

CORNISH TOWN COUNCIL MEETING -- 4788 W 14300 N CORNISH, UT
JUNE 19, 2024

Mayor Leak called to order a regular Cornish Town Council meeting on June 19, 2024, at the Cornish Town Hall, located at 4788 W 14300 N Cornish, Utah 84308 at 7:05 p.m.

Attendance:

Mayor Matt Leak, Councilmember Chris Buxton joined via Zoom at 7:10 p.m. and joined in person at 7:20, Councilmember Colton Creech via Zoom arrived in person at 7:12, Councilmember Brad Fisher (left at 8:03 p.m.), Councilmember John Forsgren, Lauren Draney, Town Clerk

Absent:

Citizens: Bob Kent, LuAnn Kent, Charles Olson, Gilbert Olson, Regan Wheeler, Nathan Daus

Staff Report: Lauren said that she had the bank statements printed out. Councilmember Fisher asked if she had gotten the meter reading for the Cornish Retreat. Lauren said that she had. Mayor Leak said that they had asked to be put on the email list for their water bill. Lauren will add them to the list. He asked if we had autopay. Lauren said that we do not. Mayor Leak asked if there was anything noteworthy on the bank statements. Lauren said that there was one overdraft fee because she had accidentally transferred the money for bills into the wrong checking account. Mayor Leak asked to be reminded of what accounts the water project payments are coming from.

Minutes:

Mayor Leak entertained a motion to approve the amended minutes for the regular council meeting on June 5, 2024.

Councilmember Forsgren - Motioned; Councilmember Fisher - Seconded

Councilmember Buxton – Absent; Councilmember Creech – Absent; Councilmember Fisher – Aye; Councilmember Forsgren – Aye; Mayor Leak – Aye

The minutes were approved unanimously.

Bills:

Total = \$166,532.79

Mayor Leak asked Lauren what account the money for DWA is coming out of. Lauren said it is coming from the money market. Mayor Leak asked if they had received any funding. Lauren said that they had received the \$40,000 that they had already spent but that they had not received anything else. Mayor Leak asked how the State is supposed to get us the money. Lauren said that they will reimburse us. Councilmember Creech said that they should use the CDBG money first. Lauren said that last she heard there were a few things that needed to be done before they could get that funding. She said that she

has been saving copies of the invoices and checks so that they are ready. She has not heard anything about the loan and does not know where they are at with that one. Mayor Leak said that he has not heard anything about it either. They looked through emails to see where things had left off. Mayor Leak forwarded an email to Lauren about the loan. He asked Lauren to reach out and find out what needs to be done to get the funding. They are worried about not being able to pay for the project because funding has not come through.

Mayor Leak asked if there were any other questions about the bills

Mayor Leak moved to approve the bills.

Councilmember Buxton - Motioned; Councilmember Creech – Seconded

Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Absent;
Councilmember Forsgren – Aye; Mayor Leak – Aye

The bills passed unanimously.

Action Items:

Resolution 24-02 – Approval of Certified Tax Rate.

Mayor Leak said that they did not change the tax rate.

Mayor Leak entertained a motion to adopt Resolution 24-02 – Approval of Certified Tax Rate.

Councilmember Buxton - Motioned; Councilmember Forsgren - Seconded

Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
Councilmember Forsgren – Aye; Mayor Leak – Aye

Resolution 24-02 passed unanimously.

Susan Law Zoning Clearance –

Councilmember Creech explained that she is building on the farm parcel, but they have not done any line adjustments or subdivision yet and that will be done in the future. They looked at the setbacks and saw that they were all good. They reviewed her plans and saw that everything was in order. Susan asked if she needed to take this application to the County. They told her yes and that they would issue a building permit. They talked about the frontage requirements when she breaks the parcel off. Mayor Leak asked if there were any questions. There were none.

