

SOUTH WEBER CITY COUNCIL MEETING

DATE OF MEETING: 11 March 2008

TIME COMMENCED: 6:05 p.m.

PLEDGE OF ALLEGIANCE: Councilmember Poff

PRAYER: Councilmember Woodbury

PRESENT:	MAYOR PROTEM:	Michael Poff
	COUNCILMEMBERS:	Scott Peterson
		David Thomas
		Scott Woodbury
	EXCUSED:	Farrell Poll
		Joseph Gertge
	CITY MANAGER:	Matt Dixon
	CITY RECORDER:	Erika Ahlstrom

Transcriber: Minutes transcribed by Michelle Clark

A public work/discussion meeting was held at 5:30 p.m. to discuss and review agenda items.

VISITORS: Mark Loucks, Barbara Fisher, Melissa Porter, Matt Merrill, Jason Dalpiaz, Kyle Gorder, Kevin Udy, Bea Hall, Sara Klawikowski, Erin Hirschi, Ruth Malan, Brooke Shreeve, Jan Ukena, Barry Bigler, Dallas Buckway, Sondra Poll, Brent Poll, Linda Flinders, Robert Flinders, Scott Cook, Howard Fitzgerald, Bryan Lay, Dak Maxfield, Liz Rice, Doug Petersen, Tony Christofferson, Lisa Graydon, Elisa Gray, James Durrant, Catherine Gambrell, Chris Kenny, and Ryan Cook.

Councilmember Poff (Mayor Pro Tem) excused Mayor Gertge, who is recovering from health problems, and Councilmember Poll, who is out of town.

APPROVAL OF THE AGENDA: Councilmember Woodbury moved to approve tonight's agenda as written. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

APPROVAL OF 26 FEBRUARY 2008 MINUTES: Councilmember Peterson moved to approve the minutes of 26 February 2008 as amended. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: There was none.

PRESENTATION: HAFB ENVIRONMENTAL: Mark Loucks, Restoration Branch Chief from Hill Air Force Base (HAFB), excused Bob Elliott from tonight's meeting as he has accepted a new assignment with HAFB. Mr. Loucks introduced Jason Dalpiaz, Bea Hall, Kyle

Gorder, Barbara Fisher, and Melissa Porter, all representatives from HAFB. Mark presented updated information to the City Council regarding the contamination plumes, and the contaminated groundwater collection and treatment system (Operable Units). A copy of the report is included with these minutes. The report included the following information:

Groundwater Cleanup:

Treatment Systems and Operations

- Attached table provides information on amount of groundwater treated through December 2007
- Groundwater containment system (Operable Unit 1) – (Currently operating as intended).
- Source Zone Containment Wall (Operable Unit 2) – (Pumping has been suspended as part of an optimization study to determine whether increased groundwater levels inside the containment wall have any effect on movement from the source zone).
- Groundwater Extraction System (Operable Unit 4) – (Horizontal drain system is currently being evaluated and optimized to increase system efficiency).

Upcoming Projects and Fieldwork:

- Cleanup of arsenic-impacted sediments in Operable Unit 1 to take place Summer/Fall 2008
- Operable Unit 2 Tree-coring Study – (Student researchers from Utah State University may be talking with residents along South Weber Drive and requesting permission to sample trees on their property. Part of this study is focused on collecting data that may help to explain indoor air detections in areas outside of the mapped plume boundaries.
- Further monitoring and evaluation in Operable Unit 4 is planned in Spring 2008.

Indoor Air Sampling:

- 2008 Sampling Results (Samples collected September 2007 through February 26, 2008)
 - 10 residents agreed to sampling in their homes.
 - Of the 6 sampled to date, none of them had detections
 - Continuing to monitor on a regular basis 16 homes that previously had detections
 - Of these, 3 homes have vapor removal systems
 - One home awaiting vapor removal system
 - For homes with detections below the action level, we recommend quarterly sampling and offer the option of installing a system at the resident's request.
 - For homes with detections above the action level, we recommend installing a vapor removal system to prevent vapors from entering the home.
 - Homes that have shown detections are monitored on a regular basis (up to four times a year).
 - System used across the country to correct radon problems in homes.
 - Have proven track record and work well.
 - Air Force pays for equipment and installation and any future maintenance on equipment.
 - Air Force pays resident \$500/year for having equipment in home.

Public Involvement:

- The Restoration Advisory Board has extended an invitation to the Mayor and City Council to attend the "Toxicology 101" training session with Dr. Scott Phillips, March 13th from 7-9 p.m. at the Sunset City Building, 200 West 1300 North in Sunset.
- InfoFair planned for South Weber in May/June timeframe.

Councilmember Peterson asked about the homes that have remediation systems installed in them. He asked who does the sampling. Mr. Loucks said HAFB has individuals who are trained to conduct the sampling. Mr. Loucks stated that not all homes identified with contamination have remediation systems installed as per the home owners' choice.

Councilmember Poff asked how long this will be going on and how much contamination will be removed. Mr. Loucks said there is still a significant amount to remove. He said they are looking at a long time (30 years from now). Councilmember Poff asked about the arsenic contamination. Mr. Loucks said areas have been identified having arsenic above regulatory concentration; however, so far there is no contamination on the elementary school property.

Matt Dixon, City Manager, asked about OU1. Mr. Loucks stated OU1 groundwater flow concentration is northwest towards Canyon Meadows Subdivision. Councilmember Peterson asked if there are plans to install more wells in this area. Mr. Loucks said they will review that and let the city know.

Mr. Loucks acknowledged that Jan Ukena and Joel Workman serve on the Restoration Advisory Board (RAB) and thanked them for their service.

