

February 6th, 2008
CSFM Meeting Minutes

In Attendance: Richard Battison, Verdon Walker, David Colby, Kristen Thelen, Erna Waterman (via conference call), Kane Loader, Ray Limb, Tony Howes

Midvale Slag Updates

- ◆ EPA Updates
 - Something that is upcoming – the next 5 year review for the site is due in Oct/Nov. Part of that is to review the institutional controls now in place and also the groundwater well monitoring. At the time of the last 5 year review things were going slow. Quite a few things have changed in the last 5 years.
 - [Question asked about graded retention ponds]. Doesn't know the details. Steve has been talking about them. They are the type of pond that is only used for peak storms and only holds water for less than 24 hours. Not a permanent pond. Big issue is when peak flows come down the river from the lake. When they release all the water and they don't tell anyone that they are going to do it. They open the flood gates all at once, not gradually.
 - [Question/Comments:] Is there anyway to get input on this? It would be interesting for the city to read what the law actually says on that. Maybe it's the time that we could pursue changing the law. Maybe Ray could talk with the Mayor. With all the changes West Jordan did on the bank, it has an impact on the the banks on the Midvale side.
 - Kane – can coordinate that with Salt Lake county. They are the only ones that seem to know when they are going to open the gates. Maybe through Salt Lake county they can meet with whoever opens the gates to give us notice.
 - Ray will follow up on that. Erna – if they could release it slower they wouldn't have to let us know.
 - Kane – There is a safety valve along the wetlands that takes some of the pressure off the river.
 - Question: Would salt lake county have the legislative action to change the law? Kane – They would know the legalities of it. It has to do with Utah Lake. Salt Lake County knows all the requirements of it. There is pretty specific law when it comes to the level of Utah lake and it goes along with flood stages for the lake. Fortunately the past few years we've had a lot of low levels of water. With all the snow this year, we could have more moisture here. They do have safety valves installed, but it would be good to know. It's a valid concern. Ray will contact them for Midvale.
 - There was a letter from the developer on the Midvale side, they want to propose to the agency that they move part of the calcine deposits. It has heavy metals with it. When you put water with it it's acidic and spreads a lot quicker. It failed 2 test TCLP tests and failed another test SPL. It could leach into groundwater in concentrations that aren't acceptable. The developers want to move it so they could put in a swimming pool for a housing development. [Comment:] Sounds like it could be expensive. [Response:] City is working on a letter stating their concerns. Part of their concerns is to eliminate the hill that was there. [Question:] Are they looking to move it or take it off? [Answer:] They will spread it under the residential development. The ordinance already has it in place that if they want to move it outside the footprint, they need to go through UDEQ and EPA. The ROD does say (if he remembers correctly) that it can be moved with approval. They are looking at the ramifications of moving it. If they get approval it would have to be in the situation that it wouldn't make it worse. They would need to do the safeguards. The agencies don't have to prove that it's the same risk. It's on the developer or the city to prove it and supply the

information. The city wants to understand the calcine better. If they develop on it and it isn't under concrete or asphalt it has to have a liner above it. It needs to be impermeable. It can be under roads, foundations, etc. It will be under the boulevard and stretch beyond it. That is considered impermeable. There has to be drainage. It's already under ordinance. The letter talks about if they leave the mountain there how much fill they will have to bring in. They need to address the cost of fill.

