

UPSHUR COUNTY COMMISSION

Upshur County Courthouse Annex
38 West Main Street, Room 302 • Buckhannon, West Virginia 26201

Telephone: (304) 472-0535
Telecopier: (304) 472-2399

TDD Numbers
Business: 472-9550
Emergency: 911

December 21, 2016

Environmental Protection Agency Region 3
Attn: Tom Stolle
1650 Arch Street
Mail Code 3HS51
Philadelphia, PA 19103

Re: Upshur County Commission (West Virginia)
FY2017 EPA Brownfields Hazardous Cleanup Grant Application

Dear Mr. Stolle:

The Upshur County Commission is excited to submit the following application for a \$200,000 US EPA Brownfields Hazardous Cleanup Grant for the Upshur County Youth Camp's tar pit site. The requested funding will provide our community with momentum to mitigate environmental concerns on the property so that the 0.5-acre tarpit can be reused as an archery range.

The 0.5-acre tar pit site was the location of the former Buckhannon Chemical Company facility which began operation in 1908. Production of charcoal, wood alcohol and calcium acetate resulted in the disposal of waste on-site. The facility closed in approximately 1935, and the site has been largely unused and underutilized since then due to lingering environmental concerns.

Upshur County is very rural and lacks a strong tax base to fund projects like this, but many youth from a regional draw utilize the property. We believe the mitigation and redevelopment of the property will remove existing human health concerns and increase attendance at the Youth Camp which will lead to health, social, and welfare benefits of Upshur County and the surrounding regions' youth.

The Upshur County Commission is committed to providing the \$40,000 cost share through in-kind contributions and support in the form of programmatic oversight, management, material costs for community outreach/engage

The EPA Brownfields funding will be used to mitigate the 0.5 acre site to enable reuse of the site for a planned archery range. We thank you for your time in evaluating our proposal and anticipate a fully funded application request!

Sincerely,



Ms. Carrie L. Wallace
County Administrator
Upshur County Commission

- a. Applicant Identification: Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

- b. Funding Requested:
 - i. Grant Type: Cleanup
 - ii. Federal Funds Requested: \$200,000; Cost Share: \$40,000 (No Waiver Requested)
 - iii. Contamination: Hazardous Substances

- c. Location:
City of Selbyville, Upshur County, West Virginia

- d. Property Information for Site-Specific Proposals:
Upshur County 4H Camp Tar Pit
76 Youth Camp Road, Selbyville, West Virginia 26236

- e. Contacts:

Project Director: Tabatha Perry	Chief Executive: Carrie Wallace
Assistant County Administrator	County Administrator
Phone number: 304-472-0535 ext. 2(p)	Phone number: (304) 472-0535 ext. 3
Fax number: (304) 472-2399	Fax number: (304) 472-2399
Email address: trperry@upshurcounty.org	Email: clwallace@upshurcounty.org
Mailing address: 38 West Main Street	Mailing address: 38 West Main Street
Buckhannon, WV 26201	Buckhannon, WV 26201

- f. Population:
 - i. 49 (Selbyville estimate in 2000); 24,758 (Upshur County 2015 U.S. Census Estimate)
 - ii. The Upshur County Commission is a municipal form of Government.
 - iii. Selbyville is in Upshur County, where currently 18.1% of individual are below the poverty level. However, according to the 2014 American Community Survey 20.9% of its population living below the poverty level, and in 2000, 20.0% of the population lived below the poverty level.

- g. Other Factors Checklist:
The Other Factors Checklist is attached to the cover letter.

- h. Letter from the State or Tribal Environmental Authority
Letter from the WVDEP attached to cover letter.

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Upshur County Commission

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	Page 1, 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	Page 4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



west virginia department of environmental protection

Division of Land Restoration
601 57th Street SE
Charleston, WV 25304
304-926-0455

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
www.dep.wv.gov

December 7, 2016

Ms. Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

RE: EPA Brownfields Site-Specific Hazardous Substances Cleanup Grant Proposal

Dear Ms. Wallace,

Thank you for your efforts to further enhance your local community and the state's environment and economy by applying for a United States Environmental Protection Agency Site-Specific Hazardous Substances Cleanup Grant. The Upshur County Youth Camp in Selbyville has the potential to become a positive location for the community youth to enjoy as an archery range.

The Upshur County Commission has proven that they are dedicated to revitalizing the community and have made significant progress to prepare the site for remediation. From the property's history of being used as a dumping ground for Buckhannon Chemical Company and subsequent capping, to receiving confirmation from EPA stating that no further action is planned at the site, shows their willingness to promote growth within the community. The Commission's intentions to remediate the soil, remove the fencing, and reuse the site as an archery range will positively impact the community as a whole.

As you prepare your application for much-needed EPA brownfields site-specific cleanup funding, the WV DEP's Division of Land Restoration (DLR) is in full support of your efforts and will continue to coordinate with the Commission to advance it. Please contact me or my staff if we can be of service.

Sincerely,

Patricia A. Hickman, Director
Division of Land Restoration

1. COMMUNITY NEED

a. Target Community and Brownfields

Community and Target Area Descriptions

Upshur County is located in the central West Virginia foothills of the Allegheny Mountains. A growing county of almost 25,000 people, the county is convenient to Interstate 79 and the four-lane expressway Corridor H. The county seat of Buckhannon is home to West Virginia Wesleyan College, Saint Joseph’s Hospital, and the annual Strawberry Festival. Buckhannon was also named one of “The best 100 small towns in America” by Norman Crampton in his book with that title. The target area of Selbyville is an unincorporated town in the community of Upshur County. Selbyville is a small, very rural area developed along the Buckhannon River and formed on a history of coal mining and timber extraction.

Selbyville is nearly an hour away from Interstate-79, the nearest highway, and a 45 minute drive to Buckhannon, the only incorporated city in the county. An understanding of the rural nature of Upshur County is more fully appreciated when taking into account the fact that 5,646 of the county’s 24,487 residents live in Buckhannon, leaving only 18,841 residents in over 60 small unincorporated towns. The county’s population density is less than 70 people per square mile. While there are only 29 Selbyville residents recorded in the 2010 US Census, the target site, known as the Site or the Tar Pit, is within the Upshur County Youth Camp which provides services to the entire County population. The Camp contains cabins, group camping areas, hiking trails, a swimming pool, and outdoor recreation areas and serves as a retreat for youth and adult groups from across the County and surrounding areas.

Demographic Information and Indicators of Need

While the unemployment rate of the Census Tract 9670 in which Selbyville is located is below the national average, this can be partially attributed to the decline of the extraction industry in the area. Poverty in the Target Area Census Tract (17.4%) and County (20.9%) is high compared to the national level (15.6%). Additionally, the poverty rate of young children under the age of 5, a significant at-risk population, is notably high (64.8%) in the Census Tract as well as the County (60.6%). This is more than twice the national rate of 24.9%. Furthermore, the median household income in the target area’s Census Tract is \$39,309 compared to the national average of \$53,482. These demographics demonstrate an opportunity to enhance the quality of life in Upshur County by improving an existing public space to better serve the community.

	Census Tract 9670	Upshur County	West Virginia	United States
Population	4,870 ¹	24,487 ¹	1,844,128 ¹	314,107,084 ¹
Unemployment	2.5% ¹	6.5% ²	5.3% ²	4.8% ²
Poverty Rate	17.4% ¹	20.9% ³	18.1% ¹	15.6 % ³
Poverty Rate of children < 5 years	64.8% ¹	60.6% ¹	30.3% ¹	24.9% ¹
Percent Minority	3.0% ¹	1.4% ¹	6.4% ¹	37.2% ¹
Median Household	\$39,309 ³	\$39,188 ³	\$41,576 ³	\$53,482 ³
Mean Travel Time (minutes)	34.6 ¹	26.2 ¹	25.6 ¹	25.7 ¹

¹ Data are from the 2010-2014 American Community Survey data profile and are available on American FactFinder at:

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

² Data are from the Bureau of Labor Statistics, Sept. 2016 (not seasonally adjusted and area available at <http://www.bls.gov>

³ Data are from the 2014 American Community Survey data profile and are available on American FactFinder at:

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt.

Brownfields and Their Impacts

The Tar Pit is a 25,000 square foot area, within an over 40 acre property. The property was first used by Buckhannon Chemical Company for operations relating to the manufacturing of charcoal, wood alcohol (methanol), and calcium acetate from 1908. The Tar Pit was used to dispose of wastes from the production of these substances. Hazardous wastes were disposed of in the Tar Pit until the facility closed in 1933. The property is presumed to have sat vacant from 1933, until it was sold to the Upshur County Commission, the current owner of the Site. Since then, the property has been used by the County 4H Club and other local groups to host recreational activities. However, the Tar Pit Site has been unused since 1988. An Emergency Response Removal action was made by the US Environmental Protection Agency (US EPA) in 1988 upon receipt of samples taken in response to a complaint received by the WV Department of Natural Resources the year prior. The action consisted of capping the 0.5 acre contaminated area with a geotextile layer, compacting 6” of soil over it, and installing a barbed wire fence around the Site. Due to the age of the cap and the lack of maintenance on the Site, ground cover and trees have penetrated the cap in several locations. However, the site remains secure and the fencing around the perimeter of the tar pit is intact. Neeraj Sharma, On-Scene Coordinator with US EPA Region III, stating that no further action is planned on the Site.

There are significant real and perceived impacts associated with the Tar Pit. The Site poses environmental contamination risks to the surrounding surface and subsurface soil, surface water, and contamination into the nearby waterway. The Site is less than 50 feet from a river and is surrounded by a recreational camp that is often used by children. Community members have expressed concern about the risks the Tar Pit may pose to children and their families that participate in activities at the Youth Camp. Additionally, the Site is a void space on the camp property.

b. Welfare, Environmental, and Public Health Impacts

Welfare Impacts

Selbyville and Upshur County suffer from a number of welfare issues relating to healthcare, public transit, food access, and availability of physical activity. Community Health Needs Assessment (CHNA)¹ documents created for the County in 2013 and 2016, both indicate that the county has insufficient public transportation. Only 0.2% of the County’s commuters use public transportation, compared to 5.1% nationally.² Additionally, the Tar Pit site is a significant source of blight on one of only 5 premiere parks advertised by the County, contributing to a poor local sense of place.

Cumulative Environmental Issues

Selbyville and Upshur County face a variety of environmental justice issues in addition to brownfield challenges. In addition to the target site, the County has a number of sites reporting to the US EPA. According to the EPA’s Environmental Justice Screening & Mapping Tool³ there are six sites reporting for toxic releases, 100 water dischargers, and six air pollution reporting sites. Additionally, no organization within Upshur County has ever received a US EPA Environmental Justice Grant, CARE Grant, or brownfields assessment or cleanup grant.

¹ http://www.stj.net/SJH_CHNA_2016_Final.pdf

² U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

² <http://food-access.healthgrove.com/l/9340/Upshur-County-West-Virginia>

³ <https://ejscreen.epa.gov/mapper/>

Upshur County was also in a state of emergency in June 2016 due to flooding and was selected for FEMA Public Assistance, which provides aid to state and local governments, and certain non-profits, to help communities that experienced major disasters.

Cumulative Public Health Impacts

The CHNA documents of 2013 and 2016 identified nine priority areas of need including access to primary care services, weight management programs, and wellness opportunities, as well as high rates of obesity/diabetes⁴. Additionally, the County has a limited number of primary health care providers. A 2013 Health Indicators Warehouse Report indicated there were 48.7 primary care providers per 100,000 people in Upshur County⁵, compared to a national average of 73.5⁶ and a state average of 82.6. Upshur County also has only 0.41 fitness facilities for every 1,000 people, compared to the national average of 0.7 facilities⁷. There are only 8 trails, totaling under 9 miles in the entire county⁸. The lack of recreational space limits the population's access to wellness opportunities, which causes lasting negative impacts on public health.

c. Financial Need

Economic Conditions

Selbyville is an unincorporated place, lacking a local government that could help to secure resources and manage improvement projects. Upshur County is the first level of government that oversees Selbyville. The small population throughout Upshur County, impacts the distance that residents travel to access parks, shopping, workplaces, etc. Furthermore, large commercial centers that draw consumers outside of the County impact the economy in Upshur County.

Upshur County has seen an increase in direct tourism spending from \$21.7 million in 2004 to \$34.4 million in 2012, according to a Region VII Comprehensive Economic Development Strategy report for 2016 through 2020⁹. This increase in tourism spending has created 80 new jobs. A new Event Center constructed at Brushy Fork is hoping to draw additional visitors to the county to continue positive economic impact through tourism.

