

1 Mayor Leak called to order a regular Cornish Town Council meeting on March 20, 2024, at 7:02 p.m. at
2 the Cornish Town Hall.

3 **Attendance:** Colton Creech, Lauren Draney, John Forsgren (arrived late), Brad Fisher, Matt Leak, Chris
4 Buxton

5 **Absent:**

6 Citizens: Lena Leak, Clayton Richardson, Zane Lee, Dale Buxton (via Zoom)

7 **Staff Report:** Lauren said that they have a budget hearing scheduled for May 1 and asked when they
8 wanted to do the budget workshop. Mayor Leak said to plan on May 3.

9 Lauren reported that she had the bank statements printed out, but she did not get the PTIF.

10 **Minutes:**

11 Mayor Leak entertained a motion to approve the minutes for the regular council meeting on March 6,
12 2024.

13 Creech - Motioned; Fisher - Seconded

14 Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye; Forsgren – Absent

15 The minutes were approved unanimously.

16

17 **Action Items:**

18 *Susan Law* – Mayor Leak asked if Susan was coming. Lauren said that she was not. There was a
19 misunderstanding, and she was not looking for a zoning clearance. Creech explained that Susan came to
20 planning and zoning to talk about breaking off a lot. Creech explained what she was thinking about
21 doing. Mayor Leak asked if there were any problems with it. Creech said there was not.

22

23 **Executive Session:**

24 **Business Items:**

25 *Cornish Minute* – Mayor Leak explained to the citizens that Fisher has been looking through different
26 lawsuits and other decisions that were made in the past regarding Town business.

27 Fisher said that the district court said that 1/5 of the Pierson Spring is meant only for irrigation for the
28 Koller’s during the summer months of April 1st to September 30th. He suggested that the Town turn the
29 water into the Town’s system the rest of the year so no one can say it is abandoned. Creech asked Fisher

30 to read the document. Mayor Leak showed a picture of the valves that would make those changes.
31 Creech asked if there was a time when they had turned it off. Fisher said they never have.

32 Fisher read another section of the district court rulings. This section explained that they have to have a
33 ¾ inch pipe from the main to the Koller home and that the Town is responsible for the connection. The
34 owners of the home are not entitled to say where the water comes from. Fisher explained that they
35 offered to hook Koller’s house to the water line in front of his house, but Koller wanted it from the
36 Pierson Spring and that it had to be a certain. Fisher said that the Judge said that it does not have to
37 have a certain quality it is just a certain quantity. Fisher explained where the connection is on the water
38 line.

39 Mayor Leak asked if they are required to run the water from their house through the Cornish system.
40 Fisher said that they are not. He said that the Judge suggested they do but Koller’s did not want to do
41 that, they wanted the water from the Pierson Spring. Fisher explained that the Koller’s wanted a larger
42 pipe hooked onto the main as a fire protection reservoir, he said that they offered to put a fire hydrant
43 in front of the house, but it was declined. Lena asked when they would have to change it over. They said
44 that they don’t have to, but it would be in the Town’s best interest to do it.

45 Fisher said the next meeting he will talk about the estimate to put the Coffitt Spring into the system.

46 *Roads-* Forsgren said that he has finished two different Mac Truck grants for a dump truck and
47 snowplow. He said that he will need to get a RAPZ tax application from Buxton.

48
49 Zane asked if the Town plowed the roads or if they contracted it out. Mayor Leak said that they bought a
50 new truck and plowed themselves. Forsgren said that he cleaned out the salt and that he oiled the
51 chains. He also said that they are having issues with the lights, and he will try to get that figured out. He
52 mentioned that there is an air leak, if you let it idle it does not get enough pressure.

53
54 Mayor Leak asked Forsgren if he could call the county to see if they will grade the road past the
55 McKnight’s. Forsgren said that he could talk to them. Creech said they usually do it anyway. Forsgren
56 said that he needs to talk to them to make sure they have enough oil for the roads this year.

57
58 *Planning & Zoning* – Creech said that they will probably be seeing Susan Law soon.

59
60 *Parks/Town Hall/Finance* – Buxton said he was just waiting to hear back from RAPZ tax. Fisher asked
61 when they were going to open the park. Buxton said that he will probably wait until the beginning of
62 April to make sure it is dried out.

63
64 Zane asked if they are going to put a sidewalk on the alley. Forsgren said he doesn’t think there is
65 enough road there.

