

1 Mayor Leak called to order a regular Cornish Town Council meeting on September 15, 2021, at 7:03 p.m.
2 at the Cornish Town Hall.

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

4 Absent: Jana Williams

5 Citizens: Chris Buxton, Mark Chandler (CRS)

6 **Staff Report:**

7 Deyette informed the council that the Petersons are still waiting to have their water line and meter
8 installed and do not see anything pending on the UDOT website for that to occur. Their permit was
9 approved so they are wondering when the line will be installed. Deyette stated that she forwarded
10 information and instructions on how to proceed to Bracken so he could move forward on getting the
11 water line and meter installed. Mayor Leak said he would contact Bracken and see what the status is
12 and when he plans on getting it done.

13 Deyette said that she received the town's 2021 Financial Statement from Regen and forwarded it on to
14 Chandler and Clayton at CRS so they could include it in the applications they are submitting for funding
15 for the water system. Deyette also scheduled Regen to come to the first council meeting in October to
16 provide an overview and summary of the 2021 Financial Statement.

17 Brian Carver from BRAG is planning on coming out with some other staff members on October 14, 2021,
18 at 11:30 a.m. to tour the old church house in regards to possibly receiving funding under the Blight
19 Program.

20 Deyette contacted the risk manager with the Utah Local Government Trust and he confirmed that they
21 would not cover the cost of the damages caused to the fire hydrant and water line by the OnTrac driver
22 when he went off the road and broke the vent pipe and water line on the corner of the border road.
23 The risk manager did say that he will be happy to help the town collect money for the damages from the
24 OnTrak company's insurance company after receiving a police report and any pertinent information
25 such as witness statements, etc. Mayor Leak stated that the sheriff's office was waiting to receive a
26 copy of the invoice from Bracken for the repairs before filing a complaint and asked Deyette to watch
27 for that and forward a copy to him as soon as she receives it.

28 **Minutes:** September 1, 2021

29 Mayor Leak entertained a motion to approve the minutes for September 1, 2021.

30 Naegle – motioned; Fisher – seconded

31 Leak, Fisher, Naegle, Creech – Aye

32 **Action Items:**

33 **Business Items:**

34 *Unapproved Drinking Water System* – Mayor Leak said that Chandler from CRS told him that the town
35 qualifies for 50% forgiveness on a zero percent loan and Chandler is going to join the meeting via Zoom
36 and talk to the council about how much they would like to specifically apply for. He is wondering that if
37 the town qualifies for a matching 50% funding, does the town want to ask for more money than they
38 had previously applied for.

39
40 After Chandler joined the meeting via Zoom, Mayor Leak asked him how comfortable he is that the town
41 will qualify for the 50% match funding. Chandler said he is highly confident that the town will qualify
42 because the town meets the condition that the average water bill is more than 1.75% of the median
43 adjusted gross income for the town. Chandler stated that according to the information he received from
44 Deyette, the average water bill is 1.8% of the median adjusted income. Chandler submitted this
45 information with the applications and the state confirmed that the town qualifies for that 50% loan
46 forgiveness.

47
48 Chandler stated that if the town does accept the 50% forgiveness program, the town must use Davis-
49 Bacon prevailing wages which are set for each state. The other thing that needs to be done is that the
50 construction must meet American iron and steel requirements and verify that the products used are
51 made in America which results in a 5-8% increase in the overall cost of the project because of the
52 increased cost of the metal. Because of the potential for increased costs resulting from meeting the
53 requirements, the state asked Chandler if the town wants to ask for more money. Consequently,
54 Chandler asked the council what the town would like to ask for and stated that even if the town asks for
55 more money (even just for contingency if project costs are more than expected) the town can give the
56 money back if they don't use it.

57
58 Chandler also stated that because it is a loan forgiveness program, the state won't require the town to
59 pay \$12,000 up front for the bond. Chandler stated, however, that the town will need some legal
60 support for getting a bond closing so the state suggested at least increasing the requested amount by
61 \$30,000 as this will cover the bond closing costs, administration fees, engineering costs and could
62 possibly reimburse the town for what has already been paid in engineering fees. Mayor Leak asked
63 when the deadline was for the town to decide on the amount they want to ask for and Chandler said he
64 told the state that the town would let them know in the next couple of days. Chandler said they are
65 doing an emergency board meeting on September 28th so he needs to know within the next week.