- 59 Mayor Leak entertained a motion to approve a zoning clearance for Susan Law.
- 60 Councilmember Creech - Motioned; Councilmember Buxton - Seconded
- 61 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
62 Councilmember Forsgren – Aye; Mayor Leak – Aye
- 63 The zoning clearance for Susan Law was approved unanimously.
- 64 Lauren made a copy of the completed application and gave it to Susan.
- 65 Susan Law Water Hookup –
- 66 Mayor Leak asked if Susan heard the conversation they had with the Olsons about the process
67 of getting the water connected. Susan said she did. Mayor Leak said that she will need to get a
68 contractor that they work with to do the tap on the main line as well as someone from the
69 Town to make sure everything is done right. Councilmember Buxton asked where the main line
70 was that she will be hooking onto. They discussed the location of the water main. Mayor Leak
71 asked if there were any questions. There were none.
- 72 Mayor Leak entertained a motion to approve a water hookup for Susan Law.
- 73 Councilmember Buxton - Motioned; Councilmember Fisher - Seconded
- 74 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
75 Councilmember Forsgren – Aye; Mayor Leak – Aye
- 76 The water connection for Susan Law was approved unanimously.
- 77 Councilmember Fisher asked if the Town provided the meter. Mayor Leak said that Bracken will provide
78 the meters.
- 79 Gilbert Olsen Water Hookup –
- 80 Gilbert said that they are ready to get water to their building. Mayor Leak asked Lauren if they
81 had paid the fee. Lauren said they would pay as soon as it is approved. Mayor Leak asked if they
82 had any questions. Gilbert asked if they could choose where to connect the water.
- 83 Councilmember Fisher asked where they wanted it. Gilbert said that they were thinking about
84 having it just south of the power pole off Highway 23. Mayor Leak said that should be fine.

85 Gilbert asked if they get a trench done if the contractor would put the tap and valve in a
86 encasement. Mayor Leak said that there would be a meter barrel. Gilbert asked if they could
87 leave it partly open so they can connect to it and not have to dig it up again. Councilmember
88 Creech explained that the contractor will set the meter barrel and the meter and have a pipe
89 coming off the meter that they can connect to. He said that they could use the same contractor
90 to run the pipe to their building. Gilbert asked what kind of pipe they need to connect to the
91 stubbed pipe at the meter. Councilmember Creech asked what type or size. Gilbert said both.
92 Councilmember Creech answered that they will need to use a ¾ inch pipe. Mayor Leak said that
93 most people use poly pipe. Charles commented that that's what they were planning on and
94 asked who they used to do the taps. Councilmember Creech said that use Bracken Christensen
95 and Valley View Excavation. Gilbert said that they had been working with Parker Westoff and
96 were planning on him digging the trench to the building. Councilmember Creech explained that
97 because they are tapping into the main line, they use people who are familiar with the system,
98 but that they could use anyone to do their side of the connection. Gilbert asked if he could get
99 the information for the contractors the Town uses. Mayor Leak gave them the phone number
100 for Bracken Christensen. Mayor Leak told them to tell them they are working with the Town,
101 and he will get him all the pricing information and everything he needs for the connection.

102 Gilbert asked if he should work directly with Bracken to get the connection done.
103 Councilmember Creech said that he does need to work with Bracken and that he also needs to
104 let the Town know when they are doing the work so someone from the Town can inspect it and
105 make sure it is correct before they backfill it. Councilmember Fisher said that they could call
106 him, and he can meet them when they are ready. Charles asked what the timing is for getting
107 the work done. Mayor Leak said as soon as the check clears, they can get the contractors
108 scheduled. Councilmember Creech also explained that before they can get a meter installed,
109 they need to fill out a utility service agreement which can be found on the Town website. Once
110 that has been submitted, they can turn the water on. Mayor Leak asked if there were any
111 questions. There were none.

112 Mayor Leak entertained a motion to approve a water hookup for Gilbert Olson.

113 Councilmember Fisher - Motioned; Councilmember Forsgren - Seconded

114 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;
115 Councilmember Forsgren – Aye; Mayor Leak – Aye

116 The water hookup for Gilbert Olson was approved unanimously.

117

118 **Executive Session:**

119 **Business Items:**

120 *Cache Water District* – Nathan Daug's talked about the meeting that Councilmember Creech had gone to
121 in Lewiston. He said that they were trying to get ideas about what different water needs will be in the
122 future. He said that Trenton and Newton would be open to connecting to Cornish or Lewiston. He
123 suggested using storage tanks to supply other towns. He said that these things wouldn't be happening
124 any time soon, but they wanted to keep a discussion open about it. He asked what the Mayor and
125 Council's thoughts were.

