



Minutes

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

Board Meeting

Wednesday, March 18, 2026
6:00 PM

OBJECTIVE:	Board Meeting
CALLED BY:	Brent Powell, Board Chairman
DATE:	March 18, 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, Jeff McCarty, James Israelson, Gayle McKeachnie, Justin Freston, Phil Millett
ABSENT:	Alan Allred

Public Comment

NOTES:	- N/A
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Item 1: Approval of Bills

MOTION:	Dean a made a Motion to Approve the Bills as written seconded by Kim, unanimous, motion carries.
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Item 2: Approval of Minutes

MOTION:	Judy made a Motion to Approve February Minutes as written, seconded by Kim, unanimous, motion carries.
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Item 3: 2025 Consumer Confidence Report (CCR)

MOTION:	Dean made a motion to accept the 2025 Consumer Confidence Report (CCR), seconded by Adam, unanimous, motion carries.
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Item 4: YISDA (Cyber Security) Presentation

<p>NOTES:</p>	<p>Phil Millett presented new Utah legislation affecting water systems (HB19, HB165, SB123).</p> <ul style="list-style-type: none"> • HB19 requirements: <ul style="list-style-type: none"> ○ Emergency Response Plan (ERP) ○ Basic cybersecurity practices ○ Report breaches within 2 hours ○ Annual training and compliance confirmation • HB165: <ul style="list-style-type: none"> ○ Restrictions on foreign technology vendors • SB123: <ul style="list-style-type: none"> ○ Grant funding available (up to 3 years, limited availability) <p>Phil's company offers cybersecurity services and ERP assistance through grant funding.</p> <p>Board Discussion:</p> <ul style="list-style-type: none"> • District is small (~200 connections) with minimal IT infrastructure • SCADA system is externally managed and likely already secured • Current system is mostly monitoring (not control), reducing risk • Concern raised about future costs if grant funding ends <p>Action Items:</p> <ul style="list-style-type: none"> • Verify with SCADA provider that system meets new requirements • Continue developing/maintaining ERP • Evaluate need for additional services after verification
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Item 5: Mountain View Acres – Justin Freston

<p>NOTES:</p>	<p>Applicant is requesting a will-serve letter for Lot 27-37 Discussion regarding Lot 27-29 and development requirements which are the next phase CMSSD Board to review additional lots on a per phase basis</p>
<p>MOTION:</p>	<p>Judy made a motion to issue a will serve letter for lot 27-29 with 2-yr expiration date, seconded by Dean, unanimous, motion carries.</p>

Item 6: Kevin Duncan

<p>NOTES:</p>	<ul style="list-style-type: none"> • CMSSD Board and Sunrise Engineering raised concerns included float control, overflow system, and air gap compliance. • Jeff from Sunrise to look into and return with an answer
<p>MOTION:</p>	<p>Dean made a motion to approve connection pending outcome of concerns, seconded by Kim, unanimous, motion carries.</p>



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Item 7: Roosevelt City Contracts	
MOTION:	Judy made a motion to adjust the date & amend the Water Provider Agreement and Water Exchange Agreement to Roosevelt City, seconded by Dean, unanimous, motion carries.

