

- ***What amenities will be located in the KC Recycle and Waste Solutions Facility?***

The facilities located at KC Recycle and Waste Solutions location in south Kansas City will include a repository to manage municipal solid waste and construction and demolition debris that is produced by the general public and commercial businesses. There will be a Public Disposal Area that allows individual homeowners safe and easy access to drop off waste, an aerobic digestion composting facility for yard, food and other organic waste, and recycling drop off opportunities (cardboard, plastic, paper, aluminum, glass). There will likely be some other opportunities for waste diversion, but plans are still developing. It is our commitment to minimize your solid waste stream with education and reduction programs, and reuse, recycle, and upcycle materials that would otherwise end up in the repository.
- ***How large will the landfill / repository space be in total?***

The repository space is currently planned for about 120 acres of the current 430-acre site. The rest of the property will be used as a buffer area, for buildings, storm water ponds, roads, and other environmental programs available to you to help reduce your waste footprint.
- ***How large will operating face of the repository be?***

The operating face or working face of the repository is the area where waste is actively being disposed of each day. This is about ½ the size of a football field. The size of this area is kept small for many reasons, but our main reason is our commitment to odor control and nightly cover. The landfill cells are about 10 acres in size; this minimizes construction working areas to a small section of the property at one time.
- ***Will the repository accept radiological or hazardous waste?***

No. These materials are banned from landfills in Missouri. We will be accepting municipal solid waste, construction, and demolition debris, compostables, and recyclables.
- ***Will there be near-constant excavation noise 24/7?***

No. Unlike some landfills, we will not operate this landfill 24 hours per day, but instead have predictable, reasonable hours of operation.
- ***Is there risk to the water near the facility being contaminated?***

No. By providing a safe and engineered space for waste to be disposed of, we are the last line of defense in preserving the water quality. A state-of-the-art 2-part liner system will be in place as well as a leachate recovery system to manage and process wastewater generated from the site. Also, there will be multiple groundwater monitoring wells in place around the facility to ensure that the water quality always remains protected. These wells will be monitored by the Missouri Department of Natural Resources and the reports can be requested from the Department.

- ***Is there risk to the air near the Facility being contaminated?***

No. The repository will have a state-of-the-art methane gas collection system to manage air quality. This will also service our Repository Gas to Renewable Energy program in the future. Daily cover as well as aftermarket topical applications will help eliminate odor at the working face of the repository.
- ***What sort of environmental oversight will be in place?***

KC Recycle and Waste Solutions will be regulated by state and federal regulatory agencies. Required monitoring will be reported to the Missouri Department of Natural Resources (DNR) as well as the City of Kansas City, Missouri. The regional office for DNR is located in Lee's Summit and will inspect all aspects of the facility in person on a quarterly basis, at a minimum. The United States Environmental Protection Agency has authority to inspect the facility as well.
- ***Why choose the Kansas City Region for this project?***

According to Missouri Department of Natural Resources and the Mid America Regional Council, there is a need for additional waste disposal capacity in our region. Recycling and diverting waste is not reducing the total amount of waste generated by every person; in fact, waste generation is increasing. Waste from the Kansas City metro is generally managed at three landfills, located in: Sedalia, Missouri; Sugar Creek, MO; and Shawnee, Kansas. A fourth landfill in Lee's Summit closed in 2019 and is accelerating the rate at which the three remaining landfills are expected to reach their capacities. These three landfills will collectively run out of airspace in less than 15 years. Once that occurs, waste will need to travel to further landfills, causing higher prices, increased reliance on fossil fuels, and more greenhouse gasses as waste from our region has to travel hundreds of miles to reach a final point of disposal. There will be a need for a replacement facility and the proposed KC Recycle and Waste facility will serve that need. Projects of this nature can take upwards of 10 years to get going. So the time is now for KC Recycle and Waste Solutions to step up and become the leader in cutting-edge development for disposal and diversion opportunities.
- ***Why choose the City of Kansas City in particular?***

We believe we can help Kansas City reach its goals to divert more waste, reduce greenhouse gas, and improve the lives of its citizens. The City's costs for waste disposal will continue to rise, while the City only has limited funds and revenue to support disposal and other environmental and diversion programs. A 1% fee must cover all expenses, even as expenses increase. There is no room to invest in improvements, such as roll-carts instead of trash bags, or increased access to diversion opportunities. KC Recycle and Waste Solutions will support City environmental programs and GHG reduction through a series of host fees and other support mechanisms.
- ***During operation will this development create an eyesore in the community?***

A Beautification Plan will be submitted and approved by Kansas City. Although not yet finalized, we anticipate it will include at least a perimeter berm with large trees of many species

to provide visual cover for the facility. The entrance to the facility will include a nice sign/monument with landscaping. It is our commitment to do our best to make sure our operation is not seen from outside the facility. One benefit of this site in particular is the natural topography; there is already a hill located to the south of the facility. We plan to blend our heights with the surrounding topography.