PRESENTATION: SOUTH WEBER LANDFILL COALITION: Brent Poll pointed out that HAFB is much easier to work with now then they were 40 years ago. Mr. Poll gave a brief history of the contamination. Mr. Poll said all the records of this massive amount of contamination has vanished. Mr. Poll said HAFB then began the remedial plans. He said there is still a lot they don't know, that science doesn't know. Mr. Poll read from the protective covenants for the Canyon Meadows Subdivision. He said it is the City Council's responsibility to look out for the health, safety, and welfare of the citizens in this community. Mr. Poll said the people deserve the best advice you can give them. Mr. Poll feels the city is obligated to tell people what they know. He suggested not approving subdivisions unless there is some accountability. The City Council thanked Mr. Poll for his input and information. Councilmember Poff also thanked Mr. Poll for his help on the General Plan.

Councilmember Woodbury moved to open the public hearing for discussion regarding a potential city cemetery. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

******* PUBLIC HEARING *******

POTENTIAL CITY CEMETERY ON SOUTH SIDE OF PARCEL #13-018-0048 (approx. location south end of 7150 South) DISCUSSION AND PUBLIC COMMENT (public comment will be taken for a period of two weeks): Matt Dixon, City Manager, stated the Petersen family has offered to donate land to South Weber City to be used for the purpose of developing a municipal cemetery at the south end of 7150 South. The Petersen family would donate the land free of charge to the City in exchange for approximately fifty (50) burial plots that would be reserved for the Petersen family's use.

Matt stated the city staff's approach to analyzing this issue was to look at the project from two perspectives. The first look was to consider Option A with all of the improvements and equipment to run a fully developed cemetery tomorrow. The second consideration, Option B, was to then scale things back to only the "bear essentials" that would allow the City to own and operate a cemetery. Matt said conservative estimates put the cost to construct a cemetery at this location between \$198,000 and \$286,000. Matt estimated to range between \$35,000 and \$50,000 in year one. This is with personnel costs ranging between \$15,000 and \$30,000. Burial fees,

perpetual care fees, and plot fees are estimated between \$500 and \$800 each. Annual subsidies are estimated to cost tens of thousand of dollars per year. Matt said these are all rough estimates. He said important factors not calculated into the analysis include: right-of-way to access the cemetery, software/hardware costs with operating a cemetery, and cost of providing irrigation to the property.

Matt explained that the scope of city staff's analysis was to:

1. Determine how many burial plots could feasibly be developed on the Petersen property.
2. Estimate the number of burial plots that the City could expect to sell and the number of burials the City could expect to have on an annual basis.
3. Determine how the cemetery could be phased for development and provide estimates for development improvements.
4. Determine what equipment and O&M costs would be for operation of the cemetery.
5. Determine what the various fees (plots, burials, perpetual care) would need to be imposed in order to support the cemetery into perpetuity.
6. Compare fees of neighboring communities.
7. Present this information to the City Council for their consideration.

Councilmember Poff asked for any public comment.

Scott Cook, 711 E. 7150 S., asked what the planned access to the cemetery is. Councilmember Poff said discussion took place in a recent Planning Commission meeting regarding access from 475 East. Mr. Cook said the city can't take a private road (7150 South) and have access. He said there will be a lot of obstacles if the city is looking at doing that. He said they don't want the traffic or the problems that come with a dead end road. He would suggest access from 475 East. Mr. Cook said he doesn't think it is fair for citizens in South Weber to foot the bill for 2,000 cemetery plots. Matt asked Mr. Cook if he would be interested in the city upgrading the road (7150 South). Mr. Cook said he wants the road to remain private.

Lisa Graydon, 2056 Cedar Bench Dr., stated as a taxpayer she doesn't think a cemetery should be a priority for the city when there are so many other projects that need to be taken care of.

Barry Bigler, 683 E. 7150 S., said he built his home 12 years ago. He stated his biggest concern is the right-of-way taking him out of green belt. Mr. Bigler likes the Petersen family and understands them wanting this cemetery but he doesn't see the advantage to this. Mr. Bigler suggested access from 475 East.

Ryan Cook, 749 E. 7150 S., said he would want this to be a private cemetery. He said once individuals come up 475 East to the cemetery, they can still come down the private road (7150 South); therefore, he would suggest installing a fence to prevent this.

Councilmember Thomas moved to close the public hearing for potential city cemetery. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

* * * * * **PUBLIC HEARING CLOSED** * * * * *

Councilmember Poff feels this is a good opportunity for the city to consider a cemetery. He said there is also an opportunity for the city to expand this cemetery. He said by 2025 there will be more senior citizens than school-age children. He understands this is a financial commitment, but so was the recreation center, parks, etc. He thinks \$50,000 a year to maintain the cemetery is high. He encouraged individuals to submit their comments.

Councilmember Thomas said what the Council has heard from the public is what he thought they would hear. He said government can't provide everything for the public. He said we have a priority list of what is important to the city. He said after a city survey, people identified a recreation center as high priority. He said this becomes a question of priorities. He said a cemetery is a money pit and in order for the city to break even, the city would have to charge three times the cost. From his point of view, he is not sure this is a high priority right now. He too likes the Petersen family and feels the donation of property is very generous; however, he is not sure it is a priority.

Councilmember Peterson voiced his concerns with all the projects that need to take place before this one. Councilmember Woodbury said he knows how important it is for people to have a place to bury their dead. He feels if this were a better time in South Weber and we had more commercial revenue coming, we could maybe justify a cemetery.

Matt Dixon, City Manager, reminded everyone that the city will take public comment on this item for the next two weeks.

Councilmember Woodbury moved to open the public hearing for Resolution 08-15. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

*** * * * * PUBLIC HEARING * * * * ***

RESOLUTION 08-15: TRANSFER OF \$200,000 FROM SEWER UTILITY FUND TO WATER UTILITY FUND: Matt Dixon, City Manager, explained that for several decades South Weber City operated each of its utilities (Water, Sewer, Storm Sewer, & Garbage) out of one consolidated Enterprise Fund. The City has suspected for several years that the Water Fund was not doing well, but determining changes that needed to be made was difficult because the Water revenues and expenditures were lumped into the consolidated fund.

