Goshen Valley Local District

Regular Meeting of the Board of Trustees
16100 South 12800 West, Elberta, UT 84626
January 25, 2024, 1:00 p.m.

Board Members present:
- Braden Sheppard – (Board Chair) EVA Conference Room
- Brandon Andersen (Board Member and Treasurer) – EVA Conference Room
- Paul Munns (Board Member) – Teams

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

Public Attendance via Teams:
- Melanie McVicker – Volunteer Consultant – Teams
- Kent Jorgensen – Representative of AgReserves, Inc. – Teams
- Cristy Buttars – Teams

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 1:01 p.m. with Mr. Sheppard conducting the meeting.

1. **Welcome (Agenda Item #1)**
   Mr. Sheppard welcomed all to the meeting.

2. **Statement of conflict of interest by Board (Agenda Item #2 – 0:45)**
   Mr. Sheppard stated he is an employee of Farmland Reserve, Inc., which helps manage the land within the District boundaries.
   Mr. Andersen stated that he has a conflict due to his role as General Manager of the Elberta Valley Ag which operates within the GVLD boundaries.
   Mr. Munns stated that he has a conflict due to his role as the Farm Manager at Elberta Valley Ag, also as an alternate board member of the Mt Nebo Water Agency.
   Mr. Sheppard stated that he is also a board member of the Mt. Nebo Water Agency.

3. **Public comment (Agenda Item #3 – 2:00)**
   There was no public comment from those in attendance.

4. **Consideration for approval of the October 17, 2023 Board Meeting Minutes (Agenda Item #4 – 2:10)**
   Mr. Sheppard asked if Mr. Andersen and Mr. Munns had reviewed the previous board meeting minutes. They both confirmed and there are no questions about the content.

Mr. Sheppard asked for a motion to approve the minutes.

Mr. Andersen moved to approve the minutes from the October 17, 2023 board meeting.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

5. **Suggestions for additional policies (Agenda Item #6 – 3:00)**
   Mr. Sheppard asked Mr. Gessel if there were any additional policies he recommends the District adopt. Mr. Gessel indicated he has not yet prepared a list of his suggestions. He requested this item be moved to the next agenda.

6. **Report on revision to the proposed Development and Connection Policy (Agenda Item 7 – 3:50)**
   Mr. Gessel said he received several requests to be made in the Development and Connection Policy. He reviewed the changes that were proposed in the previous GVLD meeting. No other changes were requested.

   After discussion, Mr. Sheppard asked if there were any questions about the policy and any changes requested. There were none.

7. **Consideration to adopt the Development and Connection Policy (Agenda Item #8 – 14:20)**
   Mr. Sheppard asked for a motion to adopt the Development and Connection Policy as prepared by Mr. Gessel and discussed.

Mr. Andersen moved to adopt the Development and Connection Policy as discussed.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

   Mr. Gessel said he will finalize the document and send it to Ms. Wood for the GVLD records.

8. **Board Financial Reports (Agenda Item #5 – 15:15)**
   Mr. Sanderson presented the financial reports for the last quarter of 2023. He reminded the Board that the fiscal year ends with the calendar year and the 2023 financials are complete. He expects some payables to come from the Attorney (received in January for 2023 business). He noted that the grant has not yet been received. It was billed but has not been paid. Ms. Wood said she will follow up to see where the payment is.

   Mr. Sheppard asked if there were any questions from the other board members. There were none. He summarized that all looked normal except the missing, incoming grant funds.

9. **Discuss proposed Forty-Year Plan with possible adoption by the board (Agenda Item #9 – 18:25)**
   Ms. McVicker reminded the Board that a copy of the Forty-Year Plan had been previously distributed for review. The version shared during this meeting is the same as what was distributed earlier, but with the addition of the engineer's stamp.

   Mr. Sheppard asked Ms. McVicker to give a summary of the Forty-Year Plan. After summarizing the methodology of the Plan, she said the Plan can be updated every few years and that the Plan provides the ability to protect the included water rights via extensions for non-use or proofing the water rights up to and beyond fifty years.

