

Caneel Bay EECA Learning Session June 10th & Listening Session June 24th-20210610_173228-Meeting Recording

0:02

Fields, Nigel

Our stakeholders as we move forward with the future of Caneel Bay, which is why we are here today.

0:08

This is a community learning session regarding the environmental investigation of areas 1, 2, and 3 of Caneel Bay Resort.

0:18

Today we've released the final draft engineering evaluation and cost analysis report and you're going to hear me refer to that topic, Engineering evaluation, Cost analysis as EECA.

0:31

So this EECA is released today and we're going to describe more about it, what's in it and what we expect to be our next steps.

0:39

So before I go any further though, I want to introduce the folks that are with me today.

0:47

So I'd like to first introduce Kelly Kachurak.

0:52

Kelly, if you're with us, can you say hello and introduce us and give us a little bit about your background?

0:59

Kachurak, Kelly

Sure.

1:00

Good afternoon or good evening.

1:02

I'm Lieutenant Commander Kelly Kachurak.

1:04

I'm a Public Health Service officer who works for the South Atlantic Gulf region of the National Park Service.

1:10

I'm currently based in Atlanta, but prior to that I worked for a little over 2 years from Saint John working with the Virgin Islands National Park on various construction, water and wastewater projects.

1:24

Fields, Nigel

Excellent.

1:24

Thank you, Kelly for joining us this evening.

1:27

Many of you all know Miss Elizabeth Centeno, she's with us.

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So Elizabeth, say hello and give us a little bit about your background as well.

1:36

Centeno, Elizabeth

Sure.

1:36

Hi.

1:37

Good evening everyone.

1:38

Thank you for joining us tonight.

1:41

My name is Elizabeth Centeno.

1:43

I have worked for our Virgin Islands community while with the National Park Service for over 20 years and have also provided public service while employed as District Director and Delegate Plasket's Office and during an assigned detail as Special Assistant to Governor Bryant.

2:01

Currently I occupy the role of Public Information Officer for the parks in the Virgin Islands and serve as Chief Administrative Officer for all the National Park Service units on St. Croix and tonight I will gladly lead your question and answer segment. Thank you.

2:19

Fields, Nigel

Very good.

2:23

Thank you so much Elizabeth for being with us this evening and in the background kind of being our host today and also helping with the electronic versions here with Teams is Miss Sarah Hobson from the regional office.

2:34

So Sarah, I'll ask you not only to introduce yourself but also introduce the next couple of slides here.

2:43

Hopson, Sarah

Certainly it is a pleasure to be with you all this evening.

2:48

As Nigel said, I am actually joining you from Atlanta.

2:52

But I am happy to have the beautiful Virgin Islands as my background for this call.

2:57

And it's my pleasure to assist Virgin Islands National Park in any way that I can.

3:02

It is truly one of our crown jewel parks.

3:06

So just to go over a few housekeeping details on how we are going to operate this evening.

3:16

All right, I'm going to do a quick overview of Teams so you can see how to turn on and off certain features.

3:27

OK, great.

3:30

So all the participants are currently muted and will remain that way until the end of the presentation.

3:38

And then once the Q&A session begins, I will open up the lines to use an old term and Elizabeth will call on folks as they raise their hand.

3:50

The selected people will then unmute yourself and at that time I will also open up the chat features so

that you can put your question in the chat if you're not comfortable or you're maybe a little shy asking it in person.

4:10

I also, as you may have noticed, we are recording this session just like we did for our listening session back in April and that is so for those who are not able to join us this evening.

4:22

We will be able to share this with you other folks in the future.

4:29

OK, so on to the overview of how things work, right now,

4:34

on this slide you should see if you look on your screen, some key controls in the upper right hand corner.

4:45

The red arrow on this slide is point pointing to those key controls and this allows you to do a variety of things during this meeting.

4:55

From the left, the icon in the red box you can see what looks like some little people from preschool days and that shows you the list of who all is here.

5:07

So if you want to be nosy and see who your neighbors are in this meeting, you can click on the little people.

5:13

Next up you'll see the little conversation bubble that is for the chat feature and when I open up the chat you will be able to click on that and read comments or enter your own comments or questions.

5:28

The next bubble a little icon is the raise your hand icon and that is where you will click when you want to make a comment during the OR ask a question

5:41

During the Q&A. you can also see a little 1A little what looks like a camera and if you are joining us with video and you can either turn your camera on or off.

5:55

If you are having some issues with buffering you might want to turn off your camera.

6:00

It can help with the speed and prevent some glitches.

6:06

And then next to that you'll see the old-fashioned kind of radio microphone icon and that is where you will Click to mute and unmute yourself.

6:16

And then finally is the red leave button.

6:19

And this is again another old school icon that my nieces don't do not recognize.

6:24

But that's a phone you can hang up and leave at any time.

6:28

Although we hope you will stay with us for the duration.

6:32

OK, now I think we're ready to go on to some more options.

