

1 Mayor Leak called to order a regular Cornish Town Council meeting on April 3, 2024, at 7:02 p.m. at the
2 Cornish Town Hall.

3 **Attendance:** Colton Creech, Lauren Draney, John Forsgren, Brad Fisher, Matt Leak, Chris Buxton (joined
4 via Zoom arrived in person at 7:11 p.m.)

5 **Absent:**

6 Citizens: Clayton Richardson, Mark Chandler, Max Pierce

7 **Staff Report:** Lauren reported that she had printed out the delinquent accounts. There is one due for
8 shut off and she has printed the letter and given it to Mayor Leak.

9 Lauren said that she had talked to Jay Williams, and he had taken the mower in to get fixed and
10 wondered how to pay for it. He asked if they could start a charge account with them. She said she did
11 not have an invoice for the work done, but that Jay had given her the total and she had added it to the
12 bills. Mayor Leak said they will just sign the check so they can send it with Jay.

13 **Minutes:**

14 Fisher asked what it would take to get the SCADA hooked up tot the springs. Clayton said that they
15 would have to get power up to it.

16 There were a couple of spelling changes that needed to be made.

17 Mayor Leak entertained a motion to approve the amended minutes for the regular council meeting on
18 March 20, 2024.

19 Creech - Motioned; Fisher - Seconded

20 Buxton – Aye; Creech – Aye; Fisher – Aye; Forsgren – Aye; Leak – Aye

21 The minutes were approved unanimously.

22

23 **Action Items:**

24

25 **Executive Session:**

26 **Business Items:**

27 *Budget Workshop* - Mayor Leak pulled up the budget spreadsheet. They briefly discussed a couple items.
28 They decided to split the worksheet up into sections that each council member can review. They will go
29 over the budget at the next meeting.

30 *Cornish Minute* – Fisher said that he reviewed court documents talking about the percentages from the
31 springs. The percentages 17.25 gallons per minute from the Pierson Spring and 4.76 gallons per minute
32 from the Griffiths Spring. Fisher said they asked what it would cost to inject the Kofoed spring into the
33 system. In 1981 it would cost about \$29,000. Creech asked if there was a collection box there already.
34 Fisher said that there was. Fisher said that the water from the Pierson spring is not just water in the
35 collection box but also all the water in Butler Hollow.

36 He said that the Koller's do not have the right to take water out of the Town's culinary system. He said
37 that the 1/5 part of water that the Koller's should be dumped into the hollow for irrigation and not
38 coming back into the system. Creech asked if there are any appeals after the court findings that Fisher
39 was reading. Fisher said he did not think so. Fisher said that if they had the two reservoirs, it could be a
40 cross connection if there is a vacuum. Mayor Leak said that it absolutely could. Creech said it would be
41 cool if they could get some grant money to do another study on the Kofoed Spring.

42 *Roads*- Forsgren said that he is still trying to get a time to go out with Jeremy. He said that they drove
43 around once and they were trying to coordinate how to fix the road by the McKnight's. He will be
44 meeting with them on the 24th to go over a map and figure out what needs to be done.

45 Forsgren said that the plow is in the shop for a couple of repairs.

46
47 *Planning & Zoning* – Creech said that it has been two years since they made the lot size change to 2
48 acres. He said that they thought they would be further along in the water project, so he bumped it
49 forward another year. Forsgren asked what the lot size limit is now. Creech said that it is 2 acres now but
50 that it was not supposed to stay that way.

51
52 Creech wanted to talk about potential funding from BRAG. He asked if they had applied for BRAG
53 funding before. He said that they could do the pipeline, roads or other projects. Forsgren asked if he
54 should call Russ. Creech said that it would be good to know what that funding could be used for and
55 how much money is available and what is required to get it.

56
57 *Parks/Town Hall/Finance* – Buxton said that the gates to the park are open. He has not opened the
58 bathrooms yet. He will talk to Debbie about what her availability and interest is for working at the park
59 this summer. Buxton also said that he is looking at a new lawn mower for the park. They briefly talked
60 about what kind of mower to get.

61
62 *Water* – Fisher asked if the valve at Colleens had been turned on yet. Creech will text Clayton and ask.
63

64 **Old Business:**

65 **Mayor's Report:** Mayor Leak asked Mark Chandler if reverse osmosis is really the best option for the
66 Town. He asked if Mark could talk through the options if they would need to keep the reverse osmosis
67 or if they could do a filtration system. He mentioned three things that they would like to know
68 specifically. 1. Are there other automation systems they could use to blend the nitrate water. 2. What
69 are the costs and or training for reverse osmosis. 3. The costs of upkeep and maintenance for the
70 reverse osmosis.

