

**SPECIAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #3
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
March 18, 2024 at 10:00 a.m.
8805 Independence Way, Alamosa, CO 81101
And By Zoom/Teleconference**

Present: Nathan Coombs, Vice-President/Secretary/Treasurer; Ruben Sandoval, Manager; Sam Vance, Manager; Warren Crowther, Manager; Doug Bagwell, Manager; and, Elliott Salazar, Ex-Officio Member.

Absent: LeRoy Salazar, President.

Staff and Consultants: Pete Ampe, Hill & Robbins, P.C; Angelo Bellah, Program Manager; Rose Vanderpool, Program Assistant; Kylie Gregg, Office Manager; Crystal Benevides, HCP Coordinator/Program Assistant; Wylie Keller, Water Resource Specialist; and, April Mondragon, Administrative Assistant.

Guests: Michelle Lanzoni, Jason Lorenz, Derick Brady, Amy Brady, Shanti Robbins.

Meeting Called to Order

Angelo Bellah called the meeting to order at 10:04 a.m. A quorum was present. The Pledge of Allegiance was recited. Warren Crowther led the opening prayer.

Approval of the Agenda

Mr. Bellah asked for changes, additions or a motion to approve the agenda. A motion was made by Doug Bagwell to approve the agenda as presented. The motion was seconded by Sam Vance and unanimously approved.

Public Comment

Vice President Coombs asked for public comment. There was none.

Review Offers on Alpha Tracts

Vice President Coombs asked for review offers on Alpha tracts. Angelo Bellah reported listing the Alpha property with Colorado Realty and Land. He presented an offer from Brenan Robbins and Ashanti Robbins to purchase Tract 3 and an offer from Derrik Brady and Amy Brady to purchase Tract 2. Mr. Bellah went through the contracts; he highlighted a few clerical errors and items to be corrected under the water rights section. Mr. Bellah reported on the buyer's opportunity to drill exempt wells and how those wells could be used. He reported working with Mr. Quinlan to remove the sprinkler located on the property and explained the Subdistrict would seek approval from the Board of Directors on the sale of the tracts. Discussion was held on how the purchasers would access the property. Mr. Bellah highlighted the offers were for the listed price.

A motion was made by Doug Bagwell to accept the bids/contracts for Tracts 2 and 3, pending corrections. The motion was seconded by Warren Crowther and unanimously approved.

Executive Session to Receive Legal Advice Concerning the Purchase of Real Property

Vice President Coombs asked for an executive session to receive legal advice concerning the purchase of real property. A motion was made at 10:36 a.m. by Sam Vance to enter into executive session. The motion was seconded by Doug Bagwell and unanimously approved.

Mr. Ampe stated the Board was entering into executive session pursuant to section 24-6-402(4)(a) to receive legal advice concerning the purchase of real property. The Board would take no formal action or position during the executive session.

Possible Action from Executive Session

Vice President Coombs asked for possible action from the executive session. There was none.

New Business

Vice President Coombs asked for new business. There was none.

Next Meeting

The next quarterly meeting was scheduled for June 6, 2024, at 8:00 a.m.

Adjournment

The meeting was adjourned at 11:13 a.m.



President



Vice-President/Secretary/Treasurer