6:38

So the where the red arrow is pointing on those three dots, that is a key I it doesn't look like much, but it really is a lot because this is where some options can also be found and when you click on it you will be asked.

6:57

You can see a drop down menu and it has the important options such as the turn on live captioning.

7:10

Oh sorry I skipped over the device settings, Device settings, that's where you want to adjust.

7:15

If you want to adjust your microphone or you want to put on a background or blur your background you can do that.

7:21

And if you go down to you can see the CC that is the the turn on live captions.

7:31

And the other one I wanted to point out to you is turn off incoming video that's at the very bottom and that is again if you are having some issues with buffering you can turn off incoming video and you will only be hearing the presentation.

7:48

But it can help if you need to turn off seeing people.

7:54

I please maybe hold off to the Q&A to do that, but it it can is a helpful, helpful thing if you're having some issues.

8:03

I think I've covered all of the tips and tricks we have to share with you on how this meeting should run.

8:10

So I am going to turn it back to Superintendent Fields.

8:16

Fields, Nigel

Thank you very much, Sarah, very much appreciate it.

8:19

So today we aim to demonstrate where you can find the EECA document, where the report is located.

8:26

We want to recap the purpose of this environmental investigation.

8:31

Describe what the EECA is and what it is not.

8:34

Provide an overview of the findings.

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Describe the data gaps and the expected next steps to address those data gaps.

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We want to provide you with our recommended action and offer ways for you to provide your feedback.

8:54

So where is the EECA?

8:56

It is in the planning environment and public comment website, our PEPC website.

9:01

It's the one stop location for all of the documents related to the Caneel Bay investigation.

9:06

So if you're calling in that website is parkplanning.nps.gov/Caneelbayassessment, Once again, parkplanning.nps.gov/caneelBayassessment.

9:19

The public comment period for 30 days starts today and you can extend that 15 day.

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Upon request by sending an e-mail to viis_superintendent@nps.gov The image on the right shows what the website looks like.

9:35

You can see that there is the information about the about the EECA.

9:42

You see a drop down menu on the left there which has a link for Document list and you want to click on Document list because that then takes you to the report itself.

9:55

From there you'll see the report, the tables, the figures, the appendices, all the information are related to.

10:01

The investigation is there, so please be able to go right to the EECA report through the PEPC website, as you say, parkplanning.nps.gov/caneelBayAssessment.

10:16

So next I want to turn it over to Kelly Kachurak, who will be able to describe more about the EECA process, the findings and our next steps.

10:27

Kelly.

10:29

Kachurak, Kelly

All right, thank you, Nigel.

10:31

So an EECA, which I also call an EE/CA, is a scientific database process.

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It follows the Comprehensive Environmental Response, Compensation and Liability Act.

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It characterizes the nature and the extent of contamination at the site.

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That's its overall goal.

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Through the process, we conducted a risk assessment of the site, developed preliminary removal action goals and that's you know always as appropriate.

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It recommends a removal action as necessary and includes the public comment period, which we're starting today.

11:04

And over on the right of the slide, you can see what that front cover of it looks like.

11:12

So what isn't an EE/CA?

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An EE/CA does not test every square inch of a site.

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That would be financially and logistically impossible to do.

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It does not dictate how the site is redeveloped and it does not direct site cleanup.

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It does not complete the site cleanup, but it informs that cleanup process by making a recommendation for removal action.

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There's just some things that it is and some things that it isn't.

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So generally speaking, looking at how we got here, the Park Service has initially completed a phase one environmental site assessment back in 2012.

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So it's a standard process that the Park Service undergoes any time that we are looking to obtain new property, if someone wants to donate it to the Park Service or for changing the operations of the land like we are at Caneel.

12:00

So that phase one was completed in 2012.

12:03

That was followed by a phase two environmental site assessment in 2013, which is a little bit more detailed and that was followed up by the removal site evaluation in 2017 and then obviously later that year with Hurricanes Irma and Maria, a lot of things changed on the island.

12:22

In February of 2021, we're finally able to complete the planning phases for the EE/CA, which included the sampling and analysis plan, community involvement plan, health and safety plan, risk assessment work plan.

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And then that February or this February, about four months ago, we did complete the site work, which included two weeks on site of sampling for three different areas, areas 1, 2, and 3, and I'll elaborate on where those are.

12:49

In a little while we shipped the samples back to a certified laboratory where they were analyzed and verified and then we processed that data through a risk assessment which ultimately informed the rest of the decisions that we were made.

13:04

And then on the next slide you can kind of see a little bit more about those studies.

13:08

So an environmental site assessment is a very high-level review of a site.

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It encompasses the whole 150 acres.

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So you walk around, you look for you know anything of concern, so you know, you look for things like fuel tanks or vegetation staining the contractor who completes those reviews, available records and then again noticing any obvious or potential areas of environmental concerns.

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So because some items were noticed there, that's why we did...

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the second or phase two environmental site assessments, it's a little bit more in depth and the first one that was then followed up by the removal site evaluation which looks at that in depth review of the site operations and there's a more detailed review of the site conditions.