   Mr. Sheppard asked if there were any questions from the Board Members. There were no additional questions. He then asked for a motion to adopt the Forty-Year Plan as presented.

Mr. Munns moved to adopt the Forty-Year Plan as presented.

Mr. Andersen seconded the motion.
There were no additional comments from the public.
The motion passed unanimously in the affirmative.

10. **Report on meter replacement at the Payson well (Agenda Item #10 – 27:20)**
    Ms. McVicker reported that SKM went out a couple of weeks ago and completed hooking up the ground water level transducers in the wells. For the Payson well specifically, they did a signal conversion rather than replacing the meter. The Payson well transducer is not deep enough to reach the water surface. In the spring they will try again to drop the transducer deeper in the well, hopefully without the need to pull the pump completely out of the well. Groundwater levels are now being tracked. Ms. McVicker further reported that the Mount Nebo Water Agency (MNWA) Technical Committee will meet next week, and she expects she will receive instructions for reporting the ground water levels to MNWA.

    Mr. Sheppard asked Ms. McVicker for a report on the Ground Water Management Plan in the next GVLD meeting.

11. **Report on Amendment to Water Lease Agreement between GVLD and the Church (Agenda Item #11 –30:25)**
    Ms. McVicker reported that there are four water rights in the existing water lease from the Church. One of those water rights is not approved for municipal use or for withdrawal from the EVA #1 well. Also, the four water rights are being used for the Elberta Valley Ag farm operation. The proposed amendment will remove those four water rights and replace them with two water rights that the Church is not currently using. The proposed water rights are approved for municipal use and for withdrawal from the EVA #1 well. The approved withdrawal and depletion rates for the two water rights will cover the District's needs.

    Mr. Sheppard reported that the Church has requested a clause in the amendment that states Church water can be used only on Church owned land which would restrict use of the water outside the District area. This clause would except out the current agreement between Elberta Water Company and GVLD. Mr. Sheppard estimates the Amendment will be ready in time for the April meeting. He said he will send the amendment to Mr. Gessel for legal review.

    Mr. Sheppard asked for any additional questions or comments. There were none offered.
    Mr. Sheppard asked if Mr. Jorgensen or Ms. Buttars had any questions or comments. Mr. Jorgensen said the Church is ready to go forward with the amendment.

    Ms. McVicker said the Church will obtain their approvals, draft the amendment, and present it for GVLD review. Mr. Sheppard said the amendment will be sent to Mr. Gessel for review before obtaining GVLD signatures on the amendment.

12. **Other Business (Agenda Item #12 – 37:05)**
    a. Mr. Andersen reported that he will complete his online training soon. Ms. Wood asked if the Board Members would prefer to obtain training at the annual UASD conference. All Board Members replied they prefer the online training. Mr. Sheppard asked for an item on the next agenda to report on training efforts.
    b. Ms. McVicker reported she and Bowen Collins are working on the scope of work on the impact fee plan. She suggests the impact fee plan cover the reduced area of 435 acres and the EVA #1 Well rather than the entire district area which will need more wells drilled. Mr. Sheppard agreed that it might be wise to start small and then work outward as needed. Mr. Gessel asked for time to check with his office for suggestions. He will contact Ms. McVicker offline to discuss the pros and cons for planning for the smaller area rather than the whole.

c. Mr. Sheppard reported he has received requests from neighbors to be incorporated into the District boundaries. If the requests become viable/persistent, he will bring them to a future meeting for discussion and legal counsel.
d. Mr. Gessel reported that his company, Smith Hartvigson, produced an updated Public Notice Guide and sent it to Ms. Wood. Ms. Wood confirmed receipt and reported the Guide has added it to the GVLD SharePoint site.

13. Next Meeting (Agenda Item #13)

The next meeting will be held on April 11, 2024.

Mr. Sheppard moved to adjourn the meeting.
Mr. Andersen seconded the motion.
The meeting adjourned at 1:48 pm.

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 October 17, 2023.

Angela Wood

Angela Wood - District Clerk