Goshen Valley Local District

Regular Meeting of the Board of Trustees
16100 South 12800 West, Elberta, UT 84626
April 11, 2024, 1:00 p.m.

Board Members present:
Braden Sheppard – (Board Chair) Teams
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 – FRI Conference Room
Cristy Buttars – FRI Conference Room
Kevin Garlick (UMPA) – Teams
Jerame Blevins (UMPA) – Teams
Dave Hansen (Hansen, Allen, & Luce) – Teams
Steven Jones (Hansen Allen, & Luce) - 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.

04.11.2024 GVLD Board Meeting Part 1 Recording

The meeting was called to order at 1:06 p.m. with Mr. Sheppard conducting the meeting.

1. **Welcome (Agenda Item #1 0:00)**
   Mr. Sheppard welcomed all to the meeting and asked all attendees to introduce themselves (see list above).

2. **Statement of conflict of interest by Board (Agenda Item #2 – 5:00)**
   Braden Sheppard is an employee of Farmland Reserve, Inc., an affiliate company to the landowner.
   Brandon Andersen is the General Manager at Elberta Valley Ag whose land is within the District boundaries.
   Paul Munns is the Farm Manager at Elberta Valley Ag, on the board of Current Creek Irrigation, and an alternate member of the Mt Nebo Water Agency.
   Braden Sheppard is also a board member of the Mt Nebo Water Agency

3. **Public comment (Agenda Item #3 – 6:24)**
   Mr. Sheppard asked if there were any comments from the public. There were none.

4. **Consideration for approval of the January 25, 2024 Board Meeting Minutes (Agenda Item #4 – 6:40)**
   Mr. Sheppard asked if Mr. Andersen and Mr. Munns had reviewed the pending minutes from the January 25th Board Meeting. Both responded that they had reviewed the pending minutes and there were no edits or changes. Mr. Sheppard stated that he also had no changes to the minutes.

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

Mr. Andersen moved to approve the minutes from the January 25, 2024 board meeting.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

5. **Financial report on current expenses and budget (Agenda Item #6 –7:40)**
   Mr. Sanderson reported that there have not been many expenses yet this year. The Profit and Loss statement was reviewed. Mr. Sanderson said there is not much new to report.
   Mr. Sheppard said the engineering work has been put on hold until the grant funds are in place.
   Ms. McVicker said the budgeted amount for engineering fees may decrease and the expenditures are on hold until the timeline and needs are better defined.

6. **Grant Status (Agenda Item 7 – 10:20)**
   Mr. Sheppard reported that the invoice for the grant was submitted in September of 2023. The funds have not been received yet. Mr. Sheppard has been meeting with staff that supports the granting entity. They have requested a more detailed invoice the shows what the funds are being used for in 2024. Mr. Sheppard asked Mr. Sanderson to work with Ms. Wood to produce an updated invoice. Mr. Sheppard said he would like to get back to the granting entity by Friday of next week (April 19th).

7. **Groundwater Management Plan status (Agenda Item #8 – 12:25)**
   Ms. McVicker reported that Mr. Steve Jones presented the Plan to the Mt. Nebo Technical Committee then to the Mt. Nebo Water Agency Board. A written report will be distributed to the members of the Mt. Nebo Water Agency. The Plan includes an annual process for self-reporting groundwater levels, evaluating aquifer health, and determining the appropriate response. Ms. McVicker relayed the concerns of the Technical Committee that the Plan is too simple and does not include management guidelines.

   Ms. McVicker said that the reporting portal is not yet ready to receive data.

8. **Utah Municipal Power Agency presentation (Agenda Item #5 – 16.35)**
   Mr. Garlick introduced Mr. Blevins, Mr. Hansen and Mr. Jones and their roles. and presented the UMPA proposed power plant project. They are interested in securing land in the Elberta area for the project. (See associated presentation slides.) Mr. Hansen discussed water requirements for the project.

Mr. Sheppard moved to go into a closed session to discuss a real estate transaction.
Mr. Andersen seconded the motion.

The Board moved to a closed session at 2:01 pm.

9. **Closed session to discuss real estate transaction (Agenda Item #9)**

Mr. Munns moved to end the closed session and move back to the open meeting
Mr. Andersen seconded the motion

The Closed session ended at 2:16 pm.

04.11.2024 GVLD Board Meeting Part 2 Recording

10. Impact fee and infrastructure needs discussion (Agenda Item #10 – 0:00)

a. Report on impact fee plan starting with smaller acreage (carry over from previous meeting).

Ms. McVicker reported that she and Bowen Collins are preparing a work order for infrastructure requirements and impact fees. The proposal is coming in higher than originally expected. She feels that limiting the area and size of the initial system will bring the cost of the project down. She has placed the project with Bowen Collins on hold due to the unknown timing for when the system will be needed and the questions about the grant funds. Mr. Sheppard said once we work through the issues with the grant funds, we can decide how to proceed.

11. Other Business (Agenda Item #12 – 2:30)

No other business was brought forward for discussion.

12. Next Meeting (Agenda Item #13 – 2:37)

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

Mr. Andersen moved to adjourn the meeting.
Mr. Munns seconded the motion.
The meeting adjourned at 2:19 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.

Angela Wood

Angela Wood - District Clerk