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So instead of looking at the entire 150 acres, we're looking at those you know areas of concern that were noted in the phase one and then the phase two.

14:03

So each time we're kind of narrowing down the subject matter once we find the areas that truly are of concern.

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So the removal site evaluation confirmed there were issues to look at further.

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It documented the observed and other potential issues and noted those specific areas of concern.

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So that's where we narrow down to areas one, two, and three.

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So then the engineering evaluation and cost analysis, we're in the process of wrapping up now in 2021.

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That included detailed sampling of the area.

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So again, that was 2 weeks and I was on site for the sampling to make sure that everything went well and according to the scope of work for the government.

14:43

We tested and observed and for potentially present contaminants at the areas of concern.

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We also analyzed the present contaminants those that were present.

14:54

Through a risk analysis to look to the location specific receptors which were identified through looking at possible uses of the site and determined possible contamination pathways.

15:09

So on this slide you can see the overall layout of Caneel Bay on that northwest portion of Saint John.

15:16

And then if we go to the next slide, I'll show you where this areas of interest are further.

15:22

So it's a little bit difficult to see, but the first area that we looked at was area one.

15:27

This is where the wastewater treatment plant was operating.

15:30

It's just under an acre.

15:32

So that's kind of towards the bottom-

15:33

right side says area one, there's wastewater treatment plant and gravel staging area next to it.

15:40

If you move a little bit to the left or to the West, you can see Area 2.

15:44

Area 2 is the maintenance, landscaping and refueling area and that encompasses 5.4 acres.

15:51

And you go further over to the left near Honeymoon Beach is the landfill and that is the third area and that is about an acre and a half.

16:01

So those were the sites that were identified through the environmental site assessments and the removal site evaluation.

16:09

We go to the next slide, we can see other areas that were investigated.

16:13

So these areas we looked at based on some additional information that we received from the public.

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You know, since the removal site evaluation was completed, it's, you know, been a couple years.

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And then additionally, because of the Hurricanes that came through, there's been a change in site condition.

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So we wanted to take an initial look at these other areas to make sure everything's copacetic.

16:37

So those areas we looked at the catchment basin, so that is on the bottom right of the screen.

16:42

There's kind of an oblong shape to the right of area one.

16:46

That's the catchment basin area.

16:49

We also did drip line sampling around all of the buildings for lead.

16:53

So if you can see all these yellow dots that are scattered across the map, that's where we completed the drip line sampling.

17:00

We also did an initial visual survey for potential asbestos containing materials.

17:05

So as we're looking at items and materials that have had historic asbestos uses and other materials that we can see fibers in, which is usually indicative of asbestos or it can be other fibers.

17:19

We also looked at Cottage 7 to try to see if there's an underground storage tank buried there.

17:26

If you can, it's kind of up towards the well, right in the center of the map really.

17:31

And then lastly, well, Yep, we sorry, that was everything.

17:38

All right.

17:38

So those are the other areas that we investigated, again based on additional public information that was provided to us from individuals and then because of the Hurricanes.

17:49

So in the next slide, we're going to look at what contaminants were investigated.

17:53

So areas one, two, and three were tested for metals, pesticides, volatile organic compounds or VO, CS, polychlorinated biphenyls or PCBs and polynuclear aromatic hydrocarbons or PAHs.

18:09

And then we also added some additional testing due to those changes, you know, primarily the hurricane which consists of petroleum, lead and asbestos.

18:18

And all of these contaminants that were tested for again were based off of the information that we found in the removal site evaluation.

18:27

And what is the purpose of all of this testing?

18:31

Again, the purpose is to assess the nature and extent of contamination and then to assess and evaluate any risks to human health and the environment. On the next slide.

18:44

So we want to make sure that we are assessing those hazards, exposures and risks.

18:48

So risk assessment is the evaluation of the risk that's posed to human health in or the environment or ecological health by the actual or potential presence of pollutants.

18:59

It looks at the probability that a damage to life, health or the environment could occur based on a given hazard.

19:06

So this was evaluated for every contaminant that we found on the site.

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Now to be a contaminate of concern, but to have one you have to have three components.

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There has to be a receptor which is, you know a human, a plant or an animal.

19:23

There has to be a significant chemical cause and concentration which would be you know, enough of a concentration to cause harm to the receptor.

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And there has to be a known or possible or potential exposure out for that chemical to reach the receptor.

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So if you're missing any one or two of these components and that item wouldn't be a contaminant of a concern.

19:44

So if there is a contaminant but there's no way for it to reach a receptor, no possible exposure route, it's not a chemical of concern.

19:51

If you have receptors and no chemicals, there's no concern.

19:56

So we just wanted to make sure that's understood, these components that go into a risk assessment and now we're going to move on to what we did find.

20:06

So our contaminants of concern that were located.

20:09

In the metals category, we identified arsenic, barium, copper and zinc.

