

1 Buxton called to order a regular Cornish Town Council meeting on November 15, 2023, at 7:00 p.m. at
2 the Cornish Town Hall.

3 **Attendance:** Colton Creech (via Zoom), Chris Buxton, Lauren Draney, John Forsgren, Brad Fisher, Matt
4 Leak (arrived late via Zoom)

5 **Absent:**

6 Citizens: Max Pierce

7 **Staff Report:** Lauren said that she had printed the bank statements. Creech asked if the internet was
8 working. Lauren said that it was. Buxton asked what the problem was. Lauren said Alltech came out and
9 that there was something that the router was trying to connect to that was no longer here and when the
10 router tried to connect and failed it would restart the router disrupting the internet connection.

11 Buxton asked Lauren if she had called Econo Waste about pausing service on the dumpster at the park.
12 Lauren said that she had.

13 **Minutes:**

14 Buxton made a motion to approve the minutes for the regular meeting on November 1, 2023.

15 Buxton – Motioned; Fisher - Seconded

16 Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Absent; Forsgren – Aye

17 The minutes were approved unanimously.

18 **Action Items:**

19 *Susan Law – Zoning Clearance* – Creech explained that Colby Law is planning on building a barn on Susan
20 Law’s property. He showed the plans to the council and explained what he was going to do. He said that
21 all the setbacks were good and that because it is an agricultural building, and it will not need a permit
22 from the county. Mayor Leak asked if they were doing a property line adjustment or a new lot. Creech
23 said that that was separate from this zoning clearance, and he would talk about it after this was
24 approved.

25 Buxton entertained a motion to approve the zoning clearance for Susan Law.

26 Forsgren – Motioned; Fisher – Seconded

27 Lauren asked if anyone had Colby’s contact information so she could talk to him about the fee.

28 Creech explained that he discussed what some of the options could be to make a new parcel for Susan
29 to build a house. They discussed subdividing and breaking off a lot for Susan or adjusting an existing lot.

He said that they have not decided where she wants to build and that they will discuss options once they decide.

Executive Session:

Business Items:

Roads- Forsgren said that he found a plow and that it comes with a parts truck for \$18,000. He explained the truck and the condition it was in. He said that the bed is rusted out, but the parts truck has a new bed. The parts truck has a seized motor. Fisher asked where it was at. Forsgren said that it was in Morgan. Mayor Leak asked if it was the same one they had talked about before. Forsgren said it was not. Creech asked if he had pictures of it. Forsgren said he only had one.

Fisher asked if they sold the Town's plow. Forsgren said that they did. Fisher asked if they got his stuff out of it. Forsgren said he did not know that he had personal stuff in it. Fisher asked how much they sold it for. Forsgren said \$7,000. Forsgren explained the difficulties they had loading the plow onto the trailer.

Forsgren showed a picture of the plow he had looked at and said that he had driven it from Plain City to Morgan and it did well. Creech asked if it had a spreader. Forsgren said it wasn't on there when he drove it but is supposed to come with one. Creech asked if the plan would be to get both trucks and swap out the bed and have a snowplow and dump truck. Forsgren said that was correct. Forsgren said that both trucks are set up for a plow and have a mag systems. Mayor Leak asked if he had any problems with it when he was driving it. Forsgren said that it ran well but that they wouldn't want to go above 70 MPH. Mayor Leak asked how much they are asking for it. Forsgren said \$18,000. Forsgren said that it came from Iowa. It had problems and sat with a load of salt in it for a couple years. He said that out of all the trucks he has driven this one drove the best. He showed a picture of the bed of the truck and said that the tarp in the picture is functional.

Creech asked if there were any other options they should consider. Forsgren said that he Facetimed with a guy in Colorado and when he took his foot off the accelerator it died. Forsgren said that out of all the plows that he had driven this was the one that drove the best. It also comes with a better bed. Mayor Leak asked how much they got from the Town plow. Forsgren answered \$7,000. Creech said they had an additional \$15,000 from the grader. Forsgren said that he can drive it home as soon as he pays for it, but the parts truck will be harder to get back. Creech asked if the parts truck could be towed. Forsgren said that his father-in-law has a trailer that they might be able to use.

