

1 Mayor Leak called to order a regular Cornish Town Council meeting on December 18, 2025, at  
2 the Cornish Town Hall, located at 4788 W 14300 N Cornish, Utah 84308 at 7:02p.m.

3 *Pledge of Allegiance*

4 **Attendance:**

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

7 **Absent:**

8 **Citizens:** Clayton Richardson, Dale Buxton, Matt Regan – town accountant

9 **Staff Report:**

10 *Madi Smith (Town clerk)*- Madi brought up an email she had sent to the Mayor earlier that day  
11 about a reimbursement request from Farm Bureau on behalf of Paul Wangsgard for the fire  
12 hydrant damage. Mayor Leak asked the council if any of them had pictures of the damage but  
13 no one did. The Mayor said to just reply to her email letting her know that we don't have any  
14 pictures and they just need to work with BSC excavation and reimburse them, not the town.

15 Madi let the council know that she tried to uninstall Quickbooks from the old computer so that  
16 there was just one license open on the new computer but that still wouldn't let her open  
17 Quickbooks. Mayor Leak said they might need to try uninstalling and reinstalling Quickbooks on  
18 the new computer as well to see if that would work. He said if the meeting got done quickly, he  
19 could run down to the office and try doing that.

20 Madi also brought to the Mayors attention the monthly bank statements.

21 *Clayton Richardson (Town Water Master)*- Clayton got the State the pictures they required of  
22 the new Scata system in the basement.

23 Clayton also went to the Pitcher well and got the heaters turned on. He noticed that the pump  
24 is still in the off position not auto. He was wondering if they wanted it that way.

25 Councilmember Buxton asked how the block heater on the pump is wired and wondered if they  
26 could hook it up to a timer to turn on 24 hours before the pump turns on to make sure it was  
27 warm when the pump kicks on.

28 Clayton let the council know that there was an issue with the transfer switch when Brandon  
29 came and installed it but they are coming to warranty it.

30 **Minutes:**

31 Mayor Leak entertained a motion to approve the minutes for the regular council meeting held  
32 on December 3, 2025

33 Councilmember Creech - Motioned, Councilmember Fisher – Seconded.

34 Councilmember Buxton – Aye; Councilmember Creech – Aye; Councilmember Fisher – Aye;  
35 Mayor Leak – Aye; Councilmember Forsgren – Aye.

36 The minutes were approved unanimously.

37 **Action Item:**

38

39 **Bills:**

40 Total = \$ **14,172.67**

41 Mayor Leak entertained motion to approve the bills for December 18, 2025.

42 Councilmember Forsgren – Motioned; Councilmember Buxton – Seconded

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

45 The bills passed unanimously.

46

47 ***Garbage Can Quotes:*** The Council looked over 3 different quotes for residential garbage cans.  
48 They discussed how many cans the town would reasonably need to replace. Councilmember  
49 Creech mentioned he and Earl Creech were thinking of getting a dumpster and wouldn't need  
50 their residential cans anymore. It was discussed that the town could buy the cans from the  
51 Creech's to have on hand until they needed to order more.

52 **Executive Session:**

53 **Business Items:**

54 ***Cornish Minute:*** No Cornish Minute this meeting.

55 ***Matt Regan presentation of Financial Statements:*** Matt Regan brought copies of the town's  
56 financial statements from last year for the council to review. He let the council know they are  
57 fairing well on the State's "Fraud Risk Assessment". Matt went over the report with the council  
58 and let them know they are looking really good with the town's finances.

59 Mayor Leak asked Matt his opinion on other software options he sees other small towns using  
60 for their utilities and billing. The council discussed some options they've looked into and ran  
61 them past Matt to see if he had heard of them or if they might be a good fit for Cornish  
62 financially.

