

CORNISH TOWN COUNCIL MEETING -- 4788 W 14300 N CORNISH, UT
OCTOBER 2, 2024

Mayor Leak called to order a regular Cornish Town Council meeting on October 2, 2024, at the Cornish Town Hall, located at 4788 W 14300 N Cornish, Utah 84308 at 7:01 p.m.

Attendance:

Mayor Matt Leak, Councilmember Chris Buxton, Councilmember Colton Creech (arrived late via zoom at 7:07 PM, left at approx. 7:25), Councilmember Brad Fisher, Councilmember John Forsgren, Lauren Draney, Town Clerk

Absent:

Citizens: Tim Rich

Staff Report:

Lauren reported that the delinquent accounts were on the table and that there were two that were due for shut-off. Mayor Leak asked what they could do about Peter Maughan. Lauren said that she emails and mails the water bill to them. He asked if Lauren was emailing it to the correct email address. Lauren checked and said that she has the correct email address. Councilmember Forsgren said that he talked to Zak, and he said that he forgets to get checks. They discussed paying on the website. Councilmember Forsgren will deliver the shut off letter to Zak. Mayor Leak texted the shut off letter to Peter.

Lauren also reported that they received the first reimbursement from the loan.

Minutes:

Mayor Leak asked if Jenyfer and John Morris were at the meeting. Councilmember Buxton said that they were there to talk about the tree.

Lauren commented that she changed Councilmember from being absent to voting "aye" at the adjournment of the meeting.

Mayor Leak entertained a motion to approve the amended minutes for the regular council meeting on September 18, 2024.

Councilmember Forsgren - Motioned; Councilmember Fisher - Seconded

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

28 The minutes were approved unanimously.

29 **Cornish Minute:** Councilmember Fisher did not have a Cornish Minute. Councilmember
30 Forsgren said that they saved a table and a pump from when they cleaned out the shed.

31 **Bills:**

32 Total = \$2050.00

33 Mayor Leak asked what the ring cam bill was for. Councilmember Creech said that they had to
34 get a new transformer for the ring cam.

35 Councilmember Buxton asked what was added to the bill from Lewiston last month. Lauren said
36 it was salt for the road.

37 Mayor Leak entertained a motion to approve the bills.

38 Councilmember Buxton - Motioned; Councilmember Forsgren – Seconded

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

41 The bills passed unanimously.

42 **Action Items:**

43 **Executive Session:**

44 **Business Items:**

45 *Roads-* Councilmember Forsgren said that he is still trying to work with BRAG to get funding to
46 do a feasibility study on the Kofed Spring. He said that it is going slow.

47 *Planning & Zoning* – Councilmember Creech said that he talked to Wendy Hansen, and she will
48 come in and talk to the council about the Fall Festival next year.

49
50 *Parks/Town Hall/Finance* – Councilmember Buxton said that the Pierces won the bid for the
51 shed. Mayor Leak said that there was a gap between the highest bid and the next highest bid.
52 He did not feel comfortable taking the extra money so he said that as long as the bid was at
53 least one dollar higher than the next highest bid she could have the shed. He explained that
54 Cherie wanted to put the extra money towards helping to take the tree down in the alley. He

said that Lauren will get two checks from Cherie one would be \$301 for the shed and \$500 for the tree.

Councilmember Buxton said that him and Jay went to the park and to turn the power back on to the bathrooms so they could flush the toilets. They shut the power back off when they were done. They decided that when they removed the shed, they killed the power to the bathrooms. Jay is going to winterize the bathrooms, and all the electricity is off. He also said that he had the sprinkler person come and give him a bid to move the sprinkler control and whatever sprinklers they disturb during construction. Jorgen will start working again this week.