Forsgren said that they need to decide quickly as it could snow any time. Forsgren said that this is the best deal he has been able to find. Creech asked if Mayor Leak wanted to look at it. Mayor Leak said that they should just go forward with it. Buxton was looking at another plow that is like the one Forsgren had been looking at. He asked why it is almost half the price for two trucks. Forsgren said that he thinks that

the guy selling it is in financial distress and wants to get rid of it. He also said that the one Buxton is talking about is being sold by the same guy and it is more because it is all one unit, not two trucks.

Buxton entertained a motion to purchase the new plow truck.

Forsgren – Motioned; Mayor Leak - Seconded

Creech – Aye; Buxton – Aye; Fisher – Abstained; Leak – Aye; Forsgren – Aye

Creech asked what he needed now. Forsgren said he just needs a check. He is going down to Salt Lake on Friday and can bring it back on his way home. Creech suggested getting it looked at before it snows.

Planning & Zoning – Creech said that he did not have much to report. Buxton asked if they had found a replacement for Earl. Creech said that they had not found anyone yet.

Parks/Town Hall/Finance – He also said that he has gotten two bids for insulation at the Town hall. He also mentioned that Kyle Pitcher is working to help get things fixed up at the Town Hall. Fisher asked if they are going to get a new door for the bathroom. Buxton said that he is working on it. Buxton said that his priority is getting the insulation down in the basement. Creech asked Buxton if they needed to take the staples out of the joists. Buxton said they do not.

Buxton reported that he has two bids for the parking lot project and is waiting for one more. The plan is to take off the topsoil and bring it to the town hall and try to sell it. Creech suggested just spreading it out so they can grow some grass.

Creech suggested talking about the office in the basement. Buxton said that the insulation came in lower than expected so they are going to replace the insulation in the ceiling, the ceiling and replacing the lights. Buxton said that they need to get it done soon to meet deadlines for RAPZ funding. He explained that they have stuff lined up and that it should not be a problem getting it done. Creech said that he will talk to Kyle and other contractors to help get it done by the end of the year. Buxton said that the new insulation will help keep mice out.

Water – Fisher asked if Mayor Leak has had any luck getting Levi to come out and fix the leak. Mayor Leak said that he has tried to talk to him but that he hasn't been able to talk to him. He said that previously he said that Levi didn't think it was a big deal, so he is taking his time.

Mayor Leak said that he emailed David Kruze about springs.

Fisher asked if should do the sample again this month. Mayor Leak said he needed to coordinate with Clayton to get that done.

Old Business:

Mayor's Report: Mayor Leak said that he talked to Lee Black and Lee is going to use his once in every ten-year leak forgiveness. He said he wanted to get it in the minutes and asked Lauren to keep a record of the forgiveness that are used. Lauren said that she had made a note in the billing software. Mayor Leak suggested having it in another place as well in case they change billing software. Fisher commented that when they had approved the water ordinance it was twice in ten years. Creech pulled up the water ordinance and read that it can only be used once in a calendar year and twice in ten years. They discussed that the forgiveness is only for 75% of the water usage in one month. Mayor Leak said that Lee still thinks the leak at his house is coming from his irrigation not the culinary water. Fisher said that he thinks that it is the Town water not irrigation. Mayor Leak said that Lee is planning on winterizing his irrigation system and will let him know if there is still a leak.

Mayor Leak said that Jodee Buckner, who was the trustee at the Bank of Utah for the Koller property has been removed from being the trustee and he has been having a hard time getting in contact with the new person. He said that they are still waiting for the construction easement and property line adjustment. He explained that both of those are in the hands of the trustee.

Mayor Leak said that Kayleen Sabor Evan Koller's daughter called. They want to rent the house, but Jodee Buckner did not feel comfortable with it because of the nitrates in the water. They are only connected to the spring, not Town water. He said that it should not be the Town's problem but wanted the council to be aware.