126 He said that the first step would be to find out how much funding would be needed. Mayor Leak
127 mentioned that it is mostly communities on the west side of the valley that have problems with water.
128 Nathan said that there are grad students from Utah State mapping all the wells in the valley. They are
129 also doing a study on the ground water study in the valley. He said that having resiliency city to city is
130 critical long term.

131 Mayor Leak asked what kind of funding is available for projects like this, making city to city connections.
132 Nathan said that if they did it right there could be quite a bit of money. Nathan explained that
133 Representative Snyder has a vision to connect water systems together to create one big system and he
134 would likely help get funding. He said it is easy right now to get funding for water. Regan Wheeler
135 commented that if you have a feasibility study done it is much easier to get funding. Regan commented
136 that having a reservoir that could be filled at night and used by towns during the day would give a higher
137 quantity and quality of water to more people. He said that Lewiston has nearly doubled their water
138 supply and that they could contribute to the reservoir to supply other towns like Trenton.

139 Councilmember Creech asked what Newton thought about this. Nathan said that they are split. He
140 thinks they realize that at some point it has to happen. He said that overall, they are interested in it.
141 Councilmember Creech asked if they were interested in connecting systems or buying water. Nathan
142 said that they would probably do either one. Councilmember Creech asked if they had met with
143 Lewiston again. Nathan answered that they had not. Councilmember Creech asked if there are any
144 communities in the water district that are connected. Nathan said that there were not. He explained
145 that the Wasatch area started out with a reservoir and built out from there. Cache County did it
146 backwards. Mayor Leak said that he would support an interlocal connection but that we do not want to
147 buy water or pay for the connection, but he thinks it would be great.

148 Nathan asked how close Cornish's system is to Trenton's. Mayor Leak said that they are right next to
149 each other and that it wouldn't take much to connect them. He said that one of the Town's wells is in

150 Trenton. Regan asked what the reservoir capacity is. Mayor Leak said that there are two 100,000-gallon
151 tanks and that they are building a 300,000-gallon tank.

152 Councilmember Buxton asked if one person would run the whole system if they were connected.
153 Nathan said that it would make sense to do just one person. Mayor Leak said that they would be
154 interested in doing a feasibility study to see what it would take to Lewiston and Trenton. He also said
155 that the biggest hurdle connecting to Lewiston would be crossing the river. Councilmember Creech said
156 that another hurdle is Lewiston's cooperation. He said that he would be much more willing to work with
157 Lewiston if they were willing to do more than just sell water. Nathan asked if they would be ok with
158 Lewiston running the system. Councilmember Creech said that at that point Lewiston wouldn't be
159 running the system. He continued to explain that there are some things here that are going to be better
160 than Lewiston like that water quality.

161 Mayor Leak asked if Newton pulls water from Clarkston. Nathan said that there is one interconnection.
162 Councilmember Buxton asked if the water district could run the water system. Nathan answered that
163 they could create a new entity and have it run separately from each town. Councilmember Creech said
164 that if everyone could work together it would be good for everyone.

165 Councilmember Creech said that land use is a concern. Regan said that they can't have family live in the
166 communities they live in because they can't build there. Forsgren said that ordinances will have to align
167 to interconnect with the other communities. Nathan said that water is the easiest limiting factor for
168 growth. Councilmember Forsgren said that the Uintah Basin is a disaster because they are building more
169 than they can deliver water to.

170 Councilmember Creech said that the Town is very interested in doing a feasibility study. Nathan asked
171 how much the Town would be willing to put towards funding. He said that they would probably be able
172 to get about seventy five percent funded but they will need funding from the communities. Mayor Leak
173 said they would have to look at that. He said that it would need to be based on population. Regan
174 commented that part of their mission statement is, how does the water district help in the development
175 of water resources in Cache Valley.