Item 8: Sunrise Engineering	
ITEM A:	<p>Victory Pipeline Connection</p> <ul style="list-style-type: none"> • The waterline and all appurtenances are complete. We received the last of the disinfection tests back a couple days ago. Nathan Hall at DDW said we are good to put the waterline in service when we want to. I figured we'll set up a time for Alan and Johansen's and I to go through everything so that Alan is comfortable doing that. It will just be fed from the top for now, until the pump station and tank are operational. • The pump station was set in place last Friday. It looks great. Power being connected the next two days. • As mentioned at the last board meeting, the tank itself will begin construction on May 1. Johansen's will go work on a different project in the meantime. • We will hold off putting the pump station into operation until the tank is constructed. • As discussed in the board meeting there are \$190,000 remaining after the tank construction <ul style="list-style-type: none"> ○ Brent and I spoke to Rod Elder, he and Barnecks are very open to the idea of an easement and putting a waterline through. We discussed where would work best. ○ Brent and I spoke to Kent Ackerman, he is also very open to the idea of an easement and putting a waterline through. We also discussed where would work best. ○ I spoke to Justin Freston, he is open to the idea of an easement and putting a waterline through. Should be at the board meeting to discuss. ○ The attached map shows the route that is looking preferred by property owners. ○ The attached map shows the approximate lengths of easements that would be needed and the length to connect to the existing system.
ITEM B:	<p>Tribe Easements</p> <ul style="list-style-type: none"> • There was a very good discussion about the agreement with the Tribe Business Committee at the workshop 2 weeks ago. • Unfortunately, the Business Committee rescheduled your meeting with them from today to April 29th at 11AM. But this does give more time to fine tune the agreement. We will need to submit your proposed agreement by April 22nd at noon. • What was discussed in the meeting was generally as follows: <ul style="list-style-type: none"> ○ Compensation of 14 free connections (2 per tribal parcel) ○ Using the corresponding easement for the proposed tank needs to be more explicitly explained. ○ UTERO and Access Permit requirements need to be waived for Cedarview personnel and contractors in order to not impede potential maintenance and repair needs. ○ Please let me know if additional adjustments should be made so we can take everything to Gayle at once for him to apply to the agreement • Budget Remaining = ~\$100,000 <ul style="list-style-type: none"> ○ Allottee FMV total = ~\$70,000 ○ Continuing the process = ~\$30,000 (continuing to contact allottees and working through the BIA and BC processes)



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Item 8: Sunrise Engineering

ITEM C:

Lead and Copper

- DDW is now requiring a "prorated" estimate for equipment being requested.
- About \$50,000 still available if other equipment should be requested
 - Line locator supplier information to Alan and Dean
 - Alan is working on a quote
 - Got a quote for GIS equipment (same thing Sunrise has)
 - \$9,454.00

Item 9: Water Manager Report

NOTES:

Dean reported:

1. Bird Connection will be taken care of shortly
2. Haslem moved from standby to culinary water service on 3/10/2026
3. New meeting with PR Contracting, Hatch's and Bird's after Bird connection is addressed

Item 8: Office Manager Report

NOTES:

1. New Connections
 - a. 6 Standard Connections in the Spring
 - b. 17 Victory Connections
 - c. 6 Possible Standby Conversions
2. Pest Control
3. Building Signage
5. Proposed Meter Reading Dates and March Billing
 - a. 03/25/2026 Meter Reading / Rereads
 - b. 03/26/2026 Rereads
 - c. 04/01/2026 Billing

MOTION:

Dean made a motion to approve pest control for lowest quote, seconded by Adam, unanimous, motion carries.



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Closed Session

MOTION:	Dean made the motion to go into a closed session for the purpose of 52-4-205(c) and (d)(ii) Strategy Session to discuss pending, reasonably imminent and ongoing litigation, water rights or shares along with 52-4-205(1)(a) Discussion of the Character, Professional Competence, or Physical or Mental Health of an individual(s) seconded by Adam, unanimous, motion carries.
MOTION:	Dean made the motion to come out of a closed session, seconded by Judy, unanimous, motion carries.

Adjourn



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Item 1: Approval of Bills – Exhibit “A”

Payee	Purpose	Type	Check #	Amount
Allred, Alan	Reimbursement	Check	4590	\$921.00
Badger Meter	Meter Reading	Check	4591	\$79.16
CMSSD	Water Utility	Inner	Transfer	\$70.00
DCWCD	Water Supply	Check	4592	\$3,541.55
Hydro Specialties	Meters	Check	4593	\$4,540.36
Johansen Construction	PR # 5	Check	4594	\$120,280.26
Kendall, Adam	Reimbursement	Check	4595	\$756.00
McKeachnie Law Offices	Legal Services	Check	4596	\$3,278.16
Moon Lake Electric	Electric Bill	Check	4597	\$62.36
Mountainland Supply	Inv S107237501.003	Check	4598	\$126,463.04
Payroll	Allred, Alan	Check	4604	\$538.23
Payroll	Bradshaw, Aaron	Check	4605	\$1,452.18
Powell, Brent	Reimbursement	Check	4599	\$30.55
Powell, Dean	Reimbursement	Check	4600	\$1,207.00
State of Utah Commerce	LBA Annual Renewal	EFT	Debit	\$18.00
Stewarts	Board Mtg Water	EFT	Debit	\$7.41
Strata Networks	Phone & Internet Bill	EFT	Debit	\$167.65
Streamline	Website Bill	EFT	Debit	\$150.52
Sunrise Engineering	Tribal ROW PR # 50	Check	4601	\$15,057.60
Sunrise Engineering	Victory PR # 22	Check	4601	\$69,207.84
TriCounty	Water Samples	Check	4602	\$25.00
USPS	Postcard Stamps	EFT	Debit	\$122.00
Utah Division of Finance	Victory Loan - Pay # 1	Check	4603	\$29,000.00
Total				\$376,975.87