Upshur County and the State of West Virginia have a lengthy history associated with extraction industries including timber, coal, and natural gas. The decline of the coal industry, specifically, has significantly impacted West Virginia's State budget. Coal production in the State has steadily dropped since 2008. The amount extracted in 2016 is estimated to be 60% of that in 2008. Furthermore, the State announced in 2016 plans to decrease Coal Severance Taxes by 40% or more by 2018. To balance the reduction of Coal Severance Taxes, the State announced a 4% across the board budget cut in 2016¹⁰. The State budget deficit was over \$200 million for the 2015-16 budget year, and as of November 2016, the deficit had already reached \$87.5 million for the current budget year. Upshur County is one of 24 coal producing counties in the State that

⁴ http://www.stj.net/SJH_CHNA_2016_Final.pdf

⁵ http://www.healthindicators.gov/Indicators/Primary-care-providers-per-100000_25/Profile

⁶ <http://www.dartmouthatlas.org/data/table.aspx?ind=143>

⁷ <http://food-access.healthgrove.com/l/9340/Upshur-County-West-Virginia>

⁸ <http://www.mapwv.gov/trails/>

⁹ http://www.regionvii.com/sites/default/files/resource-files/Region%20VII%20PDC%20CEDS%20Final%20Draft%202016-2020_0.pdf

¹⁰ <http://www.statejournal.com/story/30964438/wv-weakens-as-coal-severance-crumbles>

receive an increased share of the State’s Coal Severance Taxes. Therefore, the State budget issues are having a negative impact on Upshur County. As of December 2016, the County has collected 85% of the coal severance tax revenue for the fiscal year that it had at the same time in 2015. The Oil and Gas Industry is also declining in Upshur County. The County’s Gas and Oil Severance Tax income peaked in 2013 at \$283,000, was close to \$220,000 in 2014 and 2015, and fell to \$117,000 in 2016 (Data available upon request at Upshur County Commission Office). The decline in the Oil and Gas Industry is also demonstrated by the number of layoffs in 2016. On August 22, 2016, the Exponent Telegram, a local newspaper, announced that two large extraction industry employers laid off over 300 employees in the county since July 2016. Furthermore, WDTV announced on December 5, 2016 that one of the companies had released a letter on December 1st explaining that 65 additional employees will be laid off due to loss of business opportunities. According to 2015 US Census Data, there was a decrease in employment in Upshur County from 2013-2014 by 5.6%.

Economic Effects of Brownfields

The Upshur County Youth Camp depends on fees collected from camp users to keep facilities running and to generate income that covers staff time, etc. The presence of the Tar Pit at the Camp inhibits the Camp’s appeal and functionality for folks interested in using it, likely impacting the number of organizations that reserve the Camp and the number of individuals that attend events at the Camp. Improved Camp programming, Site aesthetics, and community health perception, among other benefits that will result from the cleanup of the Tar Pit at the Camp will make it more appealing to Site groups and individual users. Site and programming improvements, as a result of the Tar Pit cleanup are anticipated to positively impact the amount that can be charged for use of the Camp as well as the number of Camp use fees that will be collected annually.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description

i. Existing Conditions

The Tar Pit sits within the Upshur County Youth Camp property, surrounded by open lawn space, and is approximately 50 feet from the Buckhannon River. Activities such as picnics, ball sports, fishing, and unstructured recess, among others, associated with the camp’s use take place around the Tar Pit, which is contained by a chain link with barbed wire fence. Within the fence is variety of mature plant material including evergreen and deciduous trees and shrubs. A membrane, installed during a 1988 EPA Cleanup effort is now exposed in several areas and contains tears, presumably from the roots of vegetation growing on it. The fabric membrane is visible in several areas throughout the Site. “Based on the limited visual pockets of tar observed on the surface (even under the heavy vegetation), it is believed that the liner installed in 1988 by the EPA has deteriorated” (Phase II ESA, page 26).

The Limited Phase II Environmental Site Assessment completed by EnviroCheck of Virginia, Inc. on December 20, 2016 listed analytical results and conclusions based on soil and groundwater sampling conducted . Thirteen soil borings, SB-1 through SB-13, were placed within the fenced in Tar Pit area, and seven soil borings, SB-14 through SB-20, were placed around the Tar Pit area, while 2 samples were related to seeps for a total of 22 soil sampling locations.

The following results identify the number of samples out of the 22 taken on the Site that contain specified contaminants, and compare the degree of contamination to the West Virginia Department of Environmental Protection’s (WV DEP) De Minimis Residential Soil Standards.

Soil Contaminants	Sample Locations (out of 22) Above Standards	Level(s) Above De Minimis Detected (mg/kg)	Residential DeMinimis Standard (mg/kg)	Factor Above Residential DeMinimis Standard
TPH-DRO	8	13,700- 163,000	4,100	Up to 33 times higher
TPH-ORO	8	7,300 – 24,700	6,100	Up to 4 times higher
Arsenic	21	2.26 – 21.3	0.390	Up to 54 times higher
Benzo(a)anthracene	2	1.71 – 2.56	0.15	Up to 17 times higher
2,4-Dimethylphenol	6	1420 – 3920	1,200	Up to 3 times higher
Naphthalene	8	0.712 – 184	3.60	Up to 51 times higher
Benzene	6	1.26 – 6.79	1.1	Up to 6 times higher
Ethylbenzene	6	6.73 – 42.4	5.40	Up to 7 times higher
Indeno(1,2,3-cd)pyrene	1	1.26	0.015	84 times higher
Dibenzo(a,h)anthracene	1	0.258	0.015	17 times higher
O-cresol	1	3,150	3,100	Slightly higher
M,p-cresol	2	3,540 – 4,180	3,100	Slightly higher
2-butanone	9	0.0063 – 9.44	NONE	n/a
2-hexanone	4	0.0898 – 26.4	NONE	n/a
P-isopropyltoluene	7	0.0205 – 3.68	NONE	n/a
Benzo(a)pyrene	1	2.13	NONE	n/a

Groundwater Contaminants	Sample Locations (out of 22) Above Standards	Level Above Groundwater Standard Detected(mg/L)	Residential Groundwater Standard (mg/L)	Factor Above Groundwater Standard (mg/L)
Bis(2-ethylhexyl)phthalate	2	0.0136- 0.0188	0.006	Up to 3 times higher
Nitrobenzene	1	0.0052	0.00012	43 times higher
O-cresol	2	2.91 – 3.07	0.78	Up to 3 times higher
M,p-cresol	2	3.52 – 5.72	0.78	Up to 7 times higher
2,4-dimethylphenol	2	3.12 – 4.06	0.31	Up to 13 times higher
Benzene	2	0.00564- 0.00698	0.005	Slightly higher
1,3,5-Trimethylbenzene	1	1.84	0.16	11 times higher

The Limited Phase II ESA confirmed the presence of significant contamination in the Tar Pit. The soil contamination extends to the shallow soil aquifer that is approximately 7-9 feet below the surface. Groundwater contamination appears to be limited primarily to the Tar Pit area and does not seem to affect the surface water of the adjacent Right Fork of the Buckhannon River, but is important to note that this conclusion was derived from a one-time sampling event. Further sampling was recommended to determine groundwater flow direction dynamics and seasonal variations.

ii. Proposed Cleanup Plan

The proposed cleanup plan will involve clearing and regarding the Site, and then placing a membrane and clean layer of soil over in a sequence like to the following:

1. Clearing: This will first require the removal of roughly 700 lineal feet of fencing and 70 fence posts around the perimeter of the site. Upon removal of the fence, understory

vegetation will be cleared from the half/acre Site and disposed of in an appropriate landfill. Mature trees throughout the Site will be cut and disposed of.

2. Excavating and Grading: The top 6-9” of soil on the Site will be excavated, to remove the existing cap, then replaced and compacted to provide a smooth layer for the cap.
3. Cap Installation: A membrane with low permeability, such as Bentomat, will then be placed over the smooth surface. A 12” layer of locally sourced top soil will then be placed and compacted over the membrane. The cap depth will be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. The fill material shall be obtained from a soil borrow area acceptable and/or approved by the WVDEP. The contractor shall be responsible for ensuring that the fill material shall be free of deleterious material, contaminants of concern, and free of foreign objects.
4. Turf Grass Installation: A shallow rooted species of turf grass will be seeded throughout the Site. Special care will be given to the area until turf grass covers the Site. Once the lawn is in place, the Site may be mowed along with surrounding open space.
5. Land Use Covenants: Once the fill is in place and the capping complete, restrictions on excavation will be coordinated in a land use covenant with the WVDEP to ensure that future human health is protected.

iii. Alignment with Revitalization Plans

With rural areas primarily comprised of mountainous farmland and forest cover, the flat, open space and natural and manmade recreational amenities at the Youth Camp are a valuable asset for residents of the County and surrounding region. The improvement of existing parks is in alignment with Region VII Planning and Development Council’s Comprehensive Economic Development Strategy. Furthermore, the cleanup of the Tar Pit at the Youth Camp Site will be the catalyst for revitalization planning in the target area of Selbyville, a place where revitalization and comprehensive planning is limited. Upon receiving funding for the Tar Pit cleanup project, the County and partnering entities will participate in design a process including a charrette planned for the Fall of 2017. The Design will result in Site reuse plans that can be used to guide revitalization of the Site and the rest of the Camp so that it will better serve the target area of Selbyville and the surrounding community.

The transformation of the Tar Pit into part of the camp’s open space aligns with The Partnership for Sustainable Communities’ Livability Principles: (4) Supporting Existing Communities and (6) Valuing Communities and Neighborhoods. The project will support existing communities by improving the camp that is already providing Upshur County with important educational and recreational opportunities. Furthermore, the project aligns with equitable development and environmental justice outcomes by serving as a flex space while not being used as an archery range, providing opportunity to a variety of uses for the target area and surrounding community.

b. Task Descriptions and Budget Table

Task Descriptions

Task 1-Programmatic Oversight: The total amount budgeted for this task, including cost share, is \$15,000. Upshur County will use existing County staff for direct programmatic and grant oversight, funded by County cost share funding. County staff activities will include facilitating the scope of work, preparing RFPs, interviewing and hiring contractors, completing all necessary time

sheets, tracking and confirming in-kind donations, and timely project reporting. The County will provide an in-kind project manager (\$28/hour at 15 hours/month, for 36 months = \$15,000) for direct project management for the duration of the grant period. The Project Manager will host project meetings, inform stakeholders of the project status, coordinate site activities amongst project stakeholders, and assist the County in project reporting. EPA funds will cover a cost of \$2,000 for two project members to travel to the annual West Virginia Brownfields Conference and the EPA National Brownfields Conference, which includes \$600 for transportation, \$600 for event registration, \$600 for hotel accommodations, and \$200 for per diem for two people.

Task 2 – Community Involvement: The total amount of this task is \$12,500, including cost share (\$2,500 EPA/\$10,000 CS). Upshur County will work closely with the Upshur County Youth Camp, the WV DEP, the Northern WV Brownfield Assistance Center (NBAC), the Buckhannon River Watershed Association, and other local civic and special interest organizations to complete the remediation and reuse planning. Upshur County will continue to gather project input and support through media announcements, public stakeholder meetings, and future community workshops to build on previous activities. Costs associated with media announcements, print ads, and informational materials are identified under supplies total \$2,500. Upshur County will post information at the County Courthouse, the Upshur County website, and at local establishments including local public libraries. The County will contribute cash and/or in-kind services for the development of informational materials and to assist with outreach and community development. Cost share funds totaling \$10,000 will be used for the completion of this task.

Task 3 – Site Cleanup: The total cost for this task is \$195,000, in EPA funding. Qualified contractors will be selected through a competitive bid process to complete the remediation of the Site. The selected contractor will complete or sub-contract site engineering, clearing, capping, filling, and seeding, as well as the updating or creating of land use covenants for the site. The project clean-up is expected to take up to 20 months based on the camp’s season of use and the weather. A post remedial risk assessment will be performed, as required under the VRP, and a certificate of completion will be requested from WV DEP. The \$195,000 site remediation budget is detailed below:

Site Cleanup Budget	
Removal and Disposal of Fence, posts, and barriers	5,000
Tar Pit impacted Tree Removal and Stump Grinding	15,000
Brush Cutting and Removal	2,000
Existing Cap Removal	10,000
Erosion and Sediment Control	14,000
Stormwater Engineering	15,000
Synthetic Clay Membrane	40,000
Delivery and Installation of Membrane	25,000
18” Layer of Clean Fill (1,400 cubic yards, delivered)	27,000
Earth Work	9,000
Hydro seeding for capping (0.5 acres)	2,500
Update or create land use covenants	5,000
Total	\$177,000
Total (with 10% contingency)	\$194,300

Task 4 – Reuse Planning: The total cost for this task is \$17,500 (\$2,500 EPA/\$15,000 CS). Upshur County will contribute \$15,000 to fund the creation of a final site design plan. Costs associated with the plan include workshop planning and facilitation, as well as staff time and/or subcontracted work for the final site design and printing/distribution costs of materials. \$2,500 in EPA funding for this task will be used for costs associated with workshop advertisement and facilitation.

Upshur County is charged with guiding the cleanup to successful completion. The County, with the help of NBAC, will work to engage all community stakeholders through public meetings and workshops. In addition, the County and NBAC will work closely to track and celebrate project goals and milestones. The project will seek regular local newspaper stories to publish progress and document achievement of project goals.

Budget Table

	Programmatic Oversight	Community Involvement	Site Cleanup	Reuse Planning	Total
Personnel	\$15,000	\$8,000	-	-	\$21,000
Fringe Benefits	-	-	-	-	-
Travel	\$2,000	\$2,000	-	-	\$4,000
Equipment	-	-	-	-	-
Supplies	-	\$2,500	-	-	\$2,500
Contractual	-	-	\$195,000	\$17,500	\$212,500
Other	-	-	-	-	-
EPA Budget	\$2,000	\$2,500	\$195,000	\$2,500	\$200,000
Cost-share	\$15,000	\$10,000	-	\$15,000	\$40,000
Total Budget	\$17,000	\$12,500	\$195,000	\$17,500	\$240,000

c. Ability to Leverage

The County Project Manager will stay up to date on federal, state, and foundation funding sources. She will work to identify appropriate grant programs that assist with recreational programming and development projects, including archery ranges. Upon identifying appropriate sources, the County Project Manager will assemble project teams to apply for funding and manage grant projects that will result in the development and sustained programming of an archery range on the site. Identified programs that may offer support for archery and other physical activity program development include The Try This West Virginia Program, The Lowe’s Community Partners Grant, KaBOOM!, and the WVU Extension Office in Upshur County, which manages the County’s 4H Club.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

Upshur County will continue to work closely with Governmental and Community project partners to keep Upshur County residents and area stakeholders engaged in Cleanup planning and implementation. Upon receipt of notification that the project will be funded, the County will notify project partners of the award and will begin implementing community engagement.