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And then for pesticides we located Aldrin Dieldrin, DDT Total, which is DDT and the constituents that it breaks down into, which is DDD and DDE, and also chlordane.

20:27

So we've found through the risk assessment that there is an unacceptable risk to future resident or human health or arsenic, Aldrin and Dieldrin.

20:37

And then we also found an unacceptable risk to ecological health from Aldrin, barium, chlordane, copper, dieldrin, DDT, total and zinc.

20:48

And after the presentation or after I'm finished speaking, I will be uploading some chemical fact sheets into the chat area so that everyone can see these. These fact sheets are from the EPA and FDA with some basic, you know, what you should know about these chemicals because it's important to understand what's there and how it can impact you.

21:11

So what does all of that mean?

21:13

You know, it's a lot to say that we have chemicals, but what is it and where were they?

21:18

So Area One again with the wastewater treatment plant, there's very limited contamination there with very low risk levels.

21:26

And Area 2, at the maintenance, landscaping and refueling area, we found some elevated levels of pesticides.

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And in area 3 there's a heterogeneous mixture of metals, of material, of materials including hazardous and non hazardous materials.

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So it's basically saying there's a mix of you know, vegetation, of plants, of metal, plastic and contaminants.

21:52

We also noticed that there are possible seeps of water that come from the landfill on the South side.

21:59

And then additionally, there's a high risk of slope failure on the southeast side of the landfill where we have slopes at 90%, which is almost vertical, which is leading to some erosion there on the southeast side of the landfill.

22:13

So those were from the three primary areas we studied.

22:17

Here we can see a conceptual site model of Area 2, which is the fuel, landscaping, and maintenance area.

22:24

I'm going to start on the left side of the image and work my way across.

22:28

I'd also like to note that there are two possible receptors that could be impacted from Area 2.

22:33

The 1st is a resident resort or park, resort or park worker and a construction worker and these would be potentially exposed to contaminants in the surface soil.

22:45

The 2nd receptor are plants, invertebrates and birds which are also potentially exposed to contamination in the surface soil.

22:52

So on the far left, we see that precipitation comes down to the site, it potentially interacts with that surface area and then drains off to the left into a paved drainage channel that does discharge to the ocean.

23:07

Moving more towards off center, we see there's a fuel area.

23:11

So on that far right there's a diesel and gasoline tank that has buried pipes that go over to a fuel dispenser pump.

23:19

There was a legacy spill there in the early 2010's and even though we have on record from DPNR that they cleaned up the site to where it said no further action.

23:30

While we were doing a core there, we noticed there was a smell of petroleum.

23:34

So there's some remnant petroleum we will leave near some buried utilities and we're going to continue to look into that further.

23:42

So again, they are the possible receptors, resident, a resort or park worker and a construction worker and then plants, invertebrates and birds all from that interaction with the surface soil from having buried petroleum or some pesticides and metals in soil.

24:01

On the next slide we see a conceptual site model for Area 3, the landfill.

24:08

Here potential receptors are a resident and invertebrates and birds.

24:12

So the resident would be potentially exposed to contamination from surface and subsurface soils and the vertebrates and birds would be potentially exposed to contamination and the surface soil.

24:23

So on this diagram you can see you know a rough layout of what the landfill looks like.

24:30

You can see that there is the potential for wind borne dust to be blowing across the site that could pick up contaminations from the soil and then introduce them to the receptors.

24:42

We also on the far right see there's erosion of landfill slope on what is the southeast side, which is on the right side of the image.

24:50

We also see precipitation towards the top middle of the image that falls on the landfill.

24:55

It would then infiltrate into the landfill which causes those groundwater seeps at the side of the landfill.

25:03

And then next to it we have some intermittent stream flow and the drainage channel that's normally dry, would intermittently be wet.

25:11

So on that landfill slope on the South-southeast side, there is already some exposed landfill waste, which indicates that some erosion of that slope is occurring.

25:21

And then again, there's the dry stream channel, which is showing some signs of erosion as well.

25:28

So we have some additional findings based on those other areas that we looked at with the initial investigation. In the catchment basin, no environmental hazards were identified.

25:38

We did conduct some GPR survey in the area and identified an unknown buried item.

25:45

It's about 5 feet by 20 to 22 feet long.

25:47

And so we're curious about what that is, which I'll follow up on that in a minute.

25:53

For the lead paint again, I mentioned that we did trip line sampling around the buildings on property and we identified that at approximately half of the buildings from the drip line, soil surveys indicated that lead was present, which indicates a use of lead paint on the buildings.

26:10

We saw that through layers of peeling paint, whereas the top surface is clearly a modern paint, but there are other layers of paint underneath that.

26:20

So that would have been an impact from the Hurricanes for exposing those and then for asbestos, we did visually identify some suspect asbestos containing materials on various building materials, pipe insulation, buried pipes and hurricane debris.

26:38

The underground storage tank at cottage seven, we are unable to confirm its removal due to losing the signal from the GPR through some vegetation and other obstacles in the area.

