

# HEARTLAND ENGINEER



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OCTOBER / NOVEMBER 2007

## LEADERSHIP BOOT CAMP



A CENTURY OF VISION, ACHIEVEMENT & SERVICE



## LEADERSHIP BOOT CAMP

*Matt Jeppson captures a Black Racer during military-style maneuvers at Fort Leonard Wood. Photo by Jennie Wilson*

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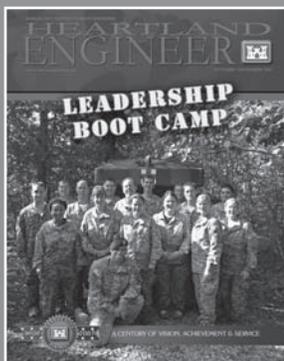
Reflections on a year of accomplishments in the Kansas City District Real Estate Division by Greg Wilson.



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# HEARTLAND ENGINEER

OCTOBER-NOVEMBER 2007  
 VOL. 5, NO. 8

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ON THE COVER: LDP Class of 2008 gathers during mini-boot camp at Fort Leonard Wood.



## *The Corps Castle - Our Heritage*

Recently, I had the privilege of participating in our new employee orientation briefing, and as you would expect, we covered several topics such as organizational structure, geographic area, and missions. One thing that was lacking, however, was an appropriate discussion of Army and Corps heritage, history and symbols. So, let's briefly take a look back at some Corps heritage, specifically the Corps Castle.

Borrowed from Corps literature, the appropriateness of the turreted castle as a symbol of the Corps of Engineers is readily apparent. The medieval castle is inseparably connected with fortification and architecture. In heraldry, the castle and the tower are often used in a coat of arms or displayed on shields of persons who were the first to assault them or were responsible for defending them. In this country the term "castle" has been applied to the strongest of our early fortifications, such as Castle Pinckney in Charleston, S.C., and Castles Williams and Clinton in New York Harbor, early achievements of the Corps of Engineers in defense of our country.

Possibly patterned after one of the city gates of Verdun, France, the Army officially announced the adoption of the castle to appear on the Corps of Engineers' uniform epaulettes and belt plate in 1840. Soon afterward, the cadets at West Point, all of whom were part of the Corps of Engineers until the Military Academy came under the control of the Army-at-large in 1866, also wore the castle. Army regulations first prescribed the use of the castle on the cap in 1841. Subsequently, the castle appeared on the shoulder knot, on saddle cloth, as a collar ornament and on uniform buttons. Although its design has changed many times, the castle, since its inception, has remained the distinctive symbol of the Corps of Engineers and is a registered trademark.

In spring 1903, Douglas MacArthur graduated at the top of his class from the U.S. Military Academy at West Point and was commissioned a second lieutenant in the U.S. Army Corps of Engineers. To commemorate the occasion, his proud family presented him with 14 karat gold castle insignia as a graduation gift. MacArthur wore the castles as a young engineer officer and later carried them with him during his career as a commander in World War I, Army Chief of Staff and Supreme Commander of the Allied Forces in the Pacific in World War II.

In March 1945, MacArthur presented the castles to Maj. Gen. Leif Sverdrup, a close friend, who had served as chief engineer on his staff in the Southwest Pacific Area in World War II. Sverdrup recalled that General MacArthur, who had transferred to the infantry branch in 1917, told him that the castles meant very much to him, but that they "deserved to be worn by a real engineer" and that they should "never end up in a museum somewhere."

Thirty years later, in 1975 at a ceremony marking the Corps' 200th anniversary, Sverdrup presented the castles privately to Lt. Gen. William C. Gribble, then Chief of Engineers. In turn, Gribble initiated in 1976 the proud tradition of passing the MacArthur castles to a successor. Since then, all chiefs have received MacArthur's gold castles upon assuming command and have proudly worn them as unique symbols of the spirit of the Engineer Regiment.

I hope this helps you better understand the origins and significance of the Corps Castle and inspires you to investigate other aspects of our Army and Engineer heritage. Essayons, and Army Strong!



Col. Roger A. Wilson Jr.



1977-1986

## The eighth decade of the

# Kansas City District

### World Events

#### 1977

The U.S. faces a high trade deficit, primarily because of oil imports and the falling value of the dollar.

The EPA is held by the Supreme Court to have the authority to establish industry-wide standards to control discharge of pollutants into waterways.

Pres. Carter asks the American people to join a campaign for energy conservation, which he calls the “moral equivalent of war.”

#### 1978

The nation’s economic woes continue with inflation at 8 percent and concern over the trade deficit and availability of energy.