The County will request that the cleanup project be an ongoing agenda item at Upshur County Youth Camp Board meetings for the duration of the grant. The County Project Manager will release monthly public service announcements to project partners for the duration of the cleanup project. Finally, one Celebratory event will be held at the Site, upon the completion of the cleanup.

Additionally, project partners will plan and facilitate two participatory community workshops in the Fall of 2017 to obtain public input regarding the project. The workshops will be announced at least two weeks in advance, and will be advertised in the newspaper, on social media by partnering organizations, by word of mouth, and/or other effective and available means of advertising. Neighborhood residents will also be invited to participate in the workshops. Project background, the analysis of brownfield cleanup alternatives, and cleanup decisions to be made will be presented at the workshops, followed by activities where participants will be encouraged to express concerns about impacts that cleanup activities may have in the community. The concerns will be considered and analyzed to inform decisions made regarding cleanup activities. Partnering organizations will update interest groups on social media, at regularly scheduled meetings, and other effective means of public outreach as progress updates are received and are available.

Cleanup activities which may impact sensitive populations and nearby residents are the transportation of soil in heavy trucks on County Highway 44, Brooks Hill Road, and Youth Camp Road, as well as the presence and use of heavy earth-moving equipment on the Site. County Highway 44 is a substantial thoroughfare. Residences and businesses on the route are accustomed to continuous use of the thoroughfare by vehicles and will be impacted minimally by cleanup activities for this project. Brooks Hill Road and Youth Camp Road are quiet residential streets. There are as many as five residences and/or businesses along Brooks Hill Youth Camp Roads which will be impacted by heavy truck traffic during the cleanup. In order to minimize risk to youth camp patrons the County Project Manager will coordinate cleanup activities to occur during the off-season, when the camp is not in use.

b. Partnerships with Government Agencies

The WV DEP provides the state’s environmental oversight. WV DEP regulates environmental laws adopted by the State and Federal governments. WV DEP’s Division of Land Restoration (DLR) administers a number of cleanup programs including brownfields and voluntary remediation. The WV DEP DLR provided substantial project assistance in 2016, through funding the Site’s Phase II Environmental Site Assessment in the fall of 2016, and participating in conference calls and project correspondences. The WV DEP DLR is committed to continuing correspondence with the County to provide project guidance for the duration of the project.

The Upshur County Development Authority (UCDA) and the West Virginia Region VII Planning and Development Council are supportive of the Tar Pit cleanup, and have offered to promote the project through their public outreach media for the duration of the project. US Senators Joe Manchin III and Shelley Moore Capito also support this project.

Organization	Contact	Description & Role in Project
WV DEP DLR	Patty Hickman 304-926-0499	Manages remediation of contaminated lands and will provide ongoing support and environmental expertise during this project.
Upshur County Development Authority	Robert Hinton 304-472-1757	Local development authority will promote the project through existing public outreach methods
WV Region VII Planning and Development Council	Shane Whitehair 304-472-6564	Local agency that provides support to economic, planning, and partnerships will promote the project through existing public outreach methods

a. Partnerships with Community Organizations:

NBAC awarded the Tar Pit project a mini-grant to launch the site redevelopment project in 2012, and has since offered project management assistance through the process of releasing the Site from USEPA’s Removal program. NBAC is committed to continue providing brownfield technical assistance for the duration of the cleanup grant. NBAC has also committed to facilitating two public workshops in the Fall of 2017. NBAC staff will coordinate meeting logistics, create promotional materials for the workshops, and share promotional materials with governmental and community project partners more than two weeks in advance.

West Virginia University Landscape Architecture and Environmental Design will support the project by assigning an independent study course to an undergraduate or graduate design student in the Fall of 2017, in coordination with the public workshops to be facilitated by NBAC. The student(s) will be given the assignment of presenting a Site Inventory and Analysis at the first workshop, and Site Design at the second workshop. Student presentation(s) will be made during workshop introductions, to provide project background and generate public input. **Additional community project partners are also listed below.**

Organization	Contact	Description & Role in Project
Northern WV Brownfields Assistance Center	Patrick Kirby 304-293-6984	Brownfield revitalization and reuse planning will provide meeting facilitation and technical assistance.
Upshur County Youth Camp	Thanna Wentz, President	Property management entity will maintain site access, cooperate with contractors through cleanup activities, keep the community apprised of cleanup status through existing social and professional networks
The Pride of Tygarts Valley Band Program	Josh Tharp 304-335-4575	Site user group will benefit from cleanup and continue to use the camp
Lions Club	Larry Alkire 304-472-8358	Community service group will help in any way possible
Buckhannon River Watershed Association	Paul Richter 304-472-3317	Local watershed group will share project updates with local network to improve local perception of place

WVU Landscape Architecture and Environmental Design	Peter Butler, Associate Professor	Local academic program will assist in meeting facilitation and community workshops in the Fall of 2017
Upshur County 4H Club	Craig Presar 304-473-4208	Site user group will benefit from camp improvements, participate in planning activities, and expand programming on the Site.

Letters of Commitment

Attached are letters from the government and community organizations who have expressed their support for the project, and have describe and affirmed their roles and commitments to the project.

b. Partnerships with Workforce Development Programs

The Upshur County Commission will promote local hiring and procurement by partnering with the Upshur County Economic Development Authority, the Buckhannon-Upshur Chamber of Commerce, and local businesses to advertise planned employment opportunities related to project activities. The Commission will also work with WorkforceWV to reach as many local WV businesses and possible and connect local citizens to employment opportunities related to project activities. The Commission will also encourage all contractors to hire locally.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

The successful cleanup and reuse of the Tar Pit will address disadvantaged welfare, environment and health of the target area and surrounding community by improving the Upshur County Youth Camp. The Tar Pit is currently a void space, and source of contamination on the Camp, posing a health risk to the community and instilling local fear of environmental risk. The cleanup of this site will foster local health in Upshur County by improving the Camp and increasing its appeal to the community, which will result in a more positive local sense of place.

Environmental benefits include outcomes such as land remediated through removal of hazardous materials and improved air, surface water, groundwater, and soil quality in and around the Site. These benefits address environmental challenges discussed above by removing an environmental hazard from the target area.

Additional recreational opportunities will provide public health benefits to mitigate childhood obesity, by providing greater access to recreational amenities, and more opportunities for outdoor activities. Residents throughout the county that currently have limited access to recreation and exercise need the Camp to provide these services. A no-cost option for recreation and exercise will provide public health benefits, particularly to at-risk populations in the target community such as people living in poverty, pregnant women, children, and elderly citizens.

b. Economic and Community Benefits

The Tar Pit Cleanup Project will provide local construction jobs through the execution of cleanup activities. The development of archery facility programming through Site redevelopment may also provide additional employment opportunities in the area. Furthermore, the completed project will result in an improved local sense of place. Negative local perceptions relating to soil quality on the Site and water quality in the Buckhannon River will be positively impacted through the

transformation of the contaminated Site into clean, usable, recreational space. Additionally, the creation of additional space for recreation will enhance one of the few recreational facilities in the County. In addition, a major benefit is the expected improvement in local and state-wide perception and reputation of Selbyville and Upshur County as a desirable place to live, work, and recreate. Quality of life amenities such as available youth and adult recreation will help the community remain sustainable into the future.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings

Our most recent audit that has been completed and returned is for fiscal year 2014. During the fiscal year ended June 30, 2014, the West Virginia State Auditor's Office did not identify any deficiencies in internal control that were considered to be material weaknesses; however, there were certain issues with internal control that were considered to be significant deficiencies. The WV State Auditor's Office identified the following deficiencies:

1. Segregation of Duties: The same employees can many times prepare checks, reconcile bank accounts, prepare and make deposits, collect fees and other revenues and prepare the monthly reports for the respective offices. This was classified as a significant deficiency. The Upshur County Commission concurred with this finding and has stressed the need for segregation of duties to all departments. Staffing levels in some departments limit the ability to implement recommendations at all times.
2. County Clerk Refunds: Upshur County Clerk's office routinely reimburses overpayments received in the form of checks by refunding cash. This was classified as a significant deficiency. The Upshur County Commission has recommended for the County Clerk to implement policies and procedures to ensure all overpayments received in the form of checks be refunded by check from the refund bank account.
3. Failure to Submit Budget Revision to Appropriate the Unexpended Fund Balance at June 30, 2013 – Coal Severance Tax Fund and General Fund Balance at June 30, 2013: This resulted in the unencumbered beginning fund balance in the levy report for the fiscal year to be incorrectly stated. The Upshur County Commission remedied this issue in their budget revision for fiscal year ending June 30, 2016. Prior to fiscal year 2014 the previous County Administrator completed budget revisions for the Commission. He used cash based accounting when performing his calculations for unexpended fund balances. When he resigned the responsibility was given to the Bookkeeper who used modified accrual based accounting which attributed to the difference in values in the unexpended fund balances.

The Upshur County Commission has not had any problems with the administration of grants; however, there was a delay in the expenditure of funds awarded by the 2012 FOCUS Brownfields Program. Since approximately 2013 there have been at least four different County Administrators and four different Assistant County Administrators. This resulted in the \$5,000 of awarded funds not being expended until 2016. The former Administrator contacted Region VII Planning & Development Council for assistance in obtaining quotes from engineering firms; however, no further action was taken. One of the Assistant County Administrator's first tasks upon being hired

was to obtain the status of the Brownfield Program Grant, and she has been working with the staff of the WV Brownfields Assistance Centers to date.

b. Programmatic Capability

If awarded, Carrie L. Wallace, County Administrator and Tabatha R. Perry, Assistant County Administrator will oversee the project on behalf of the Upshur County Commission. The Upshur County Commission meets on a weekly basis in order to make decisions, execute documents, pay bills, approve contracts and receive project updates.

Carrie L. Wallace currently oversees and administers the Court Security Fund Grant through the Division of Justice and Community Services. As the Administrator, Ms. Wallace also reviews all grant applications, requests for reimbursements, and deadlines, and records incoming funds for grants the Upshur County Commission executes on behalf of the Courthouse Departments and entities. Before accepting the position as County Administrator she served as the Assistant County Administrator and is fully competent to ensure the completion of all technical, administrative, and financial requirements of the project and grant.

Tabatha R. Perry currently oversees and administers the Courthouse Facilities Improvement Authority Grant for fiscal years 2016 and 2017. As the Assistant Administrator, Ms. Perry aids in grant file organization, deadline preparation, and tracking requests for reimbursements and recording incoming funds for all grants awarded to the Upshur County Commission. Although her employment with the County did not begin until April of 2015, she immediately assumed the duties of administering three Governor’s Community Participation Grants awarded by the WV Development Office. During fiscal year 2016, Ms. Perry submitted all of the required paperwork for those grants.

Carol Smith is the County Bookkeeper and has been an employee of the County since 1998. She manages all of the bills and prepares the checks for signatures. She is knowledgeable of the County’s accounts and budgets and is able to quickly and accurately provide information regarding grant expenditures.

Heather Parke is the Chief Tax Deputy who oversees the Tax Department. All checks are provided to the tax office for deposit. One of the tax deputies enters the information into the computer system and provides a receipt for the grant file. These accounts are managed by Heather Parke and Carol Smith. When a question arises as to when a bill was paid or check received, they are able to look up and provide the date received, sent out, receipt number, description of expense or deposit and check number.

The aforementioned employees and Elected Officials will work together to ensure the timely and successful expenditure of funds and completion of all technical, administrative and financial requirements of the project and grant.

Donald W. Martin, II, former Assistant Director of the WV Department of Environmental Protection, has also graciously offered to volunteer his time and expertise on this project, as a volunteer resident. Not only does Mr. Martin have experience with remediation programs, he also has 34 years of service with the State and is knowledgeable of the site area. He prepared a Phase

1 Report for this project and assisted with the preparation of this application. His expertise has been invaluable in assisting the Commission staff throughout this process.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Project tracking and reporting:

Outputs and outcomes will be tracked, measured, and reported in a variety of ways, including quarterly reports, the ACRES database, and local reporting. Output measures to be tracked include: (1) number of project partners, (2) community meetings held, (3) community members engaged, (4) community feedback gathered, and 5) acres of property remediated and readied for reuse. The outcome measure will be approximately one-half acre of new greenspace that was previously inaccessible.