66

67 Creech said that they got a text from a concerned citizen saying that they saw a couple people from the
68 rehab place go to the park and take some wood. He talked to Colden Glen, and he said that he will have
69 them return it and asked if there were any service projects they could help out with. Mayor Leak asked if
70 there is anything they could do. Creech said he reached out to Jay to see if there was anything at the
71 park they could do. Jay said there were several things that could be done this spring.

72
73 They talked about how a ditch was dug as well as a drain that may have been dug by hand or horse and
74 drag.

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76

77 *Water* – Combined with Mayor Leak’s report.

78

79 **Old Business:**

80 **Mayor’s Report:** Mayor Leak said that they met with DWA to try to evaluate the valves at the Pitcher
81 well. He said that one of them goes from the tank down past Colleen’s and the other goes from the tank
82 past Evan’s. He said that they found the place where Dyer used to put the chlorine into the system.
83 Clayton said that they capped it off. Mayor Leak asked if they put a valve on it. Clayton said they did not.
84 Mayor Leak said that there are seven valves at the tank. They looked at a drawing of the tank and
85 discussed what the valves do and how the water is flowing. Mayor Leak said that they are learning a lot
86 about the system.

87

88 Mayor Leak said that CRS should be drawing up the master plan and include what they found. They
89 talked about the lines coming out and what will be changed during construction. Mayor Leak said that
90 they need to talk to Mark from CRS with Clayton to figure out the RO system. He thinks that it might be
91 better to change to a filtration system. Mayor Leak suggested that they use automated valves to
92 accurately measure the blending of the water. Clayton said that they could put sensors up there to
93 measure the nitrates. Creech asked if the well house is big enough for a filtration system. Mayor Leak
94 said he did not know.

95

96 Mayor Leak said that they had the water break last Sunday. He said that they had to turn the springs in
97 because they were out of water. They pumped the well to add to the springs to dilute the nitrates. He
98 said that the State was not happy that they put water in that had known nitrate problems. He talked to
99 the person from the State and asked what the protocol should have been. She said that any time the
100 water pressure is below 30 psi in the pipe, there is a potential for cross contamination from backflow.
101 He asked if they are going to have to report to the State any time, they fix a pipe because that section of
102 pipe will be under 30 psi. He said that they were required to send out a boil alert before they knew
103 there was a problem. They got the results back from the bacterial tests after the notice went out and
104 they were clean, as expected.

105

106 Mayor Leak explained that this situation was unique because of the nitrates introduced into the system
107 from the springs. He explained that the legal limit for nitrates is 10 ppm, and the water samples were at

108 .5 and .13. Fisher said that they were higher than they would normally be because the well does not
109 have any nitrates, so there was some spring water left in the system when it was tested. Clayton asked
110 what the nitrates were last year. Fisher said that they were usually between 5-8, he explained that he
111 would try to keep it below 5. Mayor Leak explained that was when the springs were mostly filling the
112 tank and they would top it off with well water. Mayor Leak said that when the State found out there
113 were nitrates Cornish was required to blend the water, which worked for a while. He said that before
114 they reintroduce the springs into the system the Town must send out a notice saying that the water
115 source could contain nitrates.

116
117 Mayor Leak explained that they needed to send a notice out because the line went below 30 psi and
118 created a vacuum line, they had to send a notice out. He talked about the different ways they had to get
119 the notice out to the public. He said that that notice caused a big uproar in the Town. He explained that
120 he didn't want to tell people that everything was fine until he got the results back. Once he did get the
121 results back that showed that the water was good, he sent a letter out explaining the situation. Mayor
122 Leak said that in the future the entire council will be aware of what is going on. He explained his
123 frustrations with the process of the notice getting out. He said that they should have one person doing
124 all of it, and that it should be himself or Clayton as the water manager to reduce confusion. Mayor Leak
125 said that they took four bacteria samples and two nitrate samples. They all came back clean.

