Goshen Valley Local District

Regular Meeting of the Board of
Trustees 16100 South 12800 West,
Elberta, UT 84626
November 25, 2025, 9:00 a.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
Charles Chamberlain-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 9:02 a.m. with Mr. Sheppard conducting the meeting.

1. **Welcome (Agenda Item #1 0:24)**
   Mr. Sheppard welcomed all to the meeting.

2. **Roll Call and Statement of Conflict of Interest (Agenda Item #1 & 2 0:24)**
   - 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. 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
   - Mr. Anderson stated that he is a Board Member and Treasurer of GVLD and that he is also the General Manager at EVA.
   - Ms. Robinette stated that she is the District Clerk.
   - Mr. Gessel stated he is an attorney and no conflict.
   - Mr. Chamberlain stated she is a member of the public and employed by Farmland Reserve and AgReserves.
   - Mrs. McVicker stated she is a member of the public and volunteers engineering services to GVLD.

- Mr. Sanderson stated he is the District Accountant.

3. **Financial Report (Agenda Item #4 – 3:06)**

   Sanderson discussed how minimal financials were to discuss. The budget report as of 10/31/2025 is 83% of the year gone by and everything is in line. Billings are coming out as expected, and expenses are lower than expected. Mr. Sheppard opened it up for questions. Mrs. McVicker mentioned the impact fee study project will be starting soon.

4. **Public hearing on amendments to 2025 budget and 2026 budget (Agenda Item #5a&5b–9:08)**

   Mr. Sheppard and Mr. Sanderson discussed budgeting, and it will be discussed further at the 2026 meeting.

5. **Board Action on 2025 budget amendments (Agenda Item #6 10:03)**

   Mr. Sheppard asked if there were any public comments then proceeded to close the hearing.

   Mr. Sheppard asked for a board action to approve the amendments to 2025.

   Mr. Anderson motioned to accept the budgets as proposed.

   Mr. Munns seconded it.

The motion passed unanimously in the affirmative.

6. **Board Action on 2026 budget (Agenda Item #7 10:23)**

   Mr. Sheppard asked for a board action to approve and adopt the 2026 budget.

   Mr. Anderson motioned to accept the budgets as proposed.

   Mr. Munns seconded it.

The motion passed unanimously in the affirmative.

7. **Consideration for approval of the October 6, 2025, Board Meeting Minutes (Agenda Item #8 – 10:45)**
   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. Munns moved to approve the minutes from October 06, 2025, board meeting as presented.
Mr. Andersen seconded the motion.
The motion passed unanimously in the affirmative.

8. **Proposed annual Meeting schedule for 2026 (Agenda Item #9–11:43)**

   Discussed the dates listed on the meeting schedule.

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

Mr. Anderson motioned to accept the schedule.

Mr. Munns seconded it.

The motion passed unanimously in the affirmative.

9. **Other Business (Agenda Item #11 – 18:35)**
   a. Mr. Sheppard requested that **Mrs. McVicker** prepare a report for the next meeting summarizing all current agreements held by the District.
   He noted specifically: Elberta Water Company agreement, Bowen Collins service agreement, Attorney agreement with Mr. Gessel, Any other service or operational contracts. The Board expressed a desire to understand: The purpose of each agreement, associated revenue or expenses, Services being provided, whether agreements are current and accurate. Mrs. McVicker confirmed she could prepare the requested summary.
   b. Mr. Sheppard noted a closed session at the next meeting in January to talk about some potential real estate transactions.

10. **Next Meeting (Agenda Item #11)**
    The next meeting is scheduled for January 22, 2026 at 1:00 pm.

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

The meeting adjourned at 9:23 am.

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