

**Pribilof Islands Restoration Advisory Board Meeting Notes**  
St. Paul, Alaska  
November 10, 2006

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**CHAIR:** Mr. Bernie Denno (National Oceanic and Atmospheric Administration [NOAA])

**PARTICIPANTS:**

Ellen Clark, NOAA

Bernie Denno, NOAA

Louis Howard, Alaska Department of Environmental Conservation (ADEC)

B.J. Kibbe, KUHB

Aquilina D. Lestenkof, St. Paul at Large

John Lindsay, NOAA

Robert Melovidov, Tribal Government

Mark Ridgeway, U.S. Coast Guard, Civil Engineering Unit Juneau

Julianna R. Shane, Bering Sea Eccotech

Linda Snow, City of St. Paul

Paula Souik, NOAA

David B. Winandy, NOAA

Phillip A. Zavadil, Tribal Government

**WELCOME AND INTRODUCTIONS**

- Bernie Denno convened the meeting at 10:15 a.m., the sign-in sheet was circulated, and participants introduced themselves.
- Robert Melovidov asked that Jason Bourdukofsky's letter to the Restoration Advisory Board (RAB) be entered into the minutes (see Attachment 1). Copies of the letter were distributed to attendees.

**DISTRIBUTION OF MARCH 2006 RAB NOTES FOR REVIEW AND APPROVAL**

- Following a discussion regarding the March 2006 RAB minutes it was agreed to table the meeting minutes until the next joint St. George and St. Paul RAB meeting to be held in Anchorage.

**SUMMARY OF LEAD/ASBESTOS ABATEMENT ACTIVITIES (Denno)**

- Bernie Denno explained that abatement does not necessarily mean removal but rather that the lead and asbestos hazards are managed through encapsulation, enclosure, or removal activities. Some materials were 100 percent removed and disposed. In other cases, new surfaces and/or coatings were added to abate the hazard according to EPA and HUD regulations for child occupied facilities. In all cases, the activities resulted in the elimination of the former hazards, and the surfaces are in similar or better than original condition. Care and maintenance of the facilities is required after abatement to ensure hazards are not recreated. Care and maintenance by owners and occupants for each facility will be outlined in the respective maintenance and operation plan. The plans will be provided as part of the abatement contract.
- Friction surfaces (e.g., doors, drawers) were removed/disposed and replaced with new materials.

- A rubber (EPDM) lining, mechanically adhered to the concrete walls, was used to abate potential asbestos hazards in the dirt floors of the Headstart, House 102, and House 102 crawl spaces. All visible asbestos materials were removed and disposed.
- A certified industrial hygienist was on scene during both lead and asbestos remedial actions to ensure there were no airborne hazards to workers or surrounding areas (e.g. streets, walkways, houses).
- Documentation included the identification and location of hazards, the creation of an abatement plan, and the development of an operation and maintenance plan (i.e., an occupant's guide). NOAA is also creating a Project Final Report summarizing the abatement activities performed.
- Bernie discussed that NOAA met with the State Historic Preservation Officer (SHPO) to discuss how best to abate the risks while also allowing for the preservation of buildings as per guidelines established pursuant to the National Historic Preservation Act. Based on historic photos and discussions with the SHPO, NOAA made the decision to stain the buildings white with painted green trim. Additionally, the specified new windows have similar characteristics of the former windows. Based on a comparison of photos from 1960 (+/-) the result is very close to the original designs.
- House 101:
  - The interior of the house was largely gutted.
  - Asbestos, lead-based paint (LBP), and debris removed and abated.
  - A concrete floor overlayment was poured in the basement.
  - Exterior covered with a white, latex stain for aesthetic purposes. Stain is preferred over paint because it will not peel.
  - Exterior doors and windows are currently boarded up. New historically correct exterior doors and windows provided and stored by NOAA and available for future upgrades by the tribal government.
  - New basement entrance constructed (to prevent moisture into basement).
  - The building is ready for NOAA to transfer.
- House 102:
  - Asbestos piping insulation removed in basement.
  - A concrete floor overlayment was poured in the basement.
  - LBP materials removed/encapsulated throughout the house.
  - Four of the six sunroom windows had been previously removed by others. NOAA restored the sunroom with six new historically correct windows.
  - New historically correct windows installed in other parts of the house.
  - New doors installed.
  - New basement entrance constructed (to prevent moisture into basement).
  - The building is ready for NOAA to transfer.
- House 103:
  - Asbestos and LBP-coated surfaces removed/abated.
  - New LBC (encapsulant) paint throughout the house.
  - Exterior painted with a white, latex stain.
  - New basement entrance constructed (to prevent moisture into basement).
  - NOAA purchased windows, but will not install them because the tribal government recently replaced the windows. New historically correct windows not installed were stored by NOAA pending transfer and use for future upgrades by the tribal government.
  - New basement entrance constructed (to prevent moisture into basement).
  - The building is ready for NOAA to transfer.

