

**SPECIAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #4
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
July 25, 2022 at 11:00 a.m.
RIO GRANDE WATER CONSERVATION DISTRICT CONFERENCE ROOM
AND ZOOM/TELECONFERENCE**

Present: David Frees, President; Jan Waye, Manager; Jeremy Uhlenbrock, Manager; and Peggy Godfrey, Ex-Officio Member.

Absent: Pete Stagner, Vice-President/Secretary/Treasurer.

Staff and Consultants: Pete Ampe, Hill & Robins P.C.; Chris Ivers, Program Manager; Clinton Phillips, Davis Engineering; April Mondragon, Administrative Assistant; Linda Ramirez, Program Assistant; Trevor Harmon, Well Technician; and Michael Carson, Database Administrator.

Guests: David Hofmann, Deb Sarason, Sarah Parmar, Dirk Rasmussen, and Dick Sparks.

Meeting Called to Order

President Frees called the meeting to order at 11:03 a.m. A quorum was present.

Approval of the Agenda

President Frees asked for amendments or a motion to approve the agenda. A motion was made by Jan Waye to approve the agenda as presented. The motion was seconded by Jeremy Uhlenbrock and unanimously approved.

Public Comment

President Frees asked for public comment. There were none.

Discussion on Conservation Easements

President Frees asked for discussion on conservation easements. Chris Ivers asked for clarification on the mineral rights on the property and if they could be exercised. He also questioned a provision in the easement to limit the use of the water to Division 3. Sarah Parmar highlighted the final stages and provisions of the conservation easement. She addressed the property mineral rights and the standards created by the IRS in their regulations on determining if an easement qualifies for a tax deduction. Ms. Parmar explained how Colorado Open Lands (COL) would address a potential exploration of mineral rights on a property under a conservation easement. She also addressed Colorado Open Lands position on the Subdistrict using the available water on the property in the San Luis Creek response area rather than Division 3 for the benefit of Subdistricts and their members. Discussion was held on the tax credits to the owner of the property, a potential closing date and if funds from Mr. Simpson's Bill could help cover some of the costs. Peggy Godfrey highlighted the purpose of the Bill. Chris Ivers reported on his intent to seek a loan from CWCB for the water they intend to use and work with Mr. Simpson and the Board of Directors to apply for a portion of the thirty-million-dollar (\$30,000,000). Mr. Ivers gave an update on the phase I environmental assessment and water rights due diligence on the property.

Discussion on Revegetation

President Frees asked for discussion on revegetation. Dirk Rasmussen gave an overview of the conversations held at the last meeting and an update on NRCS/RCPD funds. Chris Ivers reported the fields were currently sitting fallow. Mr. Rasmussen provided his opinion on the best way to set up the fields for success. He provided the preliminary costs per circle to plant rye, what it includes and asked for discussion on how it would be paid. Discussion was held on the sustainability metrics and the length of time the Subdistrict has to implement revegetation. Mr. Ivers highlighted the intent to limit the costs to the Board of Managers and to consider budget restraints. He provided the total budget for sustainability and purchases. Jan Waye proposed negotiating with suppliers to do the revegetation work within the set budget. Sarah Parmar proposed a cost share plan with the Subdistrict. Mr. Waye also highlighted the idea of allowing the party that plants the crop be able to harvest in the spring to help defray some of the costs to the Subdistrict. Mr. Ivers questioned a September 1st deadline to plant winter rye and the concern/difficulties of establishing winter crops in the area. President Frees directed staff to place an ad for bid to mow the weeds and perform a no till drill on circles 7, 9 and 10. Mr. Rasmussen highlighted the plan for fields 1, 2, 3 and 4. The Board reported it was not their intent to move forward with these fields at this time.

Other Director Reports/Comments/Questions

President Frees asked for other director reports/comments/questions. There were none.

New Business

President Frees asked for new business. There were none

Next Meeting

The next quarterly meeting is scheduled for September 13, 2022 at 9:00 a.m.

Adjournment

A motion was made by Jan Waye to adjourn the meeting. The motion was seconded by Jeremy Uhlenbrock and unanimously approved.

The meeting was adjourned at 12:12 p.m.



President

Vice-President/Secretary/Treasurer