- ***Will this development create an eyesore in the community once closed for years to come?***
No. There are many things that can be done to integrate a closed landfill into the surrounding community. The now closed Blue Springs Landfill is the home of a 4-star golf course built by professional golfer Greg Norman called Stone Canyon. This golf course was built on the top of the repository, and a neighborhood of homes starting at \$450,000 in value and up has been constructed around the golf course. The now closed Lee's Summit Landfill is the future home to a community park with amenities such as mountain biking paths, fishing, hammock areas, an alpine slide, and observation points. The options are endless to ensure the closed repository continues to be a community asset. The end-use plan will be on record with and approved by MDNR and KCMO.
- ***If built this will ruin the Raymore, South Lee's Summit, Grandview and Belton communities.***
No, Lee's Summit had an active landfill from 1981 to 2019. If you look at the growth of Lee's Summit and the surrounding communities during that same time frame, you will see that the landfill did not have a negative impact on the growth or the overall well-being of the community. Many neighborhoods are constructed less than a mile from landfills, even after the landfills have been operating.
- ***Our extended family and thousands of our neighbors are in jeopardy because of the actions of this development.***
False, this is a public works development project. Everyone is affected by waste daily. The average citizen in the United States generates 4.6 pounds of municipal solid waste per day, and waste generation is increasing. Proper, environmentally friendly, and affordable waste disposal is a public service. The alternative to this landfill is allowing nearby airspace to decrease to zero and allowing disposal costs to increase by multiples of 10 when our waste needs to be transported long distances. The increased costs for proper disposal would increase the illegal dumping problem already present in Kansas City.
- ***Will this development drive down local residential property values?***
No. Studies have shown that there is no correlation between residential property values and their location near a waste facility. When we looked at the Newberry Neighborhood, which is located ½ mile north from the Lee's Summit Landfill, we found 38 home sales in 2000 and 13 sales in 2022. The average home price in Newberry was \$155,941 in 2000 and it increased to \$336,731 in 2022, a more than 116% home value increase during the time the landfill was operational. This is consistent or higher than the regional home value increases. This data was derived from

MLS database which records price and dates of those home sales. We are conducting a third-party analysis on how the site will impact home values. We pledge to release those findings publicly.

- ***This development is too close to local schools and will harm children.***

The border of the repository area is 4 tenths of a mile from the nearest school. There is no data or studies that show a negative correlation between school proximity and landfill location. Local area schools are frequently built adjacent to landfills.

School	School District	From Landfill	Location
Sunset Valley Elementary School	Lee's Summit R-7	0.4 miles from Lee's Summit Landfill and the new Lee's Summit Processing Facility	Lee's Summit, MO
East Trails Middle School	Lee's Summit R-7	0.8 miles from Lee's Summit Landfill and the new Lee's Summit Processing Facility	Lee's Summit, MO
Sonny Pointe Elementary School	Blue Springs R-IV	0.2 miles from Woods Chapel Landfill	Blue Springs, MO
Paul Kinder Middle School	Blue Springs R-IV	0.3 miles from Woods Chapel Landfill	Blue Springs, MO
Elm Grove Elementary School	Ft. Osage R-I	0.8 miles from Courtney Ridge Landfill	Independence, MO
Mill Valley High school	De Soto USD 232	1.7 miles from Johnson County Landfill	Shawnee, KS

Furthermore, host fees generated from this development will help to support after school and summer programs for over 10,000 children located in the South Kansas City School Districts. This will be made official through a Community Betterment Agreement with Kansas City. These programs are currently underfunded and therefore not operational at the time.

- ***This development will result in a rise in crime due to blighted neighborhoods.***

False, there is no data to show this. The Johnson County Landfill located in Shawnee, Kansas is a good example of this. Lake Quivira Country Club and Golf Course is located half a mile from the repository and home values in this neighborhood continue to rise. Average cost of homes in this neighborhood are \$600,000 with one home valued at more than \$17 million. Developers continue to invest in this community and the surrounding areas at a rapid and aggressive pace. The Lake Quivira Country Club and Golf Course is far from a blighted neighborhood and is located closer to a landfill than the proposed development would be to large adjacent neighborhoods.