Goshen Valley Local District

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

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

Consultants and Staff:
Dave Sanderson – Financial Accountant – Teams
Angela Wood – District Clerk – FRI Conference Room

Public Attendance via Teams:
Melanie McVicker – Teams

Persons excused from attending:
Peter Gessel – District Counsel
Tracy McDaniel – Deputy District Clerk

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 1:03 p.m. with Mr. Sheppard conducting the meeting.

1. **Welcome (Agenda Item #1 0:10)**
   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 – 1:10)**
   Braden Sheppard said he is an employee of Farmland Reserve, Inc., an affiliate company to the landowner.
   Brandon Andersen said he is the General Manager at Elberta Valley Ag whose land is within the District boundaries.
   Paul Munns said he is the Farm Manager at Elberta Valley Ag. He is also an alternate member of the Mt Nebo Water Agency and a board member of the Current Creek Irrigation Company.

3. **Public comment (Agenda Item #3 – 2:15)**
   Mr. Sheppard asked if there were any comments from the public. There were none.

4. **Consideration for approval of the April 11, 2024 Board Meeting Minutes (Agenda Item #4 – 2:46)**
   Mr. Sheppard asked if Mr. Andersen and Mr. Munns had reviewed the pending minutes from the April 11th Board Meeting. Both responded that 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 April 11, 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 #5 –3:25)**
Mr. Sanderson reviewed the 2024 budget through the end of June 2024. He said there haven't been expenses other than legal fees, accounting fees, and a small infrastructure repair. For water billings, the meter was reset and shows water usage at $867 of water in June. He expressed concerns about the expected incoming funds, without which there are funds for about one year of operation.

   Mr. Sheppard asked if the online banking access is working as expected. Mr. Sanderson confirmed he can view Zion's bank account online.

6. **Grant Status & 10. UMPA Project Status (Agenda Item #6 & 10– 5:15)**
   a. **Impact Fee and Infrastructure discussion**

   Mr. Sheppard reported that, after meeting with representatives of the landowner, the requested funds have been approved with the changes to the description on the invoice. Going forward, the phrasing on the invoice should be "assessment" rather than "grant". The influx of funds should provide the funding needed to operate for the next 2-3 years.

   Mr. Sheppard said the biggest upcoming expense is the Impact Fee Analysis. UMPA, who has expressed interest in purchasing a parcel of land within the District area, has instead purchased a parcel on Hwy 6, adjacent to the District area. Mr. Sheppard reported he has met with a representative of UMPA and they still want to meet with GVLD to discuss their water needs. Mr. Sheppard said we will likely need to move forward to start the impact fee analysis.

7. **Fraud Risk Assessment – Review and ratify (Agenda Item #7 – 11:50)**
Mr. Sanderson reviewed the annual Fraud Risk Assessment form. He duplicated last year's form, which gives GVLD a score of 315 out of 395. He said that isn't a bad number due to the small size of the district. Mr. Sheppard asked if there is anything that could be done to increase the score. Mr. Sanderson said we could add a "fraud hotline" to the bottom of the agendas that are published to the Public Notice Website which would add 20 points. He said we could add a statement in our policies about the remaining items on the form under section 2 which could add points.

   Mr. Sheppard asked for a motion to ratify the Fraud Risk Assessment form prior to signing it.

Mr. Andersen moved to ratify the Fraud Risk Assessment.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

8. **Other Business: USDA in-person training opportunity (Agenda Item #10 – 15:30)**
Ms. Wood reported that she spoke with Mr. LeGrand Bitter with the USDA about the opportunity for in-person annual Board Member Training. In her conversation with him, he said the advantage of in-person training is the opportunity for Q&A and a report on the most recent changes to laws. Ms. Wood asked the Board Members if they would be interested in receiving in-person training instead of the online videos. All three board members answered that they prefer online training.

9. **Status Report on Groundwater Management Plan and Groundwater Priority Analysis (Agenda Item #8 – 18:00)**

Ms. McVicker reported on the current status of the Goshen Valley Groundwater Management Plan. The State of Utah is still developing the plan. Ms. McVicker reported there are no immediate impacts to GVLD. However, as the priority of the leased water rights are in relation to the safe yield of the aquifer there could be impacts to future growth in the District area.

Ms. McVicker informed the board of the status of the Mt. Nebo Water Agency (MNWA) Voluntary Groundwater Management Plan. She indicated that GVLD has and will continue to provide groundwater data to MNWA. The current plan is meant to be voluntary. GVLD will be assessed approximately $3000-$3500 annually to participate. For members of the public, contact Mt Nebo Water Agency for a complete copy of the plan.

10. **Board action on participating in the Mt. Nebo Voluntary Groundwater Management Plan (Agenda Item #9 – 29:00)**
    After Ms. McVicker's presentation, the Board Members discussed the options of whether to participate in the Mt. Nebo Voluntary Groundwater Management Plan or not. Mr. Sheppard said that if GVLD does not participate then the District should begin withdrawing from the Mt Nebo Water Agency. Mr. Sheppard said that continuing to take part involves some assessments over the next few years (financial, labor, and providing data). He suggested we continue, knowing the program is voluntary, with the thought that we can stop participating in the future. He suggests GVLD develop their own groundwater management plan to have in place if the District withdraws from participation in the Mt Nebo Water Agency.

Mr. Sheppard moved that GVLD participates in the MNWA Voluntary Groundwater Management Plan with the caveat that the decision can be revisited later.
Mr. Andersen seconded the motion.
The vote passed unanimously.

11. **Other Business (Agenda Item #11 – 32:40)**
    No other business was brought forward

12. **Next Meeting (Agenda Item #12 – 32:46)**
    Mr. Sheppard asked that the next meeting date be changed to October 9, 2024 to accommodate a scheduling conflict. It was agreed that the next meeting will be held on October 9, 2024.

Mr. Munns moved to adjourn the meeting.
Mr. Andersen seconded the motion.
The meeting adjourned at 1:38 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.

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Angela Wood - District Clerk