



Cedarview-Montwell SSD

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

BOARD MEETING

MINUTES

WEDNESDAY, OCTOBER 15, 2025

OBJECTIVE:	Board Meeting
CALLED BY:	Brent Powell, Board Chairman
DATE:	October 15, 2025
TIME:	5:30 PM
LOCATION:	CMSSD Office – 270 N 500 W, Roosevelt, UT 84066
ATTENDEES:	Brent Powell, Adam Kendall, Judy Hamblin, Dean Powell, Kim Bastian, Aaron Bradshaw, Alan Allred, Jeff McCarty, Gayle McKeachnie, Neil Wilkerson, Trevor Wilkerson
ABSENT:	Tracy Michaelis, Mikelle Despain

Public Comment

NOTES:	- Neil Wilkerson inquired about Cove Acres Subdivision getting water - Brent advised that the Victory Pipeline has been approved and funded for the proposed rights-of-ways - Brent shared with Mr. Wilkerson that we will take it under advisement and look at it in the future. Because we'd have to do a lot more research to see what's in there that we could legally do and not legally do.
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Conflict of Interest

NOTES:	- Adam with anything to with ROW's involving his father's property
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Approval of Bills

NOTES:	- Brent Presented the Bills as written
ACTION ITEMS:	- Judy made a motion to approve the bills as written except for Pay Request # 4 for the CMSSD Building Project pending repairs to the new building to be correct by Robertson Construction, seconded by Dean, unanimous, motion carries



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Approval of Minutes

NOTES:	- Brent Presented the Minutes for September
ACTION ITEMS:	- Judy made a Motion to Approve September Minutes, seconded by Kim, unanimous, motion carries

Sunrise Engineering

– Item 1: Tribal ROW's

NOTES:	- Jeff shared the following: Still trying to get an appointment with the Business Committee ▪ With others the BC has been inclined to want connections only, and perpetual term ▪ We would want to set up an appointment with the BC, when those going have time to wait a long time potentially Along similar lines, there seems to be some potential interest from the Tribe's water department to treat water up the canyon and work with water districts to use that water/share infrastructure. Budget remaining = \$100,000 ▪ Allottee FMV total = \$70,030 (13 easements) ▪ Tribe agreement = \$95,123 and 6 connections (this was Cedarview's counteroffer) ▪ Sunrise costs = \$20,000 (estimated) ▪ Overage = \$85,000 - CMSSD Attorney advised of issues that may arise the Bureau of Indian Affairs not approving it and with current Federal Government Shutdown, there is some uncertainty. - CMSSD Board shared that with offering connections over monetary compensation that the rights-of-ways would not be able to be sold to non-tribal members and would be perpetual.	
KEY DECISIONS:	- NA	
ACTION ITEMS:	- N/A	Deadline: N/A



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Sunrise Engineering

– Item 2: Victory Pipeline

NOTES:

- Jeff shared the following:
 - Had pre-construction meeting on Oct 10th
 - Oct 20th pipe scheduled to be delivered
 - Oct 27th rock saw scheduled to arrive
 - Change Order 1 (discussed last month) and notice to proceed to be reviewed/approved
 - Budget remaining = \$4,313,805.10
 - Waterline Construction = \$3,333,000+\$31,000 = \$3,364,000
 - Pump Station = \$281,000
 - SCADA = \$30,000 (estimated)
 - Construction Admin/Observation = \$385,000
 - Legal/Bonding = \$20,000 (estimating)
 - Easements = \$1,200
 - Contingency = \$230,000 (AKA Potential Tank Fund)
 - Potential Construction Savings = \$180,000 (from bedding and backfill)
 - Estimate for 50,000-gallon tank construction = \$250,000
 - All funds must be submitted for reimbursement by end of Nov 2026
 - Tank would change order for Johansen (to save time and cost on bidding)
 - Should Sunrise begin design now, to help meet that deadline?
 - \$53,000 design, structural, geotechnical, cultural, survey (weather time crunch for some tasks)
 - Construction services should be able to fit in existing waterline budget.
 - The Notice to Proceed date will be changed to November 3, 2025.
- CMSSD Board requested that a tank design be created and the process started to move forward.
- Brent shared that Mike Kendall is wanting to realign water line going through his easement. There would be no change to the amount of pipe.
- CMSSD Attorney, Gayle McKeachnie, advised that we would need a new easement and a Deed of Reconveyance.