The County will track, measure and evaluate the progress of project outcomes and results by (1) keeping track of how many camps/people attend the Youth Camp over the next several years and comparing those figures to the number of people who attended prior to the project completion, (2) comparing how many children participated in archery prior to project completion as opposed to how many participate after project completion, (3) compare income to past amounts collected which will show if there has been an increase since the project completion and (4) evaluating the number of employees utilized during the summer months in comparison to how many employees are needed after project completion, which will show if more employees were needed in order to accommodate the extra children, archery lessons, etc. The Youth Camp Facilities Director records the number of camps, attendees, etc. throughout the year and will continue to do so. The County Administrator, Assistant Administrator and the Commission will evaluate this information on a yearly basis when preparing the next fiscal year budget. The expected outcome of this project is to make approximately 25,000 square feet of land ready for reuse and to minimize the exposure to hazardous substances and other contamination. Additionally, the County Administrator and Assistant Administrator plan to conduct regular status meetings with the other involved parties and measure over time the amount of area that has been cleaned of potentially hazardous material.

d. Past Performance and Accomplishments

ii. Has not received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The 2012 FOCUS WV Brownfields Program grant award in the amount of \$5,000 was received and to be expended on the initial planning of identifying hazards, abatement, and reclamation of the current site located at the Upshur County Youth Camp. These funds were used to pay for a portion of Envirocheck’s fees to conduct sampling of the area. As stated earlier, these funds were not expended until October 2016; however, the current Administration is working diligently to submit all final paperwork for this grant and is submitting this application with the hopes of further completing the initial project. This sampling is expected to provide insight into the contaminants located at the site and will allow for further discussion and action to take place in an effort to remediate the site. The above grant award is the most similar in scope and relevance to the proposed project; however, the following grant awards are also worth noting:

1. 2016 Courthouse Facilities Improvement Authority Grant award in the amount of \$81,291 to be used to replace approximately 1,300 square feet of wood decking surrounding the Courthouse dome, refurbish 7,000 square feet of the Courthouse roof and repair damaged

wooden structure. Making these repairs to the Courthouse roof will result in the prevention of leaks in the roof, create a thermal envelope that will prevent the exchange of inside and outside air and create a barrier so that water may not enter into the structure, which could promote mold growth if it did occur. These improvements are also expected to maintain the historic characteristics of the Courthouse by providing the cupola with a solid foundation to remain standing for years to come. Quarterly progress reports have been made on time. This project is still ongoing with an anticipated completion date of December 31, 2016. An extension has been requested so that the final paperwork and payment may be issued before the completion report is submitted. The Assistant Administrator has submitted this request for extension, pointing out that this project required the advertising of a request for proposal on two separate occasions due to the lack of bids received, and is waiting to receive the decision of the Authority.

2. Governor's Community Participation Grant award in the amount of \$20,000 for landscaping, renovations, upgrades and improvements to the Upshur County Youth Camp. This grant period was from July 1, 2014 through June 30, 2016. The Assistant Administrator recorded all expenses and submitted the final report on June 10, 2016. The outcome of this project included the largest sleeping cabin receiving new windows, a new front door, roof shingles and metal siding; two freezer units were purchased and installed in the dining hall, pavilion roof was replaced with tin, new front doors were installed in the small cabins and a shower stall was purchased for one of the cabins. The Youth Camp Director and groundskeeper performed all of the repairs. These renovations will allow for the Youth Camp to continue to function at full capacity and will allow for the youth to have an enjoyable camp to attend. This grant did not require progress reports and was completed before the set deadline. The final report was accepted without the need for revisions or additional information.
3. Governor's Community Participation Grant awards in the amounts of \$6,000 and \$5,000 to be used to repair the Upshur County Youth Camp Bridge. This grant period was from July 1, 2013 to June 30, 2015; however, an extension was granted and the new completion date was set for June 30, 2016. The Assistant Administrator coordinated for the work to be completed by the WV Department of Transportation Division of Highways, recorded all expenses and submitted the final report before it was due. The outcome of this project was the successful repair of the bridge. The Assistant Administrator maintained contact with the Division of Highways during the project and the final report was accepted without the need for revisions.

The Upshur County Commission currently has several open grants with the WV Division of Justice and Community Services, the WV Records Management and Preservation Board, WV Justice Assistance Program and the Courthouse Facilities Improvement Authority. Progress reports are submitted in a timely fashion along with requests for reimbursements.

RESOLUTION

A RESOLUTION BY THE UPSHUR COUNTY COMMISSION, WEST VIRGINIA, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD CLEAN-UP PROGRAM

WHEREAS, the United States Environmental Protection Agency Brownfield Clean-up Program will grant funds to eligible local governments to finance local projects; and

WHEREAS, the Upshur County Commission is requesting \$200,000.00 from the United States Environmental Protection Agency that will be utilized by the Grantee to clean-up the site referred to as the former Selbyville Tar Pit site located in Selbyville, W,V an unincorporated community in Upshur County which environmental hazards have been identified; and

WHEREAS, the Upshur County Commission requests financial assistance to provide for environmental cleanup of the former Selbyville Tar Pit to make said site reusable; and

WHEREAS, it is necessary for the Upshur County Commission to authorize the submission of the grant application; and

WHEREAS, the Upshur County Commission must give assurance that the United States Environmental Protection Agency Brownfield Clean-up Program regulations related to grant administration, civil rights, and other applicable State and Federal laws will be followed; and

WHEREAS, the Upshur County Commission must designate an official representative to act in connection with the application and execute all necessary program documents.

NOW, THEREFORE, BE IT RESOLVED BY THE UPSHUR COUNTY COMMISSION THAT:

Section 1. The Upshur County Commission hereby authorizes the filing of an application with the United States Environmental Protection Agency for a Brownfield Cleanup Grant in the amount of \$200,000.00 with the Commission committed to a \$40,000 Cost Share satisfied through allowable in-kind services including programmatic oversight, materials for community engagement, and re-use planning activities.

Section 2. The Upshur County Commission will comply with all laws and regulations pertaining to the program; and

Section 3. The President of the Upshur County Commission is hereby designated as the official representative and Chief Executive to act on behalf of the Upshur County Commission in connection with said application and the program and said County Administrator is hereby authorized and empowered to execute and deliver the aforementioned application and such other program documentation as may be necessary and appropriate.

This Resolution shall become effective upon Passage.

Passed this 15th day of December, 2016.

Commission President



County Administrator



United States Senate

WASHINGTON, DC 20510-4804

ENERGY AND NATURAL
RESOURCES COMMITTEE
ARMED SERVICES COMMITTEE
COMMERCE, SCIENCE, AND
TRANSPORTATION COMMITTEE
VETERANS' AFFAIRS COMMITTEE

December 20, 2016

Mr. Shawn M. Garvin
Regional Administrator
USEPA REGION 3
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

Dear Mr. Garvin,

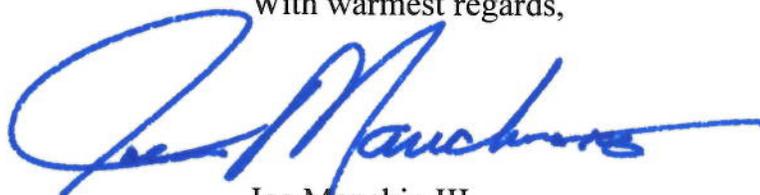
I have been alerted that the Upshur County Commission, Buckhannon, West Virginia, is submitting a grant application to the U.S. Environmental Protection Agency (EPA) under the 2017 EPA Brownfields Hazardous Clean-up grant program.

I am writing to express my support for the Upshur County Commission and this application. I understand that, if approved, funding provided by this program will be utilized for the clean-up of a ½ acre tar pit located at the County's Youth Camp. In the early 1900's the site was used as a dumping ground for Buckhannon Chemical Company. In 1988, the site was capped and a chain-link fence was installed around it.

The Upshur County Commission intends to remediate the soil, remove the fencing, and reuse this portion of the property as an archery range for the Youth Camp.

I greatly appreciate your noting my interest in this application and providing it a full and fair review. Thank you in advance for your consideration.

With warmest regards,



Joe Manchin III
United States Senator

JM/km

United States Senate

WASHINGTON, DC 20510

December 21, 2016

Ms. Carrie Wallace
Administrator
Upshur County Commission
38 West Main Street
Buckhannon, West Virginia 26201

Dear Ms. Wallace:

I am writing in support of the Upshur County Commission's efforts to secure funds to improve the County's Youth Camp.

The project will use U.S. Environmental Protection Agency Brownfields Cleanup funds to cleanup a ½ acre tar pit that was formerly used as a dumping ground for Buckhannon Chemical Company. Brownfield funds will be used to remediate the soil, remove fencing, and reuse the site as an archery range for the Upshur County Youth Camp. This will allow land that is currently not being used to provide a new amenity for the community.

The EPA Brownfields Program is a critical tool for West Virginia communities to remediate and redevelop sites for economic and community development purposes. As a member of the Senate Appropriations Committee I am committed to helping West Virginia communities access these important funds.

Again, I support you in your efforts to secure these funds. If you have additional questions please contact my Director of Economic Development, Aaron Sporck, at (304) 347-5506.

Sincerely,



Shelley Moore Capito
United States Senator

SMC:ats
WASHINGTON, DC

172 RUSSELL SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-6472

CHARLESTON

500 VIRGINIA STREET, EAST
SUITE 950
CHARLESTON, WV 25301
(304) 347-5372

BECKLEY

220 NORTH KANAWHA STREET
SUITE 1
BECKLEY, WV 25801
(304) 347-5372

MARTINSBURG

300 FOXCROFT AVENUE
SUITE 202A
MARTINSBURG, WV 25401
(304) 262-9285

MORGANTOWN

48 DONLEY STREET
SUITE 504
MORGANTOWN, WV 26501
(304) 292-2310



west virginia department of environmental protection

Division of Land Restoration
601 57th Street SE
Charleston, WV 25304
304-926-0455

Earl Ray Tomblin, Governor
Randy C. Huffman, Cabinet Secretary
www.dep.wv.gov

December 7, 2016

Ms. Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

RE: EPA Brownfields Site-Specific Hazardous Substances Cleanup Grant Proposal

Dear Ms. Wallace,

Thank you for your efforts to further enhance your local community and the state's environment and economy by applying for a United States Environmental Protection Agency Site-Specific Hazardous Substances Cleanup Grant. The Upshur County Youth Camp in Selbyville has the potential to become a positive location for the community youth to enjoy as an archery range.

The Upshur County Commission has proven that they are dedicated to revitalizing the community and have made significant progress to prepare the site for remediation. From the property's history of being used as a dumping ground for Buckhannon Chemical Company and subsequent capping, to receiving confirmation from EPA stating that no further action is planned at the site, shows their willingness to promote growth within the community. The Commission's intentions to remediate the soil, remove the fencing, and reuse the site as an archery range will positively impact the community as a whole.

As you prepare your application for much-needed EPA brownfields site-specific cleanup funding, the WV DEP's Division of Land Restoration (DLR) is in full support of your efforts and will continue to coordinate with the Commission to advance it. Please contact me or my staff if we can be of service.

Sincerely,

Patricia A. Hickman, Director
Division of Land Restoration



Upshur County Development Authority

**PO Box 2377- 30 E Main St
Buckhannon WV 26201
Busi: 304-472-1757
Fax: 304-472-4998**

Email: info@upshurda.com
Website: www.upshurda.com

December 16, 2017

Ms. Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

Dear Ms. Wallace,

I am writing on behalf of The Upshur County Development Authority (UCDA) in support of Upshur County's application to receive a FY17 USEPA Brownfields Cleanup grant for the remediation of the Upshur County Youth Camp Tar Pit.

The clean-up of the tar pit will expand the Youth Camp for an archery range and possible other functional purposes in the future. Making more green space for the camp can only add to its beauty and possible economic growth with more camps in the future.

UCDA will support the tar pit cleanup effort by promoting the project and informing the community of the site cleanup process via (social media and/or other outreach methods).

Please feel free to contact me with any questions or comments regarding your grant application or the assistance of the Upshur County Development Authority in the tar pit cleanup effort.

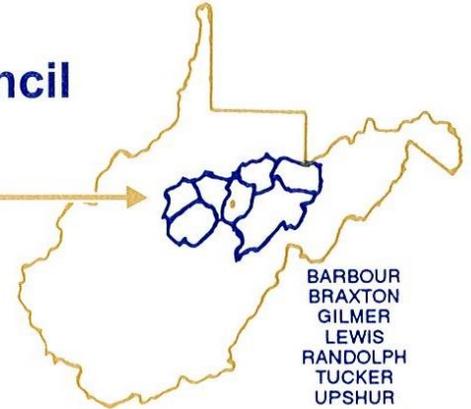
Best Regards,

A handwritten signature in blue ink, appearing to read 'R. Hinton'.

Robert R. Hinton
Executive Director

Region VII Planning and Development Council

99 EDMISTON WAY • SUITE 225 • BUCKHANNON, WV 26201
PHONE: (304) 472-6564 • FAX (304) 472-6590



December 19, 2016

Ms. Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

Dear Ms. Wallace,

I am writing on behalf of Region VII Planning and Development Council in support of Upshur County's application to receive a FY17 USEPA Brownfields Cleanup grant for the remediation of the Upshur County Youth Camp Tar Pit.

The Youth Camp is located on a 1.5 acre fenced-in lot and was used as a disposal site in 1908 by a chemical company producing charcoal, wood alcohol, and calcium acetate. A tar pit was left behind which is capped, but completely unusable to the county and community.

With this grant, Upshur County can begin cleanup efforts to restore this site and allow for better use of the land, including expanding camping sites and incorporating youth recreational activities such as an archery range. The property around the site is used by thousands of campers each summer and this project would allow for the development of the property to benefit the county and community.

I will support the tar pit cleanup effort by promoting the project and informing the community of the site cleanup process via various communication outlets and outreach methods.

Please feel free to contact me with any questions or comments regarding your grant application or the assistance of the Upshur County Development Authority in the tar pit cleanup effort.

Best Regards,

Shane Whitehair
Executive Director

December 15, 2016

Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

Dear Ms. Wallace,

I am writing on behalf of the Northern WV Brownfields Assistance Center (NBAC) in support of the Upshur County Commission's application for a FY17 USEPA Brownfields Cleanup Grant for the cleanup of the Tar Pit at the Upshur County Youth Camp Site.

