

August 2, 2006
CSFM Meeting Minutes

In Attendance: David May, Dennis Sackman, Richard Battison, Verdon Walker, Tom Hopkins, Ray Limb, Elizabeth Yeomans,

Sharon Steel Updates

UDEQ Updates: The site inspection is set up for later this month. They had given their comments to Ben Magelson last November on the AGCE technical report which was issued in January of 2005. Just last week they received a reply from the owners with their response to the technical report. UDEQ will use their consultants to review the response. Question: Is this a response about things like the problem with the weeds? David M.: No, it has to do with geo-technical stuff, not weeds. It is about the settlement and the spring and the wet area down by the river.

Updates from the city:

Ray: it looks like the right of way is going to happen, but there is nothing official on that.

The city issued a complaint about the weeds around the perimeter- especially around the residential part. The day that the city was going to send a crew in to take care of it, the owners had it cleaned up. The requirements for a site of that size required a 20 foot fire break. They did 30 feet. Next time the city will just do the code enforcement without giving the warning. This was done mainly on the cap, where the residential area is, although they did do more than that. They came down to 7200 South as well. Where they could, they cut on the edge where the fence is.

Question: Didn't they have to maintain a maximum height on the vegetation?

Answer: There was no height requirement, but they are required to mow the site at least once a year. Question: Have they mowed it anytime in the last 3 years?

Answer: No. Question: So they are not within OEM requirements? Answer: No.

Question: At one time they were going to have the road down at the bottom of the site. Are they going to move it? Answer: That is what the right of way will decide. They have an idea of where it will be, but they have some flexibility to move it.

Question: There was some talk last time that they needed the right of way signed so that work could start. Answer: They have until the middle of this month.

They have responded, but there hasn't been any conveyance.

Midvale Slag Updates

Ray: On OU1 – They are putting the curb and gutter in on 700 west. There will be turn lanes into the site. They wanted the city to pay for it, but the city isn't going to.

On OU1 – the one Mercer is doing – is now being called Mercer Bingham Junction / Riverwalk/ Riverway. When they bought it, they added their name to it.

Question: will the curb and gutter go all the way to Murray? Answer: Yes, it will.

They are only doing about 80 feet a day on the sewer line, because it's so deep. They have to re-enforce the whole thing. He has heard it's between 12-15 feet deep.

Does the city have to put in the pump station? Answer: yes, the city installs it. It's a separate thing they have to do that will take time. If everything goes well, you may see some building (of more than infrastructure) in April.

Question: If the county bond doesn't pass, is there anyway for the TRAX line to go through? Answer: No.

High density/Medium density will probably be built first. Planning/Zoning doesn't know exactly what will be built first. The owners did finish the development agreement with the city.

Mercer is going to sell off pieces to different residential subdivisions. If they spin them off, they will have to go back to planning and zoning to get approval. They say they have firm plans, but no one has seen them yet. Until plans come in, it goes back and forth.

Comment: It's exciting to see the infrastructure going in.

Question: Is anything happening on the south side? Answer: They are still working on the due diligence. Bob has accepted a bid, but is waiting until they do the due diligence. Question: Will the total sale involve the corner of OU1? Answer: Yes, it will be from roadway to roadway.

Question: Heard that the feed store has changed hands. Answer: It may now be part of the development. Not sure what exactly is happening with it. It might be used as a nice connection to 700 West.

EPA has finalized the completion of ENTACT's responsibility as far as construction goes. On July 6th, Fran issued a letter that said that ENTACT's project was complete. The O&M started on July 6th 2006 and will end on July 5th 2007. ENTACT has to maintain vegetation and erosion (if there is problem). Comment: It looks pretty dry. Response: There are supposed to be other grasses

that come up. We may have to wait until fall or spring to see them. They needed a cover crop to hold the soil to provide cover and temperature control for the grass that will eventually come up. Comment: It looks like the whole side is being germinated. Response: Even with the water trucks it's hard to keep it wet. The O&M states that if it's dry over a certain amount of space, they will have to reseed.

Question to Liz – Are there any updates on the riparian zone? Answer: No. Comment: Also the well monitoring needs to be decided. Liz - ENTACT has done all they need to do. The monitoring wells are separate from the riparian zone – they are different issues. Question: Do we know who is doing the wells? Answer: No, no answers on that.

As far as OU2 due diligence goes – the developer wants to make sure that he can make the deal work. (It is Kim Gardner and his son). It will probably take about a year. There is a lot of market analysis, etc that needs to be done. Everyone wants to know what they are going to get into, especially with it being an EPA superfund site. The property is tied up until the due diligence is done. There is probably money paid to keep it off the market for so long.

Other Items

David M. - In light of the progress that has been made – do we want to go to a meeting every other month instead of every month? We'll touch base on the 28th, and see if we need to have a meeting in September. Unless there is a significant need to meet, we'll just plan on meeting the 1st week in October.

Updates from Kane Loader (who just arrived)-
Concerning Sharon Steel - They have finished the right of way all the way through the site. The road will not affect the wet lands. It will be closer to the shops. The road will come off of the slop, but not as drastically as it might have been. They won't have to go into the cap. The right of way is a lot like what they originally planned. Ben Magelson must have convinced them that they didn't want to modify the cap. The owners still need to finish with the engineering part of it. The city's goal is to get the right of way to UDOT in September and assign a contractor.

The lift station is in engineering. It will be off of 7200 South. This location worked better, because grade-wise it works better for the big trucks that need to access it. The goal is to have it functional by March 1st.

If the TRAX bond goes through it will speed up the Light Rail project. They plan to have TRAX operational through there by 2009. They are planning now to simultaneously lay all four lines. The bond just affects Salt Lake County residential.

Ben Magelson has some answers to some of the questions UDOT has raised. The city doesn't know yet if they are right or not. He didn't address the spring in his

response.

There is some movement by the property owners to resolve issues internally without going into court. One of the developers might be working behind the scenes to help things move along.

Next Meeting: September 6, 2006