71
72 Mark said that there are three different scenarios. Scenerio one the springs are struggling, and they are
73 only using the well. The second is the springs are running fine and they blend it with the well water. The
74 third scenario is that they only use the spring water. Mark said that the reverse osmosis was chosen for
75 the worst-case scenario where they will need to use the well water with total dissolvable solids. Reverse
76 osmosis is the best way to remove total dissolvable solids in water. Mayor Leak said that the worst-case
77 scenario would be that there is something wrong with the Gancheff well and the springs are down and
78 they only have the Pitcher well. Mark said that the reverse osmosis is to treat the water for the worst
79 case scenario but can treat anything in between. He said that if the that if they wanted to use water
80 from the Pitcher Well only as a supplement to the Gancheff Well and the springs they would be able to
81 dilute the total dissolvable solids enough that they would not need a reverse osmosis system. Mark
82 mentioned that when they first talked about it the town was at a place where the springs were running
83 very low and if anything happened to the Gancheff Well they would be in trouble. They could have a
84 backup motor sitting on a shelf to make sure that they can get the Gancheff Well up and running quickly
85 if anything ever happened. He explained that they would have to blend the two wells 50/50. He also
86 explained that there is no way to pump the water from the Pitcher well to the tank to blend.

87
88 Max commented that the State code requires redundancy. Mark said that they could use the Gancheff
89 as the redundant source for the springs. Max said that for the Pitcher well to be a redundant source
90 must be treated with reverse osmosis. Mark said that it would be a stretch for the state to say that the
91 well untreated is the redundant source. Mayor Leak asked what the chances are that they see a
92 reduction in the total dissolvable solids. Mark said that because where the water is coming from the
93 chance of the total dissolvable solids going down significantly is a pretty slim chance. Creech asked if
94 there is another way to treat total dissolvable solids. Mark said that there is, but it is much more
95 expensive and less efficient. He said that with the reverse osmosis the water will be completely stripped
96 of any minerals and then they would add a little back in.

97
98 Max said that said that they would want to use as much water from the springs as they could rather
99 than the well because the water from the springs will just run down the drain. He explained that if the
100 nitrates are high, they can run it through the reverse osmosis system and be fine. Buxton asked if they
101 could just run the reverse osmosis a portion of the time. Mark said that they could, and they would only

102 be treating about 20% of the water. Buxton asked if the cost of running the reverse osmosis would be
103 more than running the pump at the well. Max said that they would be wasting water by running the
104 pump at the well if they did not need the water. He did not know what the cost difference was. Mark
105 said that it might be cheaper to run the well but that they will need to run the well year-round which is
106 not something they want to do.

107
108 Clayton asked if the reverse osmosis is skid mounted. Mark said that it was. Mark also said that there
109 was a possibility they could inject excess water from the springs into the Pitcher well. Max said that the
110 Pitcher Well runs very high and that it would make more sense to inject it into the Gancheff Well. Max
111 also said that if they ever chose to connect to Lewiston, they could sell the excess water to them. Creech
112 asked about the logistics of where the treated water would go. Mark said that they would dump the
113 treated water into the new tank and out to the system.

114
115 Mayor Leak asked what the maintenance and the training that is needed for the reverse osmosis. Mark
116 said that as part of the bidding documents the company does the training and provides 3 years of
117 technical support. Clayton asked if the skids have controls. Mark said that it will mostly be run through
118 the SCADA system. Mayor Leak asked what the cost was for replacement plates. Mark said that he will
119 get an updated cost estimate.

120
121 Creech asked if they wanted to talk about the tanks or the mapping. Mark asked if Max had sent them
122 the link for the mapping stuff. Max had not. Mark said that he will set the Town up with an account to
123 get access to the GIS system. Creech said that they were concerned that what is on the map is what they
124 already have. Mark said that they went out and mapped whatever they could find. Mark said that that
125 doesn't count for things that are buried but that if they do come across things that are not mapped, they
126 can easily add it to the GIS map.