NBAC has supported the Tar Pit cleanup project since 2012, when the County received a \$5,000 FOCUS grant from the Center to begin the brownfield redevelopment process. Furthermore, the Center has offered project management and technical assistance through the Site assessment process and through the Site's release from US EPA's Removal Program, to obtain eligibility for US EPA's Brownfields Program.

If funded, NBAC will continue to provide brownfield technical and project management assistance to the County for the duration of the FY17 Brownfields Cleanup Grant term by creating, updating, and tracking progress of a timeline of project milestones. The Center will be a point of contact for public concerns relating to remedial activities. The Center will also help the County to identify and secure funding for the redevelopment of the Tar Pit into an archery range.

Upon receiving notice of grant award, the Center will assist the County to fulfill community engagement requirements by facilitating two workshops in the Fall of 2017, followed by one celebratory community event upon project completion, to engage the community in the cleanup and reuse planning process.

Please contact me with any questions or comments regarding your grant application or the assistance of the Northern WV Brownfields Assistance Center in the cleanup effort.

Best Regards,



Patrick Kirby, Director

Northern WV Brownfields Assistance Center
A PROGRAM OF THE WEST VIRGINIA WATER RESEARCH INSTITUTE

PO Box 6064
Morgantown, WV 26505-6064
☎ 304.293.6984 📠 304.293.7822



Selbyville, West Virginia 26236

December 13, 2016

Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

Dear Ms. Wallace,

I am writing on behalf of the Upshur County Youth Camp Board in support of the Upshur County Commission's application for a FY17 USEPA Brownfields Cleanup Grant for the cleanup of the tar pit at the Upshur County Youth Camp Site.

The tar pit at the youth camp site has been an inaccessible area within the camp for nearly three decades. In addition to the area being unusable for camp activities, signage indicating that the area is restricted has raised safety concerns of camp users and parents. The cleanup of the tar pit will allow the space to be included as part of the camp, improving aesthetics and providing additional space for camp activities. The remediation will also alleviate existing negative perceptions regarding contamination of the site.

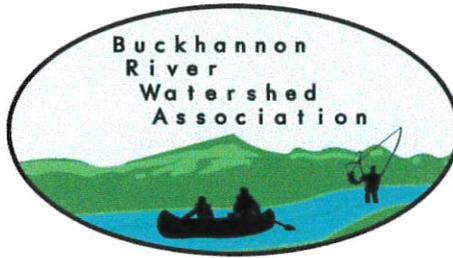
Upshur County Youth Camp staff will continue to provide project assistance by allowing site access, offering historical knowledge, and coordinating with contractors, etc. as directed by WVDEP and Upshur County project managers.

Please, contact me with any questions or comments regarding your grant application or the assistance of Upshur County Youth Camp in the cleanup effort.

Regards,

A handwritten signature in blue ink that reads "Thanna Wentz".

Thanna Wentz, Secretary/Treasurer
Upshur County Youth Camp Board



Buckhannon River Watershed Association, Inc.
112 Fayette Street
Buckhannon, WV 26201
15 December 2016

Room 302
Courthouse Annex
38 W. Main St.
Buckhannon, WV 26201

Dear Ms. Wallace,

The Buckhannon River Watershed Association (BRWA) is pleased to express its support for Upshur County's application to receive a USEPA Brownfields Cleanup grant for the remediation of the Upshur County Youth Camp tar pit.

BRWA is dedicated to preserving, conserving, and monitoring the health of the Buckhannon River Watershed and promoting our West Virginia heritage through public awareness. BRWA has raised public awareness of the waterways in the Buckhannon River watershed through participating in local events such as Festival Fridays, the Maple Syrup Festival, co-sponsoring the Strawberry Festival canoe race; hosting the West Virginia Clean Water Conference; and engaging in social media.

Contamination within the tar pit, as well as its position and proximity to the Buckhannon River, has led to concern regarding human and ecological exposure to the waterway in areas downstream of the tar pit, which includes the water intake for the Buckhannon water treatment plant. This treated water is the drinking water for approximately 21 thousand people. Site remediation of the tar pit will improve the water quality of the Buckhannon River, which aligns directly with BRWA's mission.

BRWA will support the tar pit cleanup effort by sharing progress updates with our network at local events and on social media, which will improve local perceptions of waterway health. A more positive local impression of the waterway will make it more inviting for recreational and other activities, as well as a better local outlook of place.

Please feel free to contact me with any questions or comments regarding your grant application or the assistance of BRWA in the tar pit cleanup effort.

Best Regards from the BRWA Board of Directors.

Sincerely,

G. Paul Richter
Buckhannon River Watershed Association, Inc.
112 Fayette Street
Buckhannon, WV 26201
304-472-3317



Davis College of Agriculture, Natural Resources and Design

December 13, 2016

Carrie Wallace
Upshur County Commission
38 West Main Street
Buckhannon, WV 26201

Dear Ms. Wallace,

I am writing as Extension Specialist on behalf of West Virginia University's Landscape Architecture and Environmental Design Program in support of the Upshur County Commission's application for a FY17 USEPA Brownfields Cleanup Grant for the cleanup of the tar pit at the Upshur County Youth Camp Site.

Designing a redevelopment project concurrent with a brownfield cleanup project will provide unique educational opportunities for students by familiarizing them with the complexities of a cleanup case study. Furthermore, students can assist in the project by conducting and presenting site analyses and designs.

The WVU Landscape Architecture and Environmental Design program will provide project assistance by assigning a design project as an independent study in the Fall of 2017 for the redevelopment of the Upshur County Youth Camp Tar Pit into an archery range for the camp among other identified program elements. The design project will include conducting an inventory and analysis of site features, leading and participating in a design charrette, and presenting site conceptual development and programming plans to project stakeholders. The deliverables associated with the design project will be meeting participation, a public presentation, and digital versions of student projects.

Please contact me with any questions or comments regarding your grant application or the assistance of Upshur County Youth Camp in the cleanup effort.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Butler'.

Peter Butler- Associate Professor & Extension Specialist
Landscape Architecture Program
School of Design and Community Development
304.293.5462 peter.butler@mail.wvu.edu
Davis College of Agriculture, Natural Resources and Design
West Virginia University



West Virginia University

Extension Service

December 16, 2016

Carrie Wallace
Upshur County Commission
38 W. Main Street
Buckhannon, WV 26201

Dear Ms. Wallace,

As the 4-H Youth Development Agent in Upshur County for the West Virginia University Extension Service, I am writing to confirm my support of the Upshur County Commission's application for a FY17 USEPA Brownfields Cleanup Grant for the cleanup of the "Tar Pit" at the Upshur County Youth Camp in Selbyville, WV.

Since 1942, Upshur County 4-H Camps have been held at the Youth Camp site. Early on, the tar pit area was labeled "off-limits" to campers, who were simply told that it was not a safe area to enter. About 30 years ago, the area was fenced off and identified as a restricted area. Quite often, our camp leadership handles questions from concerned parents regarding the safety of children participating in activities in such close proximity to a "restricted" area.

Cleanup of the Tar Pit will help relieve any parental concerns regarding contamination at the camp site. Successful cleanup will also benefit the Youth Camp and our 4-H Campers, by creating a more attractive campground and making available additional safe space for camp activities.

The Upshur County 4-H Program will support this project by participating in reuse planning, to occur in the Fall of 2017 as part of the Cleanup Grant Project. 4-H members will offer input for planned redevelopment of the Tar Pit area as a Shooting Sports range, which would enable instruction in Archery, Shotgun, and other disciplines in the 4-H Shooting Sports Program.

Should you require further information, please contact me at Craig.Presar@mail.wvu.edu, or by phone at 304-473-4208. I will be happy to offer my assistance for any necessity.

*Cooperative
Extension Service*

The West Virginia
University Cooperative
Extension Service,
U. S. Department
of Agriculture,
West Virginia County
Boards of Education and
County Commissions
Cooperating

Phone: 304 473-4208
Fax: 304 473-4261
www.ext.wvu.edu

Thank you,

Craig D. Presar
WVUES Extension Agent and Assistant Professor
4-H Youth Development

Upshur County Extension Office

91 W. Main Street, Suite B
Buckhannon WV 26201

Ms. Carrie Wallace, County Administrator
Upshur County Commission
38 W. Main Street, Room 302
Buckhannon, WV 26201

Dear Ms. Wallace,

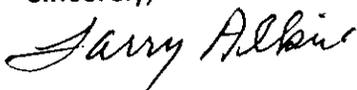
The Central Upshur Lions Club is in support of Upshur County's application to receive a USEPA Brownsfield Cleanup grant for the purpose of cleaning up the "tar pit" site at the Upshur County Youth Camp.

Since our establishment as a club by Lions Clubs International (LCI) in 1967, we have served our community in southern Upshur County through assisting individuals needing vision and hearing services, scholarships to BUHS students, building picnic tables and benches for the two elementary schools and maintaining an access area to the Natural Bridge. Our club was very active in getting the Adrian PSD established. We have also assisted with projects at the Upshur County Youth Camp over the years.

Our club would like to see the Youth Camp developed to its fullest potential and view the continuing presence of the "tar pit" which contains harmful contaminants as a hindrance to further development of the Youth Camp. The "tar pit" site is very close to the Buckhannon River which is main supply for drinking water for the City of Buckhannon and thousands of rural residents.

Our club is one of five in Upshur County and we are confident that all would assist in any way possible in obtaining this grant.

Sincerely,



Larry Alkire, Club Secretary
Central Upshur Lions

Wild, Wonderful



1493 Bush Run Road
French Creek, W.Va. 26218
304-924-6702
dwmartin2@yahoo.com

December 12, 2016

Ms. Carrie L. Wallace, County Administrator
Upshur County Commission
38 W Main Street, Room 302
Buckhannon, WV 26201

RE: Letter of Support, Upshur County grant application, Upshur Youth Camp Tar Pit,
Selbyville, WV 26236

Dear Ms. Wallace:

As a returned West Virginia native, a West Virginia Wesleyan College alumni, an Upshur County resident for more than three decades, a member of the Buckhannon River Watershed Association (BRWA) and the Central Upshur Lions Club, and as a retired WV Department of Environmental Protection (WVDEP) employee and assistant program director, I am pleased to express my support for Upshur County's application for a FY17 USEPA Brownfields Cleanup grant for the remediation of the Upshur County Youth Camp Tar Pit.

Thankful for my many blessings, it has been a bit of a labor of love, to donate my time and talents in completing the Phase 1 environmental site assessment report as well as corresponding with project partners to help keep the project moving forward, and I am committed to continuing involvement with the project to pursue remediation of the tar pit in a manner that is protective of human health and the environment, and allows productive reuse of the site.

My familiarity with the tar pit goes back almost as long as my residency in the county, having investigated the complaint in 1987 along with Kevin Straight, as the WV Department of Natural Resources, Water Resources Supervisor for the eight counties of District III in north-central West Virginia. That investigation and referral, subsequently resulted in the "removal action" implemented by USEPA to cap and fence the tar pit area.

Residing in the southern end of the county about 15 miles from the 4H Camp, and as an active member of a couple of local civic organizations including the Lions Club, I've had numerous connections with the camp over the years. Our two daughters were lifeguards at the camp pool for several summers during their high school years, and our Central Upshur Lions Club has had a number of projects associated with the Camp, from painting and clean-up, to roofing and construction of a 'bat box' (to provide sleeping habitat to lure the bats from the cabins' attics). Our Lions Club continues to work with the 4H Camp as projects and needs are presented, and as our members are able to assist, and that relationship is among the reasons for my continued interest and involvement.

Since retiring as a State regulator in 2013, I have become an active member of the Buckhannon River Watershed Association (BRWA), extending my interest and activities in environmental protection of the river that our family and friends frequent and enjoy.

As I researched the history about the acquisition and payments for the camp, I couldn't help but to develop a great admiration for the community ... and their resolve to achieve the goal of acquiring and developing the camp.

As I noted in the Phase I report, those were different times ... with perhaps a little bit different perspective about our impact on our surroundings ... but the common thread between then and now, is the desire for a safe and useful facility for the betterment of the community.

Please feel free to contact me with any questions or comments about my assistance in the tar pit cleanup effort, and best wishes with the grant application.

Sincerely,



Donald W. Martin, II

The Pride of Tygarts Valley Band Program

10189 Seneca Trail

Mill Creek, WV 26280

304-335-4575, ext. 208 or 416

Mr. Joshua P. Tharp, Director of Bands

jtharp@k12.wv.us

December 19, 2016

Carrie Wallace

Upshur County Commission

38 West Main Street

Buckhannon, WV 26201

Dear Ms. Wallace,

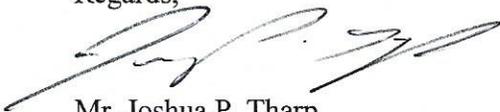
I am writing on behalf of The Pride of Tygarts Valley Marching Band in support of the Upshur County Commission's application for a FY17 USEPA Brownfields Cleanup Grant for the cleanup of the Tar Pit at the Upshur County Youth Camp Site.

The Pride of Tygarts Valley Marching Band has used the Upshur County Youth Camp for its annual band camp since July 2015. During the week-long camp, The Pride of Tygarts Valley Marching Band students utilize the Youth Camp's open space for rehearsals with halftime show drill, parade drills, and recreational activities. While the fence around the Tar Pit on the site currently protects students from exposure to contaminants. However, as the fence is degrading over time, a long term solution is needed. The cleanup of the Tar Pit will be the optimal long term solution, by providing additional open space that may be used by our band program as well as other groups that utilize the site.

