Minutes

Cedarview Montwell Special Service District
5765 North 5000 West, Roosevelt, UT 84066

Board Meeting

Wednesday, September 16, 2026
6:00 PM

OBJECTIVE:	Board Meeting
CALLED BY:	Brent Powell, Board Chairman
DATE:	September 16, 2026
TIME:	6:00 PM
LOCATION:	CMSSD Board Room – 5765 N 5000 W, Roosevelt, UT 84066

ATTENDEES:

Brent Powell, Adam Kendall, Judy Hamblin, Dean Powell, Kim Bastian, Aaron Bradshaw, Alan Allred
Jeff McCarty, Steve Johansen, Russell Dewar, Paul Chacon

ABSENT:

N/A

Public Comment

NOTES:	N/A

Item 1: Approval of Bills

NOTES:	The Board reviewed the bills presented for payment
MOTION:	**A motion was made to approve the bills as presented.** Motion by: Dean / Second by: Kim / Vote: Unanimous / Motion Carried

Item 2: Approval of Minutes

NOTES:	The Board reviewed the previous meeting minutes.
MOTION:	**A motion was made to approve the previous meeting minutes.** Motion by: Judy / Second by: Dean / Vote: Unanimous / Motion Carried

Item 3:	Russ Dewar – Connections
NOTES:	The Board met with Russ in a closed session to negotiated
MOTION:	**A motion was made to approve payment for Account # 1712 and 1714 in the amount 7,000.00** Motion by: Judy / Second by: Dean / Vote: Unanimous / Motion Carried

Item 4:	CMSSD Connection Policy
NOTES:	CMSSD Review proposed changes to the districts' connection policy 1. Timeframes 2. Possible Penalty Charges for connecting within timeframe 3. Clarifying connection process CMSSD Board to review for possible adoption in December Board Meeting

Item 5:	Roosevelt City
NOTES:	Board Members expressed concerns about not receiving signed contracts for the Wheeling Fee Agreement and Exchange Extension Agreement. Brent advised the board that the city of Roosevelt is wanting all 3 contracts back. Sharmel Acres was addressed tonight. ▪ By assignment of the Board, Judy Hamblin reported that after consulting with independent sources including legal counsel that the sale of Sharmel Acres has possible legal ramifications and has the potential to hurt the district in the long run.

Item 6:	Sunrise Engineering
NOTES:	Jeff McCarty reported the following: **VICTORY PIPELINE** ▪ The tank is complete; it has been disinfected and filled to perform the leak test. This test takes about a week to let everything adjust to having water in it. ▪ Once the leak test is complete, Johansen's will backfill the tank and do final grading for the whole site. ▪ Johansen's is wrapping up today the last of the punch list items for the waterline. ▪ Moon Lake has indicated that putting in the new power pole and connecting over to the pump station has been assigned to a crew. Moon Lake and Johansen's have contact information for each other, but as of yesterday afternoon when I was on site with Brent (from Johansen's) they had not been able to get ahold of one another to coordinate the trenching of the power lateral. ▪ Just a reminder that if anyone would like to come, DDW is scheduled to do a site visit for the project on September 21 at 11:30 AM. We will be meeting at the tank and going over progress on the project. **TRIBAL ROW's** Upon returning to the regular board meeting, the Board discussed funds that had been transferred from an account originally designated for Ute Tribe easements/right-of-way. The Board discussed the need to formally clarify the purpose of the funds so they could be used for future right-of-way and easement acquisitions rather than being restricted specifically to tribal right-of-way.
MOTION:	**A motion was made to authorize the funds that had previously been designated for tribal right-of-way to be used for the acquisition of new rights-of-way for future projects, without limiting their use to tribal right-of-way.** Motion by: Dean / Second by: Judy / Vote: Unanimous / Motion Carried

Item 7: Water Manager

NOTES:

The Water Manager provided the following updates:

- **Account # 1753** has been moved and is ready to proceed with **Account # 1714**.
- **Account # 1714** is now in service.
- **Account # 1712** is expected to be turned on the following day after the porcelain issue was addressed.
- Chlorine residuals throughout the system have been lower than usual.
- One customer has expressed concerns regarding chlorine levels at their residence.
- The Water Manager reported attempting to contact Roosevelt City regarding the chlorine levels and was encouraged to escalate the matter to additional city personnel if necessary.

The Board discussed the possibility that the lower chlorine residuals may be related to a significant culinary water leak in the Roosevelt system. The leak reportedly lasted several days and may have resulted in substantial water loss.

The Water Manager reported a system chlorine residual of approximately **0.26**, noting that the District remains above the detectable level required by the State. The Water Manager stated a personal operational goal of maintaining levels above approximately **0.20**, although the discussion acknowledged that the Utah requirement is based on detectable residual.

The Board discussed possible methods for monitoring and improving chlorine residuals, including:

- Installing chlorine monitoring equipment at the tank.
- Monitoring chlorine entering and leaving the tank to better understand tank cycling and retention time.
- Coordinating with Roosevelt City regarding chlorine levels.
- Increasing flushing frequency were appropriate.
- Collecting a bacteriological sample at the concerned customer's residence to provide additional assurance regarding water safety.