KEY DECISIONS:

- Judy made a motion to approve Victory Pipeline Change Order 1 for the price materials at the cost of \$ 30,852.33, seconded by Kim, unanimous, motion carries

ACTION ITEMS:

- NA

Deadline: **N/A**



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Sunrise Engineering

– Item 3: Lead & Copper

NOTES:	- Alan advised that he is waiting for Corey at AG Equipment for pricing - Jeff shared the following: Computer quote needed to send request GPS and computer equipment to DDW About \$50,000 is still available if other equipment should be requested, we need to request ASAP	
KEY DECISIONS:	- N/A	
ACTION ITEMS:	- N/A	Deadline: N/A

Sunrise Engineering

– Item 4: Master Plan

NOTES:	- Jeff advised the Master Plan is COMPLETED	
KEY DECISIONS:	- N/A	
ACTION ITEMS:	- N/A	Deadline: N/A

Sunrise Engineering

– Item 5: CMSSD Building

NOTES:	- Jeff reported the following: 1. Final invoice from Robertson, Final Acceptance, Occupancy Permit (All Done!) 2. Savings in contingency covered budget overage of legal invoices 3. There is little remaining for Sunrise to wrap up paperwork and maybe a little for furniture (final pay request) - CMSSD Board would like the bay doors looked at and fixed prior to issuing final payment - CMSSD Board discussed purchasing carpet for the Office and Storage Room along with the Conference Room and installing linoleum in the entry and restrooms.	
KEY DECISIONS:	- CMSSD waiting on contractor to correct issue with bay doors.	
ACTION ITEMS:	- CMSSD to vote on releasing final payment to contractor after issues are remediated.	Deadline: TBD



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Cedarview Montwell Special Service District

– Item 1: Election Resolution

NOTES:	- Brent read the Election Resolution as prior posted	
KEY DECISIONS:	- Judy made a motion to adopt the election resolution, seconded by Dean, unanimous, motion carries	
ACTION ITEMS:	- N/A	Deadline: N/A

Cedarview Montwell Special Service District

– Item 2: Roosevelt City

NOTES:	- Tabled: Roosevelt City NOT PRESENT	
KEY DECISIONS:	- N/A	
ACTION ITEMS:	- Tabled for future discussion	Deadline: N/A

Water Manager Report – Item 1: System Report

NOTES:	- Alan advised that we have had 3 new connections since our last board meeting with another 6 connections to be completed in the next few weeks and 1 in the Spring of 2026. - Alan also shared that Kim Blanchard has hired help to assist him with these connections. - Brent asked Alan to have Kim submit a letter certifying his subcontractor's work.	
KEY DECISIONS:	- N/A	
ACTION ITEMS:	- N/A	Deadline: N/A

Adjourn

ACTION ITEMS:	- Kim made a motion to adjourn, motion carries
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Expenditures

Payee	Purpose	Type	Check #	Amount
BackBlaze	File Back Annual Prorate for Dell	EFT	Debit	\$19.74
Badger Meter	Meter Reading	Check	4509	\$78.44
CMSSD	Water Utility	Inner	Transfer	\$63.00
DCWCD	Water Supply	Check	4510	\$4,555.97
Hullinger Mortuary	Flowers for Judy's son	EFT	Debit	\$139.90
McKeachnie Law Offices	Legal Services	Check	4511	\$2,330.88
Mountain West Propane	Propane Utility	Check	4512	\$842.29
Mountainland Supply	S107360531.001, S107369461.001, S107364604.001	Check	4513	\$2,574.41
Payroll	Allred, Alan	Check	4517	\$857.96
Payroll	Bradshaw, Aaron	Check	4518	\$1,257.64
Powell, Dean	Assistant Water Manager	Check	4514	\$111.50
Robertson Construction	CMSSD Bldg PR #4 - Inv 1016	Check	4515	\$166,350.62
Strata Networks	Phone & Internet Bill	EFT	Debit	\$167.59
Stewarts	Board Meeting Food	EFT	Debit	\$18.49
Streamline	Website Bill	EFT	Debit	\$144.11
Sunrise Engineering	CMSSD Bldg PR #4 - Inv ARIV1006701	Check	4516	\$1,246.25
TriCounty	Water Samples	Check	4519	\$25.00
Fed 941	Quarterly	EFT	Debit	\$1,284.32
Utah Withholding	Quarterly	EFT	Debit	\$120.00
Utah Unemployment	Quarterly	EFT	Debit	\$12.17
Total				\$182,200.28