

Mayor Leak called to order a regular Cornish Town Council meeting on October 19, 2022, at 7:03 p.m. at the Cornish Town Hall.

Attendance: Matt Leak, Brad Fisher, Colton Creech, Conrad Naegle, Buxton, Lauren Draney

Absent:

Citizens: Max Pierce

Staff Report: Lauren stated that the bank statements were available to review. Mayor Leak asked if all the delinquent accounts from last meeting were taken care of. Lauren commented that she was not sure, she had not had a chance to check.

Minutes:

There were a few changes that needed to be made.

Mayor Leak entertained a motion to approve the amended minutes for the regular meeting on October 5, 2022.

Creech – Motioned; Buxton – Seconded

Naegle – Aye; Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye

The minutes were approved unanimously.

Action Items:

Hicktown Heights – Creech stated that they are looking to get three water connections for the Hicktown Heights subdivision. They will not put meters in or start service, just put the connection in. The new owners will put the meters in when they decide to build. Naegle asked if there was a time limit for hooking up and using the water. Creech explained that there is a twelve-month limit from approval to connecting to the town water, there does not need to have meter or be used.

Naegle motioned to approve the three water connections at Hicktown Heights. Fisher – Seconded

Naegle – Aye; Creech – Abstained as it is his project; Buxton – Aye; Fisher – Aye; Leak – Aye

The Hicktown Heights water connections were approved unanimously.

Executive Session:

Business Items:

Max Pierce - Max Pierce from CRS came to explain what the town needs to do for the new tank. Mayor Leak showed a map of the area where the tank will be going and explained exactly where the tank will need to go and the challenges for that area. One of the options requires retaining walls. Fisher asked

30 how high the retaining walls will be. Max stated that they will be 4-6 feet tall. Mayor Leak explained the
31 different ways that they could bury the new tank to protect the concrete from weather and other
32 possible damages. Max explained that they would have to bring in fill but that they do not know exactly
33 how much fill they would need to bury the tank. Mayor Leak stated that bringing in fill to bury the tank
34 would cost a significant amount of money. He explained that they could do it in phases, partially bury it
35 or keep it exposed but that to prolong the best way to prolong the lifespan of the tank would be to bury
36 it. Creech asked how much fill they would have from digging that section out. Max answered that it
37 would not be much. Creech asked what material they need. Max said it doesn't really matter. Max
38 explained some of the different options they have come up with that could work. Creech asked how
39 much of a difference it makes to bury the tank. Max answered that it could add about 40 – 50% to the
40 lifespan. Naegle asked if it would be inspected over time. Mayor Leak stated that the state would
41 inspect it during the sanitary survey. Max stated that they will not inspect the outside of the tank if it is
42 buried. Mayor Leak commented that during the last inspection they were given points because of the
43 condition of the cement that is exposed. Creech asked what the condition of the tank by the cemetery
44 is. Max stated that it is in good conditions. Fisher asked if the town couldn't afford to cover it now if they
45 could cover it later. Max answered yes but that the footing of the tank would need to be covered and
46 then they could go back later and finish covering it. Creech asked what the pros and cons are for putting
47 the tank above or below the road. Max explained that there is more elevation above, but it would make
48 the road harder to build. He also commented that the road would be about 13% going up to the tank
49 site. Mayor Leak said the corner of the road is the steepest then it flattens out some. He also
50 commented that he talked to Mark Chandler about how the bid states that it is an all-weather road and
51 asked what kind of expectations come with that. Max answered that the slope will not be a problem,
52 but it needs a good base and drainage. He stated that if the contractor has to repair the road at all they
53 will charge a lot. Mayor Leak stated that he has talked to some one to build the road and they don't
54 think it will be a problem. Max suggested that they put culverts in to manage the drainage as well as
55 making sure that the road material is good quality and that it is compacted well. Naegle asked if the
56 road is far enough out that it won't have material slough down onto it if they choose to not do retaining
57 walls to cover the tank. Max answered that it would not, that they would have to put retaining walls
58 there if they want to cover the tank. He also explained that there is another option where they put the
59 road on the high side. Max commented on the difficulties of building on steep slopes. Mayor Leak asked
60 if they would need to put vegetation on it to help with erosion. Max answered that they will and that
61 they will need to get some topsoil to do that. Fisher asked if there would be a way to take some fill from
62 the Wangsgard's property to help reduce the costs. Max said that would be a great idea if the
63 Wangsgard's were willing to do it. Mayor Leak stated that at this point they need an actual footprint to
64 move forward getting land from the Wangsgards. They discussed where the property lines are and
65 where they are planning on building. Mayor Leak said that the footprint hasn't changed since they fixed
66 the property lines. Max explained that depending on where the surveyor draws the lines there may be
67 problems connecting the current water lines to the new tank. Max suggested that they do not negotiate
68 anything with the Wangsgards until the surveyor sets the property lines. Mayor Leak stated that the
69 surveyor will add the half acre from the Wangsgards when he finalizes the property lines, so everything
70 comes back at the same time. He also stated that the only thing that they need to negotiate at this point