The cost of a bacteriological sample was estimated at approximately **$25**, plus staff time. The Board discussed whether the sample could be included as part of the District's regular monthly sampling.

The Board also discussed maintaining a positive working relationship with Roosevelt City while communicating the District's concerns regarding water quality and system operations.

Item 8: Office Manager Report

NOTES:

The Office Manager provided an update on new and pending connections.

Recent connections:

- **Account # 1753** has been connected.
- **Account # 1757** has been connected.

Pending or monitored connections:

- **Account # 1756:** Connection is not expected this year because there is currently no house on the property. Construction may occur the following year.
- **Account # 1715:** The District has been in contact with Mr. Postma and UBAG regarding funding for his connection. The connection is awaiting funding.
- **Account # 1722:** The connection is expected to be completed soon. Parts are currently at Mountainland. Kim Blanchard is expected to complete the tie-in and meter set.
- **Account # 1744:** Connection should be monitored in the Chapman Subdivision.
- **Account # 1746:** Connection should be monitored; construction status was uncertain.
- **Account # 1747:** A possible connection is being considered in the Charmel area. A blue stake has been placed in the area.
- A blue stake was also recently placed near **3000 West and 3100 North**, which may indicate another pending connection.

The Office Manager requested permission to read meters on **Wednesday, September 30**, with rereads to be completed between **October 1–5** and billing processed on **Tuesday, October 6**.

The Office Manager also requested that the District office be closed on **Thursday, October 8**, due to a personal event. The Board indicated that the requested closure was acceptable.

The Board discussed whether additional coverage would be necessary during the office closure. No additional coverage was determined to be necessary.

The Board also requested that staff check on the water connection for **Account # 1744's property** to determine whether the home has been connected and whether water service has been turned on.

The Office Manager reported that a landowner in **Mountain View Acres** recently purchased a parcel and paid the connection fee. The property is expected to have a rental home constructed on it, potentially beginning in the spring. This was one of the previously identified lots for which the District had not received connection revenue. A will-serve letter had been signed for the property.

No additional questions were raised for the Office Manager.

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	Closed Session # 1
MOTION:	The Board discussed entering a closed meeting regarding Russ Dewar. **A motion was made to enter a closed meeting pursuant to Utah Code 52-4-205(1)(c) and (d). The motion was seconded.** **Motion by: Dean / Second by: Judy / Vote: Unanimous / Motion Carried**
MOTION:	**A motion was made to come out Closed Meeting.** **Motion by: Dean / Second by: Judy / Vote: Unanimous / Motion Carried**

	Closed Session # 2
MOTION:	The Board discussed entering a closed meeting regarding water rights. **A motion was made to enter a closed meeting pursuant to Utah Code 52-4-205(1)(c) and (d). The motion was seconded.** **Motion by: Dean / Second by: Judy / Vote: Unanimous / Motion Carried**
MOTION:	**A motion was made to come out Closed Meeting.** **Motion by: Judy / Second by: Dean / Vote: Unanimous / Motion Carried**

Adjourn

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Item 1: Approval of Bills – Exhibit "A"

Payee	Purpose	Type	Check #	Amount
Allred, Alan	Payroll - June	Check	4687	$947.64
Badger Meter	Meter Reading	Check	4689	$88.95
Bastian, Kim	3Q Board Member Compensation	Check	4690	$600.00
Bradshaw, Aaron	Payroll - June	Check	4688	$1,412.24
CivicPlus (Streamline)	Website Bill	EFT	Debit	$151.05
CMSSD Water Bill	Monthy Bill	Transfer	Transfer	$70.00
DCWCD	Water Supply	Check	4691	$4,560.41
Hamblin, Judy	3Q Board Member Compensation	Check	4692	$600.00
Johansen Construction	Victory PR # 28 - PR # 9	Check	4693	$101,015.41
Kendall, Adam	3Q Board Member Compensation	Check	4694	$600.00
McKeachnie Law Offices	Legal Services	Check	4695	$960.02
Moon Lake Electric	Victory PR # 28 - 3-Phase Victory Pump Station	Check	4686	$3,758.00
Mountainland Supply	Inv S108121358.001	Check	4696	$2,572.83
Mountainland Supply	Inv S108121358.002	Check	4696	$2,985.95
Mountainland Supply	Inv S108156363.001	Check	4696	$169.11
Mountainland Supply	Inv S108156525.001	Check	4696	$90.71
Pelorus Methods	3Q Accounting Software Support	Check	4681	$700.00
Powell, Brent	3Q Board Member Compensation	Check	4697	$600.00
Powell, Dean	3Q Board Member Compensation	Check	4698	$600.00
Strata Networks	Phone & Internet Bill	EFT	Debit	$167.08
Sunrise Engineering	Victory PR # 28 - Inv ARIV1015763	Check	4699	$3,701.25
TriCounty	Sample Testing - Inv 2027-DWINV-0001	Check	4700	$25.00
UASD	Annual Dues	Check	4701	$468.00
USPS	Stamps	EFT	Debit	$212.00
Utah Div. of Finance	B2117 - Sharmel # 5	Check	4702	$27,369.99
Utah Local Govt. Trust	General Liability, Property, Workers Comp	Check	4703	$12,298.32
			Total	**$166,723.96**