking at alternative number one,  
11 federal site stewardship, continued federal  
12 site stewardship is not an attractive  
13 alternative, in my opinion. The GSA has been  
14 unable to attract other federal tenants to some  
15 of this site now where there is room available.  
16 And if federal agencies aren't willing to move  
17 to the site now, it seems to me they are less  
18 likely to want to move there every year that it  
19 sits vacant.

20 So I believe a commercial reuse seems  
21 most beneficial than any likely alternatives.  
22 And I think for a site that approaches 300  
23 acres in size when you look at both the NNSA  
24 and GSA properties, mixed-use redevelopment  
25 such as proposed in alternative five with the

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1 possibility of some heavy industrial  
2 development as mentioned in alternative two, as  
3 well as parkland and maintenance of natural  
4 areas as mentioned in alternative three might  
5 be the most realistic.

6           A site this big, it seems rather  
7 problematic to say it's all going to be  
8 redeveloped for one specific use.

9           I do feel it is likely that it will  
10 be very difficult to find commercial users for  
11 all of the buildings on site as the material  
12 we've seen tonight indicates there are 51  
13 buildings in the NNSA and GSA property, and I  
14 find it very unlikely that all of these  
15 buildings, particularly the 1940's era  
16 buildings that were constructed for specific  
17 purposes, would really be good candidates for  
18 renovation and reuse.

19           I think there are some newer  
20 buildings on site that could be reused. But to  
21 think that we're going to get commercial  
22 reusers to come in and gobble up these 1940's  
23 era buildings, I think it's unrealistic.

24           I think it's much more likely that  
25 successful commercial reuse will necessitate

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1 the demolition of at least many of the older  
2 buildings, which, in turn, will necessitate  
3 additional environmental clean-up efforts.

4           And my goal is to see this site ready  
5 for redevelopment in my lifetime, and that may  
6 not be far in the future, so I'd like to see  
7 this done as quickly as possible.

8           And to me, ready for redevelopment  
9 means that the buildings that won't be reused  
10 are demolished and those areas returned to a  
11 greenfield status and the environmental  
12 contamination be eliminated.

13           In my opinion, mere containment of  
14 this contamination is not adequate if we are  
15 indeed serious about facilitating commercial  
16 redevelopment of this site in the foreseeable  
17 future.

18           Even if such contamination is safely  
19 contained, potential developers will be worried  
20 about its presence on site and less likely to  
21 pursue the site's redevelopment. If we really  
22 want to market the site effectively, I think we  
23 have to clean up and eliminate that  
24 contamination, not just contain it.

25           I appreciate the opportunity to make

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1 these remarks tonight. Certainly am glad to  
2 see the NNSA and GSA pursuing this. I think  
3 the worst possible thing that could happen  
4 would be for agencies to vacate the site and  
5 just sit there year after year after year  
6 slowly deteriorating, continue to slowly blight  
7 this community. So I hope we can see a viable  
8 commercial reuse.

9 And I personally think a little  
10 differently stated alternative that covers all  
11 the possible mixed-use redevelopment is the  
12 most likely for a site this large.

13 Appreciate this opportunity.

14 MR. BROWN: Thanks very much. Betty  
15 Ost-Everley is next and K.B. Winterowd will  
16 follow.

17 MS. OST-EVERLEY: My name is Betty  
18 Ost-Everley and I am president of the  
19 Marlborough Community Coalition. We are an  
20 umbrella neighborhood association with --  
21 rather, an umbrella organization of four  
22 neighborhood associations immediately north of  
23 the plant.

24 Our area is primarily a poverty  
25 stricken neighborhood. We have about

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1 60 percent of our folks are living at poverty  
2 level or below. We have -- therefore, we don't  
3 have a lot of resources in terms of people who  
4 can move to get away from contamination issues  
5 or people who could even seek -- have money to  
6 seek healthcare because of contamination  
7 issues.

8           These are some of the very things  
9 that we brought up when the scoping process  
10 began for the Mercury Storage at this very same  
11 plant.

12           I don't think the neighborhood has a  
13 great deal of concern of what actually goes  
14 into the plant if we're talking about a reuse.  
15 But we have a grave concern about the  
16 contamination that is there.