71 is a right of way. Fisher stated that they will need more than a verbal agreement. Creech stated that it
72 will be included when they do the property lines. Fisher asked Max about the breakdown of the bills the
73 town receives from CRS. Max said that they could format the invoice any way the town wants so they
74 can see where all the charges are coming from. Mayor Leak stated that he talked to Mark, and he will
75 give a detailed report on every invoice. Max stated that they will not move forward on the design until
76 the property is finalized to avoid redesign. Buxton asked where they would be tying into the current
77 lines. Max explained that it depends on where the property line is drawn. They also discussed if there is
78 an easement for the current tank. As far as they know there is not. Mayor Leak will look into finding out
79 if there is one recorded. Naegle asked if there is an easement on an upper road to the springs and if it
80 included the tank. Fisher stated that he didn't remember hearing anything about that easement
81 including the tank. Max asked what they want to do to retrofit the old tank. He stated that CRS has
82 brainstormed internally how to do it. Mayor Leak and Max explained that the concrete is spalling and
83 cracking. Max stated that they could start looking into more. One idea he had was to add another layer
84 of concrete on it however, the structural engineer he works with was concerned about the extra weight.
85 He also explained that anything they put on it to repair it needs to be drinking water approved. He
86 suggested that they have Cameron Draney who works for the state's Division of Drinking Water to look
87 at it before they present a solution to the State. Creech asked if there was anything that needed to be
88 fixed with the lid. Mayor Leak explained that the lid is good but that there is an old steel hatch that has
89 expanded and is rusted and flaking in. Max suggested that they clean the tank while they are repairing
90 it. Mayor Leak has said that he is worried about the management of the funding. He stated that Mark is
91 getting things done when reminded but he is worried that something is going to fall through the cracks,
92 and we will lose our funding. Max asked if the town has shown the State that they can make payments
93 of the loan without raising rates. Mayor Leak said that he will follow up on that. Buxton asked if there is
94 anything the town could be doing better to help the process go better. Max stated that they just need to
95 communicate with each other and make sure that everyone is doing what they agreed to do. He also
96 commented that every time you get federal funding there are different hoops to jump through and
97 depending on who you deal with it can be interpreted differently.

98 *Roads* – Naegle stated that Cornish was ranked 14 out of 15 for the Council of Governments funding.
99 Cornish will not be getting any money this year. He will ask to see what they town can do better next
100 year to improve our chances of funding. Naegle has been trying to get a hold of Jake Johnson about the
101 plow. Buxton was able to get a hold of him and said that he will be done with it by the end of the week.
102 Naegle gave Lauren receipts from Jennifer Birchell from the fall festival.

103
104 *Planning & Zoning* – Creech has emailed drafts of the new land use ordinance. He will let the council
105 know what sections they will be reviewing ahead of time. The planning and zoning commission is going
106 to start working on different sections of the town ordinances. Creech asked if they would be interested
107 in buying a new snowplow. He sent an advertisement for one to Naegle. Naegle said that it might be
108 good to sell the grader and use the money from that to buy a new snowplow. He said that there is one
109 person in town that can operate the grader and it would be really hard on the roads if they used it to
110 plow roads. Naegle asked if there was a way to get see what else is out there that is comparable and if
111 they could see what the grader would be worth.
112

Parks/Town Hall/Finance – Buxton stated that the new vacuum came. He is also working on getting the emails from the bank to stop going to Deyette. They tried fixing it today and was not able to fix the problem. Creech asked if he had looked at metal detectors. Buxton said that he had not.

Water – Fisher started taking readings from the springs and the pump since June 19 and we have pumped over 7 million gallons of water. He said that the springs produced about 3.5 million gallons. He stated that there were samples taken and everything came back clean. Naegle asked if there were any problems with nitrates with the water from the well. Fisher stated that they had not because the well is so deep. He stated that he thinks it might be time to turn the claim from the person from Ontrac over to an attorney. Creech said that he had gotten in touch with the right people but has not heard from them for a long time. He will call and try to get things moving again. Mayor Leak asked if Fisher had found all the valves. Fisher stated that they found all but two. Creech said that there were a few that they couldn't find and will need a metal detector to find them. Fisher went with Jay Williams and used a metal detector to find some of the valves. Mayor Leak asked if they were painted well enough, so they don't get washed away by rain. Creech suggested that someone from the town who knows where to look for the valves go with CRS to make sure they are all mapped. Mayor Leak asked if he should let CRS know that they are ready for them to come out. Fisher said no, they still have more to find. Naegle thanked Fisher for hauling off the branches.

Old Business:

Mayor's Report: Mayor Leak did not have anything more to report. Creech asked if there was anything more about the waste. Mayor Leak stated that he is waiting to hear back from Econowaste to see what they could do.

Citizen comments: None

Next Meeting:

Bills:

They discussed the invoices from BSC Excavation. They are concerned that one of the invoices was for Mayor Leak and/or Austin Veibells water connections.

Total = \$16,106.12 (total reflects the removal of the invoice from BSC Excavation)

Mayor Leak entertained a motion to pay the bills minus the \$12,499.00 From BSC Excavations.

Fisher - Motioned; Naegle – Seconded

Naegle – Aye; Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye

The bills passed unanimously.

Adjourn:

149 Mayor Leak entertained a motion to adjourn
150 Fisher – Motioned; Creech - Seconded
151 Naegle – Aye; Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye
152 Ended at 8:54 p.m.