Matt stated in 2007 the City Council passed a resolution authorizing the city staff to separate each of the utilities into their own respective enterprise funds. Almost one year later, the Water Fund has a cash fund balance of \$35,229 and year-to-date revenues over expenses of (\$106,625). Matt explained that in order to just balance the budget we need a transfer of \$71,396. By transferring \$200,000 the city staff is confident that we'll have money in the fund to allow the city to get through the next couple of months until the rate analysis can be completed and new rates adopted. Once this transfer is made the Sewer Fund cash balance will drop from a healthy \$1,070,610 to \$870,610.

Matt explained that State law does allow a transfer from one utility fund to another so long as each of the customers is provided notice of the City's desire to make the transfer. Each utility customer was provided notice via their utility bills.

Matt stated in conclusion, making the \$200,000 transfer will allow the Water Fund to continue to survive until such time that Lewis Young Robertson & Burningham can complete the water rate analysis and the City Council can review and approve rate changes. The water rate study is expected to take another four to five weeks.

Robert Flinders, 7486 S. 1900 E., asked if this is for water improvement or to pay for the cost of water coming in. Matt stated it is for water improvement, cost of water, infrastructure, and all of the above. Matt said in all honesty he thinks the rates will go up.

Tom Graydon, 2056 E. Cedar Bench Drive, asked if the sewer fund is doing so well, is there a possibility of sewer rates going down. Matt said that is something the Council will consider. Tom said the city does need to work on the water system and take care of it.

Councilmember Thomas moved to close the public hearing for Resolution 08-15. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

***** **PUBLIC HEARING CLOSED** *****

Councilmember Thomas moved to approve Resolution 08-15 Transfer of \$200,000 from Sewer Utility Fund to Water Utility Fund. Councilmember Peterson seconded the motion. Erika Ahlstrom called for the vote. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

RESOLUTION 07-45: FINAL PLAT UDY SUBDIVISION (3 LOTS), 7460 South 1900 East; Kevin Udy: Matt said at the last meeting the City Council tabled this item and asked the Cedar Cove PUD to meet and decide if it would be possible for the street to connect and a crash gate installed.

Kevin Udy, 7460 S. 1900 E., said he met with the HOA. He said with the cost to install the crash gate, etc. he is now considering going back to his original proposal for a cul-de-sac. He doesn't want to build a road there to have a gate. He feels that will take away from the lots.

Councilmember Peterson said that was discussed at the Sketch Plan Meeting and discouraged because of the length of the cul-de-sac. Matt said that was concerning the length of the current dead end street through Cedar Cove. Matt said the city is looking at the safety issues.

Councilmember Poff opposed the gate.

James Durrant, 7478 S. 1980 E., said the HOA is for Mr. Udy's original proposal. Mr. Durrant said if there is a gate the HOA feels it should be their gate and not dedicated to the city.

Mr. Udy said he would like the City Council to withdraw this proposal because this has incurred more cost than what he expected. He would also like a recommendation from the City Council. Councilmember Poff said Mr. Udy might want the City Council to table this in order that Mr. Udy would not have to start over, thus saving him fees.

Councilmember Thomas asked city staff how important it is to have emergency access. Matt said it isn't always South Weber City responding to emergency situations, but can involve Layton City, etc. Matt said there is clear intent that this was to be a through street. Matt said he is hearing that Mr. Udy doesn't want the expense of a gate and the HOA has stated they will put a gate up if the road connects. Matt said it seems that the issue has been resolved. Matt said streets are connected when property develops. Matt said the city staff has met with legal counsel and, for the sake of public safety, these roads can connect.

Councilmember Poff suggested Mr. Udy petition the City Council to refer this back to the Planning Commission, because as it stands Councilmember Poff does not feel it addresses proper access. The City Council discussed making changes to item #15 on the Resolution regarding the installation of a crash gate.

Elisa Gray, 7509 S. 2020 E., Vice-President of HOA, the road should have been deeded initially to the HOA by the developer and that was never done. She feels this is the root of the problem. She said Mr. Udy purchased the property at a tax auction. She asked when the city was notified of the tax auction, and she asked why they didn't look into it then. Matt said he doesn't remember ever being notified. Matt said regardless if the HOA purchased the property or Mr. Udy, either one comes to the city to develop.

Councilmember Thomas said as the only councilmember on the City Council at the time the PUD was approved, it was the intention that some day that road would be a private road connecting to 1900 East. Matt asked why the HOA can't help Mr. Udy and allow his subdivision to become part of this PUD.

Mr. Flinders said when the PUD was presented to the city for approval by Dave Brown there was a hardship. It also went to the Board of Adjustment. He then referred to the court order that is in place. Matt said the court order was that the BOA improperly granted a variance from the ordinance and it wasn't a court order that there couldn't be a street through there.

Mr. Udy said after discussing this further with Mr. Durrant, he has decided to pay for the gate and fence removal; however, instead of two lots he wants to make it three lots.

Councilmember Thomas moved to send the final plat for the Udy Subdivision back to the Planning Commission to consider the possibility of adding an additional lot and to make a recommendation within 30 days. Councilmember Peterson seconded the motion. Erika Ahlstrom called for the vote. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

Councilmember Thomas suggested amending item #15 taking out "The developer" must install the crash gate.

RESOLUTION 08-16: MUNICIAPL WASTEWATER PLANNING PROGRAM

REPORT: Mark Larsen, Public Works Director's memo of 11 March 2008 reported the following:

"This report is a self-assessment of the South Weber City sewer system. The form template was designed by the Department of Environmental Quality to assist cities in planning for the future. I

believe we need to take steps to fix the deficiencies pointed out in this report and bring our city into compliance. By being proactive, our Public Works Department will be able to serve our citizens more efficiently.”