63 ***Lott Variance Request:*** Mayor Leak worried about wasting the variance committee's time  
64 because in the end he knows the Lott's will not be able to connect onto the pipe near their  
65 home to get water. Councilmember Buxton said maybe the Mayor could talk to the Lott's and  
66 let them know the circumstances of that water line and maybe they would choose not to  
67 pursue a variance on their own. The council discussed the nature of the water line in question.  
68 Mayor Leak gave some context to the deal between Gary Leak and the Town when the water  
69 hook up was put in. Councilmember Creech proposed letting the Lott's move forward with the  
70 variance request because the council had already denied them and they chose to pursue the  
71 variance and have the right to do that. The council discussed looking into the agreement with  
72 Gary Leak a little closer to see what it entails. Councilmember Forsgren brought up the idea to  
73 give the variance committee more background into the variance request so they can make a  
74 more informed decision. The Mayor and the council agreed that they need to brief the board of  
75 adjustments before the meeting. Councilmember Creech offered to call the members of the  
76 previous board of adjustments and see if they would still be willing to serve. Councilmember  
77 Fisher left the meeting at this time.

78 ***Utility Billing Software Discussion:*** Councilmember Buxton shared a cost breakdown of the  
79 utility billing software, Caselle. He spoke with a sales representative to find what of the  
80 different services Caselle offers that would be the most beneficial to Cornish. When evaluating  
81 time saving costs for the clerk, Councilmember Creech mentioned how he didn't know if the  
82 hours that the clerk would work would decrease much but that she would be able to do more

83 valuable things with her time. Mayor Leak shared some slides from a zoom meeting he and  
84 Councilmember Creech had earlier in the week with a company called gWorks, which is another  
85 utility billing software. The council discussed ways to pay for a new utility billing program and  
86 looked over the financial statements Matt Regan just presented to see if it would be possible to  
87 spend some more money on a program like Caselle or gWorks. Mayor Leak also presented the  
88 possibility of adding a small fee to the water bills each month to help cover the costs. The  
89 council decided a system change needs to be made, it's just deciding what program to go with.  
90 Councilmember Creech asked Madi if she would like to have a demo with the gWorks  
91 salesperson and see if there were any aspects of her job that were missing or not covered  
92 under gWorks. Madi agreed to that and thought it would be helpful. Dale Buxton suggested  
93 getting some references of other clients using gWorks and possibly going and seeing how the  
94 program works in real life.

95 **Council Member's Reports:**

96 *Roads -*

97 *Planning & Zoning –*

98

99 *Parks/Town Hall/Finance –*

100

101 *Water –* Councilmember Fisher found some minutes from past executive sessions that need to  
102 be locked up. He gave them to Madi to lock up.

103 Councilmember Fisher also showed the council a document he found claiming to be the water  
104 rights to the Kofed spring from Van Hansen & Associates.

105

106 Mayor Leak asked Councilmember Fisher if while he is going through documents in the  
107 basement if he could look for some documentation of flow rates on the springs because the  
108 State is requesting that.

109

110 Councilmember Fisher also expressed concern about getting to the well to get a nitrate sample  
111 if we get a large snowfall this winter. Mayor Leak said Clayton could help with getting up there  
112 to do that. Mayor Leak also asked for Claytons help to get some pictures showing that the  
113 springs are turned out. If they can get some documentation of that then the State will ease up

114 on all of the testing requirements. Clayton and the Mayor contemplated on how to show that  
115 they are turned out. Mayor Leak asked if there's a way to lock the valves too so that they know  
116 they aren't in use.

117

118 **Mayor's Report:** Mayor Leak shared an email from Sarah at the State with her response to  
119 some of the designs he sent over. He also heard back from Moonshot Mission. They handle  
120 funding and grants for smaller municipalities and should hopefully be reaching out to the  
121 Mayor soon.

122

123 **Citizen comments:**

124 **Next Meeting:** January 7, 2025

125 **Adjourn:**

126 Mayor Leak entertained a motion to adjourn.

127 Councilmember Buxton – Motioned; Councilmember Forsgren - Seconded

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

129 Councilmember Forsgren – Aye; Mayor Leak – Aye

130 The meeting ended at 10:07pm