176 *Cornish Minute* – None

177 *Roads* - Councilmember Forsgren said that he has been talking to BRAG about funding and the only thing
178 they could give us is low interest loans for a plow shed and lean-to for sand. He said that looking at the
179 budget he didn't think that it would be good to go that route at this time. He also commented that if
180 they get money from them, they have to do any projects to their standards. He mentioned that he is still
181 working on getting a grant for a feasibility study for the springs.

He said that the County was supposed to come and do crack seal. Mayor Leak did not see any work done. Councilmember Forsgren said that once they get the crack seal done the can seal the whole road.

Planning & Zoning – Councilmember Creech will work on something for the ally. He has also drafted a letter for the gravel pit and asked if Mayor Leak could send it out to the other mayors. Mayor Leak said that he will be willing to do that. Councilmember Creech said that the next step would be to go to a County Council meeting. Mayor Leak read an email from Jon-David Jorgensen, a county council candidate, about the gravel pit situation.

Parks/Town Hall/Finance – Councilmember Buxton said that he is going to wait on the mower to see if they can get a better deal on it. He is still waiting for a parking lot bid. He also mentioned that Landon Hansen is interested in moving the trees. Councilmember Creech asked when they would want to break ground on that. Councilmember Buxton said probably September or so. Mayor Leak asked if anyone went to the Golden Steps party. Councilmember Creech said he passed by and saw that there were a lot of people there.

Water – Councilmember Fisher asked if Mayor Leak had contacted the State about putting the spring water into the system. Mayor Leak had not.

Old Business:

Mayor's Report: Mayor Leak said that he might not be able to make it to the conference call Thursday and asked if Councilmember Creech could be on it. Councilmember Creech said that he could.

Councilmember Creech showed an idea he had for a Cornish t-shirt.

Citizen comments: Bob Kent said that they were concerned about people moving in that come with lots of cats and dogs that are not kept at their homes and bark a lot. Luann said that people moving in, especially in the ally, think that they are moving into the country and can do whatever they want. LuAnn said that the ally has gone from well-maintained to trashy. She mentioned that there are several cars and a fifth wheel trailer that are parked in a driveway that has no one living in the house. She also commented that there are people who are renting out rooms in their houses. Councilmember Buxton asked if they were on the property or in the street. Luann said that there are four cars parked on the lawn and another trailer in the back of the house. Bob said that you can't have two cars pass on the road because of all the cars. Bob said he is worried that a fire truck wouldn't be able to get down the street if there were an emergency. Luann said that people park in front of fire hydrants.

Luann said there are several dogs that bark constantly. Councilmember Forsgren said that he thinks they have an ordinance about dogs. He said he thought that it had to do with the number of dogs you can have without a kennel permit. Luann said that the dogs are not loose

220 but that they bark constantly. Bob said that some of the people at Golden Steps complained
221 about the dogs as well. LuAnn asked if the Town had an animal control person. Mayor Leak said
222 that Max Pierce is the animal control person for the Town. Luann asked if he was available to
223 call anytime. Councilmember Fisher said that he only does loose dogs. Luann asked if there was
224 anything they could do about the stray cats. She said that there are about 15 cats. She also
225 commented that someone else complained to Max and he was going to set traps, but she didn't
226 think anything happened. Luann continued saying that the cats spray and urinate everywhere
227 and that it stinks.

228 Councilmember Creech said that they could make some rules specifically for that area because
229 the ally is in its own zone. The biggest concern is who is going to enforce any rules they impose.
230 The Town does not have the manpower to enforce codes. He commented that it is unfortunate
231 that that causes them to do nothing. Luann said that if she were to put her house up for sale,
232 they would not be able to get as much out of it because of how run down the neighborhood is.

233 Councilmember Fisher said that there are several people who move in there and want to do
234 what they want to their property because there is no HOA. Luann said that when she was on
235 the planning and zoning commission, they mad an ordinance that discouraged having junk cars.
236 Councilmember Buxton asked how they enforced it. Luann said she didn't know because she
237 wasn't on the board long enough.