Councilmember Woodbury moved to approve Resolution 08-16. Councilmember Peterson seconded the motion. Erika Ahlstrom called for the vote. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

RESOLUTION 08-17: CONTRACT WITH EARTHTEC ENGINEERING FOR GEOTECH STUDY ON POTENTIAL SITE FOR WATER TANK #4: Matt Dixon, City Manager, explained that the city has been working hard to get a site selected and property purchased for the new one-million gallon water tank. In August 2005 several sites were examined by Wasatch Civil Engineering and their recommendations revealed one potential site (site #1) on the west side of Highway 89. IGES performed a geotech study of that site last year and confirmed that the site is a viable site for a new water tank. However, the complications of this site come from the fact that this site (site #1) involves dealing with five separate property owners. This site would also involve the city paying for a significant portion of the access road that would be through private property.

Matt stated while working through these issues with the property owners, Jones and Associates noticed a parcel of ground owned by UDOT that could end up being a better site for the tank. Discussions with UDOT have revealed that this property is surplus property that they would be able to sell to the city. The new site (site #2) has very positive characteristics that has prompted city staff to request the site be examined more closely. The parcel is surplus property owned by UDOT, therefore would cost the city much less than site #1. Also, the tank would not be directly above homes, and it would be closer to Weber Basin Water and therefore could one day have a direct gravity fed line from Weber Basin. The challenge of the site is access. UDOT will not allow an access directly off Highway 89, but access may be obtained through other UDOT right-of-way or through Weber Basin Water property.

Matt said in order to continue exploring this site as a viable site a geotechnical study of the area needs to be completed. Earthtec is a qualified geotechnical firm that will be able to help the city know if this site is geologically sound and able to support the new tank.

Councilmember Poff stated this item was discussed in the work session. Matt said Earthtec has done a lot of work in this area and have a lot of data, which is one reason why they were chosen.

Councilmember Peterson moved to approve Resolution 08-17 to enter into contract with Earthtec Engineering Inc. for geotechnical services for proposed site for water tank #4. Councilmember Woodbury seconded the motion. Erika Ahlstrom called for the vote. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

P.O. #1032: \$7,420 LN CURTIS FOR FIREFIGHTER PROTECTIVE GEAR:

Fire Chief Graydon brought a sample of the protective gear. Chief Graydon said the plan is to purchase three to four pair each year.

Councilmember Thomas moved to approve P.O. #1032 for \$7,420 to LN Curtis for firefighter protective gear. Councilmember Peterson seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

WARRANT REGISTER: Councilmember Peterson moved to approve the warrant register. Councilmember Woodbury seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

NON-SCHEDULE DELEGATION:

Matt Merrill, 1866 Shay Lane, Erikson Meadows: Due to the newly constructed retention basin on 1900 East and South Weber Drive, the secondary water was shut off. When that happened the HOA was not notified. He said the HOA has tried for over a month to get on the agenda and were told “no”. He said a letter was sent to the city concerning this issue and the HOA wants to know where we stand on it. He said the HOA is concerned that their voice wasn’t being heard. He said Matt told him that the HOA should get a formal bid; however, the problem is the HOA aren’t even sure what line was turned off that caused the problem. Councilmember Poff asked if they received a letter from the City Attorney? Mr. Merrill said, “yes”. Councilmember Poff suggested setting up a meeting with the HOA. Matt apologized if for some reason he has given any impression that he doesn’t want to meet with the HOA.

CITY COUNCIL ITEMS:

Councilmember Poff:

Senior Citizen Luncheon: This will be held on Friday, March 14th.

Easter Egg Hunt: This will be held on March 17th.

Councilmember Thomas:

Qwest and Broadband: He asked for an update on Qwest and Broadband. Matt said Mayor Gertge has really been the driver on that, but he would be happy to follow up. Councilmember Poff suggested inviting them to attend a City Council meeting.

MAYOR’S ITEMS: Matt said he has talked to Mayor Gertge. Councilmember Poff said he is willing to help in any way that he can in the Mayor’s absence.

CITY MANAGER ITEMS:

Edd Bridge: Received the McDonalds Jr. Jazz Recreation Director Sportsmanship Award. This award was only given to one recreation director and one coach in the state.

Part-time Receptionist: Opening will be posted.

ADJOURN: Councilmember Peterson moved to adjourn the meeting at 9:05 p.m. Councilmember Poff seconded the motion. Councilmembers Peterson, Poff, Thomas, and Woodbury voted yes. The motion carried.

APPROVED: _____ **Date** 25 Mar 2008
Mayor Pro Tem: Michael Poff

Transcriber: Michelle Clark

Attest: _____
City Recorder: Erika J. Ahlstrom

MARCH 11, 2008
WORK/DISCUSSION MEETING PRIOR TO CITY COUNCIL

The work session commenced at 5:34 p.m.

Those in attendance to the work session were: Councilmembers Scott Peterson, Michael Poff (Mayor Pro Tem), David Thomas (5:58 pm), Scott Woodbury, City Manager Matt Dixon, City Recorder Erika Ahlstrom.

Councilmember Poff will be presiding as Mayor Pro Tem this evening. He excused Mayor Gertge due to illness, and Councilmember Poll.

In regard to the February 26 minutes, it was pointed out that one motion indicated it “carried died” due to lack of second. The word carried needs to be deleted. Councilmember Poff suggested moving a comment to be prior to a motion. Councilmember Peterson disagreed, stating things are said when they are said.

Presentations: Councilmember Poff asked if HAFB is the same as the RAB. Matt responded no, the RAB is a review board. Joel Workman and Jan Ukena are South Weber residents who are on the RAB board. Matt indicated the Brent Poll needs to be complimented for assisting the City with the Environmental Hazards portion of the general plan. The RAB should also be recognized; Joel Workman did review the document and made comments.

Cemetery Public Hearing: The Council will accept comments tonight and for a period of two weeks. Matt prepared some information for the public.