17           When we talk about contamination of  
18 soil, contamination of groundwater and the  
19 close proximity that the plant is to the Blue  
20 River, all of that is a deep concern to the  
21 neighborhood. Again, we do not have people who  
22 have money to seek medical care because of  
23 these issues.

24           Having understood some of the  
25 suggestions that the Councilman made, I think

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1 that we would agree with a great many of those.

2 And I would also like to piggyback on  
3 the thought that in terms of what that mixed  
4 use might be, those people also need to be  
5 responsible to keep that site clean once it has  
6 been cleaned up.

7 Certainly do not want to go back to  
8 the same situation that we have now with  
9 contaminants that really risk the lives of  
10 people.

11 Thank you very much.

12 MR. BROWN: Thank you. K.B.

13 Winterowd and Claus Wawrzinek we'll call.

14 MR. WINTEROWD: My name is K.B.  
15 Winterowd. I live at 9400 Madison, just about  
16 20 blocks from here. Just down the road from  
17 the BFC. We know it as the Bannister Federal  
18 Complex in our family.

19 Whether you use initials or not, I  
20 support John Sharp's contention that whatever  
21 we do, we need to clean the site up as much as  
22 we can. It's too bad we don't have the super  
23 funds available for us.

24 It seems to me that we could maybe  
25 for a decade postpone the movement of the

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1 federal -- I don't see an alternative here of  
2 an alternative of keeping the GSA and many of  
3 the agencies that are using the funds that they  
4 could build for a new site either in the  
5 riverfront or downtown, it seems to be not very  
6 promising right now given the realities of  
7 what's going on in our globe, not just in  
8 Washington.

9           But my sense is is that we ought to  
10 have an alternative where we keep major  
11 portions of the space available for the federal  
12 agencies. And then to release either for  
13 educational use or for -- I think our neighbors  
14 would even be -- would give some consideration  
15 to major heavy industrial use in part of that  
16 area.

17           One of the things I have concerns  
18 about is that we -- the federal government not  
19 give Kansas City, Missouri some more parklands.  
20 That's the last thing in the world we need is  
21 to remove more tax space. That's the fight  
22 that I've seen as a small businessman  
23 constantly, you know, we have somebody move out  
24 and so we have public works take over one  
25 building and somebody else in the parks

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1 department takes over another building and we  
2 just take those buildings totally off of our  
3 tax rolls and that affects me as a small  
4 businessman, that affects me as a property  
5 owner in this particular neighborhood.

6 I think from coming off the cuff that  
7 that's pretty well what my sense is, is that,  
8 number one, we try to enhance our tax base, not  
9 burden the people with more free, quote, free  
10 land, although I am a member of a major  
11 conservancy in the Sierra Club.

12 But I think our most urgent thing, as  
13 Councilman Sharp mentioned, that we need to  
14 leave the image in people's minds, we have  
15 cleaned up the site, whatever that means.

16 MR. BROWN: Thanks very much. Claus  
17 is next and Alicia Dressman will follow.

18 MR. WAWRZINEK: My name is Claus  
19 Wawrzinek and I'm speaking on behalf of the  
20 Sierra Club. It would have been nice to see  
21 some of these maps and some of the information  
22 on the website that was available. I didn't  
23 find a lot of information on the website before  
24 I came to this meeting.

25 An alternative we would like to see,

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1 like I think as already indicated, the multiple  
2 scenarios for use for the entire property or  
3 for certain parcels as suitable. And we would  
4 like to see no action. We would like to see  
5 change to the industrial park, maybe a change  
6 to a mixed-use office, industrial, retail,  
7 residential. And we would like to see a  
8 scenario return to nature.

9           Also, we would like it to be  
10 considered all the different scenarios and the  
11 remediation, we would like to see three  
12 remediation scenarios considered, one of them  
13 no action, another one containment and another  
14 one total remediation. We would like to see  
15 that fleshed out as a scenario there.

16           We would like to also see all the  
17 costs for best practices of other remediation  
18 scenarios. And the specific areas of concern  
19 are remediation of the underground pollution  
20 plumes that are there and we would like to see  
21 all the best practices used for that.

22           And we would like to also see a list  
23 of all the pollutants that are found or  
24 expected to be found there and not just  
25 categorized.

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1           We would also like to see the  
2 environmental impact include the impact on the  
3 final repository for some of the pollutants.  
4 The pollutants have to go somewhere. Either  
5 they're going to stay here or they're going to  
6 go somewhere else and then they're going to  
7 have an impact on other areas, so we would like  
8 to see that considered as well.

