



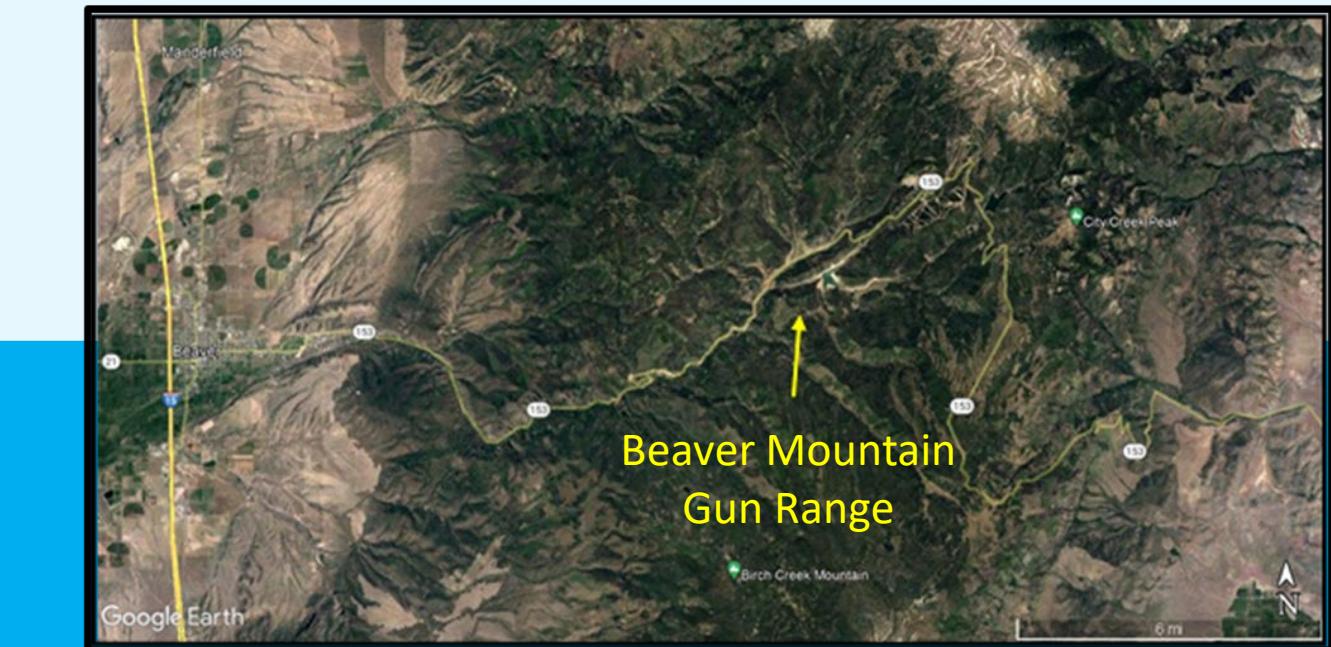
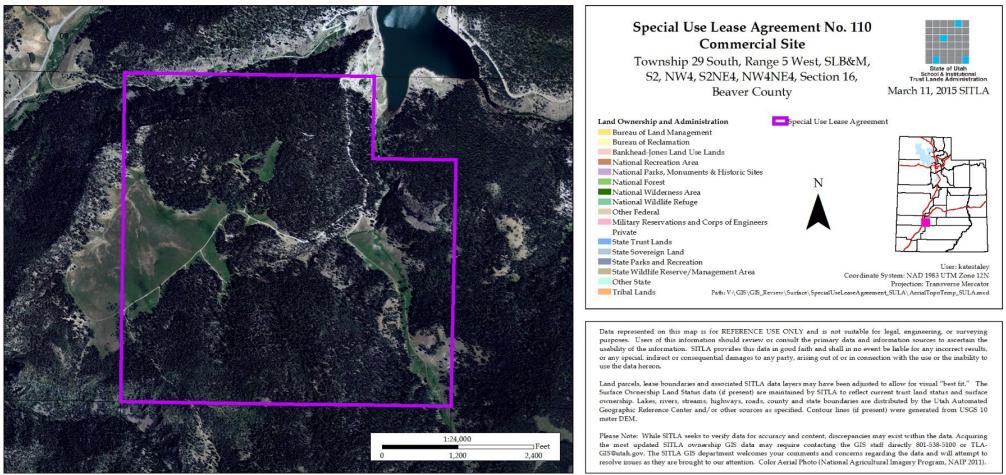
