

1 Mayor Leak called to order a regular Cornish Town Council meeting on December 15, 2021, at 7:07 p.m.
2 at the Cornish Town Hall.

3 **Attendance:** Mayor Leak, Brad Fisher, Conrad Naegle, Colton Creech, Chris Buxton

4 Citizens: Dale Buxton

5 **Staff Report:**

6 Deyette informed the council that she had received a returned certified letter that she sent to a former
7 resident who had not paid their water bill before selling their house. Fisher said that he would try to
8 contact the resident at their workplace to see if he still works there and then he will let him know the
9 bill needs to be paid.

10 Mike McKnight's UDOT access was discussed and the mayor signed the letter to UDOT stating that the
11 town is aware that McKnight is working on building a new home off of 4800 West and is requesting
12 access from UDOT.

13 **Minutes:** December 1, 2021

14 Mayor Leak entertained a motion to approve the minutes for December 1, 2021.

15 Naegle – motioned; Fisher – seconded

16 Leak, Fisher, Naegle, C. Buxton, Creech – Aye

17 **Action Items:**

18 **Business Items:**

19 *CDBG First Public Hearing* – Mayor Leak entertained a motion to leave the Town Council meeting and
20 enter into a Public Hearing.

21
22 Fisher – motioned; C. Buxton – seconded

23
24 Leak, Fisher, Naegle, Creech, C. Buxton – Aye

25 The hearing began at 7:08 p.m.

26 Mayor Leak opened the public hearing for the CDBG program and stated that the purpose for the public
27 hearing is to provide citizens with pertinent information about the Community Development Block
28 Grant program and to allow for discussion of possible applications for the 2022 funding cycle. (Please
29 see the First CDBG Public Hearing minutes for details.)

30 Mayor Leak entertained a motion to exit the First CDBG Public Hearing and return to the Cornish Town
31 Council meeting.

32 Naegle – motioned; C. Buxton – seconded

Leak, Fisher, Naegle, Creech, C. Buxton – Aye

The hearing was adjourned at 7:11 p.m.

Cornish Water Project Loan Approval –The mayor told the council that town needs a bond attorney and Jeffrey Gittins is not a bond attorney so he is looking to see if one of his associates is a bond attorney and can represent the town as needed in order to close the loan. Mayor Leak also stated that he is not happy with how long it is taking for Gittins to respond to the state representative so he will contact Treven Workman to see if he would be available to represent the town instead of using Gitten's firm so the town can continue to move forward on obtaining the 50% Forgiveness Loan. Mayor Leak said the town was also approved for the \$40,000 100% forgiveness loan that will pay for the town's Master Plan. Fisher stated he would really like to talk to the Kollers before the town closes on the loan so the town doesn't start the water project and then have a problem obtaining access to the construction site.

Old Business:

Council Reports:

Roads – Naegle stated that he struggled with the snowplow earlier in the morning and couldn't get it to work so he called the county to see if they could plow the roads today and they told him they didn't know when they could get to it. After hearing about the problem C. Buxton suggested getting a new solenoid and after Naegle and C. Buxton replaced the solenoid, the snowplow began working and he was able to get the rest of the town roads snowplowed. Naegle said he and C. Buxton also tested the salter out in front of the town hall and believe that they have figured out a good system to dispense the road salt. Mayor Leak said the main plate on the snowplow needs to be removed and put back on so it is level and is stabilized but it will be a two-person job. Naegle stated that now the council knows about it, they need to get it fixed and do it during the next dry spell. Fisher asked if the council would like him to drive the snowplow and it was decided that Fisher and Naegle will both do the snowplowing this season.

Naegle suggested buying some heavy-duty shelving for the downstairs storage area so the items being stored there could be organized. Fisher agreed and said the town would probably save money if they knew what they had.