9           We would also like to see the  
10 greenhouse gas emissions included for the  
11 different scenarios over a time frame of maybe  
12 50 years, whatever might be reasonable, just to  
13 see if there are impacts from that as well.

14           And we would like to see the site as  
15 clean as we can possibly get it.

16           That's all I have. Thank you.

17           MR. BROWN: Thanks very much. Alicia  
18 Dressman. And Karen Foglesong will be after  
19 Alicia.

20           MS. DRESSMAN: Good evening. My name  
21 is Alicia Dressman. I represent the Kansas  
22 City Chapter of Physicians for Social  
23 Responsibility. Again, I would like to repeat  
24 some of Claus' comments regarding communication  
25 between the site office and the public. I

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1 found it to be rather lacking.

2 I made calls into the City Council,  
3 so John Sharp's office and Scott Taylor's  
4 office. Sharp's office was able to facilitate  
5 a community meeting last Friday which was  
6 excellent. There should have been  
7 communication exceeding the two posts in the  
8 Kansas City Star from January 23rd when it was  
9 posted with the Federal Register to now. I'm  
10 still concerned.

11 Seeing the crowd here tonight, that  
12 now all the voices will be heard and so  
13 hopefully that can be published.

14 I'm speaking on the proposed action  
15 alternative for the Bannister Federal Complex  
16 disposition EIS. Considering the third action  
17 alternative, demolition of the BFC facilities  
18 and creation of a nature preserve, I wish to  
19 voice objection to the election of this  
20 alternative.

21 Demolition of the Bannister Federal  
22 Complex would require the restructuring of the  
23 entire groundwater monitoring network as  
24 established through the RCRA process. It would  
25 also require roughly \$287 million in demolition

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1 and remediation costs as assessed from a 2007  
2 NNSA study, and that's in 2006 baseline dollars  
3 we're talking about. They haven't reworked  
4 those estimates since then.

5 This exceeds what the Kansas City  
6 plant has intended to spend on long-term site  
7 stewardship and outward year projections based  
8 on the fiscal year 2013 budget as released this  
9 afternoon. There's currently spending upwards  
10 of \$2 million yearly for RCRA maintenance.

11 This alternative does not reflect the  
12 current capacity of the Kansas City plant to  
13 commit to cleanup as demolition and remediation  
14 would require.

15 And unless the EIS draft can  
16 effectively demonstrate the ability of the  
17 Kansas City plant to put forward the budgetary  
18 commitments and the technical commitments for  
19 demolition, this is not an acceptable  
20 alternative.

21 And I thank you for your time.

22 MR. BROWN: Thank you. Our next  
23 speaker is Karen Foglesong and Maurice Copeland  
24 will be next.

25 MS. FOGLESONG: Good evening. My

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1 name is Karen Foglesong and I thank you for the  
2 opportunity to be heard and speak this evening.  
3 If you hear some papers rattling, it's because  
4 I found out about this last night so bear with  
5 me.

6 I, too, have been in this district  
7 for over 46 years. I grew up not too far from  
8 the plant. I'm a member of the 6th District.  
9 This plant site has been there for over 60  
10 years. This plant site has been in the  
11 limelight on more than one occasion. This  
12 plant site has had poor recordkeeping. Is it  
13 only fair that any lay person consider the  
14 phrase: Hard telling what's in there.

15 This plant site has denied upkeep for  
16 the roof and maintenance. Funny how another  
17 committee had been informed within the past  
18 year or so and they were eagerly working and  
19 pretty optimistic about finding a new tenant  
20 for some of the buildings on the site.

21 The site has trucked PCBs to another  
22 state in the name of a cleanup process.  
23 Claiming modernization for one of the reasons  
24 for the new plant, this organization should  
25 also include being modernly responsible and

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1 environmentally responsible for the site we are  
2 leaving behind.

3 Ground breaking for the new site  
4 actually took place many years ago with the  
5 structure exchange began at 150 and Highway 71.  
6 For those of you living in the area, remember  
7 it was down to one lane for quite some time.

8 So when did the plans for what to do  
9 with this site when it was left behind begin  
10 with this vast formulation, development,  
11 locating a deemed -- located a deemed -- not  
12 inhabitable. Excuse me? I thought someone  
13 said something. I guess I'm not supposed to  
14 mention that.

