CORNISH TOWN COUNCIL MEETING -- 4788 W 14300 N CORNISH, UT
OCTOBER 15, 2025

Mayor Leak called to order a regular Cornish Town Council meeting on October 15, 2025, at the Cornish Town Hall, located at 4788 W 14300 N Cornish, Utah 84308 at 7:00 p.m.

Attendance:

Mayor Matt Leak, Councilmember Christopher Buxton, Councilmember Brad Fisher, Councilmember John Forsgren, Councilmember Colton Creech.

Absent:

Citizens: Jana Williams, Clayton Richardson, Max Pierce

Staff Report: Madi asked if the new computer for the clerk had been purchased yet. Mayor Leak said they would work on it after the meeting tonight and get it ordered.

Madi gave an overview of some of the risks and issues of using AI for meeting minutes. Mayor Leak said you could use chat GPT and use very specific language but then read back over it. Mayor Leak said you would create an account so anything saved in the account would be saved there and shouldn't be accessible to anyone else so the raw version of the minutes should be safe there. Councilmember Creech said he looked into it after last meeting and didn't see anywhere that you could upload an audio file to use that and have it turn the audio file into meeting minutes. Mayor Leak reiterated that the minutes just need to be a summary and that Madi should try to just keep typing them for now unless we can find a better option.

Mayor Leak asked how sending out the water bills for September went. Madi said it felt kind of rushed because we were late getting them out last month and she asked if Lauren would be able to help her do it again at the end of October. Lauren said that would be fine.

Councilmember Creech asked Madi if she had looked into Quickbooks online yet. Madi said she hadn't because she hadn't done reconciliation with Kathryn yet to ask her. Mayor Leak looked up the plans and prices for Quickbooks online. It was decided the plan that the town clerk would probably need would be around $60 a month. Madi mentioned there might be a few ways to streamline some of the things she uses Quickbooks to help save some of her time and costs that way. Mayor Leak asked if we could have the water billing system, CORE, speak to Quickbooks and help make the billing system quicker and easier as well.

Minutes:

Mayor Leak entertained a motion to approve the minutes for the regular council meeting held on October 1, 2025

Councilmember Forsgren motioned, Councilmember Buxton – Seconded.

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

The minutes were approved unanimously.

Action Item:

Cornish Minute: Councilmember Fisher told a story of his son, Josh, going to Papua New Guinea. The government there requested Columbia University to send him down there. He took a crew of international lawyers and water scientists to investigate the deaths of a bunch of people who were dying downstream from a gold mine. The mine people were accusing the townspeople of poisoning the water and the townspeople were accusing the mine of poisoning the water. Councilmember Fisher said Josh always has to have a bodyguard with him when he goes places like that because people would try to kill him. Josh and all the scientists ran all sorts of tests and discovered that the poison was coming from the mercury that the mine would use to separate the gold from the ore. They discovered that the mine workers were filling their pockets, their lunch boxes and anything they could, with the ore from the mine. They would take it home, grind it up and then steal some mercury from the mine and used it to separate the gold from the ore they stole from the mine. Then when they got done doing that they would just throw all the leftovers in the river and so it was neither the mine nor the townspeople but the looters who were causing the people downstream to die from heavy metal poisoning. Councilmember Creech asked what Josh's job title is and Councilmember Fisher said he is a professor of international conflict resolution. He is a professor at Columbia University and at the University of Hiroshima in Japan because that school is trying to set up a college of international conflict resolution.

Bills: The council looked over the bill from BSC Excavation. The council discussed how to itemize out the bill for the fire hydrant repair and how much to invoice Paul Wangsgard for. Councilmember Fisher said they need to get specific numbers on parts from Bracken. Mayor Leak asked if the council would even have had to fix anything had Paul Wangsgard not hit the hydrant. The council decided to have Bracken split the bill for parts for Paul and parts for the

town and then have Bracken bill Paul specifically for his portion of the repair since the town wouldn't have even had to repair anything had the hydrant not been hit in the first place. Councilmember Creech suggested that the council not pay that invoice until they were in agreement and get payment from Paul for his portion first to make sure the council doesn't just get stuck paying the full bill. Mayor Leak suggested just telling Bracken to split the bill out and send one bill to Paul for his portion and one bill to the town for their portion. The Mayor said the only downside to that is that Bracken agreed to work with the town and not Paul so he doesn't want Bracken to have to wait on payment from Paul.

Mayor Leak asked if the asphalt bill came in as estimated and Councilmember Buxton said yes. The council approved all other bills.

Total **= $89,512.12**

Mayor Leak entertained motion to approve the bills for October 15, 2025 excluding the bill to BSC Excavation for $7,848.70.

