

**MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, APRIL 16, 2003.**

Mayor and Council Present: Mayor Byron Anderson; Council Members: Craig Anderson, James Christensen, Kevin Hall, and Paul Rupp.

Appointed officers and employees present: Wendy Palmer, City Recorder, Joel Kertamus, Public Works Director.

Citizens and Guests: Darrell Nielson.

Kevin began this meeting to discuss the issues of truck parking that would be generated by WalMart and the best route for the sewer line to travel that would service WalMart. Mayor Anderson stated that Carter Burgess brought the plans to Tooele County for Building Permit Plan Check along with Grantsville Engineer Craig Neeley, Joel, Tooele County Building Inspectors, and Tooele County Planner. Mayor stated that Carter Burgess today stated that they would add something into the (ADL), Agreement to Develop Land, that WalMart would build a facility on site of the Distribution Center to handle overnight parking of semi trucks. Mayor and Joel informed the City Council that this distribution center would be receiving trucks 20 hours a day. Paul stated that he felt that the amount of trucks delivering and picking up would then be more than the Corrine Facility. The Corrine Facility is a grocery and frozen goods. The Grantsville facility will be for dry goods. Kevin stated that he is very concerned about the amount of trucks that will be scattered throughout Grantsville City if the City Council does not require WalMart to build the staging area for the trucks. James asked the Mayor whether anything that the Council did would make any difference at this point in assuring that a staging area is built. The Mayor expressed that he has been in contact via the email with RDA Attorney Randy Feil concerning this issue. Mayor has not heard back from Attorney Feil at this time.

Kevin stated that he has another concern about the sewer being designed to run back to Clark Street. Kevin stated that he believes that this distribution center would be a seed to attract other businesses further to the north. The city would be wise to spend the money to go the additional distance and run the sewer west to the sewer plant so that we spend the money once and have something for the future. The Mayor reviewed the Memorandum of Understanding (MOU) to see if there anything in the MOU would prevent the change in the direction of sewer line. It was determined that the MOU only limited the amount of funds to be expended based on lineal footage of sewer pipe to be laid. There is also funding for the cost of one lift station. The Mayor was going to verify with WalMart if the had any concerns to use the same funding to move the sewer line. Darrell Nielson informed the Council that he is willing to participate in the installing the sewer line east. Mr. Nielson owns a great deal of the land that the sewer line would need to cross. Mayor stated that the Robinson's stated to him on the phone that they would have no problem with the sewer line crossing their property but did not state if they would participate financially. Mayor stated that he would get back in touch with Chris Robinson. The question was posed what would the city do if the Robinson's do not want to participate financially.

Joel stated that he would get Aqua Engineering working on the hard engineering for cost estimates and determining the best route.

Paul asked what does the city need to do about assuring that WalMart provides the needed parking. Mayor stated that the parking could be negotiated in the Agreement to Develop Land (ADL). Kevin expressed his concern that the if the city signs the MOU which states that the city will annex and zone the property appropriately, what ability do we have left to negotiate to require a staging area be constructed for truck parking. I would like a response from WalMart prior to signing the MOU. Kevin was concerned that the MOU stated the zone to be designated and the MD zone allows the Distribution center as a permitted use. We need a formal response from WalMart on how they intend to handle the layover trucks. Joel stated that the site plan he saw today exhibited a long approach from the highway to the actual entrance to the Distribution Center Guard Gate, approximately ¼ of a mile. It was determined that that entrance could handle 16 trucks.

It was questionable that WalMart would allow truck to stack up in that area. Darrell stated that he was talking with some companies to locate a truck stop in this area.

Craig stated that the difference between Hurricane and Corrine is that Hurricane has its own city police department. Grantsville has our own police department and Justice Court. Joel stated that the logic is that due to this distribution center WalMart would own the trucks. Corrine City has a refrigerated Distribution Center that requires WalMart to hire independent truckers with refrigerated trucks to haul goods. Mayor stated that he would get an answer in writing from WalMart how they intend to handle off road parking of trucks.

The Council asked mayor what the mechanism was to negotiate the ADL. Is there a way we as the Council can be a more significant part of that agreement prior to finalization? Mayor stated that he did not know the process yet. Mayor stated that he did have a draft copy of the ADL and would get copies to all of the City Council Members.

Darrell Nielson told the Mayor and Council that if this WalMart Distribution Center happens it will be the greatest thing that has happened to Grantsville City.

ADJOURN: Craig made the motion to adjourn at 6:20 p.m. Kevin seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor