

**June 7, 2006**  
**CSFM Meeting Minutes**

**In Attendance:** David May, Richard M. Battison, Verdon Walker, David Colby, Kristen Thelen, Tom Hopkins, Liz Yeomans, Kane Loader, Ray Limb, Bob Ainslie, Rolf Larsen, Bob Soehnen, Dave Allison

**Sharon Steel Updates**

Liz reviewed the results from the Quarterly Site Inspection For Operations and Maintenance - performed on May 24, 2006. There were 4 out of 11 items checked "no" on the site inspection.

The developer has changed the grade on the cap. Until he comes up with the final grading, they will have ponding on the cap. The specifications require no more than a 2% grade on the west. The grade has been changed due to material being brought in. The ponding won't be resolved until their final design. Question – does ponding affect anything? Liz – It is more serious if there are only 2 feet of fill vs. 8 feet of fill. Doesn't see it as a big deal at this time, since we are moving out of the precipitation months.

The interceptor trench also has vegetation grown around it. They need help from the property owner and city public works to clean it.

The banks are not free from erosion. They won't be able to tell until the water goes down how bad it is. They have seen some sluffing on the south bank. There are photographs of the flooding on this report. (The land owner and city will get copies of the report).

They heard from Ben Magelson a couple of weeks ago. When he gets back in town he has said he will help.

They have not dropped any new dirt since December.

**Midvale City Updates on Sharon Steel**

Kane Loader had met with the property owners, requesting the right of way to do the road. The incentives of the RDA may go away if they don't do anything. If they have to do the RDA again, they won't get the same kind of incentives. The city has told them that they need the right of way described and dedicated by the 1<sup>st</sup> of August. The city wants to get rolling with UDOT in September. The city is in the e-mail loop with the site owners and developers. They are talking, and are having a meeting on the 19<sup>th</sup> with the engineers to work through issues. One main issue they are having deals with the alignment on the south. Some of the owners are worried that if there are new owners that they may want a different alignment. However, Magelson's point is that it would cost more money to do a different alignment, and they might have to go into the cap. The city agrees with Magelson on this point. The engineering on the road will meet the RDA requirements, at least on this issue. All of the property owners agree that the alignment needs to be decided and the right of way needs to be dedicated to the city. After this deadline, the next one will be in 20 months. This next one will require structures to be in the ground.

They are supposed to have a section of the fence repaired this week. Ray has been on them to repair it. If they don't do it by the end of the week, he will have enforcement do it. Question: How long do they

have to fix it? Liz – the reports have been saying they need to mow for 2 years. Kane – the city has different requirements for open fields than on residential property. They city will enforce it to the city's ordinances. Ray will get on enforcing it.

The city is expecting a response on the last geo-technical report. They have heard that it is being written.

### **Midvale Slag Updates**

Bob Ainslie – They have finished with all the dirt work. They will finish seeding this week. Then they will just be watering and mowing from here on out. It is greening up on the 7800 S side. They haven't started watering on the 7200 S side. They will start that tonight. They will stay watering through August. All of the trailers but one will be gone. They are working on repairing the fence on the southern boundary. Question: Who does the fence belong to? Answer: The city.

### **Midvale City Updates on Midvale Slag**

Question: Is there a large scale master plan on OU1? Answer: Actually, Mercer is flipping the property. Mercer will be doing the major infrastructure (pipes, sewer lines, etc), and then is parceling parts off. At this point they are planning on retaining 50 acres of retail. They have 2-3 developers to do the residential. They will be submitting a small master plan. They want to have the trunk infrastructure (including the road) finished by the end of the year. The city thinks that is aggressive. Asphalt is becoming high in demand due to the fact that more oil is going to gas and diesel. The city is having a hard time getting asphalt for their projects, so this may become a problem.

Mercer has asked the city to have the lift station in the North-West corner by October. The city is not sure if they can do it before November or December.

The wetlands in OU2 are more of a sub-surface wetland. You see wetland types of plants growing there, but not very much water above ground. They will re-route the storm drain to the wetlands to keep the soil wet. Question: Are they worried about kids playing in the wetlands there? Answer: They will require a 6 ft. green chain link fence behind the split rail fence.

They will start working on the high density housing by the trunk first. The subdivision platt has been signed. Someone is supposed to close on the High Density housing. The city hasn't heard if they have signed yet. Question: Is there any developer on the OU2 portion? Answer: They have it under contract and it is going through due diligence. The portion includes everything but the 11 acres that belong to Ben Magelson, but they are working to get that.

Question: When will they plan what will be high/low density? Answer: It will depend on the buyer. First the diligence is done and the buyer will decide if they want to buy it. They have a month to do that. Then they work on a master plan. Until the buyer does a geo-technical report, they won't know what they can do where.

The newspaper reported that Ken Gardner and Jim Gust will be the developers. The city is very impressed with their ideas, and how in tune they are with light rail development.

Question: Are they still looking at a campus arrangement on the site? Answer: They are looking at a the possibility of office towers, and also a research development. The advantages of the site, including fiber optics, good transportation to the area, etc. have moved it high on the governor's list for a research park. Question: Would a research park generate enough revenue? Answer: Yes, but only if it is privately owned and the state partnered with them. It would not work with the RDA if the state owned it and sat on it. If the state bought it, they would have to provide money to offset the RDA.

Rick – There is a lot of interest on the site. The plan for 20 year build out will probably be shortened, and probably won't take that long.

David M – It's exciting to see the site go from questionable real estate to prime real estate. This is a real success story of the state, EPA, city, and land owners working together.

It was initially thought that the site would bring in \$80-\$100 million dollars. The sale is going to be more like \$150 million dollars, and should generate enough revenue to pay off it's bonds and allow more RDAs in the city.

The site is a very visual place. They have received calls about it being a beautiful piece of property.

David M. - At this point the danger to the public is pretty much gone, just as long as the wells get in. Question: Has there been any progress on this? Answer (from Liz): The state and EPA are in discussion. They will go forward with the wells – they have to. Question: Has there been any response from the letter? Answer (from David M): No, but we didn't really expect one. It doesn't really matter who leads, CSFM was just worried about momentum being lost from a change taking place. Either party would do a good job. Kane – The wells by the city have to be coordinated with the riparian zone. The city doesn't want them to go in and then have to pull them out.

There are shallow wells going in on the west side of the river, but they don't want them on the site. Already four wells are along this area, and another 6 will be put in. Liz – there is concern for them becoming contaminated. Kane – the city is concerned that by pumping they will move contaminants to the water more quickly. They have put in the ability to monitor the water being pumped. If they start pulling plume into the wells, they will have to treat it. It's more of a concern for development. UDEQ is monitoring the situation and working with them. These shallow wells are used for drinking water, but Midvale is not using this water right now.

Ray Limb – They will do their last inspection on the site in June.

**Next Meeting: July 5, 2006**