Councilmember Creech– Motioned to approve bills with the exception of the bill for $7,848.70; Councilmember Forsgren – Seconded

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

The bills passed as amended.

Executive Session:

Business Items:

Roads- Councilmember Forsgren met with the railroad and found out that all the railroad crossings in the towns have issues. He said the railroad is great about working with Utah Department of Transportation (UDOT) and getting some other taxpayer money to help fix those issues. Max Pierce asked what the issues were. Councilmember Forsgren said the slope approaching the crossing and material under the crossings to build the slope is not correct. Councilmember Forsgren said the railroad is being cooperative with us. The railroad said they will get the money to do the project, then the town will just have to sign some paperwork, submit the design, and then go through the bid process to find the best choice to complete the

project. Councilmember Forsgren said if the railroad can't get the money then they wouldn't force the town to make the corrections.

Councilmember Creech asked if the county is not planning on coming out this year to pave the crossing that they were trying to get the permit for. Councilmember Forsgren confirmed.

Planning & Zoning – Councilmember Creech gave the highlights from the discussion in the planning and zoning meeting from that evening with Susan Law and the possibility of her annexation of land. The first step for the town would be to create an annexation policy plan which would include a map of the proposed expansion area. The council would have a public hearing sharing the map that they created and then they would adopt that plan. That would allow anyone in the future to annex into the town as long as their land is within the expansion area map boundaries. Councilmember Creech said to his knowledge the town doesn't have an annexation policy plan, but Max Pierce said he remembers creating one a while ago. Mayor Leak said the risks to creating a plan is the town would be bound to provide a water hookup to anyone who annexes into the town. Mayor Leak said they may have to continue the annexation discussion a different night.

Parks/Town Hall/Finance – Councilmember Buxton went over the costs and details of what was done during phase 1 and phase 2 of the new park parking lot project at the park and how the money will be allocated. Councilmember Buxton asked Madi to put a budget adjustment on the agenda for the next meeting to cover the costs of the project that will not be covered in the budget from last year or the reimbursement for the RAPZ tax. The council discussed that they were happy with the project and feel it was worth the money spent. Councilmember Buxton talked about working on the lights, the fence and the backstop now and getting that funding from RAPZ. Councilmember Buxton got the plans back from Megan Creech for the shed and will start getting that bid out.
Councilmember Buxton got Mayor Leak a new town credit card.
Councilmember Creech asked about the new check scanner. Councilmember Buxton said it's being shipped to us and when it gets here the bank will come and help set it up on the new computer. The council is planning to wipe clean the computer that Madi is currently using, getting her a new computer and giving her old one to Megan to do the bank stuff on so it can be quicker.

Water – Councilmember Buxton shared what he learned at the Cache water district meeting. He shared his screen that had a PowerPoint on it that was shown at the meeting. The

powerpoint showed that Cornish and Lewiston have an agreement in place to connect water systems but that they haven't connected. The council didn't know if that agreement really existed because they had never seen it, but Max Pierce confirmed that an agreement with Lewiston was made a while ago. The council continued to look over the results from the study done by Sunrise engineers on the PowerPoint provided by Councilmember Buxton. Councilmember Creech spoke of a meeting he went to in Lewiston and said that the representatives from the Cache water district seemed like they really wanted to interconnect all the towns out here onto the same water system. Councilmember Creech mentioned though that the Mayor from Lewiston said they would only be interested in selling water to other places, not taking water and not being interconnected. He wondered if their interlocal agreement with Cornish would still be valid since they have new ideas on not combining systems and just selling water instead now. Max said the agreement would still be valid and Mayor Hall was involved in the creation of the agreement as the councilmember over water at the time. Max did say at the time the agreement was made it was more of a two way street and more beneficial to both towns then it would be now, but the agreement would still be valid under the terms they set at the time. Max laid out the process by which that agreement was created and how it all worked.

Old Business:

Mayor's Report: Mayor Leak said the new computer for Madi will be delivered on Friday. He also said instead of getting a new external hard drive he got a subscription to Microsoft 365 which will allow Madi to save things to the cloud so they can be accessed anywhere and won't need to be backed up.