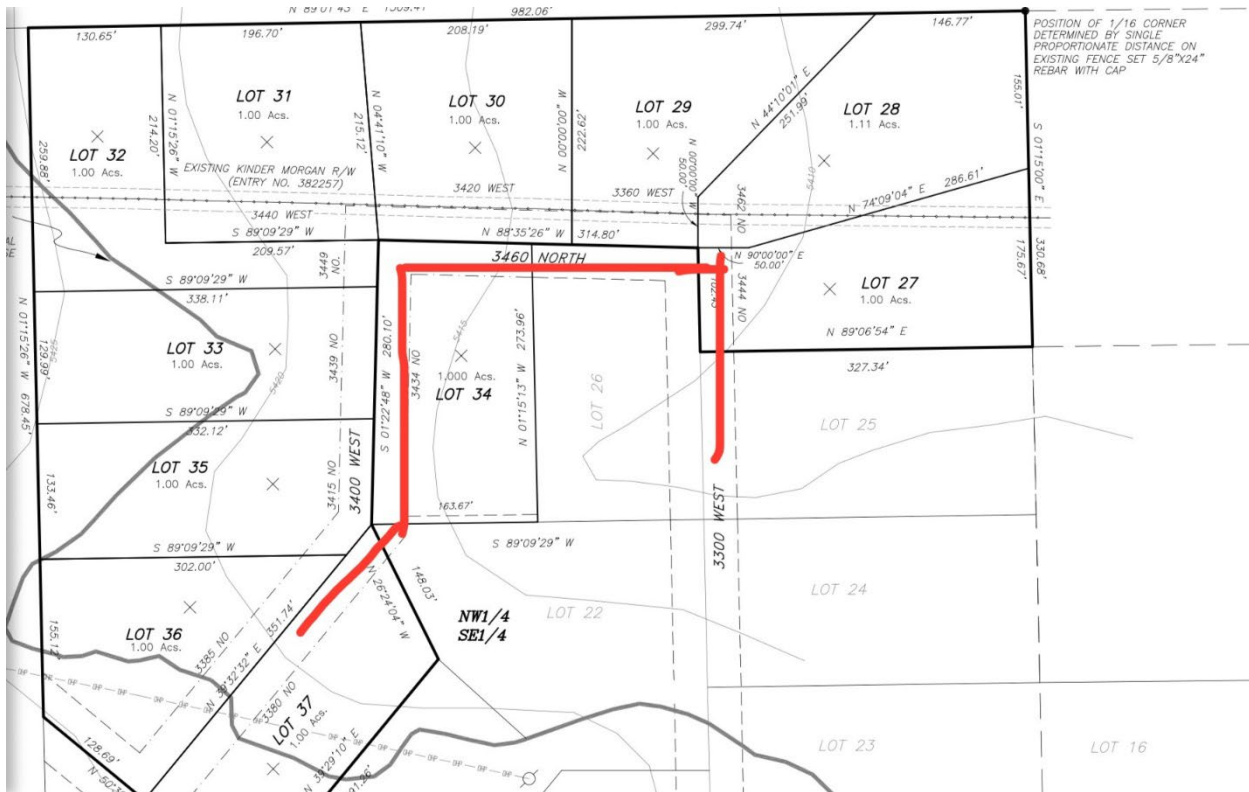
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Item 5: Mtn View Acres – Exhibit "B"