66
67 Mayor Leak asked Chandler what the chances are that the amount that the town ends up owing will be
68 at zero percent or a very low interest rate. Chandler said the town has already been approved for the
69 zero percent loan and thinks that the chance is 80 to 90 percent (if not higher) of getting zero or 0.5%
70 financing. Creech wanted to confirm that the town applies now, but the town would not be approved
71 until the board meets. Chandler confirmed and stated that after the board meets and the town is
72 approved, the town would need to get a bond and then the town could receive money in about 1 ½ to 2
73 months. Mayor Leak asked if there is still contractors available to start working on the project as soon
74 as the town gets funding and Chandler confirmed that this is the case.

75
76 Chandler said another proposal needs to be made because the treatment system needs to be
77 redesigned because the amount of water that needs to be treated has changed because of the situation
78 with the water from the springs. Chandler said the town could receive a \$40,000 grant in order to
79 create a master plan to sure up the water sources. Naegle stated that one concern with grants is that
80 administrative costs can be an ongoing burden and wondered if that would be the case if the town was

81 awarded this funding. Chandler said it would not be more than what the town is required to do in order
82 to make sure the town does not get points assessed on the water system from the state.

83
84 Mayor Leak asked about the reverse osmosis system that might be used and asked Chandler to talk
85 about this system versus another system. Chandler said that only 1/3 to 1/2 of the water will be treated
86 with the reverse osmosis system so the water will be mixed ½ treated and ½ untreated so that should
87 make it so there will not be a taste issue because they are only going to treat the water enough to make
88 it meet drinking water standards. Chandler also stated that they are sizing it to treat up to 300
89 gallon/minute even though the current plan is that 150 to 200 gallons/minute are going to be produced
90 at most (for the time being). Chandler said CRS is also looking at blending options because if the springs
91 get really low, then the well water will need to be treated to bring down the TDS. Chandler also said
92 that the power costs will probably double in order to run the reverse osmosis system but most of the
93 maintenance cost will be the cartridges needing to be replaced. Chandler also stated that with the
94 proper back flushing, the cartridges won't need to be replaced for 15 to 20 years. Mayor Leak asked the
95 council if they had any more questions for Chandler. There were none and the mayor thanked Chandler
96 and told him he would get back to him after the council had a discussion and made a decision. Chandler
97 left the meeting.

98
99 Creech asked if the scope of work to be done was only for the well or if it also included work on the
100 springs or the collection box and the mayor said not really but they are planning on running more power
101 to the collection box. Creech said the town might want to ask for more money in order to get more done
102 on the water system such as replacing the water mains and doing some work on the springs. Mayor
103 Leak stated that if the town works on the master plan, the town could possibly hire someone to come
104 and do all the valving, etc. Mayor Leak said when the town back calculated on what the town could
105 afford to pay on a loan, it was determined that the town could afford about \$20,000/year. The mayor
106 suggested that the council consider this number when deciding how much they wanted to ask for on the
107 50% forgiveness loan after taking into consideration how much the town has to put down on the loan.
108 After some discussion and some number crunching, the council decided that Chandler should bump the
109 application up by \$100,000 to make sure all possible increases in cost would be covered.

110
111 *Elected Officials' Pay* – Mayor Leak asked if there were any thoughts on increasing Cornish Town's
112 elected officials' pay. Although all members felt uncomfortable discussing increasing elected officials'
113 pay, they felt there were legitimate reasons for holding a discussion on the matter. Fisher stated that he
114 believes that officials should be paid \$100 for every meeting that they attend because in the past, they
115 have had trouble with officials not attending the meetings for up to six months. Naegle stated he
116 thought that was a little high but would consider something that came in at about \$50/month in pay and
117 also suggested having an independent commission study the issue and make a recommendation so the
118 council would not be making the decision. Naegle stated that if it could not be handled this way, he is
119 fine with keeping the pay where it is at.