26:49

There's a monitoring well in Area 2 near the maintenance area that is actually collecting surface water runoff and not groundwater.

26:57

And then the petroleum and soil and Area 2 which I previously mentioned was documented as a no further action in 2012 from DPNR, but there was still a bit of a smell once we dug into the ground.

27:10

So what are our recommendations based on those findings?

27:15

In Area 2, at the maintenance, landscaping and refueling area, the recommendation is to remove the contaminated soils and bring in clean fill.

27:25

In Area 3, the recommendation is to remove and close the landfill and then additionally we want to perform some more testing and site investigation to close the loop on some of those data gaps and loose ends that I mentioned earlier.

27:40

And overall the cost estimate for the recommended actions for areas two and three is \$6 million.

27:48

This are a number of assumptions obviously go into that.

27:51

So that final number would probably change.

27:56

So closing the gaps for the data gaps, we weren't able to take many groundwater monitoring samples.

28:04

We got one from the existing well, but then realized that this was surface water, not groundwater.

28:10

We did install a well at the landfill, the area where we're most likely to have groundwater contamination.

28:16

So they intend to go back and perform additional sampling at that well during the wet season.

28:21

It was a bit of a drought when we were there in February.

28:25

We'd like to go back and sample a suspect asbestos materials, see if they are or not asbestos and then complete additional lead based paint sampling to further identify how much contamination is there, how much lead paint is present.

28:41

We also plan to go back to determine if the underground storage tank was removed near Cottage 7.

28:47

We also mentioned which wasn't noted earlier, so we'd like to verify the arsenic background levels and test potential fill sources.

28:56

Our background levels were pretty low for arsenic, which is a little bit suspect.

29:01

We just want to go back, take a few more samples, verify that it is as low as it is, and then make sure that there's a fill source that can meet that background level.

29:12

Lastly, we want to determine the extent of petroleum and the soil within Area 2 and then uncover the buried item at the catchment basin to identify what it is to ensure that it isn't a potential environmental concern.

29:26

And now it sounds like there's a lot there, but we do have a plan to address these data gaps through a follow up contract.

29:33

So those would be issued through an addendum to the current EE/CA and we would have a public comment period on the ECA addendum as well to ensure that everyone's well informed about what's happening there.

29:45

And with that, I will turn it back over to Superintendent Fields.

29:51

Fields, Nigel

Thank you very much, Kelly.

29:52

So this evening we wanted to touch base with all of you on the first day of the report's public release.

30:00

We've been working under a very tight timeline to get the document reviewed by the park and by our technical team, by our legal team, but this document becomes final after the public's review, so it's now in your hands.

30:13

You are an important part of the process, so we're asking that you please join us for a listening session on June 24th.

30:21

At 5:30 PM during the June 24th session, we're going to be interested to hear what your thoughts are, your comments and your concerns.

30:31

We're expecting clearly that you haven't gotten a chance to read it, so we're not expecting that kind of dialogue today, but we certainly hope that you'll join us on the 24th by 5:30 PM.

30:41

If you're not able to join us two Thursdays from now, please be sure to enter your comments in the PEPC website.

30:48

We really want to hear from you. Again,

30:52

The 30-day comment period begins today and it will extend through July 9th.

30:58

The public can request a 15-day extension on this review period which would then extend the review period to July 24th.

31:06

If that's desired, Please send an e-mail to viis_superintendent@nps.gov once again, VIIS_superintendent@nps.gov and just simply state that you're requesting the public comment period be extended for 15 days. When going into PEPC to put in your public comment.

31:27

You can leave your name or not leave your name.

31:29

It doesn't,

31:30

That part doesn't matter.

31:31

We mostly just want to make sure we're getting your comment.

31:36

Again, the website is the planning environment and public comment website.

31:40

There you find the EE/CA report, the tables, the appendices, all the other information, including the full administrative record of all the environmental concerns that we are aware of there at Caneel Bay.

31:52

For those who like to see a printed copy or to review a printed copy, the printed copy is available at the Virgin Islands National Park Headquarters Visitor Center here in St. John.

32:03

And one can view that during our regular office hours, Monday through Friday, 9:00 AM through 9:00 AM to 3:00 PM.

32:10

So just come into the visitor center.

32:12

It's on a desk right here in the main area here.

32:16

You can also make a request to view it at the Tunick building in Saint Thomas.

32:20

So if Saint Thomas is working moving in for you, you can send an e-mail to viis_superintendent@nps.gov and make the request for an appointment at the Tunick building and it can be available for view there as well.

32:34

Unfortunately we don't have print copies to hand anyone, but certainly you can make use of the website and also view the document in person at the headquarters building or at the Tunick building.

32:47

So we look forward to hearing from you.

32:50

I know that everyone's anxious to download the document and have a detailed very close reading, but we will take a few questions and comments now.

32:59

So I'm going to turn it over to Elizabeth Centeno for the the Q&A session.

33:07

Thank you, Nigel.

33:09

Centeno, Elizabeth

I don't have any questions or comments on the chat.

