

**QUARTERLY MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #4
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
September 13, 2022 at 9:00 a.m.
RIO GRANDE WATER CONSERVATION DISTRICT CONFERENCE ROOM
AND ZOOM/TELECONFERENCE**

Present: David Frees, President; Pete Stagner, Vice-President/Secretary/Treasurer; Jan Waye, Manager; Jeremy Uhlenbrock, Manager; and Peggy Godfrey, Ex-Officio Member.

Staff and Consultants: Pete Ampe, Hill and Robbins, P.C.; Chris Ivers, Program Manager; Rose Vanderpool, Program Assistant; Linda Ramirez, Program Assistant; Clinton Phillips, Davis Engineering; April Mondragon, Administrative Assistant; and Wylie Keller, Water Resource Specialist.

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

Meeting Called to Order

President Frees called the meeting to order at 9:02 a.m. A quorum was present.

Approval of the Consent Agenda

President Frees asked for amendments or a motion to approve the Consent Agenda. The minutes had not been sent out to the Board of Managers to review prior to the meeting, they were removed from the consent agenda and tabled.

A motion was made by Jeremy Uhlenbrock to approve the agenda as amended. The motion was seconded by Pete Stagner and unanimously approved.

Public Comment

President Frees asked for public comment. There was none.

Attorney's Report

President Frees asked for the Attorney's report. Pete Ampe thanked the Board for accommodating his schedule and changing the date of the meeting. He reported working with Chris Ivers to finalizing the conservation easement and revegetation plan on the Peachwood property.

Program Manager's Report

President Frees asked for the Program Manager's report. Chris Ivers presented the financial report. He highlighted the total expenses, total due to the district and remaining balance due. Mr. Ivers presented the Balance Sheet and provided the current balance in the checking account and the amount that had not been collected. He also presented the Profit and Loss statement and reported Well Injury Payments would soon be deducted.

A motion was made by Jan Waye to approve the financials as presented. The motion was seconded by Pete Stagner and unanimously approved.

Mr. Ivers gave an update on the property purchase, the status of the conservation easement and an estimated closing date. He also reported working with COL on a land transition plan.

Land Transition Plan and Property Management

President Frees asked for land transition plan and property management. President Frees provided an update on the reseeded and an issue with the weeds after they were mowed. He also suggested the Subdistrict reimburse Ron Bowman for consumables. Dick Sparks reported on the soil moisture and the projected amount of water it may take to establish a cover. Chris Ivers presented the Peachwood Farms Land Transition Plan 2022-2032. He highlighted what he and COL agreed on as the best plan for now, which is adaptable as they proceed forward. Discussion was held on the how well the plan is written, the learning experience, potential grant funding, and prairie dog management.

Financing of Revegetation and Other Projects

President Frees asked for financing of revegetation and other projects. Jan Waye asked when owners would begin to see an increase in their taxes to cover the Subdistrict budget and what other funding options were available. Discussion was held on a potential loan from the District to reduce the burden on the owners. Chris Ivers provided the estimated fees. President Frees highlighted the benefits associated with long term solutions.

2023 Budget Discussion

President Frees asked for 2023 budget discussion. Chris Ivers presented the draft 2023 budget; he highlighted the lease payment to Mr. Bowman and the fees associated with the revegetation project. Pete Ampe gave an update on the bill Senator Cleave Simpson sponsored.

A motion was made by Pete Stagner to approve the Subdistrict No. 4 preliminary 2023 budget. The motion was seconded by Jeremy Uhlenbrock and unanimously approved.

Executive Session

President Frees reported the Board did not need to go into executive session.

New Business

President Frees asked for new business. Chris Ivers reported on the Bowman closing date timeline and was directed to proceed with the CWCB loan feasibility study and request to the District for funding. President Frees reported on a concern from a member of the KV Estates regarding new marijuana grow facilities and nonpayment of taxes. Discussion was held on how to manage an increase of consumptive use from those that have contracted into the Subdistrict and a conflict with marijuana grows within the KV Estates. Mr. Ivers explained the Subdistricts options in the event of unpaid assessments. Pete Ampe reported he and Mr. Ivers would coordinate with DWR and Board Members to see if modifications need to be done to the contracts for the 2023 ARP. The Board requested to be provided with an analysis on how the total pumping has been increasing at the KV Estates and have a discussion at the next meeting. Rose Vanderpool reported for the record that KV Estates assessments remain unpaid.

Next Meeting

A special meeting was scheduled for October 4, 2022 at 9:00 a.m.

The next quarterly meeting was scheduled for December 6, 2022 at 9:00 a.m.

Deb Sarason asked to have a conversation with the Board regarding the KV Estates domestic and irrigation wells.

Adjournment

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

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



President

Vice-President/Secretary/Treasurer