127
128 Mayor Leak asked Mark what he knew about capping a well. Max said that they wanted to cover it with
129 cement, but DWA and Ken Glen wanted to talk to the State. Mark said that the State code states that
130 they have to perforate the pipe, fill it with cement and cut the pipe off. He said that he has seen
131 abandonment of a well cost \$35,000. Max said that he thinks they got a good deal with the price. Mayor
132 Leak explained that they found a well casing under the well house and what the costs would be if DWA
133 did the work. Max said that it is important that there is someone from the town at the construction site
134 as much as possible. Mayor Leak said that it is frustrating to have so many change orders. He explained
135 that the town does not have a large budget and cannot afford all the change orders, he worries that
136 they will run out of money before the project is finished.

137
138 Mayor Leak thanked Mark for his time. Mark said that if they bought a bag of bentonite, they could fill
139 the well. Max said that he didn't think that the state would go for it. Mark said that there is possibility it
140 is not even a well, it could have been used to drop the water table. Mark said that it has to be 30 feet or

141 deeper to fall under the jurisdiction of the State. Mayor Leak asked what Mark would do. Mark said that
142 it is worth checking it out and making the argument with the State that it does not qualify as a well.
143 Mark said to talk to Jim Goddard at the Division of Water Rights. Mark said that he is usually pretty good
144 to work with.

145
146 Creech asked Max about Geotech's. Max showed him a picture of the easement on the Koller property.
147 Max asked Mark what the profile lines mean. Mark said it is topo line work. Max said that he would call
148 and find out when they go up there so they can make sure that they go in the right places. Mayor Leak
149 asked that he be informed when they go up there so he can be there as well. Max said that they are
150 meeting on April 22, but he doesn't know what time. Creech asked where the tank was going to be.
151 Creech pulled up a map and asked Max to show where the tank would sit. Max said that it will be as far
152 west as they can go. Mayor Leak said that they will no longer have access from the south and the only
153 access they will have is the steep road that they own. Max said that that is something they should talk to
154 the attorney about. He said at some point they have to have the attorney sign off saying they have
155 access year-round. Mayor Leak said that they will have to figure out a permanent easement. Mayor Leak
156 said that he didn't know who the Town's attorney is. Lauren said it could be Adam Long.

157
158 Creech asked what a reasonable timeline is for phase two. Mark said they are about six weeks away.
159 Clayton asked if they had the drawings. Mark said that they did. He said that the only thing that is not
160 there is the exterior because they did not know where the building was going to be. Mayor Leak thanked
161 Mark for his time. Mark left the meeting.

162
163 Mayor Leak asked if there were any more questions about the project. Creech asked Max with the
164 current timeline if there is any chance they could break ground on the tank this year. Max said they
165 could start but he didn't know when they could be done. Max said that if they started in September they
166 would not be done before July. Creech asked how long it takes to build a tank. Max said it takes longer
167 than it should. Forsgren asked if they had any leverage on Ross Wangsgard. Mayor Leak said they did
168 not. Forsgren said the bank has an offer on the Koller's place so they will need to work with the new
169 owners.

170
171 Mayor Leak wanted to discuss a getting a committee together to look at grants for interlocal
172 agreements possibly with Lewiston and Trenton. He said that it could be beneficial for fire protection and
173 to help out other towns if needed. Creech read an email from Nathan about getting other towns
174 involved with water systems. He was told that there is not much interest from surrounding
175 communities. Creech said that he would reach out to Nathan to see what he thinks.

176
177 Mayor Leak asked about the insurance claim from the snowplow. Mayor Leak asked it the amount on
178 the letter was what they had asked for. Lauren did not know. She looked up the Notice of Claim and the
179 amount that Colby asked for was the amount that the insurance company is paying for. Mayor Leak said

180 that it looked like they are paying for the lost time and supplies. They are not paying for Susan's car.
181 Colby did not add her car to the claim. Mayor Leak asked if they should send Susan money for repairs on
182 her car. Forsgren said that they should talk to her about it.

183

184

185 **Citizen comments:**

186 **Next Meeting:**

187 **Bills:**

188 Total = \$5790.86

189 Mayor Leak entertained a motion to pay the bills.

190 Forsgren - Motioned; Buxton – Seconded

191 Buxton – Aye; Creech – Aye; Fisher – Aye; Forsgren – Aye; Leak – Aye

192 The bills passed unanimously.

193 **Adjourn:**

194 Mayor Leak entertained a motion to adjourn.

195 Buxton – Motioned; Forsgren - Seconded

196 Buxton – Aye; Creech – Aye; Fisher – Aye; Forsgren – Aye; Leak – Aye

197 Ended at 8:52 p.m.