- Electrical Shop/Headstart Building:
  - Three dump trucks of debris removed from facility attic and taken to the Tract 42 landfill.
  - Four drums of hazardous materials removed and will be disposed off-island. The attic had PCBs and solvents stored in it, including old light fixtures with PCB ballast.
  - Attic floor insulated and ventilation added.
  - Chimney removed.
  - Crawlspace asbestos abated. The crawlspace will be closed off.
  - Interior LBP abated.
  - Exterior LBP enclosed with hardy plank siding material.
  - New historically correct windows installed, though not technically required.
  - The building is ready for NOAA to transfer.
- Duplex 108/109:
  - Previous power washing caused soil around duplex to become lead contaminated.
  - Siding painted with LBP removed and disposed; duplex not yet resided.
  - LBP-covered sheet metal removed. This was unexpected and challenging to remove.
  - LBP-covered windows and frames removed and disposed.
  - Windows reframed and new historically correct windows installed, though not technically required.
  - Where necessary to complete abatement actions, dry rotted wood removed and replaced.
  - The building is ready for NOAA to transfer.
- Five-Car Garage:
  - Asbestos materials in drywall seam grout removed.
  - The building is ready for NOAA to transfer.

Question: Is the sheet rock hazardous (in the houses with LBP)?

Response: The sheet rock itself is not hazardous; it has no lead in it. The sheet rock is covered with a layer of LBP. This layer is covered with three layers of non-LBP. If there is no exposure to lead, then there is no lead hazard.

Question: Is it safe to cut LBP-covered sheet rock?

Response: It is recommended for anyone working with lead-based materials that they have taken appropriate training. Sheet rock with LBP can be cut using a utility knife while wearing personal protective equipment (e.g., gloves, Tyvek clothes, goggles). Wetting the area to be worked will allow it to be cut without releasing lead into the air. Arrowhead performed air tests when performing this operation and they found no release of lead dust above detection levels (this is according to information Bernie Denno received from Chris with Arrowhead).

Question: Will SHPO allow the reroofing of buildings with a medium other than the original, such as asphalt shingles?

Response: Bernie Denno noted that it is best to consult with SHPO regarding changes to the houses upfront; they are reasonable to work with. SHPO wants buildings to be useable/livable. It is better to contact them early in the process to ensure that everyone understands the requirements before starting a project.

Comment: Mark Ridgeway indicated that it is different when a private entity deals with SHPO as opposed to a federal entity. SHPO may be more flexible in such (private) cases.

Question: Why did funding for lead and asbestos abatement run out before completion of the planned work?

Response: Bernie Denno explained that the situation arose from a combination of factors including: inexperienced workers (e.g., carpenters), low productivity, lack of needed/appropriate equipment, lack of expertise on the island, and unexpected conditions (e.g., it took three days to clear attic of Headstart building plus disposal time and three days of labor to remove the chimney of the Headstart building).

Question: What will happen next year at the Headstart; will the abatement/remediation be completed?

Response: Bernie Denno explained that law only required NOAA to identify the environmental hazards in the Headstart building. NOAA has done much more than required. NOAA will provide the materials for completion, but at this time the tribe or other entities will have to expend the labor. The tribal government will have to fix electrical system in the Headstart building. NOAA will not pay to upgrade the building systems (i.e., electrical and plumbing)

Response: John Lindsay explained that community entities have asserted their right to beneficial use of buildings, occupying the buildings before transfer from government ownership. As entities have asserted beneficial use rights to the properties, NOAA feels these entities also have the responsibility to maintain and make improvements to the buildings. This is justified, in part, by the fact that these entities are charging third parties rent for use of the buildings. Further, to the best of our knowledge, the government was not asked by non-federal parties if they could use the buildings nor did the government authorize non-federal parties to either use or occupy the buildings. The government has stated that as it has no need for these buildings, nor does it have a mandate to maintain these buildings; it doesn't have the responsibility to improve them.

