Goshen Valley Local District

Regular Meeting of the Board of Trustees
16100 South 12800 West, Elberta, UT 84626
June 26, 2023, 11:00 a.m.

Board Members present:

Wes Quinton – (Board Chair) FRI Conference Room
Brandon Andersen (Board Member and Treasurer) – EVA Conference Room
Paul Munns (Board Member) – EVA Conference Room

Consultants and Staff:

Dave Sanderson – Financial Accountant – Teams
Peter Gessel – District Counsel – FRI Conference Room
Angela Wood – District Clerk – FRI Conference Room
Tracy McDaniel – Deputy District Clerk – EVA Office (Teams)

Public Attendance via Teams:

Melanie McVicker – Volunteer Consultant – FRI Conference Room
Kent Jorgensen – Representative of AgReserves, Inc. – FRI Conference Room

Persons excused from attending:

None

The Board Meeting of the Goshen Valley Local District (GVLD) was held via Microsoft Teams and in person at the Elberta Valley Ag and Farmland Reserve, Inc. offices.

The meeting was called to order at 11:06 a.m. with Wes Quinton conducting the meeting.

1. **Welcome and roll call (Agenda Item #1 – 0:08)**
   Mr. Quinton welcomed all to the meeting.

2. **Statement of conflict of interest by Board (Agenda Item #2 – 0:22)**
   Mr. Quinton stated he has a conflict in that he is employed by Farmland Reserve, Inc. and works with AgReserves, Inc. who has responsibility for managing the land within the Goshen Valley Local District (GVLD) service area. He also sits on the Mount Nebo Water Agency Board.
   Mr. Munns stated he is employed by AgReserves, Inc., he is an Alternate Board Member on the Mount Nebo Water Agency, and he is a Board Member on the Current Creek Irrigation Company
   Mr. Anderson stated he is the General Manager employed by AgReserves, Inc., which manages land within the GVLD service area.

3. **Public comment (Agenda Item #3 – 1:40)**
   Mr. Quinton asked for public comment. No comments were offered.

4. **Consideration for approval of the March 16, 2023 Board Meeting Minutes (Agenda Item #4 – 1:57)**

Mr. Quinton reported that all board members had the opportunity to review the March 16, 2023 Pending Minutes prior to this meeting. He asked for any changes before requesting a motion to approve the minutes. There were none.

Mr. Andersen moved to adopt the minutes as presented.

Mr. Munns seconded the motion.

The motion passed unanimously in the affirmative.

5. **Financial report on current expenses and budget (Agenda Item #5 – 2:50)**
   Mr. Sanderson presented the current budget report. There is one line item, Infrastructure Repairs, that exceeds the budgeted amount. Mr. Sanderson stated that an amendment would be required. Ms. McVicker reported there are a few more invoices expected under this category.

6. **Review and consideration to approve the 2023 Fraud Assessment Report (Agenda Item #6 – 4:54)**
   Mr. Sanderson stated the Fraud Assessment Report is required by the State Auditor's Office. He has completed the form and made it available for review. It must be signed by Mr. Quinton, as Chair of the Board, and by him and then submitted to the State Auditor's Office. After a review of the form and the individual line items, Mr. Quinton asked that Mr. Sanderson adjust Item #3 on page 1 to reflect Mr. Sanderson's licensed status. He asked for additional questions or comments from Mr. Andersen and Mr. Munns and received none. Mr. Sanderson said he will make the adjustments and send the form to Mr. Quinton for signature.

7. **Report on engineering services contract (Agenda Item 7 – 8:04)**
   Ms. McVicker reported she has received a draft of the service contract from Mr. Gessel. Discussion and adjustments need to be made to the contract before it is ready to be presented to Bowen Collins & Associates. She asked for clarification on the length of the contract. She said she understood it was to be 5-years. Mr. Gessel said 5 years is a common term length for service contracts. Ms. McVicker reported she has a fee schedule from Bowen Collins that should be incorporated into the service contract. She will obtain an updated schedule and forward it to Mr. Gessel.

8. **Report on engineering study for 40-year plan (Agenda Item #8 – 12:23)**
   Ms. McVicker reported that she and Mr. Jorgensen have reviewed the demand memo and the supply memo. She reported the demand memo looks good and there are some questions on the supply memo that may require revision. She expects the memos to be finalized and a draft 40-year plan from Bowen Collins by the next board meeting.