15 I'm not real formal sometimes so I  
16 don't know exactly how to stand up here and  
17 make comments with the route in which sometimes  
18 I feel when I go to some of your sites and  
19 self-educate myself about the process and the  
20 scientific means in which are the proper way to  
21 go about something.

22 I grew up near the plant. I feel  
23 like I'm representing many individuals here in  
24 the Kansas City area in the 6th District. I  
25 feel like part of my statement comes from

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1 thoughts and groups that I have come across  
2 that have been really frustrated about what's  
3 been going on. I've participated with site  
4 representation, from what I can tell is one  
5 individual, helping to get public awareness out  
6 that did not even grow up in the area.

7 I feel like I'm representing my  
8 family and my friends, my neighbors.  
9 Representing on behalf of concerned individuals  
10 in the Kansas City area, representing varying  
11 groups near and surrounding community members,  
12 the demographic area surrounding the  
13 60-year-old site, including schools, a baseball  
14 field, a hospital, a community clinic within  
15 walking distance of the plant, a vantaged park  
16 by the -- or the park Jackson County Parks and  
17 Recreation is like almost borderline to the  
18 fence surrounding the complex.

19 I feel like I'm representing and my  
20 words represent some of the individuals that  
21 have attended the CAP meeting, members of the  
22 group to help save and redevelop and re-purpose  
23 the Bannister Mall area that, as we all know,  
24 is completely flat to the ground.

25 I feel like I'm representing and

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1 helping speak on behalf of peace workers and  
2 the peace planners, the Catholic workers, the  
3 holy family workers, the attendees and family  
4 members that have attended the meetings that --  
5 for workers that have worked at the plant that  
6 have claims on file and have had claims on  
7 file.

8           And the obvious, the many human  
9 beings in the future that might question or be  
10 outraged having not even the opportunity to  
11 voice their words this evening due to the plain  
12 and simple fact that they, one, did not know or  
13 it hasn't happened yet.

14           I feel that as an individual we each  
15 have a duty to speak up and be heard and do  
16 what's right for our community, for our future  
17 and for our children.

18           So the EIS alternatives I guess I  
19 would have to say at this junction, I am for no  
20 action, no action, not even considering  
21 alternative one, two, three, four, and five  
22 about development until it is offered and  
23 revealed what exactly has and is at the plant.

24           I thank everyone's efforts in order  
25 to try to come to some happy middle ground.

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1 But for the gentleman that was standing up here  
2 a few moments ago, the rest of us are still  
3 going to be living around this facility. I'm  
4 concerned about the air quality. If demolition  
5 is a great idea, what's going to happen to  
6 those individuals that live not too far. I'm  
7 concerned about the process and whom would  
8 start the redevelopment and how it would be  
9 torn and what would be taken.

10 I think it's vital to consider the  
11 connection between our site and the other sites  
12 working together. This is one nation. Excuse  
13 me, I won't bring under God into it.

14 Like I said, I have a different  
15 approach sometimes, but I remember still and  
16 I've spoke before about driving by the plant  
17 when I was growing up and no one really knew  
18 what was going on at the site, and many people  
19 still don't know because I've been just kindly  
20 trying to help educate the community so we can  
21 have a better understanding.

22 Whether you're a worker at the site,  
23 the GSA, the Marines, just a housewife around  
24 the corner raising your children, it's our duty  
25 to be responsible after many, many times of

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1 having to get together and try to come up with  
2 some form of understanding and agreement.

3 And I don't understand how one agency  
4 can't communicate with another agency and it's  
5 not a part of an et cetera, et cetera. And  
6 if --

7 MR. BROWN: You're just a bit over  
8 five minutes.

9 MS. FOGLESONG: I start to ramble and  
10 I am very sorry, I apologize for that. I do  
11 appreciate the opportunity. I guess I started  
12 getting a little afield. Given the fact I just  
13 did find out about this, I would have sounded  
14 probably a little bit more professional. Thank  
15 you so much.

16 MR. BROWN: Thanks very much.  
17 Maurice Copeland who will be followed by  
18 Maurice "Smitty" Smith.

19 MR. COPELAND: Good evening. I think  
20 this process of disposition has taken a  
21 different twist, we're not reinventing the  
22 wheel here. We've closed down other facilities  
23 such as this in other locations in the United  
24 States.