Comment: Linda Snow commented that she is concerned about the island's housing shortage. Because of this, many people live with their relatives. Linda wants to ensure the houses NOAA abated/remediated will be habitable.

Response: Bernie Denno explained that NOAA has heard and understands this issue and as a result did not demolish House 101. The original plan was to demolish House 101. NOAA also ensured that the SHPO coordination was done to allow rehabilitation of the houses as soon as possible.

Comment: Robert Melovidov explained that there is a need to get the Headstart building up and running again. The Headstart program had been operating fine in this building prior to abatement activities, and Robert is disappointed the building is not yet back in use. Robert noted that the tribal government has lost income as a result of not being able to use the building, though it was charging reasonable rent. Robert feels he did not receive sufficient notice about the need for the electrical system upgrade that may now cost the tribal government money and cause further delays.

Response: Bernie Denno stated that he brought the issue of the need for electrical and heating system upgrades to the attention of APIA and the tribal government last fall. These concerns were known and addressed as soon as they were identified. Once these systems are upgraded, NOAA will finish the abatement efforts.

Response: John Lindsay added that when LBP was first discovered at the building, and after it was evacuated, representatives of the tribal government indicated it would work collaboratively with NOAA to refurbish the building, as the tribal government had a grant to at least replace windows and doors.

Question: How much has the abatement project cost?

Response: Bernie Denno noted that there were six buildings requiring abatement, and NOAA spent a total of \$1.2 million. Bernie explained that this project must pay Davis-Bacon wages, which drives up the total cost of the work as compared to similar non-government work on the island.

Comment: Robert Melovidov commented that the NOAA projects have pulled folks off of tribal projects, and that the tribe could have done the job for less.

#### **SUMMARY OF STIPULATIONS OF THE NOAA-STATE HISTORIC PRESERVATION OFFICER MEMORANDUM OF AGREEMENT (Souik)**

- Per Section 106 of the National Historic Preservation Act, NOAA consulted with the Alaska SHPO and determined that NOAA's undertakings (e.g., land transfers, environmental restoration, abatement) would cause adverse effects to the Seal Islands National Historic Landmark, St. Paul Island subunits.
- NOAA entered into an MOA with the SHPO in August/September 2006 to mitigate adverse effects.
- The Tribal Government of St. Paul and the National Park Service were also invited to sign the MOA and both entities did.
- The MOA has several stipulations:
  - Historic American Building Survey Reports: NOAA will ensure that reports are written for the National Historic Landmark contributing resources. Reports will include information on the buildings' location, design, significance, and history. NOAA intends to contract support for this effort and complete the work in 2007.
  - Archaeological Investigation: The purpose of this investigation was to determine the potential for disturbing significant buried cultural resources during cleanup and abatement activities. Archaeologist Charles Mobley investigated trenches excavated at the duplex and teachers' houses, assessed the municipal garage and decommissioned power plant areas, and collected oral histories. The investigation concluded that there are no significant deposits at the duplex or teachers' houses; thus NOAA was able to proceed with cleanup activities at these locations. The potential exists for significant archaeological deposits to be found beneath the municipal garage and power plant should the buildings be demolished. Dr. Mobley also found 11 racks from the sealskin plant in the power plant and recommended these be removed and preserved.
  - Public Brochure: NOAA with the assistance of a contractor will create a brochure highlighting the history and culture of St. Paul. NOAA would like RAB and community input on the brochure's content.
  - Interpretive, Interactive, HTML-Based Narrative and GIS on DVD: NOAA will produce a two-DVD set containing multimedia HTML and GIS-based presentations on the natural and cultural history of the Pribilof Islands. NOAA intends to complete work in 2007.
  - Annotated Bibliography and Photo Catalog: This guide to the Pribilof Islands reference materials will include citations, descriptions, and

thumbnail images of photographs, drawings, and maps. NOAA intends to contract support for this effort and complete work in 2007.

- National Historic Landmark Resource Analysis: This effort entails assigning of Alaska Heritage Resource Survey (AHRS) numbers, completing AHRS forms, describing changes to the exterior of buildings, and determining if the current buildings listed as resources contributing to the National Historic Landmark should remain and if others should be added. NOAA will provide this information to the National Park Service to assist it in updating the landmark's 1986 nomination form.

Question: How can the community be made aware of the importance of preserving these historic buildings?

