

**SPECIAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #3
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
July 12, 2024 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; Ruben Sandoval, Manager; Warren Crowther, Manager; and, Doug Bagwell, Manager.

Absent: Sam Vance, Manager; and, Elliott Salazar, Ex-Officio Member.

Staff and Consultants: Pete Ampe, Hill & Robbins, P.C; Angelo Bellah, Program Manager; Wylie Keller, Water Resource Specialist; Taylor Chick, Program Manager; Linda Ramirez, Program Assistant; April Mondragon, Administrative Assistant; and, Michael Carson, Database Administrator.

Guests: Michelle Lanzoni, Ryan Morgan, David Hofmann.

Meeting Called to Order

President Salazar called the meeting to order at 8:03 a.m. A quorum was present. The Pledge of Allegiance was recited. President Salazar led the opening prayer.

Approval of the Agenda

President Salazar asked for changes, additions or a motion to approve the agenda. The agenda was amended to add an update on the Xcel Transmission Line. A motion was made by Nathan Coombs to approve the agenda as amended. The motion was seconded by Doug Bagwell and unanimously approved.

Public Comment

President Salazar asked for public comment. There was none.

Alpha Property

President Salazar asked for the Alpha Property discussions.

• *Review Offers for Tracts 5 and 6*

President Salazar reported receiving offers on tracts 5 and 6 of the Alpha property. Angelo Bellah presented the plat map and highlighted the location of the tracts. He provided the asking price and the amounts being offered on the tracts. Nathan Coombs commented on the lack of pressure to accept bids for any amount below the minimum \$70,000 asking price. Ryan Morgan reported on the inquiries being received and the possibility to submit counter offers.

A motion was made by Ruben Sandoval to maintain the \$70,000 asking price. The motion was seconded by Warren Crowther and unanimously approved.

• *Review President Salazar's Recommendations for Well Rehabilitation*

Leroy Salazar reported on his observations of issues on the Alpha Hay Farms well and the need to have the pump pulled out in order to get the bearings and shaft inspected. He explained the need to then evaluate the costs associated with the well rehabilitation. Discussion was held on how long it would take to rehabilitate the well and possibly increase production to front load groundwater recharge in order to not fall behind should the well fail. Michelle Lanzoni highlighted the recharge credit limits. Staff was directed to follow up with the Division of Water Resources (DWR) on the recharge credit limits. President Salazar reported he would reach out to repair companies. Angelo Bellah reminded the Board of the need to seek bid proposals if the costs exceed \$10,000.

A motion was made by Nathan Coombs to allow Subdistrict No. 3 to proceed with the process as described. The motion was seconded by Doug Bagwell and unanimously approved.

Update on Potential Well Purchases

President Salazar asked for the update on potential well purchases.

• *Sowards*

Nathan Coombs gave an update on the potential to purchase the Sowards well. He provided the details of the draft agreement including the purchase price, downpayment amount, and the terms of the owner financing. Mr. Coombs reported on the quit claim deeds being worked on to clear up title questions. Warren Crowther suggested the Board request a lower interest rate. Discussion was held on current interest rates and the Board's commitment to purchase the well. Mr. Bellah provided the final amount to be paid over the course of the loan. Mr. Coombs reported he would follow up on the quit claim deeds. Mr. Bellah was directed to check on a possible CWCB loan, and Mr. Coombs reported he would follow up on the quit claim deeds and have a discussion with Ms. Sowards regarding the interest rate.

- Faucette

Angelo Bellah provided an update on conversations between the Faucette's and DWR in order to solidify the amount of pumping legally allowed for the fish operation. He reported an update would be provided once he has received documentation from DWR. President Salazar highlighted the Faucette's desire to retain the irrigation component and sell the fish farm. The Board agreed additional information was needed prior to moving forward.

New Business

President Salazar asked for an update on the Xcel Transmission Line. He reported on the easement being partially on property that had already been sold. Mr. Bellah presented the plat map. He highlighted the proposed location of the transmission line; the final easement acreage and compensation being offered. He reported Xcel was working directly with the Robbins and CWCB.

A motion was made by Doug Bagwell to accept the Xcel Energy proposal. The motion was seconded by Nathan Coombs and unanimously approved.

Next Meeting

President Salazar reminded the Board of the RGWCD and all Subdistrict work session on July 16, 2024 at 1:00 p.m. at the Ski Hi Complex in Monte Vista.

The next quarterly meeting was scheduled for September 5, 2024, at 8:00 a.m.

Adjournment

The meeting was adjourned at 8:43 a.m.

President



Vice-President/Secretary/Treasurer