25 That's one of my questions is why

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1 would we take a different twist here to dispose  
2 of this property.

3 One of my concerns is the legacy  
4 issues of the plant. I feel that the legacy  
5 issues of the plant, the contamination, the  
6 illnesses that have come out of that plant over  
7 the years should be revealed to the citizens of  
8 Kansas City, Missouri.

9 And that's a very easy thing to do.  
10 All they have to do is turn over the disability  
11 retirement records without names, just -- we  
12 did investigations over GSA during this  
13 process, it was kind of strange that while you  
14 had investigators here that we didn't do a full  
15 investigation at the place that caused the  
16 contamination but over in the paper pushers  
17 place.

18 So I think we ought to do the CDC,  
19 the IG and all of those investigators, I think  
20 they ought to come back before anything is done  
21 to this property. I don't want -- I don't want  
22 any of my evidence torn down before we reveal  
23 what is going on at the plant and what's at the  
24 plant.

25 And I do hope that we, the people

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1 that's doing the disposition, would reveal  
2 everything so that there's no surprises in the  
3 process when we do want it turned over to  
4 someone and where we could find out now what we  
5 did with the property.

6 I worked at the plant for 32 years  
7 and I still haven't heard a lot of things that  
8 went on at the plant. I heard that accidental  
9 discharges is what caused the contamination. I  
10 don't think that's completely true. There are  
11 a lot of things that happened out at the plant  
12 that wasn't accidental. I mean, was it because  
13 of the maintenance of the plant.

14 The pipes that's running overhead had  
15 been leaking, I went in the plant in 1968 and  
16 it was raining over our heads every day for  
17 many, many years.

18 The water, we used to have signs put  
19 up over the water fountains that hasn't been  
20 told by anyone. We used to put up signs over  
21 the water fountain, "Let the water run until it  
22 clears before you drink it," and this was all  
23 through the plant, and the tool room, the model  
24 shop so I guess it was all over the plant.

25 Right now I think if a person come

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1 in -- if an entity comes in to run this  
2 property, I would love to see who it is that's  
3 going to maintain that roof. I think the roof  
4 is leaking today. I think we've got barrels  
5 sitting up collecting water today. I would  
6 love to see who's going to do that.

7 But I want something to be done with  
8 that place. I worked out there for 33 years, I  
9 love that place. I made great stuff out there.  
10 So I want something done with it but I want it  
11 done right. I want the place remediated.

12 It's been contained right now, this  
13 is what I've been told, it's being contained.  
14 Contained to what?

15 I also understand, and I think John  
16 Sharp is not here, I want him to understand  
17 that the death rate from the first of the year  
18 until today is outdistancing the homicide rate  
19 in Kansas City, just this year alone so far.  
20 And you can check me on that.

21 We've had a lot of people that worked  
22 in that plant and some that were currently  
23 working that have died this year from cancers,  
24 liver cancers. Some of my -- one of my bosses  
25 as a matter of fact. I'll be going to a

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1 funeral Thursday.

2 We also can get confidence from the  
3 people. I represent the community. The people  
4 in the community, I'm so glad to see Ms. Ost  
5 from the Marlborough district here that has  
6 never been mentioned, all I hear is center,  
7 where we operated the facility in the  
8 Marlborough district for years, manufactured in  
9 that facility. What happened, we turned that  
10 facility back over to the school system. Did  
11 we ever test any of those children for the  
12 contamination that we left there? Did we ever  
13 remediate that building? I wonder. I wonder  
14 where were the landfills that we've used for 61  
15 years, where were the landfills in Kansas City  
16 that that facility used?

17 I'd hate to hear that one of them was  
18 Mission Hills. I think Mission Hills would  
19 hate to hear that, too. But I think we ought  
20 to reveal all that stuff.

21 You know, there's a concern with me  
22 about that facility and the honest way we're  
23 going to go about disposing or reusing this  
24 facility.

25 We built a day care center on known,

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1 known contaminated property. We knew it before  
2 we even laid a brick. We knew that the place  
3 was contaminated. We knew that we housed  
4 55-gallon drums right behind that facility for  
5 years that leaked and leaked and leaked from  
6 the powerhouse, we knew it. So how much truth  
7 are you going to get in this process?