   Mr. Quinton asked if the 40-year plan is submitted to a state office. Ms. McVicker reported the 40-year plan is presented if water right non-use extensions are needed, or proof extensions are required that would extend the time to file proof beyond 50 years from the approval date.

   Both items 7 and 8 will be added to the September meeting agenda.

9. **Discussion on GVLD/Church Water Lease (Agenda Item #10 – 13:53)**
   Mr. Jorgensen said the lease between GVLD and The Church of Jesus Christ of Latter-day Saints (the Church) will establish the amount of water and which specific water rights will be available for GVLD's use. He said the list of water rights is currently being finalized. The water rights and volume will be incorporated in the new lease. Mr. Quinton indicated the water rights associated with the 40-year plan will also need to be incorporated into the lease.

10. **Impact fee policy update (Agenda Item #9 – 16:20)**

Mr. Gessel reviewed the proposed Development and Connection Process document. He said he will send a red-line version of the document to Mr. Quinton for a full review prior to presentation for adoption in the next board meeting.

11. **Report on expected time frame for review of GVLD policies (Agenda Item #11 – 21:55)**
Ms. Wood restated a prior assignment to review the established GVLD policies and identify what policies need to be added. Ms. Wood will arrange a meeting with Mr. Gessel for the second week of July to complete the review.

Ms. McVicker said she will arrange a meeting with Mr. Gessel and Mr. Jorgensen to discuss the Impact Fee Policy.

12. **Legal Proposal for review of groundwater management plan proposed amendment (Agenda Item 12 – 24:40)**
Mr. Gessel reported that he sent an email earlier in the day with his proposed fees to review the proposed amendment to the groundwater management plan. He estimated no more than $350 will be required. Mr. Quinton asked Mr. Andersen and Mr. Munns if there was any concern with the expenditure level. No board member expressed concern.

13. **Reponses or comments to proposed amendment to groundwater management plan (Agenda Item # 13 – 25:36)**
Ms. McVicker reported she has not yet met with James Greer (previous Deputy State Engineer and currently working in the Church Natural Resource Department) to discuss the proposed amendment and whether comments would be appropriate. There is no deadline for comments. She expects to have more to report in the September meeting.

14. **Board Chair personal privilege (Agenda Item #14 – 26:35)**
Mr. Quinton announced he is submitting his formal resignation from the GVLD Board effective upon appointment by the Utah County Commission of a new Board member. Mr. Gessel said he will start the reappointment process with the County.

15. **Other Business (Agenda Item #15 – 27:45)**
    a. Potential customer for GVLD – Mr. Jorgensen reported there is interest from an outside party to acquire land within the GVLD service area. The water need is estimated at 30-60 acre-feet per year. The interested party, in addition to acquiring the land, will need to obtain approval for the proposed facility. He estimates 5 years to construction and that a new well may be more economical to service the operation versus constructing a pipeline from the existing EVA#1 well.
    b. Mr. Munns reappointment to the GVLD Board – Ms. Wood reported that she has received the Utah County Resolution appointing Mr. Munns to another term on the GVLD Board. Mr. Munns was instructed to present himself at the Utah County offices to be sworn in.
    c. Verizon bills – Ms. McVicker asked if the Verizon bills are being received and processed. Ms. McDaniel confirmed that she does receive them and processes them for payment.
    d. Groundwater monitoring – Ms. McVicker reported the GVLD is not yet reporting well monitoring information (water levels) because Mt. Nebo Water Agency is no longer accepting the information. But the data is available (except for one well) and Mt. Nebo Water Agency is going to revive the program after which she will report the well monitoring information. She reported that one of the wells has a meter that is not compatible with the SCADA program and will need to be replaced.

e. Public notice updates – Mr. Gessel reported that Smith Hartvigsen PLLC is working on an updated Public Notice guide as there were several changes made in the last legislative session. It should be available prior to the next meeting.

16. Next Meeting (Agenda Item #16 – 33:55)
The next meeting will be held on Tuesday, September 19, 2023.

Mr. Quinton called for a motion to adjourn the meeting.

Mr. Andersen moved to adjourn the meeting.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

The meeting was adjourned at 11:43 a.m.

I, Angela Wood, District Clerk, certify that the above minutes are accurate and were approved in the Goshen Valley Local District Regular Meeting of the Board of Trustees held June 26, 2023.

Angela Wood

Angela Wood - District Clerk