120
121 Fisher stated that he thinks paying that much would make it easier for someone to choose whether to
122 attend meetings rather than attend other events that might not seem as important. Fisher said he
123 wants the pay to be significant enough that council members will attend, especially with the discussions
124 and things the council is currently dealing with and will have to be deciding on in the future. Mayor Leak
125 said he likes the fact that the pay is contingent on participation because he knows there have been cases
126 where council members have not attended meetings for months. Creech stated that he would like to
127 make sure there is a balance because there is work outside of meeting attendance that council members
128 do that doesn't have any pay tied to it. Fisher stated that it is a consideration because council members

129 do already spend a great deal of time doing things for the town besides attending the meetings. Naegle
130 asked that when council members didn't attend meetings for extended periods, were they doing their
131 work between meetings and Mayor Leak and Fisher both stated no.

132
133 Mayor Leak asked how the council members felt about \$50/meeting. Creech stated he is on the council
134 to help the town and doesn't want to change the incentive structure so people are serving because they
135 want the money and are not doing it as a service to the town. Mayor Leak stated that he sees Creech's
136 point, but usually council members do serve because they want to help the town. However, Mayor Leak
137 said he brought it up because there is a lot of sacrificing to serve and he would really like the pay to be
138 in line with what other municipalities are paying their officials and believes it would work in line with the
139 council trying to become more modernized (like having a website and online bill pay, etc.).

140
141 Creech asked if the council could encourage meeting attendance by removing someone from the council
142 after they miss so many meetings. Mayor Leak and Fisher stated they don't think the county would be
143 o.k. with that. Mayor Leak asked if \$25/meeting would be more in line with what other municipalities
144 are paying their officials. Creech stated he would be comfortable with \$25/meeting. Naegle stated he
145 would be o.k. with \$25/meeting as well. It was decided that a resolution on the matter would be
146 considered at the next meeting.

147

148 **Old Business:**

149 **Council Reports:**

150 *Roads* – Fisher stated that a stop sign had been knocked over on 12300 North. Mayor Leak confirmed
151 that someone had run into it and completely took it down. Naegle asked if anyone knew where the
152 cones went that he had put up by the road where the water leak had washed out the road. Nobody
153 knew where they were and the mayor suggested that Naegle check with the county. Naegle stated that
154 he dug out the drain by the Cornish Retreat again to do some preventative maintenance. Naegle stated
155 that he had talked to tech support regarding the speed monitoring sign and they determined that the
156 battery is bad. Naegle stated that the company wants to help the town fix it since the town hasn't had it
157 very long and will be sending a part to put on the battery to see if that will fix it.

158

159 *Planning & Zoning* – none.

160

161 *Parks/Town Hall/Finance* – none.

162 *Water* – Fisher sent in the nitrate sample for September in and it came back at .08. Fisher stated that
163 the town needs to make sure they are continuing to dilute the springs water with Trenton Well water
164 until the new water system is installed to make sure the nitrate numbers stay down. Mayor Leak asked
165 Fisher if he could just confirm that the samples that he is taking to Bear River Health Department are
166 being sent to the state. Fisher stated that they are being sent and the mayor asked Fisher to have
167 Barker send him a copy of the notifications as well.

168 **Mayor's Report:**

169

170 Mayor Leak received a letter from Thea Gilmore who is interested in what the town is going to do with
171 the old church house and the options presented in the letter were read to the council. The council
172 considered the options and decided that none of the options were feasible options for the town.
173

174 **Citizen comments:**

175 **Next Meeting:**

176 Resolution to increase officials' pay.

177 **Bills:**

178 Bills were reviewed.

179

180 Total = \$6,732.21

181

182 Mayor Leak entertained a motion to pay the bills.

183

184 Naegle – motioned; Creech– seconded

185

186 Leak, Fisher, Naegle, Creech – Aye

187 **Adjourn:**

188 Mayor Leak entertained a motion to adjourn.

189 Fisher – motioned; Naegle – seconded

190 Leak, Naegle, Fisher, Creech – Aye

191 End at 8:42 p.m.