Upon the Tar Pit cleanup being funded, I am interested in continuing to utilize the Upshur County Youth Camp for The Pride of Tygarts Valley's annual band camp in upcoming years.

Please, contact me with any questions or comments regarding your grant application or the support of The Pride of Tygarts Valley Marching Band in reuse planning as part of the Tar Pit cleanup project.

Regards,



Mr. Joshua P. Tharp

Director of Bands

The Pride of Tygarts Valley Band Program
(Tygarts Valley Middle/High School)

III.A. Threshold Criteria for Cleanup Grants

1. **Applicant Eligibility**

The Upshur County Commission, West Virginia (hereinafter known as “the County Commission”) is a General Purpose Unit of Local Government as defined by 2 CFR 200.64, and, thus, meets eligibility requirements.

2. **Site Ownership**

The County Commission is the sole owner through fee-simple title of the Upshur County Youth Camp property, as defined in Office of the Clerk of the County Court of Upshur County, West Virginia, in Deed Book number 111, pages 228-230. The site was originally deeded on January 15, 1945 to the Upshur County Court (now known as the Upshur County Commission). The subject site (hereinafter referred to as the “Site”) is a 0.5 acre area located within the Upshur County Youth Camp property. The County Commission will, at a minimum, remain the sole owner of the property until all of the cleanup work and other obligations funded by the grant have been completed and the grant is closed out.

3. **Basic Site Information**

- (a) Site Name: Upshur County Youth Camp Tar Pit
- (b) Address: Second Avenue, Selbyville, WV 26234
- (c) Current Owner: Upshur County Court (Commission)
- (d) Site Acquisition: January 15, 1945

4. **Status and History of Contamination at the Site**

(a) Contamination: The Site is contaminated by hazardous and petroleum substances. The Limited Phase II ESA provided by Envirocheck of Virginia, Inc. confirmed the presence of chemicals of concern (COCs) that exceeded the WVDEP Action levels.

(b) Operational History and Current Use: Previous reports indicate that the Upshur County Youth Camp was developed and occupied by the Buckhannon Chemical Company, which was incorporated in 1908 and dissolved in 1935. The facility manufactured charcoal, wood alcohol, and calcium acetate until 1933 when the plant was closed and demolished. Until the plant’s closure, the Site was utilized as a disposal area for wastes generated by the facility.

The former plant site was vacant until 1942 when the property was sold to the Upshur County Farm Bureau. The Farm Bureau began developing the property into a Youth Camp in 1942. In 1945 the property was deeded to the Upshur County Court (Commission) and has continued as a Youth Camp until today.

An Emergency Response Removal action was made by the US Environmental Protection Agency (US EPA) in 1988 upon receipt of samples taken in response to a complaint received by the WV Department of Natural Resources the year prior. The action consisted of capping the 0.5 acre contaminated area with a geotextile layer, compacting 6” of soil over it, and installing a barbed wire fence around the Site. The Site has sat fallow until then, and the County has been unable to pursue the reuse of it, until the County received a letter from

Neeraj Sharma, On-Scene Coordinator with US EPA Region III, stating that no further action is planned on the Site.

(c) Environmental Concerns: The Site is located in a highly visible area within the 46 acre Youth Camp Property. The Limited Phase II ESA by EnviroCheck of Virginia, Inc. confirmed the presence of contaminants of concern that exceed WV Action Levels, or De Minimis standards, with the fenced in area of the Tar Pit being the area of most concern. Sampling of soil and groundwater revealed that contamination exists within the fenced area. Most of the soil contamination generally extends from one foot to the shallow soil aquifer that is approximately 7-9 feet below surface grade. Groundwater contamination appears to be limited primarily to the Tar Pit area and does not appear to affect the surface water of the adjacent Right Fork of the Buckhannon River, but is important to note that this conclusion was derived from a one-time sampling event. Further sampling was recommended to determine groundwater flow direction dynamics and seasonal variations. Also note that the liner installed in 1988 by the EPA has deteriorated and is in need of repair or remediation.

Soil Contaminants	Sample Locations Detected & Above DeMinimis	Level(s) Above De Minimis Detected (mg/kg)	Residential DeMinimis Standard (mg/kg)	Factor Above Residential DeMinimis Standard
TPH-DRO	8	13,700- 163,000	4,100	Up to 33 x higher
TPH-ORO	8	7,300 – 24,700	6,100	Up to 4 x higher
Arsenic	21	2.26 – 21.3	0.390	Up to 54 x higher
Benzo(a)anthracene	2	1.71 – 2.56	0.15	Up to 17 x higher
2,4-Dimethylphenol	6	1420 – 3920	1,200	Up to 3 x higher
Naphthalene	8	0.712 – 184	3.60	Up to 51 x higher
Benzene	6	1.26 – 6.79	1.1	Up to 6 x higher
Ethylbenzene	6	6.73 – 42.4	5.40	Up to 7 x higher
Indeno(1,2,3-cd)pyrene	1	1.26	0.015	84 x higher
Dibenzo(a,h)anthracene	1	0.258	0.015	17 x higher
O-cresol	1	3,150	3,100	Slightly higher
M,p-cresol	2	3,540 – 4,180	3,100	Slightly higher
2-butanone	9	0.0063 – 9.44	NONE	n/a
2-hexanone	4	0.0898 – 26.4	NONE	n/a
P-isopropyltoluene	7	0.0205 – 3.68	NONE	n/a
Benzo(a)pyrene	1	2.13	NONE	n/a
Groundwater Contaminants	Sample Locations Detected & Above Groundwater Standards	Level Above Groundwater Standard Detected(mg/L)	Residential Groundwater Standard (mg/L)	Factor Above Groundwater Standard (mg/L)
Bis(2-ethylhexyl)phthalate	2	0.0136- 0.0188	0.006	Up to 3 x higher
Nitrobenzene	1	0.0052	0.00012	43 x higher
O-cresol	2	2.91 – 3.07	0.78	Up to 3 x higher
M,p-cresol	2	3.52 – 5.72	0.78	Up to 7 x higher
2,4-dimethylphenol	2	3.12 – 4.06	0.31	Up to 13 x higher
Benzene	2	0.00564- 0.00698	0.005	Slightly higher
1,3,5-Trimethylbenzene	1	1.84	0.16	11 x higher

(d) The Site was contaminated by Buckhannon Chemical Company when it was used as a disposal area for its operations from 1908 to 1933.

5. **Brownfields Site Definition**

- (a) The Site is not listed or proposed for listing on the National Priorities List.
- (b) The Site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The Site is not subject to the jurisdiction, custody, or control of the United States government.

6. **Environmental Assessment Required for Cleanup Proposals**

A Phase I Environmental Site Assessment was completed by Donald W. Martin II as defined in 40 CFR Part 312.10 and submitted to the County on May 10, 2016.

A Phase II Environmental Site Assessment was completed by EnviroCheck of Virginia, Inc. as defined in 40 CFR Part 312.10 and submitted to the County on December 20, 2016.

7. **Enforcement or Other Actions**

The Site is not listed or proposed for listing on the National Priorities List. The Site is not currently subject to any unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to/entered into by parties under CERCLA. The Site is not subject to the jurisdiction, custody, or control of the United States government. There are no on-going or anticipated enforcement actions from federal, state, or local authorities.

8. **Sites Requiring a Property-Specific Determination**

The Site does not require a Property-Specific Determination:

- (a) The Site is not the subject of planned or ongoing removal actions under CERCLA.
- (b) The Site does not have facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA).
- (c) The Site does not have facilities subject to RCRA corrective action (§3004(u) or §3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.
- (d) The Site is not a land disposal unit that has submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit.
- (e) The Site has not had a release of PCBs and all or part of the property is subject to TSCA remediation.
- (f) The Site does not include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

9. **Site Eligibility and Property Ownership Eligibility**

(a) **Property Ownership Eligibility – Hazardous Substance Sites**

The County is an innocent landowner as demonstrated here:

- Site contamination occurred when Buckhannon Chemical Company operated on the Site prior to 1933. The County was not related to Buckhannon Chemical Company, and did not obtain ownership of the Site until 1945. The County is not liable in any way for contamination at the Site or affiliated with Buckhannon Chemical Company.
- Buckhannon Chemical Company is not an agent or employee of the County.
- Operations of Buckhannon Chemical Company that resulted in Tar Pit contamination were not associated with any direct or indirect contractual relationship with the County.
- The County exercised due care with respect to the hazardous substances by submitting a complaint in to the WV Department of Natural Resources, resulting in the precautionary action by US EPA to secure contaminants in the Tar Pit from human and ecological exposure.

(1) **CERCLA §107 Liability**

Upshur County is not potentially liable for contamination at the site under CERCLA §107 because the County meets the criteria of an innocent landowner. Upshur County acquired the Site prior to January 11, 2002, when CERCLA was amended to define “All Appropriate Inquiry” requirements. Upshur County also meets the no affiliation demonstration criteria, is complying with any existing or future land use and institutional controls, has followed the reasonable steps criteria, and is fully cooperating with EPA and all other appropriate regulatory agencies and providing assistance and access as requested. Upshur County is committed to complying with information requests and administrative subpoenas and has provided, and will continue to provide, legal required notices. As an innocent landowner, Upshur County is an eligible property owner.

(2) **Information on Liability and Defenses/Protections**

a. **Information on the Property Acquisition**

Upshur County is the sole owner of the property as of January 15, 1945, when the property was purchased through fee simple purchase from D.A. Radabaugh et al., on behalf of the Upshur County Farm Bureau. There are no familial, contractual, corporate, or financial relationships or affiliations between the County and any prior owner.

b. **Timing and/or Contribution Toward Hazardous Substances Disposal**

All disposal of hazardous substances at the site occurred before Upshur County acquired the property. Upshur County did not cause or contribute to any release of hazardous

substances at the site. Upshur County has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

c. Pre-Purchase Inquiry

The property was purchased prior to January 11, 2002, when CERCLA was amended to define All Appropriate Inquiry. Pre-purchase inquiry was not standard practice when the property was purchased in 1945.

d. Post-Acquisition Uses

Upshur County has been the only user of the Site since the purchase of the property. Until 1988, the Site was used as open space for recreation, along with areas surrounding the Site. The US EPA took a removal action in 1988. As part of the action, the Site was capped and a fence was erected around the site. The Site has remained fallow since 1988.

e. Continuing Obligations

There are no known continuing releases that have been identified on the Site. Upshur County will continue to take all responsible steps to prevent any threatened future releases of hazardous substances at the site as well as prevent and limit exposure to any previously released hazardous substances. Land use on the site will be restricted to only activity toward Site cleanup. Upshur County will limit access to the site via fencing prior to and during remediation if deemed appropriate. Further, Upshur County will follow all standards and regulations related to minimizing and preventing exposure to hazardous substances for both cleanup workers and nearby residents during the Site cleanup. After remediation is complete, any future use restrictions placed on the Site through the WV Voluntary Remediation Program will be recorded as land use covenants for Upshur County to comply with along with any future owners of the property. Upshur County is committed to working with all appropriate environmental regulatory agencies to prevent any threatened future release and prevent or limit exposure to any previously released hazardous substance. Upshur County will assist and cooperate with those performing the cleanup and provide access to the property. Upshur County will comply with all land-use restrictions and institutional controls, assist and cooperate with those performing the cleanup, and provide access to the Site. Upshur County will also comply with all information requests and administrative subpoenas that have or may be issued in connection with the property and provide all legally required notices.

10. Cleanup Authority and Oversight Structure

Please note that you will be required to comply with all applicable federal and state laws and ensure that the cleanup protects human health and the environment.

- a. Upshur County has entered into discussions with the WVDEP to determine a timeline to enroll the site in the West Virginia State Voluntary Remediation Program (VRP). The VRP risk analysis will guide cleanup goals and final planning. Upon completion of the VRP risk analysis and final planning, a scope of work for a remediation contractor will be developed with free technical assistance from the Northern WV Brownfields Assistance Center at West Virginia University. Upshur County will then employ a competitive procurement (Request for Proposals) process to retain a qualified cleanup contractor for the successful performance of this project. Upshur County will oversee all procurement and remediation activities conducted at the site. As prescribed by the WV VRP, a licensed remediation specialist will be contracted through a competitive procurement (Request for Proposals) process to oversee onsite remediation activities. The County is committed to complying with all applicable federal and state laws and will ensure that all cleanup activities protect human health and the environment.
- b. Access to adjacent property is not needed to implement the proposed cleanup activities. All other potentially impacted property owners will be provided with project updates and invited to participate in the project planning process.

11. Statutory Cost Share (See also IV.E. on Leveraging)

- a. Upshur County is committed to providing the 20% cost share associated with the project when the EPA awards the Brownfields Cleanup Grant. Upshur County will satisfy the cost share through in-kind services (materials used during the outreach and reuse planning tasks) for the cleanup and reuse planning of the site.
- b. No Hardship Waiver is being requested.

12. Community Notification

Upshur County residents received notification through an ad placed in the Record Delta on November 28, 2016. This notification stated that a copy of the draft proposal was located at the County Commission Office (38 West Main Street; Buckhannon, WV 26201), the James W. Curry Library (Brooks Hill Road; Selbyville, WV 26236) and available online at www.wvbrownfields.com. The notification read that public comments would be accepted through Patrick Kirby, Northern WV Brownfields Assistance Center Director, and Carrie Wallace, Upshur County Administrator, and that the draft proposal would be discussed at the public meeting on December 6th at 6-7pm in the Upshur County Commission Chambers at 38 West Main Street, in Buckhannon. A copy of the community notification ad, a summary of the public comments, the response to the comments, and an agenda and meeting summary from the public meeting held on December 6th are attached.

