Goshen Valley Local District

Regular Meeting of the Board of Trustees
16100 South 12800 West, Elberta, UT 84626
July 9, 2026, 1:00 p.m.

Board Members present:

Braden Sheppard – (Board Chair) Teams
Brandon Andersen (Board Member and Treasurer) – Teams
Paul Munns (Board Member) – Teams

Consultants and Staff:

Dave Sanderson – Financial Accountant – Teams
Melanie McVicker – Engineer & Volunteer – Teams
Peter Gessel – Attorney - Teams

Public Attendance via Teams:

Ann Garner – Teams
Kaitlynn Sorensen - Teams

Persons excused from attending:

Tracy McDaniel – Deputy District Clerk
Megan Robinette – 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 - 0:04)**
   Mr. Sheppard welcomed all to the meeting and asked all attendees to introduce themselves (see list above).

2. **Roll Call and Statement of Conflict of Interest (Agenda Item #2 - 0:47)**
   - Mr. Sheppard stated that he is the Chairman of the Board. He said that he serves on the Mount Nebo Water Agency Board representing GVLD. He said he is an employee of Farmland Reserve, Inc. (FRI), the major landowner in the District.
   - Mr. Munns stated he is a Board Member of GVLD. He said he is an employee of AgReserves, Inc., which resides within the district. He said he is also an alternate board member of Mount Nebo Water Agency.
   - Mr. Anderson stated that he is a Board Member and Treasurer of GVLD and that he is also an employee for AgReserves at Elberta Valley Ag, that resides within the District.
   - Mr. Gessel stated he is legal counsel to the District.
   - Mr. Sanders stated he is accountant to the District.
   - Ms. McVicker stated she volunteers engineering consultant services for the District. She said she is also an employee of Farmland Reserve, Inc. and also serves on the technical committee of Mount Nebo Water Agency.

- Ms. Sorensen stated she works for Farmland Reserve, Inc.
- Ms. Garner stated she works for Farmland Reserve, Inc.

3. **Public comment (Agenda Item #4 – 3:25)**
Mr. Sheppard asked if there was any comment from the attending public. There was no public comment.

4. **Financial report on current expenses and budget (Agenda Item #5 – 5:10)**
Mr. Sanderson reviewed the 2026 budget through the end of June 2026. He mentioned that there were some issues with the sensor and the meter reading, but they have been resolved. Otherwise, all expenditures are as expected.

Mr. Sheppard asked if the District needs to request another grant from the landowner. Mr. Sanderson said that the District should have enough funds for another 18 to 24 months.

Mr. Sheppard asked Mr. Andersen and Mr. Munns if they had any questions. They did not.

Ms. Garner requested to see the available funds. Mr. Sanderson reviewed the Balance Sheet.

5. **Impact Fee Analysis (Agenda Item #5 – 7:56)**
Mr. Sheppard asked Ms. McVicker for a status report of the Impact Fee Analysis. She reported that she has accepted another position and will leave FRI at the end of July.
Ms. McVicker's report follows:

- There is a Master Service Agreement in place with Bowen Collins & Associates. There are a couple of years left under that agreement
- Bowen Collins produced a scope of work and work order with fees.
- The year they provided the scope, GVLD did not have the funds available to go forward with the project. The project was delayed.
- Ms. McVicker reviewed the scope and has tried to narrow the scope. She can provide her notes to the Board.
- The area of the focus of the impact fee analysis has been reduced to 435 acres.
- There is a potential project with a need for water that will begin construction in the second quarter of 2028. The area is outside the 435 acres. The developer may want access to the EVA #1 well. 600 acre feet will be needed during construction. (Ms. McVicker was not clear if it was 600 acre feet per year or for the two years construction time.) The ongoing need for water will be 1 EDU (Equivalent Dwelling Use) for domestic water use.
- Ms. McVicker will meet with Ms. Garner to inform her of the project.
- Ms. McVicker suggests going forward with the potential project developer in one of two ways. One, a direct water agreement with the company or, two incorporating the project into the impact fee analysis.

Mr. Gessel suggested that, since the water use will be so small after construction, it may work better under a stand-alone agreement.

Ms. Sheppard asked Mr. Andersen and Mr. Munns their thoughts on going forward with the Impact Fee Analysis. They both responded that they feel the District should wait at this time.

Mr. Sheppard requested Ms. McVicker meet with Ms. Garner, Mr. Gessel, and himself to discuss all aspects of the District engineering needs before she moves on to her next job.

6. **Board action on appointment of a new District Clerk (Agenda Item #7 – 21:07)**
   Mr. Sheppard stated that Ms. Robinette has resigned her position as District Clerk. He said that Ms. Kaitlynn Sorensen has expressed willingness to fill the District Clerk role.

Mr. Anderson moved to appoint Ms. Sorensen as District Clerk.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

Mr. Sheppard said that he asked Ms. Wood, a prior District Clerk, to assist in training Ms. Sorensen for the position.

7. **Consideration for approval of the April 13, 2026 Board Meeting Minutes (Agenda Item #3 – 23:15)**
   Mr. Sheppard asked if there were any changes to the minutes that had been previously sent to them for review. He asked for a motion for approval of the minutes as presented.

Mr. Andersen moved to approve the minutes from the April 13, 2026 board meeting as presented.
Mr. Munns seconded the motion.
The motion passed unanimously in the affirmative.

8. **Other Business (Agenda Item #8 – 23:54)**

   - Mr. Sheppard expressed gratitude to Ms. Garner and Ms. Sorensen for their willingness to volunteer for the District.

9. **Next Meeting is scheduled for Thursday, October 15, 2026; Budget Review Only (Agenda Item #9 27:06)**
   Mr. Sheppard reminded the Board, Mr. Sanderson, and Mr. Gessel that the October meeting is to review the tentative budget for 2027. He asked if the October 15th date will work for attendee's schedules. All confirmed the scheduled date is acceptable.

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

The meeting adjourned at 1:31 pm.

I, Kaitlynn Sorensen, 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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Kaitlynn Sorensen - District Clerk