

1 Mayor Leak called to order a regular Cornish Town Council meeting on November 16, 2022, at 7:00 p.m.
2 at the Cornish Town Hall.

3 **Attendance:** Matt Leak, Brad Fisher (left early), Colton Creech, Conrad Naegle, Chris Buxton, Lauren
4 Draney

5 **Absent:**

6 Citizens: Dale Buxton

7 **Staff Report:** Lauren reported that the door was having problems latching. Buxton said that he was
8 aware of it and will look at it. He also stated that she had printed out the bank statements for the
9 council to review. Mayor Leak asked Lauren to call and have the garbage pickup at the park paused for
10 the winter.

11 **Minutes:**

12 There were a few changes that needed to be made.

13 Mayor Leak entertained a motion to approve the amended minutes for the regular meeting on
14 November 2, 2022.

15 Naegle – Motioned; Buxton – Seconded

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

17 The minutes were approved unanimously.

18 **Action Items:**

19 *John Forsgren* – John stated that he was there to ask for a conditional use permit for an accessory
20 apartment. Creech read the current code concerning accessory apartments. He stated that there
21 seemed to be contradictory sections about whether it needed to be part of the main residence or if it
22 could be a separate building. He also mentioned that he would need to talk to the county and get
23 approval from the health department. Fisher asked if it would be two houses on one water meter. John
24 answered that it would be. Mayor Leak stated that the way it is written it should not be a problem as far
25 as the location. Mayor Leak stated that it would be good if John got approval from the county with email
26 correspondence. He said that they will wait to approve it until John gets everything approved from the
27 county and the health department.

28 *Joe Hansen* - Joe Hansen's term on the mosquito abatement board is up and the board said that he is
29 willing and to stay on. He has also been the chair of the board. Mayor Leak asked if it needed to be a
30 resolution. Lauren commented that it does not need to be a resolution and that it would be a
31 ratification.

32 Mayor Leak entertained a motion to ratify Joe Hansen as a representative on the mosquito abatement
33 board.

34 Creech – Motioned; Buxton – Seconded

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

36 The motion carried unanimously.

37 **Executive Session:**

38 **Business Items:**

39 *Roads* – Naegle was not able to make it to the mayor’s meeting. He tried talking to someone at the
40 county about getting a street sign by Austin Veibell’s house. Creech asked about selling the grader.
41 Naegle stated that if they sold it to the canal company if they would be able to ask them to grade a
42 couple of roads every couple of years. He also stated that he needs to get a few pictures of it before he
43 posts it.

44
45 *Planning & Zoning* – Creech did not have anything to report.

46
47 *Parks/Town Hall/Finance* – Buxton did not have anything to report.

48
49 *Water* – Fisher reported that he needed to replace two meters that had frozen. He also reported that he
50 got the nitrate report back and they were at 9.47 and they will need to dilute the water more to keep
51 the numbers down. He suggested that he runs some of the water through fire hydrants to exercise the
52 hydrants. He stated that he visited all three pump houses, and the heat is working in all of them. He also
53 said that he found a few more meters and asked if anyone else had found anything. Creech stated that
54 they were waiting for warmer weather. Creech stated that they had bought a metal detector to help
55 find the valves. Fisher stated that that should have been a decision that he was part of. Mayor Leak said
56 that they discussed it as a council.

57
58 *Land Use Ordinance* – Creech started reviewing at Due process rights. They will come back to
59 Conditional Use Permit Appeals. While reviewing the Board of Adjustment Fisher asked what a use
60 variance would be. Creech stated that it would be for things like a conditional use permit. He made a
61 note to look to see if the Board of Adjustments should review conditional use variances. Naegle
62 commented on the purpose of the Agricultural Zone. He stated that the way it is worded it looks like it
63 would prohibit developing a hay field into a subdivision. Creech stated that further down it goes over
64 the permitted uses and can allow for a subdivision. They finished reviewing Chapter 5 and will start
65 reviewing Chapter 6 at the next meeting.

66
67 **Old Business:**

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69 **Mayor's Report:** Mayor Leak reported that he has asked Natalie Forsgren, Cameron Draney, Chris
70 McKnight and Bethany Stuart to serve on the board of adjustments. They will serve with Earl Creech
71 who is the representative from Planning and Zoning. Mayor Leak asked what the process will be going
72 forward. Creech said that the meeting will need to be noticed and that there is a fee associated with it.
73 He continues by reading the current code. Creech suggested that they give the applicant the
74 requirements to get a variance so they can prepare something that shows why they should be able to
75 get a variance. Naegle asked if needs to go to Planning and Zoning first. Creech stated that it has been
76 talked about informally but has not been on the agenda. Fisher asked if the town board can grant a
77 variance. Creech answered that they cannot. Mayor Leak has visited with the Wangsgards and said that
78 they are fine with the town building a road and getting an easement for that road. Mayor Leak asked the
79 council if they thought they should compensate them for the road and easement. He explained that
80 Mike Wangsgard did not ask for any compensation. He commented that the Wangsgards have been very
81 gracious and easy to work with. Naegle clarified that the town has agreed to trade three water hookups
82 for the land for the tank but that does not include the road and easement. Creech suggested seeing if
83 there were any projects that they wanted done on their property that could be done during the
84 construction project as a trade. Fisher agreed with Creech. Mayor Leak will approach the Wangsagrds
85 about a trade. Mayor Leak stated that him and the council has been invited by the Sheriff's office to tour
86 their new animal services facility.

87

88 **Citizen comments:** None

89 **Next Meeting:**

90 **Bills:**

91 Total = \$31,635.73

92 Mayor Leak entertained a motion to pay the bills.

93 Buxton - Motioned; Creech – Seconded

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

95 The bills passed unanimously.

96 Mayor Leak commented that he talked to Levi and Bracken about the charges for water hook-ups. He
97 stated that they said that the town pays everything from the main through the meter and from the
98 meter on is the owners responsibility. He stated that the town pays for the meter and that's it. He thinks
99 that the council should talk about what the process would be to do water projects as well as changing
100 the fee schedule. He thinks that they need to have a plan about who will be allowed to do the work and
101 who pays for the work from the main to the meter. They discussed different options going forward and
102 what other towns are doing including possible impact fees.

103 **Adjourn:**

104 Mayor Leak entertained a motion to adjourn

105 Naegle – Motioned; Buxton - Seconded

- 106 Naegle – Aye; Creech – Aye; Buxton – Aye; Fisher – Absent; Leak – Aye
- 107 Ended at 9:11 p.m.