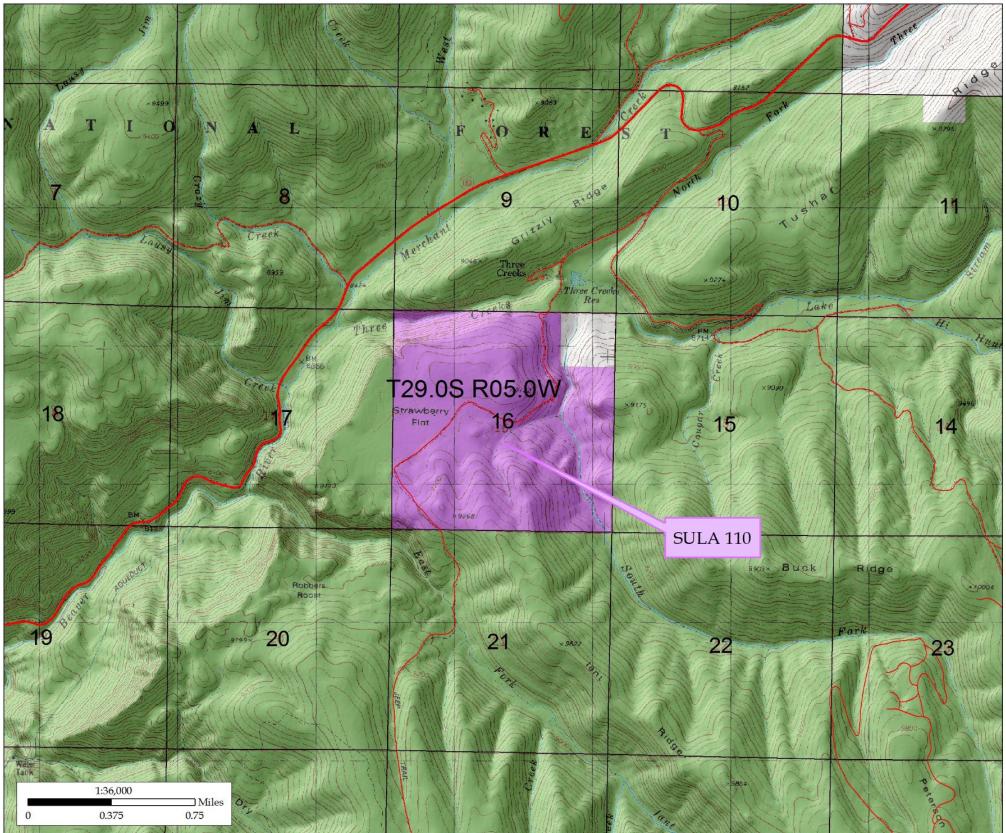
Expenditure of Stewardship Funds Lead Cleanup Project Tushar Mountain Property