**Analysis of Brownfields Cleanup Alternatives
Upshur County Youth Camp Tar Pit Site
76 Youth Camp Road
Selbyville, West Virginia 26236
Prepared For: Upshur County Commission**

1. Introduction and Background

a. Site Location

The approximate 0.5-acre Upshur County Youth Camp Tar Pit site (hereinafter referred to as the “Tar Pit” or “Site”) is located within a larger property owned by the Upshur County Commission known as the Upshur County Youth camp. The entire Youth Camp property (hereinafter referred to as the “Youth Camp Property” or “Property”) sits between the west-southwest banks of the Buckhannon River and Youth Camp Road on the southern border. The western portion of the Youth Camp Property contains the 0.5 acre Tar Pit Site and the rest of the eastern portion is the Youth Camp Property. They are located approximately 0.25 miles north of the Selbyville Post Office in Selbyville, West Virginia (Latitude/Longitude coordinates: 38.760326, -80.236704, WGS 1984). The Site is addressed as 76 Youth Camp Road, Selbyville, West Virginia 26236. According to the Upshur County Assessor’s Office, the Site is identified in the Banks District 01 on Tax Map 5S as Parcel 51.

b. Previous Uses

The Site was originally used when Buckhannon Chemical Company developed a facility on the site in 1908 to manufacture charcoal, wood alcohol (methanol), and calcium acetate. The Tar Pit portion of the site was used to dispose of wastes from the production of these three hazardous substances. Operations and disposal of hazardous substances continued until around 1933 when the facility was closed, abandoned, and salvaged. No recorded uses of the Site were recorded during the 9 year span from 1933 to 1942. The property may have sat idle with little to no use during that time.

In 1942, the Upshur County Farm Bureau bought the property and began using it for the Upshur County Youth Camp. Just a few years later, in 1945, the Farm Bureau deeded the property to the Upshur County Court, now known as the Upshur County Commission, who owns the property to this day. From 1942 to the present day, the property has been consistently used for hosting recreational activities by the Upshur County Youth Camp.

While the larger Youth Camp Property is still in use today, the Tar Pit has been unused since 1988. In 1988, as a result of a West Virginia Division of Natural Resources (WVDNR) complaint, the US Environmental Protection Agency (USEPA) conducted a cleanup action that included a reinforcing cover, a 6-8” soil cap over the cover, and an 8 foot chain link fence surrounding the perimeter in order to mitigate direct human contact to the Tar Pit contaminants.

c. Past Site Assessment Findings

On January 14th, 1987, the WVDNR submitted a complaint to the USEPA regarding the potential hazards to human health found on the Tar Pit Site and on January 16th, discussions between USEPA and WVDNR, and regulatory actions were initiated. On August 10th, 1987, the Tar Pit Site was referred to USEPA Emergency Response for further evaluation, which included sampling to assess the removal action needed.

October 7th, 1987, the USEPA’s Technical Assistance Team began sampling the Site. This investigation included four soil/sediment samples and one liquid sample. On December 7, 1987 the results of the October sampling were sent to Charles Walters, ATSDR Coordinator at WVDNR from Jerry Saseen, On-Site Coordinator with USEPA Region III.

FY 2017 Upshur County Tar Pit - ABCA

The results found were as follows:

- 2 soil samples tested confirmed presence of phenols at 2800ppm and 4200ppm,
- 3 soil samples tested confirmed presence of 2,4-dimethylphenol in concentrations of 360ppm, 5200ppm, and 7200ppm,
- and 1 liquid sample tested confirmed the presence of 2,4-dimethylphenol at a concentration of 200ppm.

In April through June of 1988, as a result of the sampling conducted in 1987, the site underwent a USEPA Emergency Response removal action through the installation of a reinforcing cover, a 6" soil cap over that cover, and an 8 foot chain-link fence around the perimeter. This was to mitigate direct human contact to the Tar Pit contaminants.

On June 8, 1988, in addition to capping the contaminants, a CERCLA Site inspection was performed by the WVDNR. They sampled soil, sediment, and water from around the perimeter of the Tar Pit. No contaminants were found in the surface water samples and the WVDNR sampling did not detect phenol or 2,4-dimethylphenol. These results were contrary to the December 7th, 1987 USEPA results. However, this inspection did note the presence of polycyclic aromatic hydrocarbons (PAHs) in soil and sediment samples, but it's important to note that an offsite soil sample was obtained for background use, and indicated that there may be other possible anthropogenic sources entering the site from off-site.

On April 14, 2016 the Upshur County Commission received a letter from Neeraj Sharma, On-Scene Coordinator with USEPA Region III, stating that no further action is planned on the Site, but that any disturbance would need to be coordinated with the WV Department of Environmental Protection (WVDEP), be protective of human health, and be conducted in accordance with State Regulations. This letter was a response to an inquiry regarding disturbing the site for sampling that would be needed for a Phase II ESA to meet the requirements of a FY17 EPA Brownfields Cleanup grant application.

Since receipt of the no further action letter, Phase I and Phase II Environmental Site Assessments have been conducted on the Site. These assessments are summarized below.

d. Project Goal Summary

The Upshur County Commission and the Youth Camp's vision for the property is to expand recreational opportunities to its youth and broader community through cleanup of the Tar Pit Site. The Commission plans for the Site to be incorporated into the open space that surrounds it, allowing it to serve as a flex-use space for the various groups that utilize the Camp. The Youth Camp also plans to develop facilities and programming for the Site to be used as an archery range. Community engagement through the Site reuse planning process will unify the interests of various groups that use the Camp into a workable reuse plan for the Site to best serve the surrounding community. In order to pursue the desired reuse of the Tar Pit for additional recreation opportunities, the remediation of the Site to protect children and other Site users from contaminants, Site cleanup will be completed in a manner that is demonstrable to all stakeholders sufficient to improve the confidence of safety in the property, and the perception that the same issues would not resurface in the future.

The potential for the future of the planned archery range and open flex space on the Site is high because the Youth Camp is currently reserved 45 out of 98 days during the Camp's peak season. Decades of consistent use and thousands of youth demonstrates that this facility will be used and completion of the archery range will enable the camp leaders to provide more recreational opportunities through archery courses and with additional open space for activities.

e. Summary of Environmental Site Assessments (ESA)

Phase I ESA:

On May 10, 2016, Donald W. Martin, II completed a Phase I ESA on the Tar Pit Site which summarized all of the assessments, sampling, and items previously discussed. The following summarizes Mr. Martin's Phase I ESA:

On the Site "known events during that period imply that contaminant-contributing activities ceased with the closure and abandonment of the facilities in the early 1930's." This is consistent with Buckhannon Chemical Company's closure and dissolution of the company between 1933 and 1935.

Prior to the closure of Buckhannon Chemical Company, the Site was used for the production of charcoal, wood alcohol (methanol), and calcium acetate from 1908 until approximately 1933. Byproducts of the manufacturing process were buried in the Tar Pit area.

In October to December of 1987, the USEPA's Technical Assistance Team concluded that samples on the Tar Pit Site tested positive for phenols and 2,4-dimethylphenol. In April through June of 1988, as a result of the sampling conducted in 1987, the site underwent a USEPA Emergency Response removal action through the installation of a reinforcing cover, a 6-8" soil cap over that cover, and an 8 foot chain-link fence around the perimeter to mitigate direct human contact to the Tar Pit contaminants. On June 8, 1988, in addition to capping the contaminants, a CERCLA Site inspection was performed by the WVDNR. They sampled soil, sediment, and water from around the perimeter of the Tar Pit. No contaminants were found in the surface water samples and the WVDNR sampling did not detect phenol or 2,4-dimethylphenol. These results were contrary to the December 7th, 1987 USEPA results. However, this inspection did note the presence of polycyclic aromatic hydrocarbons (PAHs) in soil and sediment samples, but it's important to note that an offsite soil sample was obtained for background use, and indicated that there may be other possible anthropogenic sources entering the site from off-site.

As of March 4, 2016, while the fencing around the perimeter of the Site is intact, volunteer vegetation has penetrated the cap in several locations. Additionally, septic tank leach field may be leaching into storm sewer system up gradient of a manhole. System may pass under Tar Pit Site and its cap.

Additional environmental sampling of water, soils, sediments, and residual source materials be performed to develop information regarding current conditions to allow the County and 4H camp to evaluate remedial alternatives to better utilize the property.

Phase II ESA:

The Limited Phase II Environmental Site Assessment completed by EnviroCheck of Virginia, Inc. on December 20, 2016 listed analytical results and conclusions based on soil and groundwater sampling conducted. Thirteen soil borings, SB-1 through SB-13, were placed within the fenced in Tar Pit area, and seven soil borings, SB-14 through SB-20, were placed around the Tar Pit area, while 2 samples were related to seeps for a total of 22 soil sampling locations.

The following results identify the number of samples out of the 22 taken on the Site that contain specified contaminants, and compare the degree of contamination to WVDEP De Minimis Residential Soil Standards. TPH-DRO was detected at levels up to 33 times higher than the standard in 8 samples. TPH-ORO was detected at levels up to 4 times higher than the standard in 8 samples. Arsenic was detected at levels up to

54 times higher than the standard in 21 samples. Benzo(a)anthracene was detected at levels up to 17 times higher than the standard in 2 samples. 2,4-Dimethylphenol was detected at levels above the standard and up to 3 times higher in 6 samples. Naphthalene was detected at levels above the standard and up to 51 times higher in 8 samples. Benzene was detected at levels above the standard and up to 6 times higher in 6 samples. Ethylbenzene was detected at levels above the standard and up to 7 times higher in 6 samples. Indeno(1,2,3-cd)pyrene was detected at levels above the standard and 84 times higher in 1 soil borings. Dibenz(a,h)anthracene was detected at levels above the standard and 17 times higher in 1 soil borings.

Other contaminants found in the Phase II include O-cresol, M,p-cresol, 2-butanone, 2-hexanone, P-isopropyltoluene, Benzo(a)pyrene, and Bis(2-chloroethoxy).

The following results identify the number of water samples out of 14 listed in the Limited Phase II Assessment, and compares them to the WVDEP De Minimis Groundwater Standards. Bis(2-ethylhexyl)phthalate was detected at levels up to 3 times higher than the standard in 2 locations. Nitrobenzene was detected at levels up to 43 times higher than the standard in 1 location. O-cresol was detected at levels above the groundwater standard and up to 3 times higher in 2 locations. M,p-cresol was detected at levels above the groundwater standard and up to 7 times higher in 2 locations. 2,4-dimethylphenol was detected at levels above the groundwater standard and up to 13 times higher in 2 locations. Benzene was detected at levels slightly above the groundwater standard in 2 locations. 1,3,5-Trimethylbenzene was detected at levels above the groundwater standard and 11 times higher in 1 location.

To summarize the sampling data, the Limited Phase II ESA by EnviroCheck of Virginia, Inc. confirmed the presence of contaminants of concern that exceed WV Action Levels or De Minimis standards with the fenced in area of the Tar Pit being the area of most concern. Sampling of soil and groundwater revealed that contamination exists on site. Most of the soil contamination generally extends from one foot to the shallow soil aquifer that is approximately 7-9 feet below surface grade. Groundwater contamination appears to be limited primarily to the Tar Pit area and does not appear to affect the surface water of the adjacent Right Fork of the Buckhannon River, but is important to note that this conclusion was derived from a one-time sampling event. Further sampling was recommended to determine groundwater flow direction dynamics and seasonal variations. Also note that the liner installed in 1988 by the EPA has deteriorated and is in need of repair or remediation.

2. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility State Standards and Regulations

It is the Upshur County Commission's intent to perform the Site cleanup under the WVDEP Voluntary Remediation Program (VRP) under the WV Legislature's Voluntary Remediation and Redevelopment Act (VRRRA). The VRP requires that the site investigation and cleanup be performed under the oversight of a West Virginia Licensed Remediation Specialist (LRS). Reports documenting site investigation and cleanup activities must also be submitted to and approved by the WV DEP. Northern WV Brownfields Assistance Center will provide additional oversight on this project, due to its nature as a brownfields site, as per the brownfields definition in the Brownfields Law of 2002.

b. Cleanup Standards

The VRPs De Minimis cleanup standards can be found in the West Virginia Voluntary Remediation and Redevelopment Rule (60CSR3) in Table 60-3B (version updated 6/1/2014 can be found on WVDEP VRP

website¹). Risk-based cleanup standards will be generated for contaminants, in accordance with the WVDEP VRP program. Soil cleanup standards are provided for protection of groundwater (leaching) as well as direct contact exposure under residential and non-residential site use scenarios. The VRRP also allows for the development of site-specific risk-based standards based on anticipated future use (ie: residential, industrial, etc.).

c. Laws and Regulations

To protect human health, workers, and those that may potentially come into contact with the disposal of solid waste on site, the cleanup will be conducted in accordance with all applicable federal, state, and local laws including but not limited to the WV DEP Solid Waste Management Rule (Rule 33CSR1²). All required removal, management, transportation, notification, and cleanup will be performed by a licensed remediation specialist in accordance with WV Code, WVDHHR Rules, and all applicable regulations, which may include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and town by-laws. All standards within the Resource Conservation and Recovery Act (RCRA) and all applicable federal, state, and local laws regarding procurement of contractors, reporting of cleanup, disposal of wastes, and all cradle-to-grave regulations will be followed.