The Councilmembers discussed that they have had questions from residents about the water rate study that the City is having done. Matt stressed importance of having independent study.

Transfer of Funds: A public hearing is required for a transfer of funds. Notice was sent with utility bills.

Udy Subdivision: The HOA had a meeting, but the City has not received any feedback.

Wastewater Report: Matt has not received further updated information from Public Works Director Mark Larsen, but Mark is working on addressing issues.

Resolution for Geotech Study: Matt reported the City is not required to get bids for this type of professional service, but we did get them. He said Earthtec has done some work in the area. Councilmember Poff asked if there is a conflict of interest if Earthtec has done work for developers in the surrounding area. Matt assured there is not.

Councilmember Poff asked Matt if there is updated information on consolidating the phone lines. Matt has not received any.

Matt reported he was approached by Jerry Preston who intends to complete the outer circle of Sandalwood Cove. Mr. Preston is working with Mike Zafino of Tricon (inner circle). They would like to enter into an agreement to complete the common area landscaping. The agreement entails no occupancy certificates until the common area is landscaped and 75% of the outer area around each building. Market is turning so there is more of an interest in this type of housing. Matt reported Mr. Zafino was scheduled to meet with the Central Weber Sewer board to discuss his impact fees, but he did not show up to the meeting.

Matt reported members of the Erickson Meadows HOA may be coming for Nonscheduled Delegation. Matt explained that after the City blew out the sprinkler lines at the Veterans Memorial Park last fall, someone turned them on again, thereby freezing the lines. When the city went to turn on the water for the park in last spring, we discovered the developer of Erickson Meadows had pulled the secondary water lines from the park. The City let the park go dry because of the impending construction project, but hooked up a temporary line for the PUD. The temporary service was then halted when construction began. Matt and the Mayor met with Stacy Close, the president of the HOA, and instructed her to get a bid from a contractor on how much the repair would be, then the city would discuss how we would participate. Matt said he did not indicate the city would go in and take care of it. Matt told the HOA that the contract for the detention basin involves hooking up sprinklers, and they may want to check with the contractor to see about doing the job while they are working on the park. Matt was of the impression at the end of that meeting that everything was clear. The HOA recently submitted a letter to Mayor and City Council addressing this issue. Matt indicated he turned the letter over to Attorney Steve Noel based on the legal issues brought up in the letter. Steven replied to the HOA in writing, stating the city is willing to talk if the HOA would at least go as far as to get the bid as requested. It's outside of the park.

(Councilmember Thomas arrived at this time 5:58 p.m.)

The Council asked if the HOA have legal representation. Matt is unaware of this, but they referenced our ordinance in their letter. Matt and the Council discussed that the secondary water improvement district should have initially inspected the system when the PUD was put in.

Work meeting adjourned at 6:02 p.m. Minutes taken by Erika Ahlstrom, City Recorder.

Hill AFB Environmental Restoration Update

South Weber City Council

11 March 2008

Groundwater Cleanup

Treatment Systems and Operations

- Attached table provides information on amount of groundwater treated through December 2007
- Groundwater containment system (Operable Unit 1)
 - Currently operating as intended
- Source Zone Containment Wall (Operable Unit 2)
 - Pumping has been suspended as part of an optimization study to determine whether increased groundwater levels inside the containment wall have any effect on movement from the source zone.
- Groundwater Extraction System (Operable Unit 4)
 - Horizontal drain system is currently being evaluated and optimized to increase system efficiency

Upcoming Projects and Fieldwork

- Cleanup of arsenic-impacted sediments in Operable Unit 1 to take place Summer/Fall 2008
- Operable Unit 2 Tree-coring Study
 - Student researchers from Utah State University may be talking with residents along South Weber Drive and requesting permission to sample trees on their property. Part of this study is focused on collecting data that may help to explain indoor air detections in areas outside of the mapped plume boundaries.
- Further monitoring and evaluation in Operable Unit 4 is planned in Spring 2008

Indoor Air Sampling

2008 Sampling Results (Samples collected Sept. 2007 through Feb. 26, 2008)

- 10 residents agreed to sampling in their homes
 - Of the 6 sampled to date, none of them had detections
- Continuing to monitor on a regular basis 16 homes that previously had detections
 - Of these, 3 homes have vapor removal systems
 - One home awaiting vapor removal system
- For homes with detections below the action level, we recommend quarterly sampling and offer the option of installing a system at the resident's request

- For homes with detections above the action level, we recommend installing a vapor removal system to prevent vapors from entering the home
 - Homes that have shown detections are monitored on a regular basis (up to four times a year)
 - System used across the country to correct radon problems in homes
 - Have proven track record and work well
 - Air Force pays for equipment and installation and any future maintenance on equipment
 - Air Force pays resident \$500/year for having equipment in home

Public Involvement

- The Restoration Advisory Board has extended an invitation to the Mayor and City Council to attend the "Toxicology 101" training session with Dr. Scott Phillips, March 13 from 7-9 p.m. at the Sunset City Building, 200 West 1300 North in Sunset.
- InfoFair planned for South Weber in May/June timeframe. More information to follow.