The Love Canal area of Niagara Falls, N.Y., considered to be environmentally unfit for human habitation, is declared a “disaster area.”

#### 1979

The nation’s attention is focused on Iran, where a wave of revolutionary unrest toppled the regime of the Shah and installed a fundamentalist Islamic dictatorship.

Islamic revolutionaries seize the U.S. embassy in Teheran, and Pres. Carter threatens military action to free the hostages.

A nuclear near-disaster occurs at Three Mile Island, near Harrisburg, Pa.

The SALT 2 strategic arms limitation treaty is signed by the U.S. and U.S.S.R.

A new energy conservation program is proposed by Pres. Carter to limit oil imports, reduce oil use by utilities and shift to other forms of fuel.

#### 1980

Inflation reaches 12.4 percent by year’s end, marking the second successive year of double-digit inflation.

Mount St. Helens in southwestern Washington state erupts, and the COE provides emergency assistance and performs recovery operations.

Congress enacts the Comprehensive Environmental Response, Compensation, and Liability Act, commonly known as the Superfund Act.

#### 1981

The economy continues to falter, with the inflation rate soaring to 14 percent.

The year’s brightest news concerns the introduction of a personal computer by IBM, a development that is to turn it into a major change force in a few short years.

Pres. Ronald Reagan calls for cuts of \$41 billion in the budget former Pres. Carter had submitted, but he calls for an increase of \$5 billion in defense spending.

The DOD creates a new military command to protect U.S. interests in the Persian Gulf.

A hotel disaster in Kansas City kills 111 people, and the Kansas City District Chief of Engineers is selected to serve on an investigation team.

#### 1982

Attempts by the U.S. to bring peace to the Middle East are fruitless, but Pres. Reagan commits U.S. Marines as a peacekeeping force in Beirut, Lebanon.

IBM introduces a computer almost twice as powerful as its predecessor.

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# 100 YEARS OF HISTORY

## New Initiatives and Civil Works Program Challenges

The Kansas City District's civil works mission faced daunting challenges in the late 1970s and 1980s. Most challenging were the environmental concerns and the necessity to respond to environmental legislation and activism.

The District's leadership had to address issues raised by new public demands and changing values. The demands were exacerbated by soaring federal deficits, attendant budget cuts and inflation that drove up the District's costs.

Extensive public involvement in the Kansas City District's dam and reservoir operations in the Osage River basin vividly illustrated the changing conditions of the civil works program.

The District operational plans for the Harry S. Truman and Stockton hydropower projects were challenged by the state of Missouri, the U.S. Fish and Wildlife Service and by landowners downstream of the dams.

The state filed lawsuits, and its congressional delegation succeeded in getting oversight hearings before the Senate Committee on Environment and Public Works. The litigation effort failed when the U.S. courts upheld the authority and actions of the COE.

The special interests, basin public and legislators agreed to negotiate. They wanted what the Kansas City District wanted – a quality environment in the Osage basin. Paul Barber, chief of the Engineering Division, sat with opposition leaders and appeared at many public meetings in the basin communities.

“We did not know the slanted turbines would draw the fish,” Barber said. Amidst the gnashing of teeth and fish, the District patiently explained the operational complexities of the basin's dams and reservoirs.

The first suit against the Kansas City District's Harry S. Truman Dam and Reservoir was filed in spring 1972. In 1990, the District Engineer announced that, through an alternative dispute-resolution process, the Osage basin interests and the COE had finally agreed on an Interim Operating Plan.

All participants recognized how the dam and reservoir projects, initially designed for flood control, had expanded to an encompassing water and related land resources

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# PIONEERS OF THE ENVIRONMENT

By *L. Joseph Donovan*

For the past 200 years, the U.S. Army Corps of Engineers has been charged with the mission of protecting and improving the natural environment. As time marched on and technology changed, the Corps has pioneered the use of many innovative methods and ways to accomplish this mission. For the Kansas City District, the Former Nebraska Ordnance Plant Superfund Site near Mead, Neb., is a perfect example.

The former ordnance plant site occupies approximately 17,000 acres south of Mead, in an area due west of Omaha. Munitions – including bombs, shells, and rockets – were assembled at the site during World War II and again during the Korean conflict. During the 1950s and early 1960s, the U. S. Air Force operated an Atlas missile launch facility at the site.