8           Let's do it right. What sense does  
9 it make to have investigators come in, do an  
10 investigation, swipe sampling, or whatever it  
11 is, and contamination of the GSA and nothing is  
12 being done at a building that created all of  
13 this. So I wish us luck.

14           I'm on the CAP panel and I want to be  
15 able to tell the people in Kansas City that  
16 they're getting a good building and that  
17 they're not buying a 1957 Chevy that doesn't  
18 have a motor in it.

19           MR. BROWN: Thank you. The next  
20 speaker is Maurice "Smitty" Smith and Katherine  
21 Trummer will be after you.

22           MR. SMITH: All right. Thank you.  
23 Well, I share the interest and concerns and the  
24 opinions of many of the speakers who have  
25 spoken here and their comments. I've got a few

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1 notes here just about a few of these.

2 First of all, my background and  
3 interest, much like the lady who spoke earlier,  
4 I was born in Kansas City and lived my life, my  
5 early childhood until my days I was married to  
6 my wife. My first child was born just up the  
7 hill from the plant, from 1943 until 1966,  
8 worked at the plant for 43 years and I'd like  
9 to generally support a number of the comments I  
10 heard earlier.

11 I guess Councilman Sharp has left,  
12 but I took notes here and I would like to say  
13 first of all, I very much endorse the comments  
14 that Councilman Sharp made. I think Councilman  
15 Sharp has been a Councilman here in this 6th  
16 District for many, many years. He is well  
17 attuned to the public feeling on this. I think  
18 many of the speakers who have spoken earlier  
19 are in his district or have been.

20 His idea of using alternative number  
21 five I very much support. But I would say I  
22 didn't see anywhere in these alternatives the  
23 possible use of some portion of the facility  
24 for educational purposes. I think that for the  
25 public interest and the public good, any one of

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1 us who loves our children and who wants the  
2 best for them knows that these days, Kansas  
3 City in particular, we need to educate our  
4 children.

5           And if you're looking for an  
6 appropriate use, I really believe strongly that  
7 to include in whatever alternative you use some  
8 element, not all of it but some strong element  
9 of educational use; what that might be I think  
10 is appropriate for you to consider.

11           Secondly, I want to comment and  
12 favorably I think on the comments from the  
13 folks from the Sierra Club and Alicia Dressman.  
14 I think the point is you've heard a common  
15 theme, I certainly did, and I've heard this  
16 before, I also served on this community action  
17 panel that Maurice Copeland mentioned.  
18 Incidentally Maurice, I don't see where he is,  
19 but he's been doing a fine job. Maurice is  
20 dedicated to what are known as the Wounded  
21 Warriors and I think he represents their  
22 interests well.

23           I will tell you that while my years  
24 working there I saw very few little instances  
25 of what you might call poor management. In 43

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1 years there are a few things that perhaps that  
2 might have been done.

3 But I do believe that one of the  
4 things, and it looks to me like this scoping  
5 meeting, is a step certainly in the right  
6 direction. My compliments to the folks from  
7 NNSA and GSA and the others, because one of  
8 the -- one of the key elements, of course even  
9 if you do the right job, if the public doesn't  
10 believe that you've done the right job, then a  
11 lot of our effort is wasted.

12 So my compliments to all of you  
13 gentlemen who are working to make this an open  
14 process. And I recommend strongly that during  
15 the EIS development of the draft, I recommend  
16 that you consider having additional review and  
17 comment of the draft as it goes along instead  
18 of just sort of saying we finished the draft,  
19 here it is.

20 A draft of course goes through many  
21 stages and it will take you a while. I  
22 recommend that you consider making the whole  
23 process as open to the public as possible,  
24 because that openness, itself, I believe will  
25 contribute strongly to the confidence of the

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1 community.

2           Lastly, my own personal preference,  
3 as I said earlier, is that we should include  
4 the idea of parkland and green area and so  
5 forth as a portion, but not all. We shouldn't  
6 just raise it and leave it.

7           But everybody -- I think the young  
8 lady from the Marlborough Association mentioned  
9 that there is a park that's immediately  
10 adjacent. What many of you may not know is --  
11 let me check my notes here, make certain I say  
12 it right -- under the administration when  
13 Secretary of Defense Donald Rumsfeld was the  
14 secretary of defense, a portion of that land on  
15 the Bannister Federal Complex was disposed of  
16 and was made a park, I believe the park this  
17 young lady was referring to.

