



Cedarview-Montwell SSD

270 North 500 West, Roosevelt, Utah 84066
Phone: (435) 823-4578

SPECIAL BOARD MEETING

MINUTES

WEDNESDAY, MARCH 12, 2025

OBJECTIVE:	Board Meeting
CALLED BY:	Brent Powell, Board Chairman
DATE:	March 12, 2025
TIME:	5:30 PM
LOCATION:	CMSSD Office – 270 N 500 W, Roosevelt, UT 84066
ATTENDEES:	Brent Powell, Adam Kendall, Kim Bastian, Judy Hamblin, Dean Powell, Tracy Michaelis, Aaron Bradshaw, Alan Allred, Jeff McCarty, Eric Johnson, Mondy Taylor, Clint Taylor, Robert Alexander, Jaicee Evans, Kim Anderton, Sharrol Anderton, Shane Hamblin, Wayne Best, Monica Best ABSENT: Mikelle Despain

Cedarview Montwell Special Service District

NOTES:	- Cedarview-Montwell Special Service District Resolution to approve the creation of the Local Building Authority of the Cedarview-Montwell Special Service District and approve the articles of incorporation, bylaws and other documents.	
KEY DECISIONS:	- Approve Resolution	
ACTION ITEMS:	- Judy made a motion to create the Local Building Authority, seconded by Kim, unanimous, motion carries	Deadline: N/A



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Eric Johnson, CMSSD Bond Attorney and CMSSD Board Q&A

NOTES:

- **Eric Johnson:** explained that all the building authority does is allow the district to take out that loan. The building authority takes out the loan and builds the improvement, and then the building authority leases it to the public body, which in this case will be the district, for the exact amount of the annual loan payment. And so, it doesn't cost anymore to have a building authority, but what it does is it does allow the district to draw on additional funds to help.
- **QUESTION – Monica Best:** If we're not a member of the Cedarview Water, because we came in and had you guys pull our meter, if we're not a member, does this affect our property or us? Could someone kind of repeat that? I didn't quite catch why you're not a member of the district. We drilled a new well, and we just wanted a well instead of the water system. And that was—I think it was last year that we had it done. And does that affect us and our property? Does this affect anything? Or down the road, will this affect any of our property or us, with what you guys are doing?
- **ANSWER – Eric Johnson:** No, the building authority will not impose any fees on anyone in the district. It won't change how you interact with the district at all. It will continue to be the same.
- **QUESTION – Mondy Taylor:**
 1. in the future, does this building authority, and by putting this into place, give them the authority to tell us what we can and can't do?
 2. Are they supposed to list that resolution and put that up for public viewing?
 3. What about recording meetings? Aren't they supposed to put minutes of recorded meetings on the public website so that we can hear the meetings on the audio within three days?
- **ANSWER – Eric Johnson:**
 1. No, this is not for the district to build its own building.
 2. That's not a requirement.
 3. That is correct, Mr. Chair, just to review that, all public bodies, part of having a public meeting is you're supposed to record it, and after it's recorded, it is supposed to be uploaded and available for people to listen to. The target is three days.
- **RESPONSE– Brent Powell:** Mondy Taylor Question 3; From our understanding through training, that is not correct. It is in written form in three days, but not audio. From what we've been trained so far.
- **QUESTION – Shane Hamblin:**
 1. If we're getting a new building, how much is that going to affect our rates that we pay for water?
 2. Will it raise our taxes?
- **ANSWER – Eric Johnson:**
 1. Not at all, No, it's budgeted in that it will not affect the rates at all.
 2. No, it will not. What this is allowing us to do is to use some of that tax revenue to pay that bond.



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- **STATEMENT –Clint Taylor:** My concern with the tax revenue paying that bond is all the people who live north of the water system. They're paying taxes on this system. They're getting absolutely nothing out of this. They're paying taxes. They're getting nothing.
- **ANSWER – Eric Johnson:** Using the building authority is a standard way to fund a project like this. Getting a pretty good deal from the community impact board. And just following the same thing that, like, when I work with Roosevelt City on a project like this, this is how they do it. Same with Duchesne County and the city of Duchesne. It's just the standard procedure.
- **QUESTION – from the Gallery:** Where's the grant coming from?
- **ANSWER – Eric Johnson:** CIB

Adjourn