Councilmember Buxton said that Jorgen is going to dig a trench for power and water on the east side and another one for power and water to the shed. Tim asked if the baseball field is going to be shifted to the north. Councilmember Buxton said yes. Mayor Leak said that it would be good to get extra power to make sure that enough for lights. Mayor Leak asked if they are going to take the power under the asphalt. Councilmember Buxton said they are going to run it on the south edge of the driveway. Councilmember Forsgren asked if they are going to put the power line in conduit or just bury the cable. Councilmember Buxton said that he is going to leave that up to Jorgen.

Councilmember Buxton said that they are not going to be able to finish the project this fall. He said that the biggest problem is getting an encroachment permit from UDOT. He explained that the process has been started but it will not be finished in time. They will finish it in the spring. Councilmember Buxton asked Lauren to send him the check number they used to pay Valley View. Councilmember Fisher asked if they will be able to pay for it with RAPZ tax. Councilmember Buxton said that they are going to be paying for it with the funding and that they have about two years to finish the project. He also explained that the septic tank is not exactly where they thought it was. He said that it would cost \$10,000 to move the septic tank. He said that where they are already stretching their budget, he is not going to move it. He also said they are going to try to tip over the backstop this week.

Water – Councilmember Fisher said that at the last meeting they talked about the price of the State doing the water samples. He said that they came in and did them on the first when they normally do it on the 15th. He asked if they had decided that he would take the bacteria samples as well as the nitrate samples. Mayor Leak asked if they are charging the Town for it. Councilmember Fisher did not know.

Councilmember Fisher said that the hydrant at the Town Hall had been wired shut and he saw that it was not wired any more. Lauren said that they let a bike race use the water when they used the parking lot. Councilmember Fisher will wire it shut again.

Councilmember Fisher said that there was still a leak on by the Pitcher Well. He thinks that it is their main line from the canal. Councilmember Buxton said that the canal was shut off the day before. He doesn't think that it is a leak in the Town line because it is not coming up like it should because of the pressure in the line. Mayor Leak suggested turning it off above Colleen's. Councilmember Fisher said that he will keep an eye on it.

Old Business:

Mayor's Report:

Mayor Leak said that Councilmember Creech and him met at the Pitcher Wellhouse. They said that there was a request from DWA and CRS Engineering to take power away from the well house and bury it to the main power pole going south. There was not a request to get it back to the well house. CRS engineers engineered a transformer to be placed next to the generator. He explained that they poured a pad and ran conduit already for it. When Rocky Mountain Power came back, they said that they could not do that because it was against code, and there was no way they could go underground to it, and they cannot put a transformer that close to the generator. Councilmember Fisher clarified that CRS had engineered it to be done that way. Mayor Leak said that was correct. Mayor Leak talked to Craig from Rock Mountain Power, and he said that they could dig up the pad and conduit and move it to put a ground transformer on the north side for \$30,000 - \$40,000. Or his suggestion would be to put a new power pole in to the south of the new well house and hook on to the new power pole and take a mast and go over the generator to connect it to the junction box for \$25,000.

Councilmember Fisher asked what CRS thought about it. Mayor Leak said that Max was there, and he did not say much. Councilmember Forsgren said he talked to Matt Hirst who sold CRS to Horrocks, and he said he was not happy to hear about it and will look into it. Mayor Leak said that it is not the Town's or DWA's fault. He explained that DWA explained some of the changes that they would have to make. He said that DWA would eat the cost except for a couple things on the roof and they would just charge the Town the cost of materials.

Councilmember Buxton asked how long it is going to take to get a transformer. Mayor Leak said that the ground transformer is two years out and the transformer on the pole could be done immediately. Mayor Leak said that if they did a ground transformer, they would have to do a blast wall and that most of the problems they have with transformers are ground transformers because they do not get the air flow they need. Mayor Leak said that CRS did not do a good job with designing the electrical part of the well house.

Mayor Leak explained that CRS is saying that a reverse osmosis system is the only option. He thinks that there are other options. He also said that he would like to put the system at the well house and not up at the tank. Mayor Leak said that if they do it at the tank, they will need to run three phase power up there which will be expensive, and it is hard to get to in the winter. He said that if they build an addition to the well house, they have the three-phase power there and everything is ready for it. Mayor Leak submitted a request to get power to the well house because they need it there as soon as possible. Councilmember Fisher said that CRS should be paying for the mistake. Councilmember Buxton clarified that CRS is using a vendor to make decisions with the filtration.

