



Oglala Sioux Tribe

REVENUE OFFICE

PO Box 363

Pine Ridge, SD 57770

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To: Tiny DeCory
B.E.A.R. Project

Fr: Robert Palmier
Director
OST Dept. of Revenue

RE: Billy Mills Hall

Dt: 5-9-19

This memo shall serve as notice for the B.E.A.R. Project to vacate Billy Mills Hall. Please vacate by Thursday, May 23, 2019.

Attached you will find written statements from Indian Health Service, Department of Environmental Health and 4 Seasons Pest Control. These letters clearly state that the B.E.A.R. Project office provides rodents with an excellent source of food, breeding, and nesting habitat.

We had the same problem in 2017. We addressed it with you and were assured that corrective action would be taken to help alleviate the situation. However, the area used to store donated items has only gotten bigger and consumed more space in Billy Mills Hall, both upstairs and downstairs. Also in 2017, after complaints from Golden West, WIA, and the U.S. Post Office, the other tenants in the building, the Tribe took measures to help with the rodent problem. Unused rooms and offices were cleaned painted and/or reassigned. The complaints stopped until just recently.

Based on these two letters, consultation with my supervisors, and my on sight visit, I feel that the solution is to get everything out of the B.E.A.R. Project office, and all the other space where you have storage items within Billy Mills Hall, as soon as possible.

On Friday, May 24, 2019, any items left will be removed by the OST Property and Supply department.

I am very sorry for the inconvenience.

Concur:


Mason Big Crow
Treasurer
Oglala Sioux Tribe

CC: Julian Bear Runner
President
Oglala Sioux Tribe



DEPARTMENT OF HEALTH AND HUMAN SERVICES

Indian Health Service
Office of Environmental Health
Pine Ridge Service Unit
PO Box 1201
Pine Ridge IHS Hospital
Pine Ridge, SD 57770

May 7, 2019

Mr. Bob Palmer, Director
OST Revenue
P.O. Box 2070
Pine Ridge, SD 57770

Dear Mr. Palmer,

On April 22, 2019, you had contacted me about a few issues regarding Billy Mills Hall in Pine Ridge. The issues you mentioned were: asbestos (in floor tiles and pipe insulation), sewage backing up into the basement and a rodent problem. Billy Mills had been built in 1961-1962 and presently contains many of the original flooring-9x9 inch tiles, original piping and insulation, and original sewage connections.

Kenith Franks and I arrived at the location and met you and other staff members on April 23, 2019. As a group, we walked through several locations within the building beginning in the basement and ending on the top floor. We did not conduct a walk-through of the gymnasium and kitchen, those areas are not included in this report.

Findings throughout the building (except the gymnasium and kitchen):

- Floor tiles in several locations and insulation around the pipes are made of asbestos type material.
 - In some areas the tile has been broken, exposing asbestos.
 - The insulation cover around some of the pipes have been penetrated, exposing the insulation.
 - The insulation cover around some pipes have degraded due to age, leaving insulation exposed.
- Evidence of mice are present throughout the building; droppings and a few dead mice were found in various traps.
 - Employees both in the basement and upstairs complained of mice present and on occasion, the smell of mice.
 - Harborage conditions exists for rodents and insects in the basement:
 - Several rooms in the basement contain numerous trash bags and boxes filled with clothing and other type of potential nesting material stored on the floor which makes vacuuming, mopping or disinfecting floors and carpets difficult.
 - A food source for mice is located also located in the basement:
 - Food items are being left out in the open, uncovered.
 - Food items are being stored on the floor; accessible to rodents.
 - Cooking was also occurring in the room with the food

items.

- The basement experiences periodical sewage back up affecting various areas.
 - Some areas contain carpet and absorb sewage water and urine from mice
 - May be difficult to remove the sewage water and urine completely.
- Visible evidence of the roof leaking water by water damaged ceiling tiles on the top floor.
 - A garden hose was also draining dirty water from the roof to a bucket on the floor.

Recommendations:

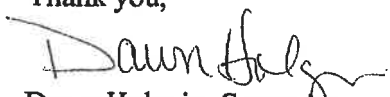
- All tile and insulation around pipes containing asbestos need to be remediated by a licensed professional.
 - Employees in the building need to be temporarily relocated until the remediation process is completed.
- The sewage system needs to be repaired or replaced to correct the sewage backing up into the building.
- The roof needs to be repaired or replaced.
- All food items exposed to mice and mouse droppings need to be discarded and not reused, taken home or given away.
- Food items need to be stored in thick plastic or metal containers with tight lids and at least six inches above the floor.
- Cooking food needs to be conducted in a kitchen and not in the basement.
 - Cooking on a hot plate in the basement surrounded by clothing items, create a fire hazard.
 - Cooking also creates steam and spreads oil and other food particles into the air.
 - The room in the basement does not have the proper ventilation required for cooking.
- Unused clothing items and items stored on the floor in boxes or bags need to be properly discarded.
 - Once the floor has been cleared of unnecessary items, the floors and carpeted areas need to be cleaned/vacuumed and disinfected using proper personal protective equipment to limit exposure to mice urine/feces. Rodents have been known to carry various pathogens that may cause diseases in humans.
- All of the exit doors of the building need to be checked for proper fitting, weather stripping, door sweeps and adjusted accordingly.
- Look for and plug gaps around plumbing fixtures and electrical wires in the building.
- Ventilation pathways need to be checked and if necessary, properly screened on the outside.

OEH had also received a complaint in 2017 regarding a mouse infestation in Billy Mills. Although improvements have been made since then, some of the same issues have been documented again during this walk through such as: improper food storage, harborage conditions and ensuring any gaps around doors or pipes are addressed.

Additionally, the Golden West Communications Office had recently undergone extensive remodeling and expansion so they did not experience the flooring or pipe insulation issues as in the rest of the building. The floors and pipes were remediated/replaced at the time of remodeling.

If you have any questions or comments, please feel free to contact me at 867-3049.

Thank you,

A handwritten signature in black ink that reads "Dawn Holguin". The signature is written in a cursive style with a long horizontal stroke at the end.

Dawn Holguin, Supervisor
Environmental Health Officer
Dawn.Holguin@ihs.gov

To: Whom it May Concern

From: Derek Weston/4 Seasons

Subject: Billy Mills Basement Inspection

Date: 4/23/19

Mr. Bob Palmier asked me to come accompany IHS, OST Property & Supply and himself for an inspection of the basement of the Billy Mills building.

Upon arrival I immediately noticed a very large amount of food throughout the area. The majority of the food was in cardboard boxes, bags or containers. There was however some food left open and some left sitting out after not being fully consumed, bags of beans and a 20-pound open bag of rice on then ground.

I also found there to be a very large amount of what appears to be donated items such as clothing, personal items, household items and diapers just to mention a few. Some of the items are in garbage bags piled on each other nearly to the ceiling. Some are stored in a storage closet, which is nearly impossible to enter due to the clutter.

I have previously applied rodenticide and traps to the area several times. There are still reports of rodent and dropping sightings. In my professional opinion the rodent problem will never stop as long as the conditions remain. The rodents will not consume any rodenticide if they have a vast variety of food with easy access. They will also have perfect nesting opportunities with the way donation items are being stored. I can set all the rodenticide and traps required and the problem will still continue as long as the food and donations remain the way they currently are.