18           And so if the NNSA is interested in  
19 showing a respect for people whose interests  
20 are having a portion of this, at least some  
21 portion of it, that disposal has already taken  
22 place. So I do recommend, just so the public  
23 is well informed on this, that in the EIS  
24 statement you include a reference to the  
25 previous disposition so that NNSA and the

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1 government can assure the public that at least  
2 portions of the original complex have been  
3 given in to greenland.

4           Finally, I want to thank everyone who  
5 came because I believe the people I see here,  
6 the people I know, I know many of you, I've  
7 worked there and have worked with and many  
8 others, I believe every person here is here  
9 looking out for the best interests of our  
10 brothers and sisters. And I want to thank  
11 everyone, the speakers and the people who come  
12 to make their comments for what I believe are  
13 their earnest and sincere efforts to see the  
14 job is done properly. Thank you.

15           MR. BROWN: Thank you. Katherine  
16 Trummer and Forest Phelps will be afterwards.

17           MS. TRUMMER: Hello. My name is  
18 Katherine Trummer and I am president of the  
19 Indian Heights Homeowners Association which is  
20 in a surrounding neighborhood. Welcome to our  
21 neighborhood. And obviously we are the  
22 southern neighbors of the Bannister Federal  
23 Complex.

24           I'm representing 180 homes and  
25 families and we are publicly notifying you of

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1 our concerns. Since the federal government,  
2 NNSA, is doing their own environmental testing  
3 of the soil and water in house, and that's what  
4 we understood at the presentation, and since  
5 these tests are the total basis to identify a  
6 plan for remediation and cleanup, we propose  
7 that any oversight departments or entities in  
8 Missouri and Kansas City both be permitted to  
9 review not only the test data but the  
10 methodology and the site locations of the said  
11 testing samples to include the soil, water, the  
12 buildings.

13 I personally as an elected official  
14 in another state was part of an environmental  
15 impact study. I was the mayor and what we  
16 identified initially as the initial testing,  
17 had we done that, we would have so -- been so  
18 derelict to our citizens because the problems  
19 were so much worse than we had ever dreamed.

20 Therefore, the methodology, the  
21 testing is so crucial. And I would hope that  
22 if the State of Missouri or Kansas City would  
23 like to have qualifying or verification testing  
24 done, that the federal government would pay for  
25 those costs to ensure the accuracy,

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1 thoroughness and completeness. And as the  
2 gentleman previously said, to ensure that the  
3 perception after this is done is that it is a  
4 safe place to live nearby and is a safe place  
5 to work.

6           Given that if an incomplete plan is  
7 developed through faulty or incomplete  
8 methodology and testing, then it is possible  
9 that either or both of the State of Missouri  
10 and local jurisdictions could ultimately be  
11 responsible or liable for additional cleanup  
12 costs. That then would be horrifying all of  
13 us.

14           Therefore, as a preventative measure,  
15 this is a reasonable request to ensure that no  
16 financial liability occur to its neighbors  
17 and/or victims and that the neighborhood does  
18 not experience continued threat by the  
19 environment longer than absolutely necessary.

20           So the federal government is  
21 proposing that they be permitted to offer the  
22 property for sale and/or sell the property with  
23 a partial cleanup completed with ongoing  
24 remediation to be completed by new owners of  
25 the property. We are vehemently opposed to

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1 this option. We strongly urge the federal  
2 government, NNSA, GSA, whatever, be held a  
3 hundred percent accountable for the cleanup and  
4 remediation and this be done first.

5           Offering to sell or timely to  
6 identify a purchaser -- or time to identify a  
7 purchaser will only delay the cleanup and place  
8 this project for cleanup several more years  
9 down the road. Furthermore, it will  
10 significantly delay its development for use  
11 again.

12           The federal government needs to  
13 complete the remediation project. And if there  
14 are ongoing steps that need to be done in the  
15 future, that monies are set aside to the new  
16 owner to complete these. This is the only way  
17 realistically before any further future  
18 activity will occur down there.

19           Any interest on this money would go  
20 to the site for cleanup as necessary and any  
21 leftover monies would be directed to its future  
22 development.