Two main contaminants of concern were discovered at the site, trichloroethylene, an industrial solvent, and an explosive compound known as RDX. Construction and maintenance activities at the launch facility resulted in the release of TCE into the groundwater. The RDX was used in making munitions. Residue from the manufacturing process routinely was washed out of assembly buildings into ditches and sumps, resulting in extensive soil and groundwater contamination.

The majority of the site is now owned by the University of Nebraska and is used as an agricultural research station. The remaining acreage is owned by the Nebraska National Guard and numerous private individuals and corporations. Since the site was not owned by the federal government, the Corps began its investigation as part of the Formerly Used Defense Sites, a DOD program managed by the Corps to clean up and restore old sites previously, but no longer, owned or operated by the DOD.



*Johnson Creek, which passes through the eastern-most groundwater plume, is sampled quarterly for TCE and RDX.  
Photo by Kayla Overton*

As part of the ongoing clean-up effort, the Kansas City District project team conducted a pilot study to test a new treatment method. The pilot study utilized groundwater circulation wells, an innovative technology in which contaminated groundwater is extracted from the ground, treated in a small treatment system, and then returned to the aquifer. All of this happens in a building the size of a garden shed, and uses only one well to extract and return the groundwater back into the ground.

For the TCE contamination, the water is pumped up through the GCW. Then it cascades into shallow pans where the TCE evaporates into the air. The treated water is then injected back into the plume. With the RDX, the water is pumped into a black box that has three protected ultraviolet lights in it. The RDX is destroyed by the ultraviolet light, and the treated water is injected back into the aquifer. Each of the GCWs operates at a rate of about 25 gallons per minute.

Performance of the two treatment systems is closely watched. This is the first time these treatment technologies have been used in groundwater circulation well systems in Nebraska. Results of the pilot study have been promising, with both systems showing significant reductions in TCE and RDX levels in groundwater that is returned to the aquifer through the circulation wells.

The main portion of the groundwater clean-up effort at the site is the state-of-the-art treatment facility that treats a large amount of the contaminated groundwater. This facility can be controlled manually or remotely with a computer or telephone. The plant uses variable frequency pumps in the extraction well that allow for greater efficiency.

This creates a 99 percent operating uptime for this plant. It also uses an oxidation method for “hot spot” contamination. Peroxone, a combination of peroxide and ozone, is injected into the pipeline to pretreat contaminated water that has higher TCE levels than the treatment facility can remove. This large treatment plant operates at a rate of about 2,400 gallons per minute, almost 3.5 million gallons per day. After the groundwater has been treated to meet EPA and state standards, it is discharged into two different streams. However, during the summer, almost all of the treated water is diverted and used for crop irrigation, replenishing farm ponds and firefighting.

To monitor the movement of contamination in the aquifer, the project team uses data gathered from multiple monitoring wells on site and from a direct-push method. Direct-push sampling uses a probe that is



*Brady Bigelow, ECC project manager, explains the air stripping treatment unit that removes TCE from Mead groundwater. Photo by Kayla Overton*

pushed down to the aquifer to capture a sample of the groundwater.

“This is a great method to supplement the monitoring wells for collecting additional data,” said Garth Anderson, Corps of Engineers project manager. “We can go in, collect a sample and not leave anything behind to maintain ...” such as a well.

The collected samples are evaluated, and the data are entered into a computer model. A hydrological geologist then uses the model to produce maps of where the contamination is located today and where it may travel in the future.

Another pilot study is being conducted by the University of Missouri at Rolla Geological Engineering Department to see if the GCWs can be powered by a wind turbine. In the future, the clean-up effort at the site might include many GCWs powered by wind turbines, said Jason Leibbert, Corps of Engineers chemical engineer. The up-front cost for a wind turbine is expensive, but over a long enough time period, the wind turbines can pay for themselves in the form of lower utility bills.

The Corps of Engineers strives to be a learning organization. We learn by looking at our rich past, and by looking to the future. From keeping our rivers safe, to keeping our drinking water clean, as true pioneers, members of the Corps of Engineers are blazing an environmental path for others to follow.



# LDP GOES TO BOOT CAMP AT FORT LEONARD WOOD

By Jennie Wilson

Shakespeare once said, “some are born great, some achieve greatness and some have greatness thrust upon them.” Some people are born leaders, and others can be taught to lead. But all future leaders can benefit from a team environment in which to lead you also must follow.

The Kansas City District Leadership Development Class of 2008 attended a three-day mini-boot camp at Fort Leonard Wood in early October. The retreat provided a team-building environment while educating these future leaders about the significant role the U.S. Army Corps of Engineers plays in support of our nation’s military. This year’s enthusiastic LDP members are Kathy Baker, Chance Bitner, Melissa Corkill, Heather Collins-Allen, James Deitz, Ben Davis, Steve Fischer, Lauren Hensley, Jason Hurley, Matt Jeppson, Eric Lynn, Josh Marx and Dan Wilson. Cindy Moses is the project manager for this year’s class.

