

**QUARTERLY MEETING OF THE BOARD OF MANAGERS  
OF SPECIAL IMPROVEMENT DISTRICT #3  
OF THE RIO GRANDE WATER CONSERVATION DISTRICT  
September 14, 2022 at 8:00 a.m.  
8805 Independence Way, Alamosa CO 81101  
And By Zoom/Teleconference**

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

**Staff and Consultants:** Pete Ampe, Hill & Robbins, P.C; Amber Pacheco, Program Manager; Wylie Keller, Water Resource Specialist; Rose Vanderpool, Program Assistant; Linda Ramirez, Program Assistant; Kylie Gregg, Office Manager; Clinton Phillips, Davis Engineering; April Mondragon, Administrative Assistant.

**Guests:** David Hofmann and Deb Sarason, DWR.

**Meeting Called to Order**

President Salazar called the meeting to order at 8:04 a.m. A quorum was present. The Pledge of Allegiance was recited. Warren Crowther led the opening prayer.

**Approval of the Consent Agenda**

President Salazar asked for changes, additions or a motion to approve the consent agenda items:

- Agenda
- June 2, 2022-Quarterly Meeting Minutes
- June 2, 2022- Executive Session Meeting Minutes

A motion was made by Ruben Sandoval to approve the consent agenda as presented. The motion was seconded by Sam Vance and unanimously approved.

**Public Comment**

President Salazar asked for public comment. There was none.

**Attorney's Report**

President Salazar asked for the Attorney's report. Pete Ampe provided an update on SB22-028 and reported working with the Trinchera Subdistrict's attorney to begin the final due diligence on the purchase of the Alpha Hay Farms circles.

**Program Manager's Report**

President Salazar asked for the Program Manager's report.

- *Financial Report:* Amber Pacheco presented the financial report. She highlighted the tracking costs covered by the Rio Grande Water Conservation District as of the end of August and all of the payments made back to the District. Ms. Pacheco presented the Balance Sheet and the Profit and Loss statement. She highlighted the Conejos County Hospital contract, the expenses and the forbearance payments that had been made.

A motion was made by Nathan Coombs to approve the financial report as presented. The motion was seconded by Doug Bagwell and unanimously approved.

*Report on Water Replacement Operations and Costs:* Amber Pacheco reported she had filed the Annual Report with the Division of Water Resources and explained where the numbers in the report come from. She provided an update on the forbearance agreements and acre-foot amount of water released on the Conejos River, the Alamosa River and the Rio Grande. Ms. Pacheco reported forbearance agreements were up for renewal and letters would be sent out offering longer terms. Discussion was held on what ditches the Subdistrict did not have forbearance with. Ms. Pacheco provided an update on SB22-028 and reported on a request to potentially pasture a parcel on the Lupita property. Clinton Phillips presented an aquifer update.

**Presentation of Preliminary 2023 Budget**

President Salazar asked for the presentation of the preliminary 2023 budget. Amber Pacheco presented the 2023 preliminary budget. She reported the 2022 actuals are tracking well below the budget and revenue collection had been good. Ms. Pacheco highlighted the proposed 2023 administration, stream impact, and water management. She reported on the reimbursement to the general fund and provided the projected 2022 ending fund balance and the estimated 2023 beginning fund balance. She also described the proposed revenue for collection in 2023 and reported on the increased amounts in legal, water storage and forbearance expenditures. She also provided the loan and interest payments and the remedy portfolio expenses for current and future use. Discussion was held on prioritizing projects, timelines, engineering costs and allocating funds for project. Ruben Sandoval suggested a questionnaire be prepared in order to distinguish potential qualifiers for projects. Ms. Pacheco provided the projected Administrative Fee per well using the tiered system, the projected Sustainability Fee, and the Projected Groundwater Withdrawal Fee for sprinkler, flood and other uses.

A motion was made by Nathan Coombs to approve the Subdistrict No. 3 preliminary 2023 budget. The motion was seconded by Warren Crowther and unanimously approved.

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

President Salazar asked for an executive session to receive legal advice concerning the purchase of real property. A motion was made by Nathan Coombs to enter into executive session. The motion was seconded by Ruben Sandoval 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**

President Salazar asked for possible action from the executive session. He reported on a discussion regarding the purchase of Alpha Hay Farms. President Salazar highlighted the Board of Managers agree to purchase fields 11 and 12 including the water rights for \$2,187,210.00.

A motion was made by Sam Vance to approve the total cost of the purchase and move forward. The motion was seconded by Ruben Sandoval and unanimously approved.

A motion was made by Nathan Coombs to approve a feasibility study on the total project costs in order to seek funding from CWCB in the amount of \$2,767,589.00 which includes the land acquisition, augmentation station, pipeline, recharge facility, erosion control, the legal and engineering costs. The motion was seconded by Doug Bagwell and unanimously approved.

**New Business**

President Salazar asked for new business. He requested the engineers come up with a way to prioritize the costs of leases on a sliding scale and to have the Alpha Hay Farms and Sandoval water in SWSPs by next year. Sam Vance asked for a discussion at the next meeting on changing the bonus payment for the longer-term forbearance agreements.

**Next Meeting**

The next quarterly meeting was scheduled for December 1, 2022, at 8:00 a.m.

**Adjournment**

The meeting was adjourned at 10:58 a.m.

  
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President

  
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Vice-President/Secretary/Treasurer