Planning & Zoning – Creech stated that he was told that Sierra Homes is doing a fifteen-home subdivision up by Weston. Creech stated that if there is some concern among the council regarding the smaller lot size of ½ acre, now would be a good time to look at changing that. Creech also asked if the council is comfortable with the thought of the town growing quickly in the near future, or if they want to make some changes to have better control on the growth of the town. Mayor Leak asked if someone did come in and had to put in curb and gutter, could they have a problem that there isn't curb and gutter anywhere else in the town? Creech said that this question has been a concern in other municipalities, but it is becoming very common for these requirements to be made when someone is planning on developing a subdivision. Mayor Leak stated he doesn't want the town to grow as much as Logan is, but at the same time, thinks it would be good to have some growth and new blood in the town. Fisher stated that one way around too much growth is to put the land into a conservation easement.

Dale asked what the town's justification is for having a ½ acre lots instead of ¼ acre lots and Fisher stated that the county requires at least a ½ acre for a septic system. Creech stated that the town's

ordinance states a lot must be a minimum of ½ acre or whatever the county requires for the septic drainage. Naegle states that the desire for larger lots and managed growth is described in the town's General Plan. Dale stated that he hates to see a great amount of land gobbled up by a small amount of homes. Creech stated he doesn't like it when that happens because those bigger lots become unkept and are harder to manage without farming equipment and the lot is too small to justify buying farming equipment. Creech stated this is why he likes how cluster subdivisions preserve open space.

Dale asked if the council allows multi-family housing. Mayor Leak stated that the town does allow accessory apartments. Creech said that on the current land ordinance, duplexes and fourplexes are not permitted. Dale stated that he thinks developers would probably lean towards duplexes and fourplexes rather than single family dwellings.

Parks/Town Hall/Finance – C. Buxton stated that the Town Hall was rented last Saturday and it was an easy clean up. C. Buxton also stated that he did get bids for the two outside doors for the Town Hall and it looks like it is going to come in about \$10,000 to replace both doors, but it won't be able to be done for about two months. C. Buxton said he will bring three quotes to the next meeting so the council can decide which vendor to use to replace the doors.

Water – Fisher said the last nitrate count was 7.97 and he thinks he better start diluting the water a little bit more and is thinking that the tank will probably overflow a little bit, but he wanted to make sure it doesn't go where they are building a new home. Mayor Leak stated that he isn't sure that making the tank overflow will make much difference on the nitrate level and Fisher said he will not make it overflow then.

Mayor's Report:

Citizen comments:

Dale Buxton asked what the CDBG hearing was about. Mayor Leak reiterated what he had said during the hearing. Dale asked if the council was thinking about using the funds on the water project if they get the grant and the mayor confirmed. Dale asked how much the town could be awarded and the mayor stated \$200,000 or less. Dale asked if the town needed help applying for the grant or needed assistance in order to increase the chance the town has in obtaining the grant. Mayor Leak stated that Deyette attended the initial meeting that is required to be considered for the grant and is working closely with Brian Carver from BRAG to ensure that everything on the application instructions is completed and submitted in a timely manner.

Next Meeting:

Resolution to change the fee schedule.

Resolution to set the 2022 meeting schedule.

Swear in Leak, C. Buxton, and Fisher.

Review quotes for replacement of outside doors.

Bills:

117 Bills were reviewed and the invoice from Bracken was discussed and C. Buxton asked if the council
118 wants to negotiate a flat rate to pay Bracken rather than have different charges for each meter installed.
119 Creech suggested that the town amend the fee schedule to cover the variable costs and charges. After
120 some discussion, it was decided that the fee charged should be whatever the contractor charges and
121 that change should be made on the fee schedule.

122
123 Total = \$24,839.91

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125 Mayor Leak entertained a motion to pay the bills and specify that the CRS Engineers invoice for
126 \$15,265.00 will be paid with the ARPA funds.

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128 C. Buxton – motioned; Fisher – seconded

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130 Leak, Fisher, Naegle, C. Buxton, Creech – Aye

131 **Adjourn:**

132 Mayor Leak entertained a motion to adjourn.

133 Fisher – motioned; Naegle – seconded

134 Leak, Naegle, Fisher, C. Buxton, Creech – Aye

135 End at 8:45 p.m.