Citizen comments: Max Pierce brought quotes on water treatment recommendations from Deb Jensen with Filter Tech Systems, Inc. The council asked if the more recent water samples would change the quote and Max said he talked to Deb and she said it might change them a little bit but not drastically. Councilmember Creech asked what each quote was for and Max said that there is one for the Pitcher well and one for the springs. Either way they would have to do two treatment systems. Clayton Richardson read through the items that the quote does not include. Councilmember Forsgren said it looks like this is just to have them drop off the equipment and Max confirmed this quote is just for equipment. Councilmember Creech asked Max why the quote is so much higher then when they looked into doing this project a couple years ago. Max

said they never bid it out before and Councilmember Creech said they did get an estimate. Max said Deb is recommending more treatments then what they had in their plan per the reasons she gave at the previous meeting. The council discussed what this treatment plan would correct in the towns water system and if more treatment would be required to treat other issues in the water that are new requirements from the state. Max let the council know that this bid was done in June and it was a higher bid for the nicest system available. Deb knew that the council probably wouldn't jump on this project right away and costs are going up so she wanted them to have a more valuable bid where the numbers would be accurate for longer. Max read part of an email from Deb giving her reasons for each part of the quote. Clayton brought up that the equipment is expensive but the expensive part is you are going to need a full time employee to run this system. Clayton also said it looks like they might have to chlorinate the water. Councilmember Buxton asked Max if Deb had mentioned if there would be any cost savings if they were to decrease the capacity to run through the system. Max said there would be some but it would be pennies and the issue is you still have to run the system and maintain it which is the most expensive cost to the town. Max said that as Deb has looked at the samples and come and met with the town, she has concluded that RO is the only option the town has. He also said that she has made the numbers intentionally high because she knows they would need time to get funding and be ready to actually get going on the project. Max also reminded the council that there is a deadline to get on the list for state funding. The town is not currently on the list for funding. He estimated around February or March of 2026 that the funding would be open again and suggested they look into that to be ready. Max said the state is thinking of taking around 20% of the funding and making it specifically available to small communities who have less resources to get things ready before the deadline closes. He thinks that is more of a grace period though and eventually the smaller communities just won't get funding like they used to. Mayor Leak brought up a non-profit he's learned about called, Moonshop Missons. They help smaller communities get funding. Max brought up the Idaho has some good resources that can help get funding as well. Councilmember Creech found an email that has some of the requirements for funding and where to submit the application. He read that Heather Pattee helps with the grants and he mentioned that we already work with her so she would be a great resource to reach out to for help.

Mayor Leak brought up the idea of putting in a whole new culinary water system and using the current system for secondary water. The council discussed the issues of putting pure, treated water through the dirty pipes of the current system and having all of the purification go to waste. Max brought up the issue of people using water that's been treated with the expensive treatment systems to water their lawns and gardens and how it just gets too expensive to justify. Mayor Leak summarized that the town could not pay for the system that Deb quoted them for, so the plan will be to either get funding for the system or look at some other options.

Max asked if the council was aware of the new State drinking water fees that are coming out. Mayor Leak was aware. Max outlined that the town would be required to collect the fee from its citizens, give it to the State and then the State would allocate it as they see fit. Councilmember Creech asked when this would be accessed. Max thought it was in January and Councilmember Creech asked if it was ongoing or a one time thing and Max said it will be ongoing.

Clayton Richardson came in and looked at the hardware in the basement of the town hall. He thinks that the most effective solution where they won't have to double spend money would be to put in a touchscreen HMI that has both communication protocols on it. Claytons cost estimate was $3,500. He said he could order it and then he would get an invoice to the town for that specific price of the parts. Councilmember Creech asked if that would get rid of the remote login and the computer in the basement, Clayton confirmed. Councilmember Buxton asked if that would give them live data. Clayton confirmed it would and it would give them historical data, ability to run reports, and most importantly it would alarm them of issues. Councilmember Creech asked if there were any ongoing costs associated with this new system. Clayton said there would be a license fee for Stridelinks. Clayton outlined how the new system would run and how it would communicate. Councilmember Creech mentioned that right now the town has a huge blind spot because they can't be notified of issues at the wells. Clayton outlined some of the requirements that the State wants reporting on but because the town doesn't have live data they haven't been able to get accurate numbers to the state. Mayor Leak asked Clayton to send an estimate to Madi so the council could move forward with purchasing the hardware. Clayton said he could get 3 separate bids from different vendors and send them on to Madi. The council discussed the towns procurement policy and how this work from Clayton might differ from when there is a water repair that needs to be made and they aren't required to get 3 competing bids. Mayor Leak said there was a period of time when they had to get 3 separate bids for water repairs and then the town assigned BSC excavation as the preferred supplier. Mayor Leak waned to make sure there is a clear paper trail showing that the town got multiple bids and made sure they were getting the best deal on the new system and not playing favorites. Clayton asked Councilmember Buxton to order the Stridelinks router.

Next Meeting: November 5, 2025

Adjourn:

Mayor Leak entertained a motion to adjourn.

Councilmember Buxton– Motioned; Councilmember Forsgren - Seconded

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

Ended at 9:19pm