Few civilians know what it takes to be a Soldier. This exercise allowed leadership students a once-in-a-lifetime experience to be part of the Army and learn the importance and value of becoming a good leader in a controlled environment. Military leaders are taught early that the decisions they make directly affect their Soldiers’ lives. Some of the exercises the students were put through engaged those lead-or-be-led attributes that only the Army can provide.

Team members were immersed in the Army experience. They were issued Army combat uniforms, helmets, linens, dog tags and quarters in the 35th Engineer Battalion barracks. Class members were told that they didn’t have to do anything they didn’t want to, but they were encouraged to take part in many of the activities. Their Army experience included PT, eating at the dining facility and drill sergeant “motivation.” Many participated in morning PT with the new recruits. Non-participants were not excluded from a personal wake-up call from their friendly drill sergeant.

Colonel Roger A. Wilson Jr., District commander, accompanied and participated in many of the team exercises. Wilson’s theme for the week was unity. One team, one Army!



*Team members maneuver across Robidoux Creek during final exercise at Fort Leonard Wood mini-boot camp.  
Photo by Jennie Wilson*

Everyone appreciated the colonel's involvement. Many felt they could ask him questions regarding military protocol that they didn't feel comfortable asking others. Wilson gave each of the LDP members SAPPER badges in honor of their efforts and their week's achievements.

Training experiences on post covered leadership, team building and communication courses. Participants visited several of the new installation construction projects and the engineer museum. The highlight for many was the opportunity to ride in a Black Hawk helicopter.

Students learned to fire assault weapons in the EST 2000 weapons simulator. The simulator utilized real weapons with laser sites where marksmen shot at computer-generated images programmed into the simulator. The equipment allowed individuals a variety of weapons and targets for target practice.

Participants spent a morning in the "shoot house," where small teams armed with paintball guns cleared rooms by shooting targets during an urban environmental combat simulation. Each played different roles in the group, from point man to leader barking out orders. "This was an eye-opening experience for me to actually go through a mini-version of what the Soldiers go through in real life. But more importantly, I learned the true meaning of communication, which can make a difference between success and failure," said Heather Collins-Allen.

After a morning of maneuvers in the shoot house, team members were privileged to experience their mystery lunch meals, ready to eat, while Cindy Moses discussed team dynamics and how their experiences could be incorporated into the Corps' everyday environment.

The afternoon was spent at Range 31, the grenade assault course. The team learned the proper way to hold, remove pins and throw grenades and how a Soldier should protect teammates during the qualification course. "The instructors instilled fear and the proper motivation to handle a grenade safely. Say grenade, and I'll think 'Death grip!' My hands physically shook when removing the pins from grenades that carried a light charge," said Lauren Hensley.

The practice grenades used in training were hollow with charges that yielded impressive bangs after being thrown – enough to make you want to toss them immediately after the pins were pulled.



*Students prepare to throw grenades at Range 31 during three-day boot camp at Fort Leonard Wood.*

*Photo by Jennie Wilson*

"If one did not have a true appreciation for our service men and women, they sure would after this opportunity," said Steve Fischer, one of the individuals asked to demonstrate for the class "how to properly" remove the pin and throw a grenade before everyone else had the opportunity. Fischer's gung-ho attitude won him the title of "most likely to enlist" by his LDP classmates.

"More than anything, I learned a lot about the Army that I didn't know," said Matt Jeppson. "I gained more respect and sense of pride and belonging as a result."

The final day at the post was spent at Rappel Site 606. The group descended a long, precarious footpath carved into the hill. Instructors and accompanying personnel carried medical kits and oxygen to ensure everyone's safety. At the bottom, the team received an impressive rappelling demonstration by the 577th Engineer Battalion. After the demonstration, the group was split into two teams that learned to tie knots for their final exercise, the rope bridge.

Jeppson, a herpetologist known as the "snake whisperer," and several Army personnel motivated several water snakes out of the area before maneuvers across the Rubidoux Creek. Lacking a snake hook for the Western Cottonmouth he'd eyed in the water, Jeppson snatched a non-venomous Black Racer from a tree to show to the group. He later released it downstream.

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# Which trail to take?