Beneficiary: School
Beaver County

Board of Trustees
February 16, 2023

BSA Adventure Camp and Shooting Range

- Located on forested mountain land in eastern Beaver County
- Land leased to the Boy Scouts of America from 1965 to 2021 for an adventure camp, including gun ranges
- In 2021 the BSA declared bankruptcy and turned the lease back to the Trust



Adventure Camp and Ropes Course

Upon inspection, the agency identified approximately \$300,000 worth of improvements and infrastructure, including:

- New water well, water pipeline, and storage tank
- Ropes course
- Dining hall and other various buildings
- Camping area
- Shooting range



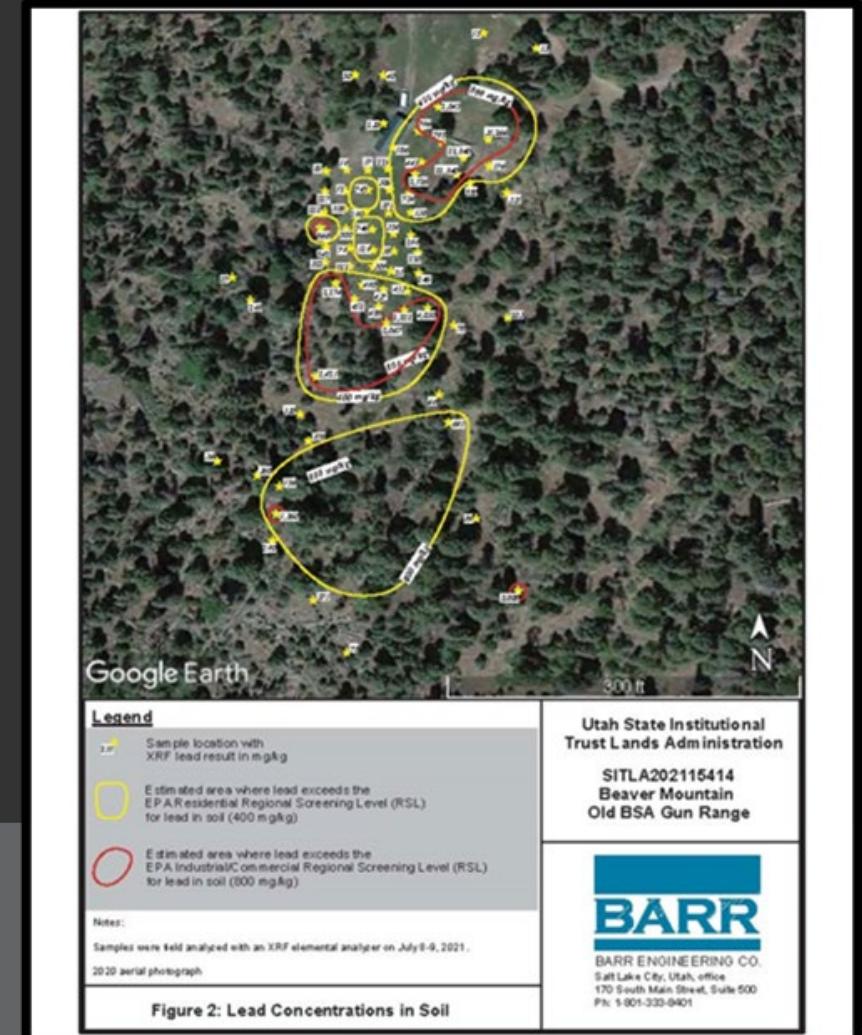
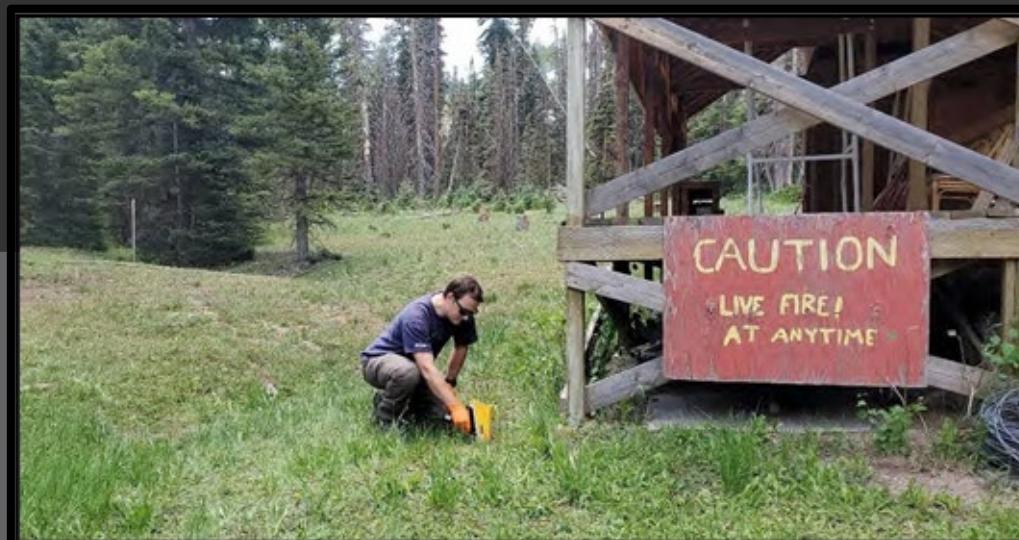
Shooting Range

- Includes a shelter at the north end (firing line) with stationary targets to the east and south
- Includes a 22-caliber range and a shotgun range



Upon inspection, lead contamination became a concern...