Mayor Leak said that there is a home in the alley that is not being lived in and people are using it as a parking lot. He said that they need to look into the Town ordinance to see if they can do anything about it. He said that some of it could be a problem when they snowplow. Forsgren said that they probably couldn't do anything about things parked on private property, but they might be able to do something for people on the road. Fisher asked if they could get through there with the snowplow. Creech said that it would be tight through the whole alley. Forsgren said that they should make some sort of ordinance for parking on the road in the winter. Mayor Leak said he realizes that they do not have much parking but that they can't park if cars are parked in the street. Creech said that he thinks if you buy a house there you go in realizing that the front lawn will be parking. Creech read the parking section in the land use ordinance. He said that for the alley there should be one parking spot per house on the alley. Forsgren asked if there was anything about parking on the road. There is not. Forsgren said that Logan City has signs for parking in the winter. Creech said that they have not done much to address the parking there but that unless they start ticketing nothing will change. Fisher said that if they have a big snow and the alley isn't plowed, they are going to be angry. Mayor Leak said that the Town doesn't have grounds to do anything, but he could talk to people to see if they would be willing to stay off the street.

Fisher said that the Colden called to get the water turned on. Jay could not get it turned on and found that it was already on but there was no water flowing in the building. He said that they should start charging them for water. Mayor Leak said that they had signed a utility contract.

Citizen comments: Max Peirce said that he wanted to talk about the letter that he had sent to Mayor Leak and Lauren. Mayor Leak said that he sent it to Colton to look at the setbacks for the Rable's house. Creech showed a plot map of the Rable's house. He said that it has been grandfathered but it is not conforming to the current setbacks. Max said that they could change the wording of the letter if needed. He said that they are trying to get a loan to buy the property just south of the Rable's house. Creech said that he feels comfortable signing it as it is because it is not changing the use or adding on. Forsgren asked what the purpose was. Max said that he is buying the property next to the house and the bank needs to split the current mortgage. Mayor Leak asked if he is buying the house. Max said he is not. Mayor Leak said that because he is not buying the house, he sees no reason not to sign the letter. He read the letter and asked the council if they had any problems with it. No one had any problems.

Next Meeting:

Bills:

Forsgren asked about the bill from Smith Hartvigsen. Mayor Leak said that that work sounded like it was from several years ago. Lauren commented that she has been working on a bond but that she has not talked to them about it. Buxton suggested that they wait to pay it until they understand what the invoice is.

Buxton asked if everything was good with the landfill fee. Lauren said that it was good. Mayor Leak asked Lauren if anyone has asked about it. Lauren said that no one has.

Fisher asked about the invoice from CRS. Max Pierce said that it was from reviewing submittals. Mayor Leak asked if they are charging the Town for things that have already been sent to bid. Max said that they reviewed things like the roof color, roof trusses, mixed concrete, and a couple other things. He said that there will probably be more coming. Mayor Leak said that he was not expecting that. Creech asked what they should expect in the future. Max said that Mark said he was in contact with Mayor Leak and said that he would do the bare minimum with the project management. Mayor Leak said that he hasn't talked to Mark for a long time. Max explained that the contractor won't order certain things without approval from the engineers, so CRS must do reviews on that. Creech said that it seems steep when they haven't even broken ground yet. Max said that they do not know when the contractor is going to submit a submittal. Creech asked if what we are paying goes to the contractors. Forsgren explained that it is going to CRS for the review not the contractors. Buxton explained that the contract amount for project management is still way higher than what we have been billed for. Max suggested talking to Mark if they need to get clarification. Mayor Leak suggested that we pay the invoice and get clarification and make adjustments later if needed. The council agreed.

Total = \$

Buxton entertained a motion to pay the bills minus the invoice from Smith Hartvigsen for \$1373.50.

Fisher - Motioned; Forsgren – Seconded

Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye; Forsgren - Aye

188 The bills passed unanimously.

189 **Adjourn:**

190 Creech made a motion to adjourn.

191 Creech – Motioned; Fisher - Seconded

192 Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye; Forsgren - Aye

193 Ended at 8:25 p.m.