By L. Joseph Donovan

Called the place Where the Trails Divide, Gardner, Kan., occupies a prominent position in the history of the westward expansion of the United States. The city is the junction of America's three great western frontier trails – the Santa Fe Trail, the Oregon Trail and the California Trail. They are located two miles southwest of present-day Gardner. Hundreds of thousands of people, from 1827 to 1865, came to and through this “fork in the road” on their way to pursuing their destinies in the West.

On June 7, 1886, a petition was filed with the district court providing that Gardner should become an incorporated town of the third class. On Sept. 26, 2002, Gardner officially became a city of the second class.

Gardner is a city located in Johnson County, Kan. As of the 2000 census, there were 9,396 people, 3,307 households and 2,460 families residing in a city that has been growing at an annual rate of 10 to 15 percent. It is expected to double in size by 2010.

Today, Gardner residents are facing a choice about their future and a new place in history. The Burlington Northern Santa Fe (BNSF) Railway has confirmed its desire to build a \$1 billion intermodal transportation facility and logistics park near the fast-growing suburb.

Greg Kindel, president of the Southwest Johnson

County Economic Development Corp., said local business leaders like the concept, but longtime residents of Gardner aren't so sure.

“The folks who've lived here the longest seem to be most concerned,” he said. “The newer residents see it for the potential jobs and as a way to lower taxes.”

“This project will solidify our metro area as a major distribution hub and an important link in the international logistics chain,” Bob Marcusse, president and CEO of the Kansas City Area Development Council, said in a release.

David Drovetta, Gardner City Council president, is chairman of the Intermodal Review Committee appointed by Mayor Carol Lehman to study the proposed facility. “The scope of this development is large,” Drovetta said. “This is not a sleepy, little small business. It is a big thing. This is new ground for us.”

The intermodal facility would take about 18 months to complete and would cover about 300 acres. Privately owned warehouse and distribution facilities would be built on the remaining 1,000 acres prior to the facility's construction.

Although BNSF has numerous intermodal facilities throughout the country, this would be the company's third such park, which combines an intermodal hub with private storage warehouses and distribution facilities located on-

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site. The other parks are located near Chicago and outside of Dallas.

Steve Forsberg, general director of public affairs for BNSF, said the location was chosen as a potential site because of its large amount of undeveloped acreage and its proximity to BNSF's transcontinental mainline in the Argentine District.

Forsberg said the Argentine yard would remain active even if the intermodal facility is constructed. A site near Olathe was previously considered but was determined to be too small and cost-prohibitive.

BNSF, in conjunction with the U.S. Army Corps of Engineers, held a joint public meeting on Sept. 26, 2007. The purpose of the meeting was to gather information to assist the Corps of Engineers in reviewing BNSF's application under Section 404 of the Clean Water Act as it primarily relates to relocation of a stream and mitigation of wetland for the purpose of constructing the intermodal facility. "The decision to issue or deny a permit has not yet been made," said Josh Marx of the Corps of Engineers. The decision to issue the permit requires public input related to a variety of factors.

The Corps of Engineers' involvement will be to conduct a National Environmental Policy Act environmental review to evaluate and document environmental impacts including noise, light and other pollutants that could result from development and operation of the facility, according to Marx. The NEPA process would also identify mitigation measures for adverse effects resulting from development and operation of the facility. Additionally, an NEPA environmental document would identify regulatory

requirements regarding minimization or control of pollutants.

The site is located on a tributary of Big Bull Creek, which feeds into Hillsdale Lake. The project will be required to meet all applicable design standards. Environmental and water resources-related permits will also need to be obtained. The project developer will be required to evaluate and implement various on-site best management practices, which will be integrated into the overall site design to adequately address environmental

any modifications to the Waters of the U.S. (the creeks); the Kansas Department of Transportation for road improvements along U.S. 56 Highway and Interstate 35; the Federal Aviation Administration, as it relates to height restrictions and any impacts this development would have on aircraft operations at the Gardner Airport and the New Century Airport north of this proposed facility.

The railroad facility would occupy approximately 300 acres along the BNSF mainline route. A distribution complex is expected to accompany the project and would cover an additional approximately 700 acres.

BNSF trains hauling container shipments from Southern California ports would use the facility to transfer cargo to trucks for regional destinations or to store them in adjacent warehouses.

"A potential new logistics park facility and BNSF intermodal hub center would represent significant investments in BNSF's future in the Kansas City region and would strongly enhance the area's role in international trade if we can resolve the remaining key issues," said Matt Rose, chairman, president and CEO of BNSF, in a recent statement.

Economic development officials estimate the value of the railroad investment at more than \$200 million. BNSF is seeking a third party to develop the accompanying warehouses and other facilities.

While local development officials savor the prospect of that massive investment, they note that it does not come without public cost.

The proposed site for the facility is rolling farmland that would require significant utility, infrastructure and road improvements, including a new



and water-quality related aspects of the project.

In addition to the local regulatory oversight and review process, many other area, state and federal agencies will be required to review and permit various aspects of this proposed development. This includes: Kansas Department of Health and Environment for waterline and sewer line extensions, site grading and erosion control measures; the U.S. Army Corps of Engineers for

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# Managed deer hunt a success

## 22 participants take part in annual event

*By Jason Hurley, Natural Resources Specialist*

They were up at 4 a.m. to enjoy hearty breakfasts before heading into the woods on two days with cool mornings and mild afternoon temperatures that promised great opportunities.

Twenty-two participants turned out Nov. 3 and 4 at the Shawnee Bend and Berry Bend recreation areas at the Harry S. Truman Lake for the 17th annual Truman Managed Deer Hunt for individuals with physical disabilities, sponsored by the Warsaw (Mo.) Masonic Lodge No. 653 and the U.S. Army Corps of Engineers.

The managed deer hunt allows individuals with permanent physical disabilities to experience a hunting opportunity they might not have on their own, and it also helps keep the park's deer population under control. To ensure the accuracy that can lead to a safe shooting experience and a clean deer harvest, the hunters were given an opportunity to "sight-in" their rifles the day before the hunt at the Golden Valley Shooting Range near Clinton, Mo. Hunters were allowed uninterrupted target practice under a special-use permit issued by the Missouri Department of Conservation.

The early morning starts allowed participants time to eat, go over safety rules, draw for deer blinds, and match hunters with guides. Deer guides assisted hunters with everything from getting into their deer blinds to transporting their deer. Many of the guides and hunters had already formed long-lasting relationships over the years and look forward to the managed hunts. Each hunter was allowed to take three deer – using one "any deer" and two antlerless deer tags. They harvested a total of 18 deer.

The event included a random drawing for several door prizes. Many of the hunters and guides received items donated by sponsors throughout the Truman Lake area. Businesses from Warsaw, Clinton and Sedalia donate the door prizes, refrigerated cooler and food for breakfast and lunch. As its popularity increases, the hunt is drawing hunters, guides and sponsors from across the state of Missouri.

The combined resources and partnership of local non-profit organizations and the U.S. Army Corps of Engineers make the event possible. Many local sponsors, guides and volunteers worked long hours to make this managed deer hunt possible. A team consisting of Junior Young, Jack Williams, Drew Allen, Jim Thompson and Dick Lewis coordinated guides, provided meals and assured the safety of the hunters.



*Eric Van Dyke sights in his rifle prior to the hunt.  
Photo by Aaron Harms*



program, which markedly changed their environment, affected their lives and altered how they would proceed to work together for a promising future.

In the swirling evolutionary upward spiral of the civil works program changes, the District was assigned to embark on another complex and new national environmental initiative. In May 1982, the Kansas City District was designated a design center to fulfill the COE's work for the Environmental Protection Agency.

The District was assigned to select, contract, and monitor the private architectural and engineering firms providing the design packages for selected hazardous and toxic waste sites. "The Corps' field experience and in-place capabilities throughout the country are just what EPA needs to carry out certain aspects of the Superfund program," EPA Administrator Anne M. Gorsuch said.

From 1966 to 1982, the Kansas City District's Frank Bader was a dam builder. Then he got assigned to head the newly created District branch to manage Superfund projects. "Now we're not building things, as such," Bader said. "We're getting rid of things."

The hazardous and toxic waste mission was an entirely new way for the Kansas City District to do business, and it welcomed the extraordinarily challenging opportunities that came with the expanding program.

From 1982 to 1987, the District supervised a total of \$48 million in Superfund work. In 1988, the District's budget contained \$140 million in Superfund work.

Four employees were in the District's hazardous and toxic waste branch in 1983; by 1988 there were 22, most of them transfers from dam-building functions.

While the Kansas City District was engaged in new environmental initiatives of national consequence, it was assigned the mission to help sustain the nation's preparedness in the Cold War era.

The District managed an extensive construction program at the 1st Infantry Division's Fort Riley home. It created modern housing complexes and living amenities intended to increase attractiveness of Army life to both single and married Soldiers and dependents.

The District contributed to the 1st Division fulfilling its global rapid-response mission through design and construction of a new engineer battalion headquarters and maintenance facilities for technologically advanced weaponry.