Hill AFB Points of Contact

Barbara Fisher, Environmental Public Affairs	775-3652
Mark Loucks, Restoration Branch Chief	777-6299

Hill AFB Environmental Restoration Program

Groundwater Treated in Operable Units 1, 2 & 4

Operable Unit	Groundwater Treated from Jan. to Dec. 2007 (Gallons)	Total Groundwater Treated Since Treatment Began (Gallons)	Year Groundwater Treatment Started
Operable Unit 1	13 million	382 million	1984
Operable Unit 2	9.6 million	188 million	1987
Operable Unit 4	2.6 million	41.6 million	1993

Contaminants Removed in Operable Units 1, 2 & 4

Operable Unit	Contaminants Removed from Jan. to Dec. 2007	Contaminants Removed Since Treatment Began	Year Groundwater Treatment Started
Operable Unit 1	472 gallons	17,139 gallons	1984
Operable Unit 2	71 gallons	44,447 gallons	1987
Operable Unit 4	5.44 pounds	189.88 pounds	1993

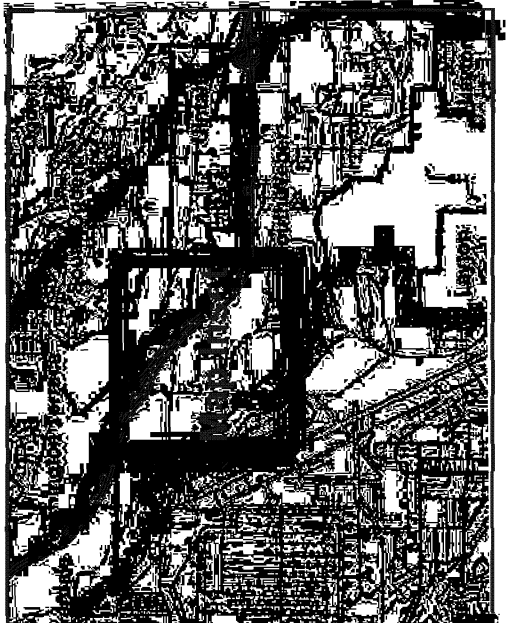
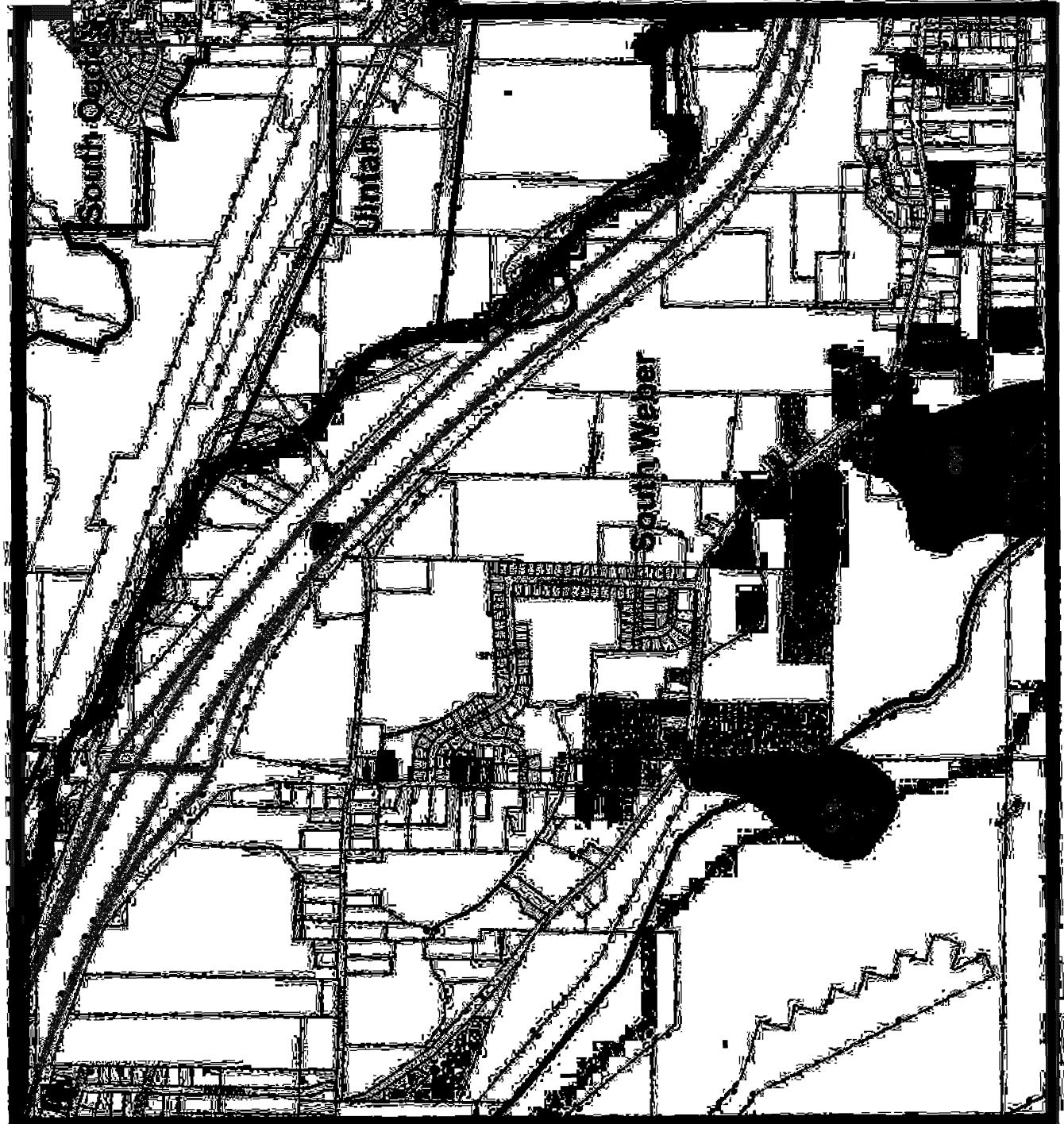


2008 Air Sampling Results
South Weber
Report of Feb. 26, 2009

Homes Contacted for Air Sampling*	Total Agreed to Sampling	Homes Sampled as of 2/26/08	Homes w/ Detections Above Action Level	Homes w/ Detections Below Action Level	Homes Without Detections
29	10	6	0	0	6

*Some homes sampled in previous years

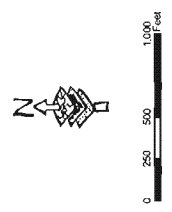
Does not include the 16 homes sampled on a regular basis (ie. Quarterly and VRS performance samples)