- ◆ USGS Testing
 - USGS got the equipment in to do some of the sampling and testing and they have started surveying, but the weather has been cold and wet so they haven't gotten any more of the information they need. It will probably be another week or so before they can do the work. Excited and positive about it. Steve Bubnock met to talk about the retention pond, and has talked to Steve Jenson about storm drainage and the retention pond, but nothing too significant. They have talked about what soil they will use to line the pond, and are starting discussions.
- ◆ Stakeholders Updates
 - Next meeting is on March 6th. CDM's work plan is under modifications. They haven't been doing much this last month. Their work depends on what the USGS findings are.
- ◆ UDEQ Updates
 - Got the applications on the groundwater and are going through signature process right now. Working with the people who have to sign and review it has been easy. Hopefully will get it to EPA soon and go forward on getting the monitoring wells installed. Hopefully they will get them installed end of June/July.
- ◆ Midvale City Updates
 - Bingham Junction Blvd is out to bid. Bid opening is Feb 26th from 7200 to 7800 S. Notice to proceed will be last week of March. Projected time to finish it is about a year for the segment. It's on virgin land, and there is nothing there. Talking with Ben Magelson - he's wanting to have the whole road one project. He wasn't able to get his engineering in place. Thinks that by the time they are done with that segment they could roll into his segment. By fall 2009 connect to Sand pkwy. Sandy is taking it into consideration. It may help when the segment is finished and they can see it and see how it will pick up traffic.
 - Have seen some of the planning and zoning for Gold Medallion (build on the calcine area) and Wasatch (below the blvd). The document talks about how many units. There will be two phases on the Wasatch development.
 - Gold Medallion – In April maybe they can come to TAG meeting to talk about the project. By then they will have concrete concepts. Will give 15-20 min. presentation on planning and development on the site. Commercial/single housing, etc. It's getting more nailed down. Probably won't get anything built there this year.
 - Every developer that comes in has to do the same steps. Material management plan/health safety (OSHA takes care of it now) for their particular site. Will make sure that people who are there will have health and safety taken care of.
 - Castlewood is changing to single family detached.
 - Putting bathrooms / Lift stations / equipment holding in. Plans to do some landscaping there.
 - Will give Midvale Community Council and Union city council meeting notice of the developer presentation at the next meeting.
 - Start TAG meeting at 6PM have joint meeting with presentation at 6:30PM.

Sharon Steel Updates:

- ◆ UDEQ Updates/Quarterly Site Inspections
 - They dug some potholes out there. They were looking to dig down and look at how much fill was above geo-membrane. Had some surveying to do and will back fill it. It was 18 inches to 2 feet. Next week will do the next site inspection. Ground water report is finished. Mailed out copies. Interceptor trench was dry where they usually take it. Manhole was dry. Everything is dry on other sites.
- ◆ Midvale City Updates
 - Have met with Ben and HDR (Midvale City consultants on bank stabilization). Went back and forth on bank stabilization on the cap. Still working it out, but it looks like as long as Ben can answer their questions, they can work it out to have a development on it. They are considering how far you can go out with pressure on the cap. Could be 50 feet from end of the cap – but it's variable. Weight in the middle of the cap could be a squash effect. Confident that if HDR has ok'd something, it will satisfy the city. This came about in response to UDEQ's consultants as they reviewed Ben's plan. Brought up points with Ben's plan. Had firm look at concerns, and they brought up a few more concerns. City feels they have been pretty thorough. Want to assure UDEQ and EPA that they are being thorough. Will want to sit down with UDEQ and EPA and give them results of the findings, and what the solutions to their problems will be. A few months ago it wasn't looking good. Now between the geo-technical firm and HDR they feel that they have ways to deal with the issues and feel better about moving forward with the development. No drastic changes will be needed. May have to make some changes to the setbacks. Will need between 75-100 feet of setbacks from edge of cap.
 - Magelson is trying to sign contracts to start moving dirt again to fill in the cap. City is reviewing his grading plans. It appears that he is ready to move forward on that. The liner goes over the top and down to the toe. Also looking at doing revisions to RDA budget. There is some additional work he is going to have to do. Everything is going to cost more money. City will have to look at budget and also revalue RDA. Will the RDA be able to sustain that kind of increase in cost? They think it will.
 - [Question:] Wasn't there a water seepage problem? [Answer:] where the tail head is it's damp and moist there. [Question:] Not sure what is causing it though? [Answer:] It's even damp when it's been dry. Ben is aware of it. [Question:] If it's a small spring would it eventually cause erosion and settling in that area? [Answer:] It may be perched water in the cap or just a spring, but there are ways to overcome it and deal with the spring. The biggest issue is what the contamination of the water is. UDEQ is sampling the well right there and there is nothing of concern from the well right there. There are engineering ways to handle the water. You could have a collection gallery and pipe it out to the river. At some point Ben will need to look at it. He's aware of it, but it doesn't conflict with anything he's planning on doing. No structures will be there.
 - Will show anything they have from Ben at the TAG meeting in April. Has some pretty good concept drawings. Nothing is too firm. May invite 2 developers to tell us what the plans are.
 - Even with the winter that we're having they are still working. Infrastructure – sewer, water, utilities. Utopia will have conduit in corridor. The wet utilities are being laid.

Other Items

- ◆ Web Site Statistics – People are finding the site by doing searching key words on sites like Google. Also getting some traffic that is directed from Midvale City's web site.
- ◆ Next Meeting – April 2nd, 2008

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