At Fort Leonard Wood and Fort Leavenworth, the Kansas City District performed similar but even more extensive upgrades to provide the professional environments and suitable ambiance for our nation's Army to sustain its readiness and enjoy a quality life.



# LDP GOES TO BOOT CAMP AT FORT LEONARD WOOD

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Teams successfully constructed the rope bridge and crossed the river, but not without incident. “We did lose the timed competition to the other team, and subjected our ‘last man’ crossing the river to a submerged drag. We made our way back up the mountain, wet, but successful in completing our training experience,” Hensley said.

“It is important to pay attention as a team and listen to instructions. Everyone had a job, and everyone relies on the other to get the task done,” said Ben Davis.

Overall, the objectives for the retreat were met and exceeded. The success of the retreat could be attributed to meticulous planning by Maj. Charles B. Gray, the staff at the Corps of Engineers Resident office, and the 577th Engr. Bn. led by Lt. Col. Kelly Butler, Kansas City District’s former deputy district engineer.

“I am very proud of the great attitudes of this year’s class and their willingness to engage in the exercises and learn about the Army. This year will be a lot of hard work for the class with many book reports, class sessions, District activities and team projects. It is crucial that they get off to a good start as one team working towards a common goal,” said project manager Moses.

According to John Quincy Adams, “If your actions inspire others to dream more, learn more, do more and become more, you are a leader.” Members of the LDP Class of 2008 are well on their way to becoming the Corps of Engineers future leaders.

# WHICH TRAIL?

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interstate interchange.

It would also generate a projected 2,000 truck trips daily, counting trucks arriving and leaving as separate trips, said Melissa Mundt, Gardner assistant city administrator.

“A lot of people don’t understand what it means,” Mundt said. “We’re trying to get the word out about the project at our Web site ([www.gardnerkansas.gov](http://www.gardnerkansas.gov)) and with news coverage.”

Does the outlying Johnson County suburb want to remain primarily a bedroom community, where many residents work elsewhere, or should it welcome an 1,100-acre industrial development that holds the potential of 7,500 nearby jobs, along with plenty of additional truck traffic to accompany them?

BNSF projections based on two of their similar projects operating in Texas and Illinois indicate that the Gardner facility would:

- Create 7,500 new jobs in the Gardner area.
- Add 12,000 new jobs in Johnson County.
- Add 13,000 new jobs and generate \$30 billion in new sales revenue in Kansas.

According to estimates by Southwest Johnson County Economic Development Corp., the project would:

- Generate \$330 million in new property taxes.
- Generate \$190 million in new tax revenue for the Unified School District.
- Generate more than \$58 million in new tax revenue for Gardner.

“BNSF’s rail route through Gardner is the busiest intermodal route in the country,” Marcusse said. “It serves the 2,200-mile route that goes from Los Angeles to Chicago and handles the bulk of BNSF’s service from goods coming in from Asia.

“Today, BNSF transports hundreds of thousands of containers through Gardner. In the future, those same containers will stop short of Gardner, be offloaded and distributed. It will create tremendous economic benefit,” said Rose.

# KEEPING IT REAL IN REAL ESTATE

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We also stand ready to deploy in support of the military’s real estate needs and emergency management missions. Four of our employees have deployed as members of the CREST (Contingency Real Estate Support Team) to the Middle East for the fight against terrorism. Many team members have deployed for emergency response and recovery activities.

Real estate management in the district now exceeds 1 million acres for both civil works projects and military installations – what an accomplishment as we celebrate the 100th year anniversary of the Kansas City District!

As we look to the future, the mission will be dynamic as ever, and thus we are committed to being flexible and innovative in our pursuit to surpass customer expectations.



# Keeping it **REAL** in Real Estate

The end of FY 2007 has come and gone, allowing me a moment to reflect on our accomplishments in Real Estate. Inevitably and thankfully, each new year brings even more actions, but our team consistently takes care of business. When our customers desire land or buildings to accomplish their missions, the Kansas City District Real Estate Division stands ready. Whether leasing facilities for all of the Armed Forces, managing property on the many civil works and military projects, or acquiring property for the missions yet to be accomplished, the Real Estate team continually responds with a strong resolve.

To get the job done, the Real Estate Division is divided into these teams: Technical Support, Armed Forces Recruiting and Housing, Military Installations, Lake Projects, Missouri River Mitigation and Local Sponsor/Cost Share.