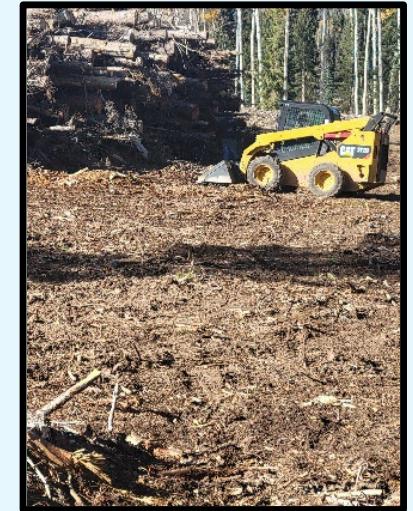
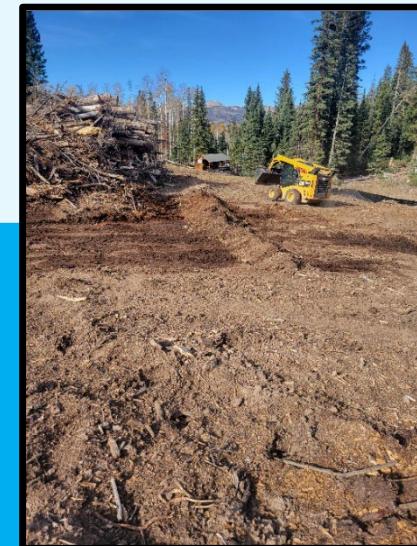
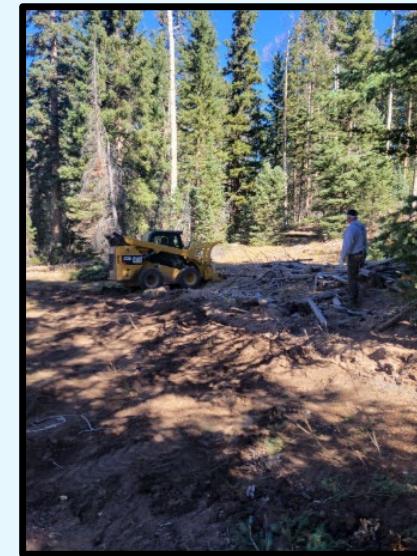
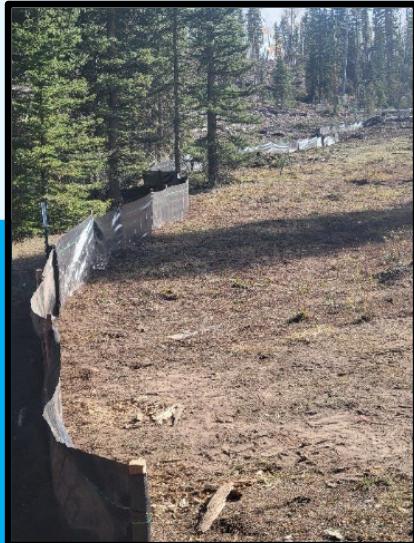
- An environmental engineer was hired to test the lead levels on both shooting ranges
- Lead levels exceeded both residential and industrial screening levels
- Lead contamination needs to be mitigated in order to effectively market and monetize the land



Initial Mitigation Measures

As part of the clean-up, the environmental engineer recommended the construction of:

- 600 ft. silt fence
- Leach gravel berm and berm below the burn pile
- Prevents any contamination from the “hot zone” during spring runoff



Contaminated Trees

- Trees on site were contaminated with lead from top to bottom due to decades of shotgun shooting
- Contaminated trees cut and piled as part of forest stewardship project
- DEQ granted permission to burn the trees to reduce the amount of biomass needing remediation



DEQ Consultation – Remediation Options

1. Haul approximately 1,400 cubic yards of contaminated soil to an approved landfill. Includes removing top 3-inches of soil across a two-acre contaminated hot-zone and trucking it hundreds of miles in secured containers.
2. Dig a huge pit on the property, line with impermeable liner material, and bury approximately 1,400 cubic yards of contaminated soil. Disposal cell would require monitoring in perpetuity by SITLA.
3. Hire a lead removal company to remove approximately 1,400 cubic yards of contaminated soil, sift the lead out of the soil using specialized equipment, treat the soil, place it back on site and reclaim the area.



Most economical option is #3

- Only 2-3 lead clean-up companies in the entire country – Range Recovery Technologies, based in Huron, South Dakota, is one of them
- Range Recovery has visited the site to assess feasibility of their clean-up process
- Willing to travel to Utah and work in remote & mountainous terrain
- Have an excellent can-do attitude and problem-solving mentality
- Willing to coordinate with our environmental engineer
- Have specialized equipment making the task more feasible
- DEQ concurs with their process





DEQ – Voluntary Clean-up Program (VCP)

- Streamlined clean-up program for contaminated sites administered by Utah Department of Environmental Quality
- Site has been accepted into the program
- DEQ oversight/approval of clean-up process
- Certificate of Completion issued upon site successful site remediation
 - Recorded against the property
 - Provides assurance to future owners/users that site was properly remediated
 - Provides a release of liability



Anticipated Clean-up Costs

- \$50,000 - Environmental engineer (Wasatch Environmental)
- \$200,000 - Remove lead and treat soil (Range Recovery Technologies)
- \$25,000 – Equipment rental, supplies, other miscellaneous costs
- **\$275,000 – Estimated total Stewardship Fund costs**

Summary

- Board approval is required for Stewardship Fund expenditures exceeding \$100,000 (Board Policy 2015-03)
- Requesting approval for expenditure of \$275,000 from Stewardship Fund to conduct lead remediation
- Reviewed by Surface Committee on January 31, 2023

Proposed Motion

“Move to approve the expenditure of \$275,000 from the Stewardship Fund for the remediation of historic shooting ranges on the Beaver Mountain Property in Beaver County”

