

**SPECIAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #3
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
July 26, 2021 at 8:30 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; Doug Bagwell, Manager; and, Dwight Martin, Ex-Officio Member.

Absent: Ruben Sandoval, Manager; and Sam Vance, Manager.

Staff and Consultants: Pete Ampe, Hill & Robbins, P.C; Amber Pacheco, Program Manager; Marisa Fricke, Program Manager; Wylie Keller, Water Resource Specialist; Clinton Phillips, Davis Engineering; Michael Carson, Database Administrator; and, April Mondragon, Administrative Assistant.

Guests: Deb Sarason, and David Hofmann.

Meeting Called to Order

President Salazar called the meeting to order at 8:35 a.m. A quorum was present. The Pledge of Allegiance was recited. Doug Bagwell led the opening prayer.

Approval of the Agenda

President Salazar asked for approval of the agenda. A motion was made by Warren Crowther to approve the agenda as presented. The motion was seconded by Doug Bagwell and unanimously approved.

Public Comment

President Salazar asked for public comment. There were none.

Executive Session

President Salazar asked for a motion to enter into executive session concerning the purchase of real property. A motion was made by Doug Bagwell to enter into executive session. The motion was seconded by Warren Crowther and unanimously approved.

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

Action on Executive Session Discussion

Pete Ampe stated the Board was in executive session and had voted to come out. Discussion was related to a potential property purchase. The Board took no formal action or position during the executive session.

Review and possible action on property appraisal

President Salazar asked for review and possible action on the property appraisal received.

A motion was made to purchase 84.5 acres for \$4,645.00 per-acre for a total of \$392,500.00 from Lupita Sandoval. The Board recognized it was slightly above the appraised value and justified it based on the location, the water shed, and the value of the water rights that it represents. The motion was seconded by Doug Bagwell and unanimously approved.

Pete Ampe noted for the record that Ruben Sandoval did not participate or engage in any of the discussion or negotiations involving the purchase. For the record, Dwight Martin said he was absolutely in favor of the motion on the floor.

President Salazar asked for roll call vote:

Doug Bagwell: Yes
Warren Crowther: Yes
Nathan Coombs: Yes
Leroy Salazar: Yes

Dwight Martin: Yes

The motion passed unanimously with all five (5) Board Members in favor.

Other Director Reports/Comments/Questions

President Salazar asked for other Director reports/comments/questions. Discussion was held on finalizing the terms of the contract and getting the purchase closed. Amber Pacheco provided the closing dated and highlighted the Rio Grande Water Conservation District would hold title to the property. President Salazar reminded the Board of the joint Subdistrict work session coming up and the topics that would be discussed. Ms. Pacheco reported on the approval for the WaterSMART Grant. She provided the amount approved and what the money could be used for.

New Business

President Salazar asked for new business. There was none.

Next Meeting

The next quarterly meeting was scheduled for September 9, 2021, at 8:00 a.m.

Adjournment

A motion was made by Warren Crowther to adjourn the meeting. The motion was seconded by Nathan Coombs and unanimously approved.

The meeting was adjourned at 9:45 a.m.



President



Vice-President/Secretary/Treasurer