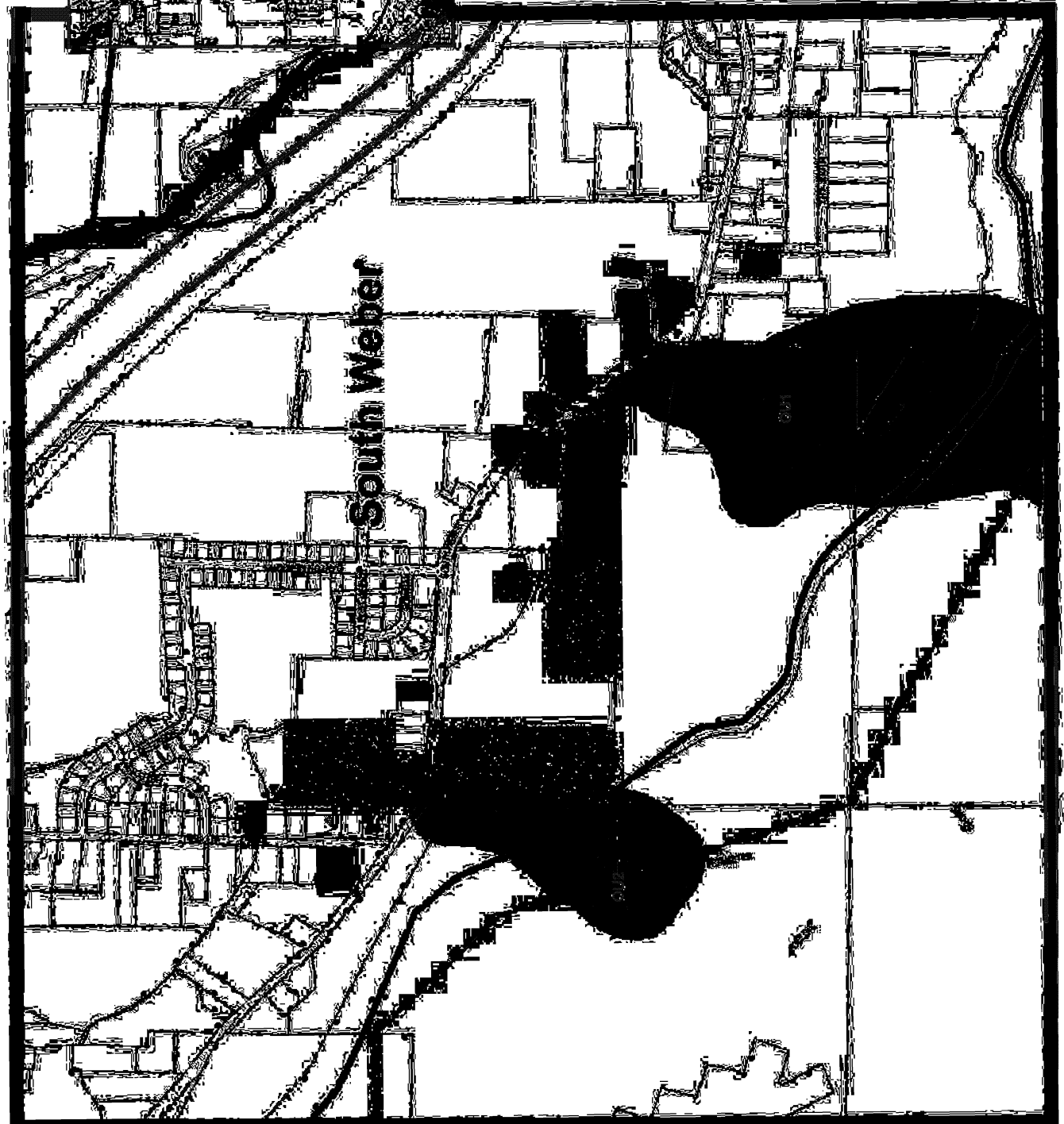


**Historic Indoor
Air Sampling Locations
2000-2008**

**South Weber
Operable Units
1 & 2**

- Above Mitigation Action Level
- Below Mitigation Action Level
- Non-Detection
- Results Pending
- Vapor Mitigation System Installed
- Pending Vapor Mitigation System
- Areas of Groundwater Contamination





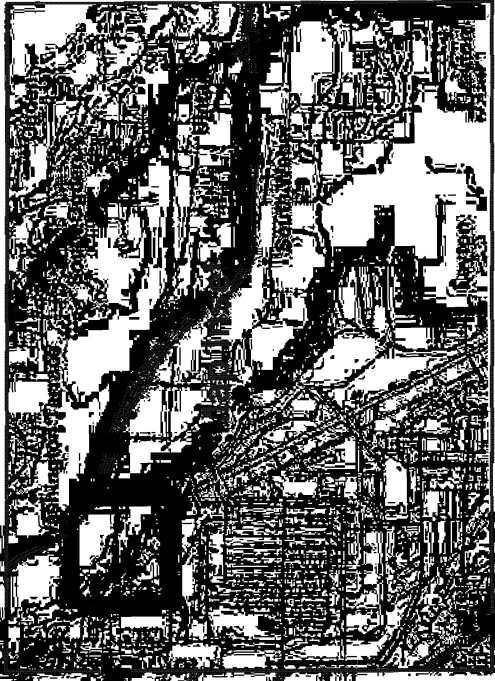
**Most Recent
Air Sampling Results
2007-2008**

**South Weber
Operable Units
1 & 2**

- △ Pending Vapor Mitigation System
- Vapor Mitigation System Installed
- Sampling Results**
 - Above Mitigation Action Level
 - Below Mitigation Action Level
 - Non-Detected
- Sampled On Regular Basis**
 - Above Mitigation Action Level
 - Below Mitigation Action Level
 - Non-Detected
- Areas of Groundwater Contamination