In addition, all appropriate permits (e.g., notify before you dig, soil transport and disposal manifests) will be obtained prior to the work commencing.

Evaluation of Cleanup Alternatives

Three alternatives are considered for addressing the Tar Pit site that contains potential remnants and byproducts from the historic production of charcoal, wood alcohol (methanol), and calcium acetate.

Alternative 1 – No Action

This option requires no further action. This alternative would involve no action, leaving the site in its current condition. This is not a viable alternative given the current potential for public health hazards related to contaminants. This alternative would also negate all benefits associated with the installation of the archery range and additional recreation for Upshur County and Youth Camp attendees. Additionally, this alternative would result in continued degradation of the fence and cap on the Site, gradually increasing the exposure of children and other Site users to contamination in the Tar Pit as well as increasing blight.

Total Cost = \$0.00

Alternative 2 – Replace the Existing Cap

This option will involve clearing and re-grading the Site, and then placing a membrane and clean layer of soil over in a sequence like to the following:

1. Clearing: This will first require the removal of roughly 700 lineal feet of fencing and 70 fence posts around the perimeter of the site. Upon removal of the fence, understory vegetation will be cleared

¹ <http://www.dep.wv.gov/dlr/oeer/voluntarymain/Pages/default.aspx>

² WV Department of Environmental Protection, Division of Water and Waste Management, Office of Solid Waste Management

from the half/acre Site and disposed of in an appropriate landfill. Mature trees throughout the Site will be cut and sat aside for additional sampling. Sample results will determine if lumber will be chipped and used for landscaping or disposed of in an appropriate landfill. Stumps remaining on the Site will also be grinded.

2. Excavating and Grading: The top 6-9” of soil throughout the Site will be excavated, to remove the existing cap, and replaced and compacted to provide a smooth layer for the cap.
3. Cap Installation: A membrane with low permeability, such as Bentomat, will then be placed over the smooth surface. A 12” layer of locally sourced top soil will then be placed and compacted over the membrane. The cap depth will be sufficient to allow for wear from recreational use of playing fields and activities commonly associated with recreational and park facilities. The fill material shall be obtained from a soil borrow area acceptable and/or approved by the WVDEP. The contractor shall be responsible for ensuring that the fill material shall be free of deleterious material, contaminants of concern, and free of foreign objects.
4. Turf Grass Installation: A shallow rooted species of turf grass will be seeded throughout the Site. Once seeded, special care will be given to the area until turf grass covers the Site. Once turf grass is in place, the Site may be mowed along with the surrounding open space.
5. Land Use Covenants: Once the fill is in place and the capping complete, restrictions on excavation will be updated or coordinated with the WVDEP to ensure that future human health is protected.

A cost estimate for this option would be:

Alternative 2 Site Cleanup Budget	
Deconstruct fencing	2,500
Remove fence posts	2,500
Tree Cutting	5,000
Stump Grinding	10,000
Brush Cutting and Removal	2,000
Lumber Sampling	2,500
Lumber Chipping or Disposal	5,000
Existing Cap Removal	10,000
Erosion and Sediment Control	14,000
Stormwater Engineering	15,000
Synthetic Clay Membrane	40,000
Delivery and Installation of Membrane	25,000
18” Layer of Clean Fill (1,400 cubic yards, delivered)	27,000
Earth Work	9,000
Hydro seeding for capping (0.5 acres)	2,500
Update or create land use covenants	5,000
Total	\$177,000
Total (with 10% contingency)	\$194,300

Alternative 3 – Excavation with Offsite Disposal

This option will remove all contamination to 10 feet in depth and replacing it with clean fill in a sequence resembling the following:

1. Clearing: This will first require the removal of roughly 700 lineal feet of fencing and 70 fence posts around the perimeter of the site. Upon removal of the fence, understory vegetation will be cleared from the half/acre Site and disposed of in an appropriate landfill. Mature trees throughout

the Site will be cut and sat aside for additional sampling. Sample results will determine if lumber will be chipped and used for landscaping or disposed of in an appropriate landfill. Stumps remaining on the Site will also be grinded.

2. Excavating: All soil throughout the Site will be removed to a depth of 10 feet. This will remove all contaminated soil from the Tar Pit.
3. Soil Replacing: Clean fill will be replaced and compacted throughout the Tar Pit area to a depth of 12". The remaining 12" deep void will be filled with clean top soil.
4. Turf Grass Installation: A shallow rooted species of turf grass will be seeded throughout the Site. Once seeded, special care will be given to the area until turf grass covers the Site. Once turf grass is in place, the Site may be mowed along with the surrounding open space.

The fill material shall be obtained from a soil borrow area acceptable and/or approved by the WVDEP. The contractor shall be responsible for ensuring that the fill material shall be free of deleterious material, contaminants of concern, and free of foreign objects. Once the fill is in place and the capping complete, restrictions on excavation will be placed and coordinated with the WVDEP to ensure that future human health is protected.

A cost estimate for this option would be:

Alternative 3 Site Cleanup Budget	
Deconstruct fencing	2,500
Remove fence posts	2,500
Tree Cutting	5,000
Stump Grinding	10,000
Brush Cutting and Removal	2,000
Lumber Sampling	2,500
Lumber Chipping or Disposal	5,000
Removal of Soil to 10' Depth	133,333
Erosion and Sediment Control	14,000
Delivery and Installation of Membrane	25,000
10' Layer of Clean Fill (1,400 cubic yards, delivered)	180,000
Earth Work	9,000
Hydro seeding for capping (0.5 acres)	2,500
Total	\$393,333
Total (with 10% contingency)	\$357,575

Recommended Cleanup Alternative

Based on the Phase II findings, anticipated EPA Cleanup grant, and planned reuse, the recommended cleanup alternative is Alternative 2 – Replace Existing Cap which includes removing the fence, vegetation, existing cap, and top layer of soil, securing a low-permeability membrane over the Site, and covering the area with clean fill. If done appropriately and in accordance with above-mentioned laws and standards, this will provide sufficient separation of Site users from contaminants within the Tar Pit and fully mitigate human through inhalation, ingestion, or dermal contact.

Consideration of Climate Change

Given the project’s anticipated duration, location, and permanent nature of the project, the effects of climate change will not be a factor in the feasibility of completion of the project.

PUBLIC NOTICE
USEPA BROWNFIELD GRANT APPLICATION
By the Upshur County Commission

The Upshur County Commission is announcing plans to submit a 2017 Brownfield Cleanup grant application to the United States Environmental Protection Agency (USEPA) for cleanup of an area that is approximately 25,000 square feet in diameter at the Upshur County Youth Camp property, 76 Youth Camp Road, located in Selbyville, WV. Brownfields are properties that may be abandoned, idle, and/or underutilized that are not being redeveloped due to the presence or potential presence of a hazardous substance.

This application will request USEPA funds to assist with cleanup of known contamination at the Youth Camp site. The USEPA encourages public participation in this application process to ensure the community's awareness and that the community's needs are being considered related to property redevelopment.

A **public meeting** will be held to foster community involvement, answer questions, and obtain comments on Tuesday, December 6, 2016 from 6:00 p.m. to 7:00 p.m. in the Commission Meeting Room located at the Upshur County Courthouse Annex, 38 West Main Street, Room 301, Buckhannon, WV 26201.

A draft version of the application with a draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review and comment from December 5th through December 19th at the following locations:

- James W. Curry Library, 1721 Brook Hill Rd, French Creek, WV 26218
- Upshur County Commission, 38 West Main St., Room 302, Buckhannon, WV 26201
- http://cms4.revize.com/revize/upshurcounty/government/commission_office/index.php
- www.wvbrownfields.com

Specific questions and/or comments can be addressed through December 9th to:

Carrie Wallace, County Administrator and/or
Tabatha Perry, Assistant County Administrator
38 West Main Street, Room 302
Buckhannon, WV 26201
(304) 472-0535

Mr. Patrick Kirby, Director
Northern WV Brownfields Assistance Center
385 Evansdale Drive
Morgantown, WV 26506
(304) 293-6984

APPROVED

NOV 17 2016

UPSHUR COUNTY COMMISSION
M. Kirby

Upshur County – Former Tar Pit Brownfield Meeting FY17 EPA Cleanup Draft Public Comments

Dec 6th, 2016

6:00 PM

Please provide comments in the space below:

09 December 2016

- I believe the recently obtained water sample results be made public with interpretation included.
- Because of the proximity of the affected area to the Buckhannon River, the drinking-water source for approximately 21 thousand people, I hope that (1) water samples are taken just above and just below where the drainage enters the Buckhannon R. and (2) such sampling be done at least once before any remediation occurs and such sampling be done at least twice after remediation: once within a month after and at least once a half-year after or later.
- If remediation does not include complete removal of the contaminated soil but only partial removal and/or capping with clay, then I suggest air sampling be done directly above the site at ground level: Some of the likely contaminants have measurable vapor pressures.

Please include contact information if you would like to receive feedback on how your comments will be addressed in the final draft application:

Name: Dr. G. Paul Richter

Address: 112 Fayette St., Buckhannon, WV 26201

Email: richter1306@gmail.com [Send copy/copies to brwaine612@gmail.com]

Phone: 304-472-3317

Please!

Dr. G. Paul Richter
112 Fayette St.
Buckhannon, WV 26201

Mr. Richter,

December 21, 2016

Thank you for your expression of support on behalf of the Buckhannon River Watershed Association for Upshur County's US EPA Brownfields Cleanup Grant Application for the cleanup of the Tar Pit on the Upshur County Youth Camp property as well as your participation in the public meeting regarding the application on December 6th. I am writing in response to your comments submitted on December 9th about the project.

First, you requested for existing water sampling data be made public with interpretation.

If the grant is funded, there will be a community outreach component that will involve several community meetings being held to present and interpret information, including water quality data, to the community. As requested in your comment form, the Phase I and Phase II Environmental Site Assessments (ESAs) have been shared to your email address at brwaine612@gmail.com. For interpretation of those, you may contact Mr. Don Martin, whom I know you are associated with through your participation in the Buckhannon River Watershed Association. Mr. Martin may be reached via email at dwmartin2@frontier.com. He conducted the Phase I and has helped to interpret the Phase II for project partners.

Secondly, you suggested that water samples be taken in the Buckhannon River above and below the drainage outlet from the Tar Pit before, one month after, and over six months later.

You will see in the existing assessment data that water samples have been collected in this manner. The Phase II ESA reported that although the ground water beneath the Tar Pit is contaminated, the contaminants do not seem to be reaching the Buckhannon River. Once the cleanup is funded, a WV Department of Environmental Protection (WV DEP) will oversee the project and require post cleanup sampling procedures which may include a similar sampling plan to what you have suggested, as well as additional sampling.

In your final comment, you suggested that if the Tar Pit is to be capped, air sampling be taken above the cap upon installation.

A cap is being proposed in the grant application. Air quality testing will likely be required as part of post sampling procedures which will be required by the WV DEP.

Upon announcement of the funding of the Tar Pit cleanup project, I urge you to participate in public engagement throughout the cleanup planning and execution process to stay informed of sampling procedures and results. If you have any questions, feel free to contact me.

Regards,



Patrick Kirby, Director
Northern WV Brownfields Assistance Center

A PROGRAM OF THE WEST VIRGINIA WATER RESEARCH INSTITUTE

PO Box 6064
Morgantown, WV 26505-6064
☎ 304.293.6984 📠 304.293.7822

Upshur County Youth Camp Tar Pit Cleanup Grant Application Meeting Notes

December 7, 2016

Upshur County Administrators and Northern WV Brownfields Assistance Center (NBAC) Staff referred to the Tar Pit Site, presented known assessment data, informed attendees of assessment that was currently under way. NBAC Staff explained the proposed project timeline and cleanup alternatives being considered. NBAC staff explained that the cleanup alternative seeming the most feasible and effective is clearing the site, replacing the existing cap with a more substantial one, and putting land use covenants in place to maintain the cap in perpetuity.

Youth Camp staff expressed concerns about public perceptions of the safety of the camp. NBAC and County staff mentioned that the community engagement activities planned as part of the cleanup would address such concerns.

Attendees were encouraged to review drafts made available on NBAC and County websites and at the County Commission and Curry Library locations.

Upshur County EPA CLEAN-UP GRANT: SELBYVILLE
TAR PIT
PROJECT

Public Meeting Sign-IN SHEET
Dec 6th 6 PM

<u>NAME</u>	<u>CONTACT (E-mail or Phone)</u>	<u>AFFILIATION</u>
1) PATRICK KIRBY	patrick.kirby@mail.wvu.edu	Brownfields Asst. Co
ALBERT LAKE	304-924-6733	Resident
SANDRA LAKE	"	"
Dewis Simmons	304-472-5707	Resident
G. Paul Richter	richter1306@gmail.com	resident
Deborah Barnes	forhlady@yahoo.com	Board member of youth camp
Thanna Wentz	thanna.wentz@yahoo	Board member youth camp
Greg Woody	304-924-5356	youth camp Director
Donna Woody	dhwoddy17@yahoo.com	adjacent landowner
Delmas Woody	" " "	adjacent land owner
* Kate Kuba	kate@recorddelonline.com	media
Carrie Wallace	clwallace@upshurcounty.org	Upshur County Administrator
Tabatha Perry	trperry@upshurcounty.org	upshur county Assistant Administrator
ANNA WITTHROW	AMWITTHROW@MAIL.WVU.EDU	NBAC