33:13

However, I had a raised hand with Harris.

33:18

I'm sorry if I'm pronouncing your name incorrectly.

33:23

They had a raised hand.

33:26

Harris

Yes, it's Harris with Crummer and with Island Green Living Association in Saint John.

33:35

I heard that,

33:36

if I understood correctly, there'll be further investigation after this report has been done.

33:46

Is that a correct understanding?

33:48

If so, I have a question.

33:50

Did I understand that correctly?

33:51

There will be more testing will be further done?.

33:57

Fields, Nigel

Yes, So I'll start.

33:58

Kelly, you can back me up or make any corrections.

34:01

So we did identify several data gaps and we need to go back and do a little bit more testing.

34:07

For instance, we weren't able to get any groundwater data in February.

34:11

We were in the middle of the dry season and so we weren't able to get any water from the wells.

34:16

So we don't know there may be contamination in the groundwater.

34:20

There may or may not be.

34:21

The only way to know is to make sure we go back during the rainy season, which is beginning now, so we can go back this fall and be able to collect some groundwater data and do collecting to run analysis on that on those on that groundwater, we'll be able to confirm whether or not there's any contaminants and concern.

34:37

So there are a few of these data gaps we want to go back in to, to to close the loop on, yes.

34:43

Harris

So if that's the case, the question is since this particular company was appointed during the last administration, could you consider possibly an independent another company doing the other analysis to be totally independent and transparent, so to avoid any possible conflicts, if any.

35:14

Fields, Nigel

So this is a process that began back in 2012.

35:19

So it's fairly independent of any of the political changes that have happened.

35:24

And so we are very confident working with the company that we've been working with regarding the the scientific process and also making sure that there's high degree of scientific integrity.

35:35

So I think that we're going to continue to make sure we're upholding the highest integrity and the standards to follow the science.

35:44

Harris

Thank you, Nigel.

35:44

Appreciate that.

35:47

Centeno, Elizabeth

Thank you for that question.

35:49

We'll move on.

35:51

There is a question from David DiGiacomo.

35:57

DiGiacomo, David

Good evening.

36:00

Good evening.

36:00

Superintendent Fields.

36:01

Thank you for your summary today.

36:05

Can you hear me OK?

36:07

Fields, Nigel

I can, yes.

36:08

Fields, Nigel

Good evening.

36:08

Great.

36:09

So in my two notices that were spent back in September of 2020 and then the later one in December, I clearly identified for you the area where former employees had identified barrels of DDT being stored in the catchment basin.

36:25

There is no indication that you took that seriously other than to do some ground radar.

36:32

I don't understand why, if it was a credible source that saw barrels of DDT stored at that location, that there was not samplings taken and an analysis done of the dirt up there at the catchment basin or in the gut that flows into Hawksnest Beach.

36:53

I am especially concerned that DDT and its breakdown chemicals can exist for extended periods of time and could have been and could still be poisoning the people who use Hawksnest Beach.

37:08

And so there was nothing, absolutely nothing, done to take samples to look at whether or not any of those allegations by former employees bear any credibility.

37:21

And it would have been a simple matter to actually have taken some soil samples or to take some core samples, relatively small core samples, which would have only taken a few minutes for those engineers to do.

37:34

The other is I'm aware that when asbestos was found at Cinnamon, it has cost approximately or more than \$1,000,000 to remove a relatively small amount of asbestos that was found at Cinnamon.

37:48

It.

37:48

It is clear that this site has extensive asbestos piping and this latest report says really nothing about addressing how and when you're going to determine the nature extent of the asbestos and how it might be removed.

38:06

Now that's just what I saw in an hour's review of the 128 pages.

38:13

I'm sure I'm going to have much more after I have an opportunity to re review it in detail.

38:19

So what can you tell us really about oh, one other thing.

38:24

One of your prior reports indicated that that after that diesel fuel spill, there were soils that were piled up and we're still identified as being piled up and I think covered with tarps or plastic.

38:39

Your recurrent report doesn't address what's going to happen with that pile of dirt that probably still has petrochemical contamination.

38:49

So I'd like to to have you address that as well and I'll stop.

38:53

And by the way, I, the Harris and I are on the Island Green Living Board and we are especially concerned as an organization about the park correctly addressing these contamination issues.

39:10

Thank you.

39:10

I'll leave it at that.

39:12

Fields, Nigel

Yeah.

39:12

Thank you very much.

39:13

And once again, I look forward to having and hearing more of your comments and concerns and any documented comments and concerns you'd like to offer during the public period

39:26

In two weeks as well as anything you'd like to add into PEPC regarding the, the catchment area, I was going to ask Kelly to just describe what was seen and what the approach was there.

39:38

And certainly we have some interest and some concern around the asbestos, which is a part of what we want to go back and further investigate.

39:45

So Kelly, did you have to excuse me, did you want to say anything about what you saw while you were there at the catchment area and also what our approach might be for the asbestos going for the for filling the data gaps there?