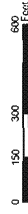
10/11/2008 10:00 AM

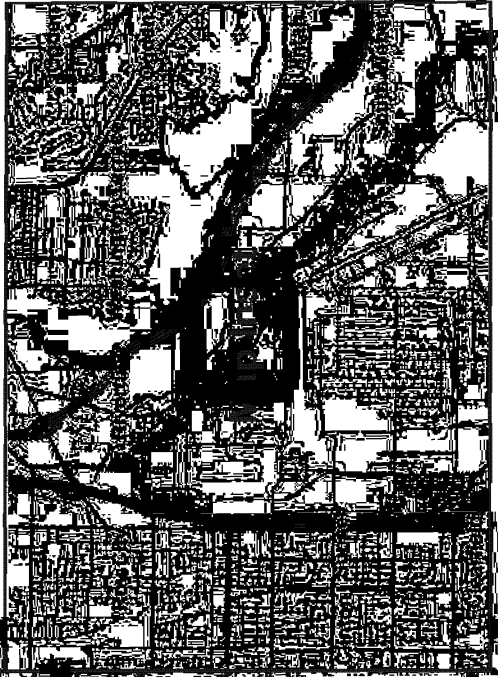
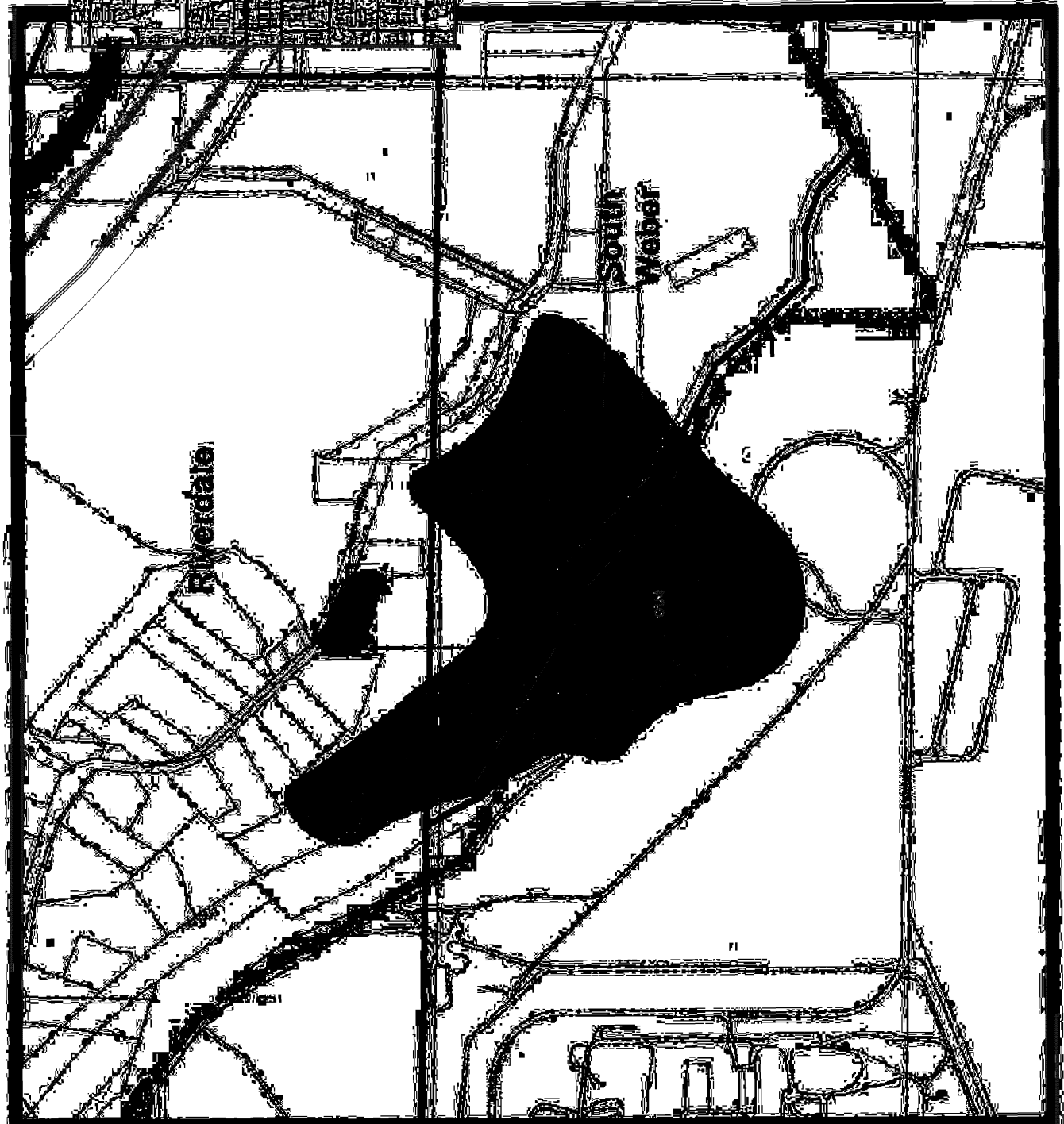


Historic Indoor Air Sampling Locations 2000-2008

South Weber Operable Unit 4

- Above Mitigation Action Level
- Below Mitigation Action Level
- Non-Detection
- Results Pending
- Vapor Mitigation System Installed
- Pending Vapor Mitigation System
- Areas of Groundwater Contamination





**Most Recent
Air Sampling Results
2007-2008**

**South Weber
Operable Unit**

- △ Pending Vapor Mitigation System
- Vapor Mitigation System Installed
- Results Pending**
- Air Sampling Results**
- Above Mitigation Action Level
- Below Mitigation Action Level
- Non-Detected
- Sampled On Regular Basis**
- Above Mitigation Action Level
- Below Mitigation Action Level
- Non-Detected
- Areas of Groundwater Contamination