126
127 Fisher suggested that they send a letter out every time there is a line break. Mayor Leak said that that
128 would cause a lot of problems. Clayton said that there is no reason to send anything out if there isn't a
129 drop in pressure. Buxton asked about what they would need to do if they put chlorine in the system to
130 flush out a pipe that had just been repaired. Fisher said that they have never had anyone come after
131 them like this before and there have been several times when they have had broken pipes. Zane
132 commented that the people he talked to were concerned that the notice didn't come out for nine days
133 after the potential contamination. Buxton said that they had the notice out as soon as soon as they
134 knew they needed to. Forsgren said that if they send out letters every time there is a break people will
135 start thinking the water is bad. Zane said that when they first moved in, they could smell the chlorine in
136 the water. Mayor Leak said that they no longer treat the water with chlorine. Forsgren said that sending
137 too many letters out will cause people to not react appropriately if there was a serious problem. Mayor
138 Leak suggested that he could send his own letter with the State's letter explaining the situation behind
139 the alert. Zane said that would be great and would make a difference in how he reacts to the alert.

140
141 Mayor Leak explained that in the future he will try to be better at keeping the rest of the council
142 informed of what is going on. He also asked Lauren to send out any notices to the council before it is
143 posted publicly. He said that Clayton should have been kept informed of what was going on as he is the
144 water manager, and his name is on the system. Clayton said that it doesn't matter who does the
145 samples but that everyone should be informed about what is happening.

146
147 Zane asked, with how many breaks there have been in the past, why did the State get involved with this
148 one. Mayor Leak explained that because they let the springs into the system, they knew that nitrates

149 would be present in the monthly testing. He reported what happened to the state so they wouldn't
150 think that the well was starting to have nitrate problems. Clayton explained that they let the springs in
151 for two reasons, one, to regenerate the system faster and two, because they thought the pump was
152 down because it was not running correctly with the lack of pressure. Mayor Leak said that they were
153 planning on going out to buy bottled water for the Town, so everyone had safe water to drink but then
154 they discovered it was a break and they were able to fix it and get water from the well back into the
155 system which was safe to drink. Zane asked if the filtration system they were talking about was for
156 nitrates. Mayor Leak said it is. Fisher said that David Kruze from the state said that they need to get a
157 dilution plan approved by the state before they can turn the springs back into the system. Mayor Leak
158 said that when they do start using the springs again, they will need to put out another notice explaining
159 the nitrates.

160
161 Fisher said he was concerned about a valve that may be shut. Clayton said that it was shut right now
162 because of things that were going on with DWA. Mayor Leak said that needed to be open, so the water
163 does not get stagnant there.

164
165 Zane explained that he used to work with Dominion and that they mapped all the lines. He asked if they
166 were going to do that with the water system. Mayor Leak said that they are working on getting
167 everything mapped.

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171 **Citizen comments:** Lena Leak thanked everyone for the work that they do. Zane said that he was there
172 to hear about the water situation.

173 **Next Meeting:**

174 **Bills:**

175 Total = \$5,731.03

176 Buxton asked about the garbage cans from Home Depot. Lauren explained that one of the Home Depot
177 receipts was for Sam Rable and they had their can delivered. The other receipt from Home Depot for Zak
178 Pitcher and West Cache and Zak picked those up from Home Depot so there was not a delivery fee for
179 those. Buxton asked if the Town could buy cans from Lewiston. Mayor Leak said that Mayor Hall wanted
180 to but the council member over it did not, so we will not be able to buy cans from them.

181 Mayor Leak asked Buxton about the water line couplers from Valley Implement. He said that they
182 should look into getting brass couplers.

183 Mayor Leak asked about the invoices from Rupp's Lauren explained that those were two of the three
184 invoices they received. They have already sent a check for the third one. Forsgren explained that the
185 invoices were for the dumpster that was used for the Town Hall remodeling project. One invoice was for
186 the rental and the other two were for the tonnage when it was emptied.

187 Mayor Leak asked about the Mayor’s Association bill, he was wondering if we had already paid it. Lauren
188 said that she is pretty sure that they have not paid for this year. Lauren will double check before sending
189 the check.

190 Creech looked at the invoice for the streetlights from Rocky Mountain Power. He said that the Town has
191 six streetlights that the Town is paying for. They talked about how the invoice was broken down into the
192 different charges.

193 Mayor Leak entertained a motion to pay the bills.

194 Fisher - Motioned; Forsgren – Seconded

195 Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye; Forsgren - Aye

196 The bills passed unanimously.

197 **Adjourn:**

198 Mayor Leak entertained a motion to adjourn.

199 Fisher – Motioned; Forsgren - Seconded

200 Creech – Aye; Buxton – Aye; Fisher – Aye; Leak – Aye; Forsgren - Aye

201 Ended at 8:19 p.m.