238 Mayor Leak said that he agrees with what they are saying and that they don't want that area to
239 be trashy either. Luann asked if there was anything they can do about the rental properties.
240 Mayor Leak said that there are two things that concern him. One the enforcement of new
241 ordinances and two, having too many rules and ordinances from the government. He said that
242 there might be a way to encourage people to want to have a nice yard and neighborhood. Bob
243 said that Golden Steps offered to mow lawns, but they need to move cars off the lawns.
244 Councilmember Fisher commented that people have property rights.

245 Mayor Leak suggested doing something that encourages people to clean up like a
246 neighborhood cleanup day. Councilmember Creech said that he doesn't think that doing a
247 cleanup day will improve the area. There are too many things that they wouldn't be able fix just
248 by trying to clean up. He explained that the Kent's have given a great example of keeping a nice
249 yard and the Buxton's cleaned up a house on the other end of the street but no one else
250 followed. He said that the only way he sees being able to fix it is by creating new ordinances
251 and enforcing them. Councilmember Forsgren asked if they could enforce it with fines and add
252 it to their water bill. Luann asked if it would be easier to plow if there were no cars on the
253 street. Councilmember Forsgren said that he has had to knock on doors to get cars off the
254 street and no one would claim the cars.

255 Councilmember Forsgren said that he likes the idea of having a separate ordinance. Mayor Leak
256 said that they could craft a heavy ordinance with fines. Luann said that she doesn't want people

to move out here and think that they can do what they want. Councilmember Creech said that it might be good to do an ordinance for the entire Town. He said that there are things happening in the ally that they probably don't want in other parts of Town, like having a bunch of cars.

LuAnn said that she had read ordinances from other towns about trailers. Trailers are not supposed to be parked in front of their house. Mayor Leak said that he has talked to people with the trailers, but they all say they do not live there. He said that you can live in a trailer for 90 days but not any longer than that. They mentioned that the trailer in the ally is on Tim Lunday's property and that he is on the planning and zoning commission. Luann said that one city said that they had to have a permit to live there for 30 days. Councilmember Creech said that Cornish has that as well, it is a conditional use permit. Mayor Leak said that there are a few people in trailer that he has sent letters to, but they are still there.

Councilmember Forsgren said that they have talked about it, but the biggest hurdle is enforcing it. He said that he has a couple of rentals in Ogden, and he has to pass on fines to tenants for trailers being too close to the houses. He said that the renters will pay the fine because it is cheaper than renting a storage unit.

Luann said that she thinks the renters should be responsible for keeping up the property. They discussed the challenges of renters.

Bob and Luann thanked the council for their time. The council said that they would think about the concerns that the Kent's had and try to come up with a solution.

Mayor Leak said that there are challenges with having a whole town ordinance because farms will have more stuff and animals than the residential on the ally. Councilmember Fisher said that residents should have the right to do what they want on their property. Councilmember Forsgren said that he supports property rights, but it shouldn't affect another person's property. Councilmember Creech said that they could do a Town wide ordinance for public access to the street and utilities, it would be the street itself and so much on each side. Mayor Leak asked where they would park. Councilmember Creech said that they would have to park in their driveway and that they might have to adjust their yard to make that work. This could solve the parking issue on the street and would be easy to enforce. The other one could be an animal or nuisance one. He said that if these are done Town wide it wouldn't be focused on one area but still take care of the problem. Councilmember Fisher said that people should be able to park in front of their house. Councilmember Forsgren Commented that what Councilmember Creech is saying is that people cannot park in the Town's right of way.

Next Meeting:

Adjourn:

- 292 Mayor Leak entertained a motion to adjourn.
- 293 Councilmember Creech – Motioned; Councilmember Buxton - Seconded
- 294 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Absent;
- 295 Councilmember Forsgren – Aye; Mayor Leak – Aye
- 296 Ended at 8:57 p.m.
- 297 Lauren Draney, Town Clerk