Goshen Valley Local District

Regular Meeting of the Board of Trustees
16100 South 12800 West, Elberta, UT 84626
October 10, 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
Megan Robinette– District Clerk – Teams
Tracy McDaniel – Deputy District Clerk - Teams
Peter Gessel – District Counsel

Public Attendance via Teams:

Melanie McVicker – Teams
Angela Wood - Teams

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 1:00 p.m. with Mr. Sheppard conducting the meeting.

1. **Welcome (Agenda Item #1 0:38)**
   Mr. Sheppard welcomed all to the meeting.

2. **Roll Call and Statement of Conflict of Interest (Agenda Item #1 & 2 0:38)**
   - Mr. Sheppard stated that he is the Chairman of the Board. His conflict of interest is that he works for Farmland Reserve, Inc. (FRI), the major landowner within the District boundaries.
   - Mr. Anderson stated that he is a Board Member and Treasurer of GVLD and that he is also the General Manager at EVA.
   - Mr. Munns stated he is a Board Member of GVLD. He is also the Farm Manager at Elberta Valley Ag (EVA) which operates within the District boundaries, a Board Member of Current Creek Irrigation Company which supplies water to EVA, and an alternate Board Member of the Mt Nebo Water Agency.
   - Ms. Robinette stated that she is the District Clerk.
   - Mr. Sanderson stated he is the District Accountant.
   - Ms. McDaniel stated she is the District Deputy Clerk.
   - Ms. Wood stated she is a member of the public.
   - Ms. McVicker stated she is a member of the public and also volunteers engineering services to GVLD.

3. **Public comment (Agenda Item #3 – 2:51)**

Mr. Sheppard asked if there was any comment from the attending public. There was no public comment.

4. **Consideration for approval of the July 17, 2025, Board Meeting Minutes (Agenda Item #4 – 3:02)**
   Mr. Sheppard asked if the Board Members had reviewed the pending minutes from the July meeting. All Board Members stated they had reviewed the pending minutes and there were no changes suggested. Mr. Gessel noted that there was a typo on the minutes. Mr. Sheppard asked for that to be noted and updated to the proper date.

Mr. Munns moved to approve the minutes from the July 17, 2025, 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 #5a–4:03)**
   Mr. Sanderson reported on the expenses and budget for 66% through the year. He stated that everything is in line and there is currently a surplus projected of $2,577. Mr. Sheppard asked about the interest bearing account and requesting getting the information sent to Mr. Sanderson. Income and expenses are similar to previous years and are in order. Mr. Sheppard asked Ms. McDaniel if we had received any additional assessments or fees. Ms. McDaniel responded with no. Mr. Sheppard asked about the water fees and assessments addressing soon the assessment fees will likely increase. Mr. Sanderson reported that invoicing and payments are proceeding as normal. Mr. Andersen asked if we are projecting to use the money on the engineering, infrastructure and training and development. Mr. Sanderson noted spending remains low, $16,000 spent of the $58,000 budget to date and expenditures are expected to stay within budget, with numbers to be refined in November. Mr. Sheppard stated that there are currently no additional projects currently planned. Ms. McVicker mentioned preliminary discussions with Bone Collins to begin an impact fee study, which is expected to move forward soon.

6. **Financial report on current expenses and budget(Agenda Item #5b– 8:07)**
   Mr. Sanderson reviewed the 2026 budget and stated that it would closely mirror the 2025 budget with minor adjustments. Water billing increased to $9,000 from the $7,500) to reflect the updated assessment fees. Mr. Sheppard and Mr. Anderson discussed increasing the assessment account to account for rise in potential bills from the water company. No new development anticipated for 2026; infrastructure. Mr. Sheppard asked Mr. Sanderson and Ms. McDaniel about the current invoice and billing process. To which Mr. Sanderson and Ms. McDaniel responded with the current process and current rates in place. Mr. Sheppard asked Mr. Sanderson to change the CHC water fees to FRI water fees. Mr. Sanderson discussed how this would reflect between the two line items on the budget and on the balance sheet. Ms. Wood asked for clarification on the assessments, to which Mr. Sheppard responded with an explanation of how it would show on the balance sheet between the two line items.

7. **Consideration for approval of the 2026 Tentative Budget, Board Meeting Minutes (Agenda Item #5b– 19:09)**
   Mr. Sheppard asked if the Board Members would adopt the tentative budget with changes Mr. Sanderson suggested for 2026.

Mr. Anderson moved to approve the changes and the budget as presented.
Mr. Munn seconded the motion.
The motion passed unanimously in the affirmative.

8. **Other Business (Agenda Item #10 – 20:03)**
   a. Ms. McVicker discussed an amendment on the lease of the well and water rights from FRI to GVLD discussing any other additions and revisions for when the amendment is finalized. Ms. McVicker discussed working with attorneys on the amendment. Mr. Sheppard asked Mr. Gessel about the possibility of a new agreement versus having an amendment to the existing lease. Mr. Gessel requested to contact the current attorney working on the amendment to help with the process and to see what the best course of action would be. Mr. Gessel was able to get access to the previous agreement.
   b. Mr. Sheppard noted ongoing efforts to modify the lease with FRI. Ms. McVicker explained that in the previous lease water rights were given but were not approved for municipal use, prompting the need for corrective action.

9. **Next Meeting (Agenda Item #10)**
   The next meeting is scheduled for November 13, 2025 at 1:00 pm.

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

The meeting adjourned at 1:27 pm.

I, Megan Robinette, 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.

Megan Robinette

Megan Robinette - District Clerk