39:58

Kachurak, Kelly

Sure.

39:58

Thank you.

40:00

So at the catchment basin, we did do the GPR everywhere that was feasible to do it and we made a full visual inspection of the area.

40:08

We walked the entire thing and didn't see any evidence of any barrels or anything that may contain DDT.

40:15

It's a relatively large space.

40:17

So if that's something that we can confirm or kind of narrow down in the exact location, we, the Park Service would be happy to test the soils in that area.

40:26

In terms of asbestos, when asbestos is intact, it's not technically an exposure to the environment.

40:35

If it is in the environment and if it is friable, then it's a potential exposure.

40:39

So we do hope through future work to really identify the extent of asbestos piping throughout the property because we're very well aware of the costs that are associated with it, which is why that initial cost that was provided is just for those areas that we know about in areas two and three, the maintenance, refueling, landscaping area and the landfill.

41:04

Centeno, Elizabeth

Thank you.

41:06

We have a race down from Russell Graham and after Mr.

41:10

Graham then I would like to go to those callers from landlines or cell phones and then we also have a question on our chat.

41:23

So Russell Graham, you're next.

41:26

Graham, Russell

Hi, Can you hear me?

41:27

OK, Can you hear me?

41:31

Centeno, Elizabeth

Yes, we can, Sir.

41:33

Graham, Russell

Great.

41:34

Listen as a as a long time Caneel guest I can't tell you how incredibly grateful I am that the Park Service is addressing this issue and and how impressed I am at the thoroughness of of the investigation thus far.

41:52

I realize there's a lot more work to be done but but I really am impressed at at at the attention that you've given this matter. As a guest,

42:03

My concern is kind of bigger picture.

42:08

When am I going to be able to come back and enjoy not only the property but but other aspects of of Saint John and it,

42:18

It's my understanding that this report is strictly advisory, you're that you're developing some recommendations.

42:27

I understand that there's this estimate the \$6 million estimated cleanup costs, but perhaps you could give us some perspective as to who is responsible for these costs?

42:43

Will will the recommendations of of the report have the force of law and who who will ultimately be responsible for implementing the recommendations?

42:56

And I guess the \$64 and last question is how long will all this take?

43:05

Fields, Nigel

Well, I'll attempt to answer the question and I believe we're going to have a couple of expert panelists with us on the 24th to delve a little bit further into what the next steps will look like.

43:15

So first of all, I'm glad you are a long-term guest and that you have a still a very deep connection to the landscape.

43:22

Clearly it's a really special place and thank you for your comments regarding our interest to clean up the site and move forward with redevelopment.

43:30

So it is very much our our path forward.

43:34

We've got to move through this in order for us to get to the next step.

43:37

So that's been my main focus right now is focusing on this before we get into the further the further discussions.

43:45

But to to address one of your questions after we have the final report, the Park Service will issue like our our overall statement of what our action will be.

43:56

There's a technical term for that which I'm blanking you on.

43:58

Kelly.

43:59

Can you remind me what that term is by chance?

44:04

Kachurak, Kelly

Sorry, I was working on the toxic facts and spread documents which we're going to make available in PEPC later.

44:12

So we're doing the, this is a public comment period and you know, just a little note on that.

44:19

So the public is the last and final reviewer.

44:22

So this report has been reviewed by the park staff.

44:25

It's been reviewed by regional environmental specialists like myself, by legal.

44:30

It's been reviewed by our Washington environmental specialists and then the public.

44:34

It's the final say to comment and provide their input.

44:37

So after we have all the input, we'll make any changes as appropriate based on significant comments and then we'll issue a a removal action memorandum.

44:48

So that will say this is what we're going to do based off of our recommended actions and based off of the public's feedback

44:55

Graham, Russell

and and not to get too far ahead of ourselves but that's a recommendation. Does the does the EPA then enforce that or what's the... and you know and if I'm if these questions are are too premature, I'm happy to defer them.

45:14

But I I just want to get a sense as to what the process might might look like going forward.

45:20

Fields, Nigel

Yes.

45:20

So the National Park Service has delegated authority under CERCLA to move with clean up action.

45:26

So once we have the recommended memorandum, we then have the authority to move forward.

45:32

So we will have further conversation about that on the the 24th.

45:36

So hopefully you're able to to tune in but the Park Service does have delegated authority under CERCLA to to move forward with a potential clean up action.

45:47

Graham, Russell

That's great.

45:47

Thank you so much.

45:49

(man, name unknown)

Who's going to pay for it?

45:54

Centeno, Elizabeth

Thank you.

45:56

I would like to open the lines for anyone on a landline or a cell phone that since they can't raise their hand, you're welcome to ask your question.

46:20

(unnamed person)

Come on Pam.

46:22

Centeno, Elizabeth

Anyone on the landline or on any cell phones or on the phone?

46:32

Harris

Kathy.

46:32

Weedy.

46:34

Centeno, Elizabeth

Well, I move on then to there was a question on the chat and the question is as follows.