Let me take a moment to describe the missions of our teams and to highlight their accomplishments:

- Our Technical Team manages the resources that the other teams need to accomplish their missions, including financial, data systems, appraisals, cartography, inventory management, audits, etc. They administered (including both income and expenses) more than \$20 million in financial transactions.
- The Armed Forces Recruiting and Housing Team ensures that all of the Armed Forces have excellent facilities to fulfill their recruiting mission. Our team does it all: identifies multiple locations, performs market analysis, obtains fair-market value, designs the space, provides quality assurance on tenant build-out improvements, performs property management functions and pays operating expenses. The last fiscal year, we accomplished more than 370 actions, totaling in excess of \$7.6 million in obligations.

- The Military Installation mission generated more than \$850,000 in lease revenue. They accomplished approximately 325 actions consisting of leases, licenses, permits, easements, right-of-entries, real estate certifications and title searches. They also perform the HTRW real estate actions.
- The Lake Projects Team oversees leases involving resort and marina developments, golf courses, public parks, agricultural, forestry management and fish and wildlife management. They generated in excess of \$1 million in lease revenue. The team routinely performs inspections to monitor compliance with all aspects of the real estate but particularly with the safety and environmental requirements. They spend countless hours with encroachment, easement and title dispute resolution.
- Our Missouri River Mitigation Team purchased more than 3,550 acres and obligated approximately \$12 million. The acquisition process includes surveys, maps, title work, appraisals, negotiations and closings. They successfully relocated farms along the Missouri River permanently displaced by the mitigation project.
- The Local Sponsor/Cost Shared Team guided project sponsors through the real estate planning and acquisition process for more than 30 cost-shared projects. This process involves preparing comprehensive plans for meeting the real estate requirements for all federal or federally funded programs or projects. They work with local sponsors to identify the real property interests required; evaluate alternatives and finalize site selection; prepare mapping; secure surveys; determine legal descriptions; review appraisals; secure environmental due-diligence assessments; develop cost estimates and schedules; and comply with the complex legal and regulatory requirements pertaining to historic preservation, endangered species, wetlands and other considerations.

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# Kansas City District

- Storms and floods strike the Midwest, particularly Missouri, and the Kansas City District provide emergency response.

## 1983

- The worst drought since 1936 devastates the South and Midwest.
- Disaster strikes the U.S. peacemaking effort in Lebanon when the U.S. embassy is bombed and terrorists blow up U.S. Marine headquarters in Beirut.
- In Central America, the U.S. sends military aid to the anti-Sandinista, anticommunist “freedom fighters” in Nicaragua and to the government of El Salvador in its long and bloody civil war, and the U.S. invades the Caribbean island of Grenada.
- Discovery of dioxin, a carcinogenic chemical, in the soil around Times Beach, Mo., leads the government to offer to buy property from willing sellers.

## 1984

- The Deficit Reduction Act, raising taxes and cutting spending through 1987, is signed by Pres. Reagan.
- Development of the long-awaited megabit memory chip is announced by Bell Laboratories.
- The World Court declares it has jurisdiction in a case brought by Nicaragua to have the U.S. declared an aggressor nation; the U.S. states it will not be bound by a decision of the court and the next year withdraws from its proceedings.

## 1985

- For the first time since WWI, the U.S. becomes a debtor nation, owing more to other countries than is owed to it.
- A nuclear energy accord is signed by Pres. Reagan and Li Xiannian, president of the People’s Republic of China, authorizing U.S. sale of nonmilitary nuclear technology to China.
- Sanctions against South Africa are announced by Pres. Reagan to protest that country’s policy of apartheid.
- The U.S. government reports that at least 6,928 accidents involving toxic chemicals had occurred in the past five years.

## 1986

- Computers using the megabit memory chip, capable of storing more than 1 million bits of electronic data, are being manufactured for the first time.
- The space shuttle Challenger explodes after liftoff at Cape Canaveral, Florida.
- Pres. Reagan announces that U.S. strategic arms policy will no longer be bound by the terms of the unratified SALT II arms agreement.
- The first outdoor test of genetically engineered plants is begun, opening the possibility of creating high-yield crops that would reduce farmers’ dependence on toxic chemicals.
- The “Iran-Contra” affair is revealed when a Lebanese magazine reports that the U.S. had been secretly selling arms to Iran in hopes of securing the release of hostages held in Lebanon, and it was revealed that some of the arms money had been diverted to the Nicaraguan rebels, known as Contras.
- Congress passes a federal budget for fiscal 1987 that cuts Pres. Reagan’s request for defense spending by \$28 billion and still has a deficit of \$142.6 billion.