Goshen Valley Local District

Regular Meeting of the Board of Trustees
16100 South 12800 West, Elberta, UT 84626
January 16, 2025, 1:00 p.m.

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

Consultants and Staff:
Dave Sanderson – Financial Accountant – Teams
Angela Wood – District Clerk – Teams
Tracy McDaniel – Deputy District Clerk - Teams
Peter Gessel – District Counsel - Teams

Public Attendance via Teams:
Melanie McVicker – 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 1:03 p.m. with Mr. Sheppard conducting the meeting.

Times listed on agenda items coincide with Part 1 of the meeting recording.

1. **Welcome and Roll Call (Agenda Item #1 0:45)**
   Mr. Sheppard welcomed all to the meeting and asked that all attendees introduce themselves. (see attendee list above).

2. **Statement of Conflict of Interest (Agenda Item #2 2:30)**
   Mr. Sheppard informed the attendees that ownership title for the land within the district has been transferred from the Church of Jesus Christ of Latter-day Saint (the Church) to Farmland Reserve, Inc. (FRI). He stated that, as he works for FRI, that could be viewed as a conflict of interest.

   Mr. Munns stated that he is the Farm Manager at Elberta Valley Ag (EVA) which operates within the District boundaries. He said he is also a Board Member of Current Creek Irrigation Company which supplies water to EVA

   Mr. Anderson stated that he is the General Manager at EVA.

3. **Public comment (Agenda Item #3 – 3:35)**
   There was no public comment.

4. **Consideration for approval of the November 22, 2024 Board Meeting Minutes (Agenda Item #4 – 3:45)**
   Mr. Sheppard said that Ms. Wood distributed the minutes for the November 22nd meeting for review prior to this meeting. He asked Mr. Andersen and Mr. Munns if they had any comments on the minutes. Both gentlemen stated they had no comments or changes.

Mr. Munns moved to approve the minutes from the November 22, 2024 board meeting as presented.
Mr. Andersen seconded the motion.
The motion passed unanimously in the affirmative.

5. **Financial report on current expenses and budget (Agenda Item #5 –8:04)**
   Mr. Sanderson reported on the 2024 year-end expenses and budget. He reported at current level of expenditures, the existing funds should last for two years. Mr. Andersen clarified that there would be no request for grant funds in 2025. Mr. Sheppard agreed that there shouldn't be a need for an influx of funds this year.

   Mr. Sanderson asked if the payment for water use will be sent to a different company since land ownership has changed. Ms. Wood asked for clarification on if the ownership of the water asset GVLD has been leasing from the Church will be transferred to FRI. Mr. Sheppard confirmed that ownership of the water asset will transfer to FRI and future payments should be paid to FRI. He stated that the water lease has been assumed by FRI and he will obtain a copy of the Assignment and Assumption document for GVLD's records.

6. **Discuss and adopt the GVLD Water Testing Policy (Agenda Item #6 – 8:55)**
   Mr. Sheppard reviewed the new state regulations regarding additional testing required for drinking water. The GVLD Water Testing Policy was prepared to meet this new requirement. The intent of the policy is for GVLD to work with Elberta Water Company and their contractors to test for PFAS and other chemicals. They will provide copies of their testing results to GVLD. Mr. Sheppard indicated that the state has started testing across the state and an interactive map is available online. It can be found here:

   https://utahdeq.maps.arcgis.com/apps/webappviewer/index.html?id=406524c54f4845258ffa6912f06e23e4

   Mr. Sheppard asked for any questions or suggested changes to the policy. There were none.

Mr. Munns moved to adopt the policy to work with EWC to test the water coming from the well.
Mr. Andersen seconded the motion.
The motion passed unanimously in the affirmative.

7. **Review existing GVLD policies and identify missing policies (Agenda Item #7 – 14:30)**
   Mr. Gessel reviewed the existing policies. He raised questions about the following:
   a. Impact Fee Study and Policy. Discussion was held about what has happened to date and the current status. He strongly urged the District move forward with getting this in place so there is no delay if it is unexpectedly required.
   b. He said he wants to move forward with the Rules of Order for the District.
   c. Electronics Meeting Policy. Discussion was held regarding the existence of the policy, Ms. Wood was asked to search the SharePoint site to see if it could be found.

   Ms. Wood sent Mr. Gessel a link to the Electronic Meeting Policy and also the references for when the Development and Connection Policy was adopted by the District.
8. **Other Business; Annual Training (29:30)**
   Mr. Andersen asked if the Annual Board Member training was due. Ms. Wood confirmed that it was time for the Board Members to complete the training and she will send a link for training access.

Mr. Sheppard asked for a motion to enter a closed session (31:30):
Mr. Andersen moved to enter a closed session to discuss a potential real estate transaction.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.
The Board moved to a closed session at 1:47 p.m.

9. Closed Session to discuss a potential real estate transaction (Agenda Item #8 – 32:39)

Mr. Sheppard asked for a motion to return to the open session.
Mr. Munns moved to enter a closed session to discuss a potential real estate transaction.
Mr. Andersen seconded the motion.
The motion passed unanimously in the affirmative.
The Board moved back to the open session at 1:57 p.m.

Times listed on the agenda items coincide with Part 2 of the meeting recording

10. Other Business (Agenda Item # 9– 00:30)
No other business was discussed.

11. Next Meeting (Agenda Item #10 – 00:35)
Ms. Wood asked Board Members to check their calendars to confirm the next meeting scheduled for April 10, 2025 will work for them. All confirmed the scheduled time.

Mr. Sheppard moved to adjourn the meeting.
Mr. Andersen seconded the motion.

The meeting adjourned at 1:59 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