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Item 6: Kevin Duncan – Exhibit "C" – Page 1

Proposal: Low-Pressure Mitigation via Potable Water Storage (Break Tank)

Date: March 6, 2026

To: Cedarview Montwell Special Service District

From: Kevin Duncan

Site Location: 6885 North 3200 West Roosevelt UT 84066

Subject: Storage Tank & Booster System

1. Project Overview & Justification

This proposal requests approval for the installation of a 200-300 gallon potable water storage "break tank" and booster system to address inadequate service pressure at the subject property. This configuration is selected specifically to **eliminate negative pressure risks** on the public water main by utilizing a physical air gap between the district supply and the private booster system.

2. Technical Specifications & Compliance

The following components will be installed in strict accordance with [Utah Division of Drinking Water](#) standards:

- **Inlet & Air Gap:** The city water service will terminate at the top of the tank with a physical **air gap** of no less than 4 inches above the overflow rim.
- **Storage Tank:** A 200-300 gallon NSF/ANSI 61 certified potable water tank will be used.
- **Venting & Overflow:**
 - The tank will be vented with a downward-facing, screened opening (No. 14 mesh).
 - An overflow pipe will discharge between **12 and 24 inches** above the ground surface.
- **Security & Sanitization:**
 - The tank lid will be a gasketed "shoebox" type, extending 2 inches down, and will remain **locked**.
 - The system will be disinfected per **AWWA C652** standards prior to operation.
- **Booster Pump & Controls:**
 - An integrated **low-level float switch** will disable the pump if tank levels drop below 10%, preventing dry-run damage.



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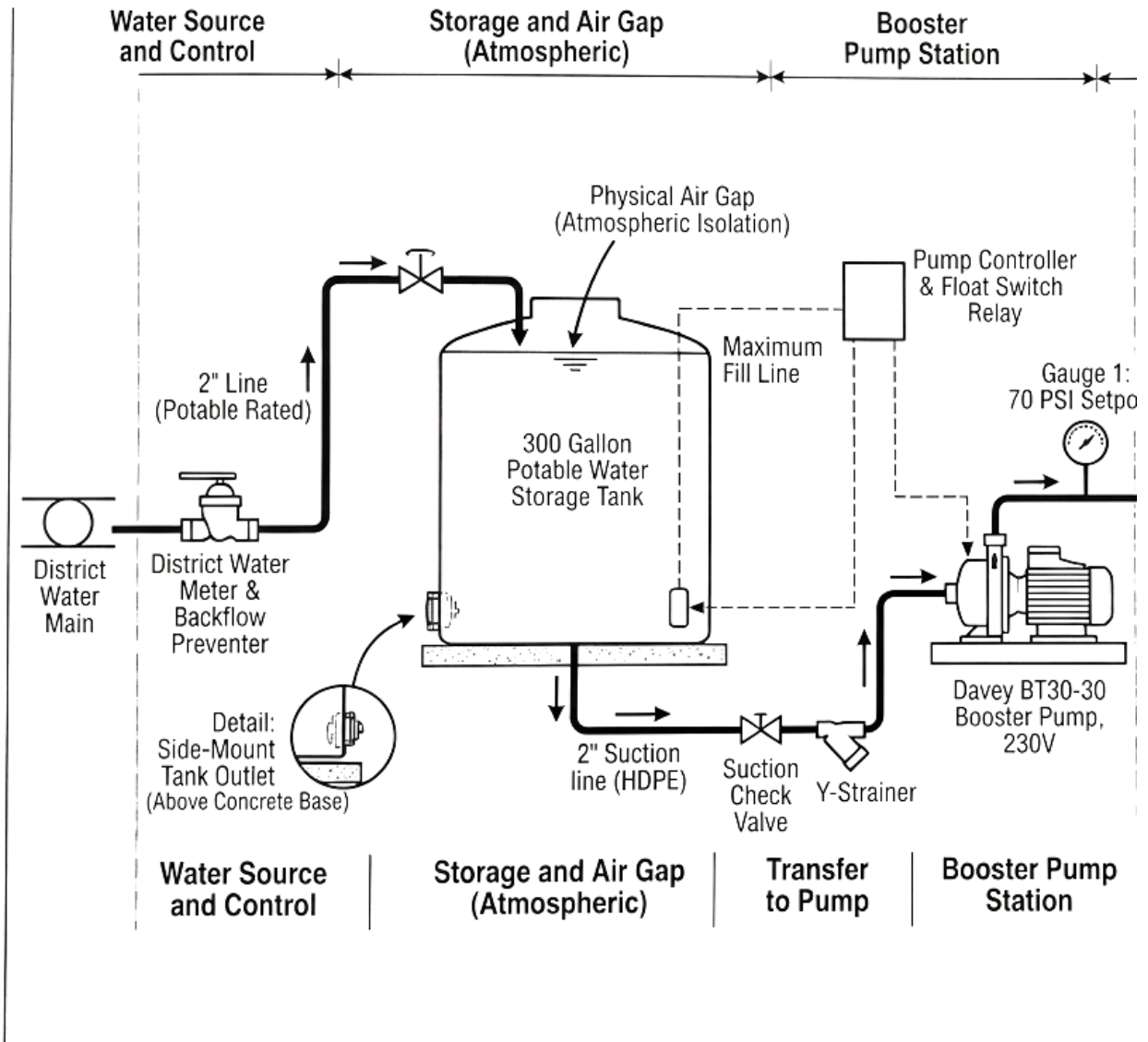
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Item 6: Kevin Duncan – Exhibit “C” – Page 2