Response: Paula Souik noted that while SHPO would like NOAA to transfer properties to the island entities with stipulations for historical preservation, NOAA is not able to impose such requirements given the provisions of the Transfer of Property Agreement (TOPA).

#### **U.S. COAST GUARD UPDATE (Ridgeway)**

- The U.S. Coast Guard (USCG) C-130 Hercules aircraft released approximately 1,000 gallons of JP-5 fuel during a runway mishap in June. The right hand wing of the aircraft dug into the ground, releasing fuel. Fortunately, the 5,000-gallon fuel truck onboard the aircraft did not release any fuel.
- The spill location is about 150 feet from the northwest edge of the runway.
- The USCG responded immediately with sorbent socks.
- Test pits were dug to determine the extent of the contamination. The surface was stained over an estimated 40' by 40' area. The average depth of contamination was about 5 feet.
- Corrective action was taken in November 2006 and most of the contaminated soil was removed. Cleanup goals were consistent with residential cleanup requirements even though the land use is industrial.
- Bering Sea Eccotech supported the corrective action.
- Appropriately 500 cubic yards of contaminated soil was removed and stockpiled on USCG property. The Coast Guard hopes to landspread the soils.
- Some granular activated carbon was used as backfill.
- Refusal was encountered at 12.5 feet, and groundwater was not encountered.
- Groundwater sampling program at the St. Paul LORAN Station is still ongoing. The USCG collects annual groundwater samples from the six monitoring wells. Fuel concentrations have been below cleanup levels since 1999. Free product surveys show product thickness is decreasing or remaining the same except in one well.
- The USCG must develop a remedial investigation plan to characterize the extent of diesel-range organics contamination in the soil at the LORAN station tank farm. A remediation method will be based on the results.
- The USCG has bulk fuel tanks they'd like to give away to an interested party.

#### **SUMMARY OF LEAD-CONTAMINATED SOIL REMOVAL ACTIVITIES (Winandy)**

- NOAA and its contractors removed contaminated soil with lead concentrations above 400 mg/kg from 0 to 2 feet below ground surface. Soil less than 2 feet deep exceeding the U.S. Environmental Protection Agency's leachable lead Resource Conservation and Recovery Act (RCRA) limit of 5 mg/L was also removed.

- Removal actions were conducted around teachers' houses 101 and 103 and the duplex 108/109. Samples collected at teachers' house 102 and the electrical shop/Headstart building did not exceed cleanup levels and thus did not require remediation.
- NOAA used a lead stabilization product called Ecobond. The objective of using the Ecobond was to make the lead-contaminated soil non-leachable. The Ecobond, however, does not reduce the total lead concentration. Soil above 400 mg/kg total lead must be removed from residential sites, but can be disposed at Tract 42 landfill if leachable lead does not exceed 5 mg/L.
- The Ecobond product was mixed into the lead-contaminated soil. Samples of the soil were collected and analyzed in an off-island laboratory. Results indicated soil did not exceed 5 mg/L leachable lead.
- Approximately 120 cubic yards of stabilized soil was removed from the residential sites and disposed at the Tract 42 landfill.

Question: Did NOAA base its corrective action plan for lead on a site weight average?

Response: No, anywhere soil exceeded 400 mg/kg lead, NOAA removed it. This is a more conservative approach. NOAA also removed vegetated contaminated soil, even though regulations do not require it.

#### **UPDATE ON OTHER 2006 FIELD ACTIVITIES (Winandy)**

- Machine Shop:
  - Structural assessment determined the structure is sound.
  - NOAA reroofed the building to protect it from deterioration.
  - Wet fiberglass insulation was removed from the building attic.
  - Interior debris removed.
  - Interior loose LBP removed with HEPA vacuum.
  - Roof removed and replaced with 4,200 square feet of torchdown roofing.
  - Four window openings covered with plywood.
  - Light bulbs with PCB ballast removed from interior.
  - Exhaust stack completion pending.
  - Interior still drying out.
  - Because this is an industrial building and not residential, there are less stringent cleanup regulations/levels; the government only has to inform the future owner of the potential hazards.
- Site Maintenance at the Vehicle Boneyard and Other Sites:
  - Per the closure approval for the Vehicle Boneyard site, NOAA must maintain the soil and vegetative cover over the solid waste disposal area at the site. NOAA and its contractors applied 140 cubic yards of scoria to the site to stabilize the area. Mixture of three seed types and fertilizer applied to revegetate the area.
  - Seed also applied at the Diesel Seep, Lukanin Bay, Tract 42, and the landspreading site at the National Weather Service property.
  - 20 cubic yards of rip rap rock placed to stabilize erosion area at the north end of Diesel Seep site, adjacent to the channel.
- Tract 42 Landfill Disposal Cells:
  - The tract was opened to provide for the disposal of wastes generated by abatement of the duplex, teachers' houses, and electrical shop/Headstart building.
  - Seven cells were excavated to allow for disposal.
  - There are two soil stockpiles to use to close the cells.