23           Additionally, if this property is  
24 sold, what if it goes to another entity that  
25 has some environmental issues of their own,

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1 then it's going to be really an entangled legal  
2 mess to sort out who is responsible. Was it  
3 the GSA, was it the NNSA or is it now the new  
4 people, and then you've got all kinds of legal  
5 entanglement issues.

6           If inadequate testing is ultimately  
7 discerned down the road that should require  
8 additional cleanup, if a thorough investigation  
9 is not done now and there are not enough  
10 cleanup monies remaining, the federal  
11 government, NNSA should continue to remain  
12 responsible for returning for corrective  
13 action, including, but not limited, to an  
14 additional cleanup, if necessary.

15           The uses the federal government is  
16 pursuing are open greenspace, light industrial  
17 office space, commercial and residential plan  
18 development. Because our neighborhood lies  
19 southerly and this site is one of three access  
20 points to our neighborhood, we strongly urge  
21 that any use be compatible with bordering  
22 residential uses, to not provide any increased  
23 noise, pollutants, health or safety hazard or  
24 potential of such pre-mentioned hazards or  
25 perceived conditions, or provide negative

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1 visual esthetic or any other negative factors  
2 to cause property values to deteriorate, or for  
3 the area to become less desirable to live a  
4 quality, healthy and peaceful life.

5           Additionally, if housing is pursued  
6 or commercial light industrial, that these  
7 developments be thoroughly planned to  
8 significantly increase the tax base and ensure  
9 the proper drainage and that there are no  
10 further problems down the road.

11           We respectfully submit these concerns  
12 for your thorough, complete and thorough  
13 testing analysis and completion of an EIS  
14 statement. We feel in this way it will ensure  
15 complete and thorough cleanup for a site to  
16 pursue clean and healthy livability for  
17 appropriate and compatible uses for the  
18 betterment of our community.

19           We thank you for your time and having  
20 the public hearing.

21           MR. BROWN: Thank you. Our next  
22 speaker is Forest Phelps.

23           MR. PHELPS: I speak even worse than  
24 the people that were saying they were so bad so  
25 I'm just going to get up here and start. I'm

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1 from Waldo Homes Association. I'm west of  
2 Marlborough over there and I really liked what  
3 Karen had to say and the woman that was just up  
4 here talking, I second everything they say.  
5 And Maurice is great.

6 About these tests, it doesn't seem  
7 like there's been adequate testing done. Are  
8 you still doing tests before you give us a  
9 prepared statement? Okay. They say it's  
10 secret but I don't know about the contamination  
11 if that's secret, but it's real hard to find  
12 out any information like the one person is  
13 saying.

14 And so I would be in favor of the  
15 third method, you know, total cleanup and make  
16 it a greenspace. But we need to have a second  
17 party independent to do the testing rather than  
18 just the nuclear people doing the tests.

19 And it seems like they already had a  
20 use for that place in mind, they never said  
21 what, but they -- because they've got the  
22 Bannister Mall sitting there vacant and they  
23 haven't found a use for it. Just a lot of  
24 secrets and need to get the facts out there to  
25 the public rather than just doing this all

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1 behind closed doors. Thank you.

2 MR. BROWN: Thank you. That  
3 concludes the list of folks who signed up to  
4 speak. What I'd like to do at this point is to  
5 actually recess this meeting. I think we could  
6 remain available if anybody shows up a little  
7 later. We'll remain available to take  
8 additional comments for a few more minutes, but  
9 that concludes those who have signed up. So we  
10 will recess this meeting and thank you very  
11 much.

12 I'd like to again compliment  
13 everybody who has come here to make comments  
14 and also to listen to the presentation. Again,  
15 thanks very much.

16 UNIDENTIFIED SPEAKER: When are we  
17 going to reconvene?

18 MR. BROWN: If someone else wishes to  
19 make a statement, we'll reconvene.

20 (Recess taken.)

21 MR. BROWN: This is Holmes Brown,  
22 facilitator for tonight's meeting. We recessed  
23 but indicated that if any additional speakers  
24 arrived who wished to add comments to tonight's  
25 meeting, they were free to do so. We have been

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1 in recess for a half an hour, it's nearly 9:00  
2 o'clock. There is no one in the auditorium, no  
3 one has indicated an interest in adding  
4 additional comments. So with that, we are  
5 officially adjourning this scoping meeting.  
6 Thanks very much.

7 (Meeting adjourned.)  
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