Mayor Leak said that with Horrocks buying CRS Mark is probably going to be pulled off the project. Mayor Leak said that he told Max that he doesn't think that Mark understands this project because he has not been out here to see what is going on. Mayor Leak said that he does not think that Max should be the only person on the project because he doesn't want any hard feelings or causing any problems for Max. Mayor Leak explained that when he goes out to do a dairy nutrition diet, he goes out to see the cows and the feed and everything to understand the whole situation before giving a recommendation. Councilmember Fisher suggested requesting a different engineer. Mayor Leak explained that he doesn't want to offend Max, but he does not know what Max's specialty is in engineering. He said that because of the complexities of this project he wants to see if there is someone who would be better suited to this project. Mayor Leak said that Max is calling Culligan to get their recommendation on filtration. He said that that is calling a vendor who is trying to sell something to you. He wants to get a specialist on filtration that is not a vendor trying to sell something.

Mayor Leak reached out to the Director of Drinking Water and set a meeting on the 17th. He said that the council is welcome to come. He explained that Cameron Draney will be there, Nathan the director as well as filtration professionals. He said that the State is not happy about not being briefed on any of the filtration system. He said that this meeting will be good so that

they can figure out what would work best for filtration. He said that they will be able to make suggestions without trying to sell something as well as making sure the State is happy with what they decide to do. Mayor Leak mentioned that the filtration and blending is way more complicated than any of them realize.

Councilmember Fisher asked if they had problems with bacteria at the Pitcher Well. Mayor Leak said that the last test they did came back clean. He said that Mayor Leak said that the challenge is figuring out how much to pull out for total dissolvable solids and how much for nitrates. Mayor Leak said that Culligan says they need to run all the water through the reverse osmosis system. Several people have said that if you run all the water through the reverse osmosis System it will be like distilled water and not taste good. Mayor Leak said that it worries him that Mark does not know how in depth everything is.

He said that they are a way off starting phase two. He told Max not to start anything on phase two until they get everything figured out. Councilmember Forsgren said that the State will know who to talk to about filtration. Mayor Leak said that one of the people coming on the 17th worked on the problem with Flint Michigan and that she is an expert on filtration. Councilmember Fisher asked how they communicate to CRS that they are unhappy. Mayor Leak said that he does not want to throw Max under the bus because he does not think that any of these problems are his fault. Mayor Leak said that he will talk to someone.

Citizen comments: Tim Rich asked if it was possible to do a trailer business on the side of the road. He said that it would be a board game business. He said that it would be parked in the same place. Councilmember Fisher asked if it would be at his house. Tim said that he is going to ask a few people to see if he could park it on their property. He said that if he can't do it in Cornish, he might go to Lewiston. Mayor Leak said that if it makes more than \$2,000 a year, he will need a business license. Councilmember Forsgren said that there might be a problem with the trailer. Mayor Leak said that they will have to investigate it more and get back to him. Tim said that he will fill out a license application so he can get started right away if it is allowed. Mayor Leak looked up the code. He read a little bit of it but said they will still need to investigate it more. He showed Tim where to look in the code. They found the table that showed the approved uses, and they think he will need to get a conditional use permit. Tim asked what the process is for getting a conditional use application. Mayor Leak explained the application process.

194 **Next Meeting:**

195 **Adjourn:**

196 Mayor Leak entertained a motion to adjourn.

197 Councilmember Fisher – Motioned; Councilmember Forsgren - Seconded

198 Councilmember Buxton – Aye; Councilmember Creech – Absent; Councilmember Fisher – Aye;

199 Councilmember Forsgren – Aye; Mayor Leak – Aye

200 Ended at 8:04 p.m.

201 Lauren Draney, Town Clerk