3. Proposed Installation Diagram





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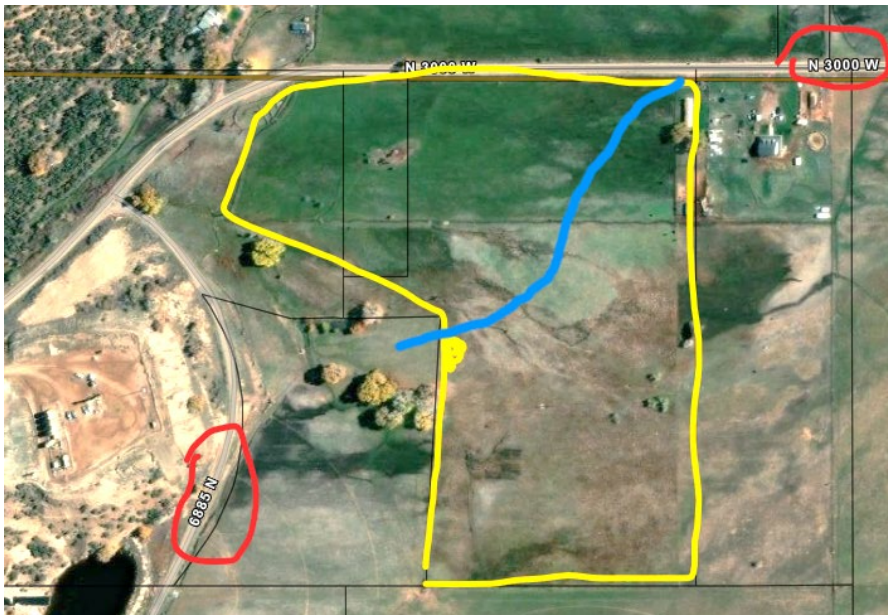
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Item 6: Kevin Duncan – Exhibit “C” – Page 3

- **System Flow Schematic (Left to Right)**
- **District Water Meter:** The starting point of the service connection. The piped approximately 600 ft with 2” poly.
- **Inlet Pipe:** Feeds the top of the storage tank.
- **Air Gap (Physical Break):** The inlet pipe must terminate at least **4 inches** above the tank’s overflow rim to prevent back-siphoning.
- **300-Gallon Storage Tank:**
- Equipped with a **Float Valve** to control the city water inlet.
- Equipped with a **Low-Level Float Switch** to protect the pump from running dry.
- **Booster Pump (230V):** Located on the concrete pad adjacent to the tank.
- **Check Valve:** Installed immediately after the pump to prevent backflow
- **Primary Pressure Tank:** Located at the pump station to reduce pump cycling.

4. Site





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Item 6: Sunrise Engineering – Victory “Exhibit “D”