46:44

How will the additional testing impact the timeline of events, both the site cleanup and the rebuilding of the resort?

46:55

Fields, Nigel

Yeah, thank you for the question.

46:57

So we want to move as quickly as possible.

47:01

So we want to go ahead and close this EE/CA process now and move forward on getting the contracts lined up for the next set of testing.

47:10

So our interest is to move fairly quickly.

47:13

Our best opportunity for capturing the groundwater of course is in the rainy season.

47:18

So that moves us into the fall for collecting that data.

47:21

But then as we've done now have a fairly quick process to get the results back out to the public so that we can have all of our recommended actions in the pipeline so that we can set up contracts and move forward with potential cleanups, so that we can move forward with the potential redevelopment.

47:40

So our interest is to keep moving and to get the data gaps closed as soon as possible.

47:49

Centeno, Elizabeth

Thank you, Nigel.

47:50

We have another question from the chat and that would be will CBIA at the Park be asked to share the cost of cleanup?

48:00

Fields, Nigel

Yeah, I don't have an answer on that at the moment.

48:02

We are committed to making sure that what needs to be cleaned up is cleaned up.

48:06

And clearly, there will be conversations with CBIA about this, but I don't have an answer at the moment.

48:13

But we are committed to making sure we move forward with clean up.

48:17

Centeno, Elizabeth

I have another question.

48:18

I have like 3 more questions from the chat.

48:22

One of them is how does this report and action impact the contract with CBI.

48:31

Fields, Nigel

It does not directly impact it right now.

48:34

CBIA continues to have the RUE and that you know goes through the end of 2023, September 2023.

48:42

And at this point as we continue to move forward, this will be a part of our conversation with with CBIA.

48:49

There's where engage with them in the process for going back in for getting additional samples.

48:58

So we'll continue to have conversations with them as we move forward with the potential clean up.

49:05

Centeno, Elizabeth

Thank you.

49:08

I there's another question and it says it reads as follows.

49:13

I was curious, there was mention of an unknown item buried in the catchment basin.

49:19

How does the team plan to further investigate this?

49:24

Kachurak, Kelly

I'll take this one, Nigel.

49:25

So the item is only about two feet deep.

49:27

So the plan is to literally, you know, dig up and see what it is.

49:32

So once we see the surface, we can identify what it is and if it is something of concern or not.

49:42

Centeno, Elizabeth

Thank you, Kelly.

49:44

Once the remediation process begin, can you give us a rough estimate as to the actual time to complete?

49:53

Fields, Nigel

Not at the moment, right.

49:55

I think fortunately we seem at this point to have a manageable problem.

49:59

Our recommended actions of removing the contaminated area, Area 2 as well as the landfill contents in Area 3 are manageable.

50:09

And I think we will be able to have a pretty clear timeline once we're able to get contracts in place.

50:14

And then we can see what the data gaps, what other actions we will need to take.

50:18

So we'll have more information forthcoming once we get a clean sense of what else we may need to do, but I believe that at this point we have a fairly manageable problem.

50:29

Centeno, Elizabeth

Thank you.

50:30

I will do one more question from the chat and then I'd like to go back to those folks on cell phones or regular phones.

50:40

On the chat it's posted, who will pay for the cleanup and can we get it started?

50:46

Can we get it start clean up ASAP?

50:53

Fields, Nigel

So I believe that with the first set of actions that we're recommending, once we get the public comment and we have our decision action that goes forward, our interest will be to move forward with cleanup of areas two and three as soon as possible.

51:10

I'm not ready at this point to discuss how the payments would go and so forth, but once again I want to say that we're committed to making sure the site gets cleaned up as soon as possible.

51:27

Centeno, Elizabeth

Thank you, Nigel.

51:28

I would like to go back now if to give those folks an opportunity that are on phones since they cannot raise their hands.

51:37

If you have any questions, you're welcome to ask.

51:42

Don't forget to unmute yourselves for those folks that are are on a phone.

52:00

OK, Nigel, I hear no one from phones or landlines of you know of taking it back to you for closing remarks.

52:12

Fields, Nigel

So thank you for the questions.

52:14

Thank you for the engagement.

52:15

As was mentioned, you are part of the process.

52:18

The public has the final review of this document.

52:21

So I appreciate the rigor by which you're asking the questions.

52:25

And I certainly hope that we get a chance to hear your more detailed comments, concerns once you've had time to go through the documents, the tables, the charts, the estimates, it's all there.

52:38

All the information that we've been able to see, you now have that information as well.

52:42

So I look forward to a very good and healthy conversation on June 24th.

52:48

And once again, if you're not able to participate in June 24th, please make sure you're getting your comments by the public closing date, which is at this point July 9th, which could be extended upon request into July 24th.

53:02

At this point, I'd like to thank everybody for attending and we'll close the session.

53:07

So thank you, Sarah.

53:08

Thank you, Kelly.

53:09

Thank you, Elizabeth.

53:11

And everyone have a very safe evening.

53:14

Take care.