- Six cells have been closed with 2 feet of cover. The seventh will be closed next week.
- Additional soil will be placed to contour the area before seeding and fertilization. (Note: In late November 2006, an eighth cell was excavated. All cells were closed and the surface contoured pending revegetation in Spring 2007.)

Question: What type of seed was applied to sites?

Response: The mixture was recommended by the University of Alaska, Fairbanks [Correction: it was recommended by the Alaska Department of Natural Resources, Plant Materials Center]. It is a mixture of 35 percent boreal red fescue, 35 percent Bering hairgrass, and 30 percent beach wild rye.

#### **LONG-TERM GROUNDWATER MONITORING (Winandy)**

- As a part of the Two-Party Agreement, NOAA is required to conduct long-term groundwater monitoring.
- There are 36 wells used for long-term monitoring at five St. Paul Island sites.
- Sentinel wells (i.e., historically “clean” wells) are sampled twice per year. Other wells (i.e., trend wells) are sampled once per year.
- Groundwater samples are analyzed for diesel-range organics, gasoline-range organics, benzene, toluene, ethylbenzene, and xylene, and in some cases lead.
- NOAA’s contractor sampled in June and again in October. NOAA has not yet received the October results.
- After either three or five years of monitoring (depending on the site), NOAA will assess data for trends and determine next steps.
- City of St. Paul:
  - There are two wells where analytical results show contaminant concentrations remain above the 10x rule. Both wells are just north of the equipment garage.
  - Monitoring results for the sentinel wells indicate that all but one, MW46-9, remain below ADEC cleanup levels. Diesel-range organics were detected in this well at 1,510 ug/L; the ADEC cleanup level is 1,500 ug/L. Previous analytical results for this well indicated diesel-range organics were present at concentrations somewhat below the cleanup level.
  - Analytical results for trend wells show no major shifts.
- Diesel Seep Site:
  - There are two monitoring wells at the diesel seep site.
  - One monitoring well had been above the ADEC cleanup level for diesel-range organics prior to NOAA’s 2004 removal of contaminated soil.
  - Both wells are now below the ADEC cleanup level for diesel-range organics.
- Icehouse Lake:
  - There are two sentinel wells and one trend well.
  - The trend well continues to be above ADEC cleanup levels for diesel-range organics and lead.
- Tract 42:
  - Eight wells used to monitor for contaminant migration from the former landfill.
  - In October 2003, a lead analysis for well MWSNPLF-1 returned a result just above the ADEC cleanup level. All samples since that time have been below cleanup levels. The sampling of MWSNPLF-1 in 2003 coincided with a time when the city used to store its igniter fluid near this well.

- National Weather Service Landspreading Area:
  - Four wells are monitored.
  - The first round of sampling occurred in June 2006.
  - Results indicate all contaminants are either non-detect or well below ADEC cleanup levels.

**PUBLIC COMMENTS**

- There were no public comments.

**CLOSING REMARKS; TENTATIVE DATE FOR NEXT MEETING**

- Next meeting is tentatively scheduled for August/September 2007.

END OF RECORD

November 9, 2006

Dear RAB Members,

I would like to say I am sorry I could not be here for the meeting. I just want to express my personnel opinion and concerns about the cheap government cover-up they call abatement of Lead paint in the teacher houses. They aren't taking the ¼" sheet rock covered with lead paint out. They are going to paint over it.

What happens if you make a hole in the wall? They have to call an abatement team in to fix it. They refuse to change the wiring in the building even though they know it is unsafe for anyone to live in, with the wiring the way it is. All they did was paint it up and make it look good and walk away from it saying "they did their job."

They claim they don't have money. They should sell all the equipment they purchased in the name of Pribilof Clean up and do the job properly. That equipment should have stayed on the Pribilofs. They should be investigated by the congress to see where all the cleanup money went.

Sincerely,



Jason Bourdukofsky  
Co-chair Pribilof Islands Restoration Board