

**QUARTERLY MEETING OF THE BOARD OF MANAGERS  
OF SPECIAL IMPROVEMENT DISTRICT #3  
OF THE RIO GRANDE WATER CONSERVATION DISTRICT  
December 2, 2021 at 7:00 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; Clinton Phillips, Davis Engineering; Amber Pacheco, Program Manager; Wylie Keller, Water Resource Specialist; Rose Vanderpool, Program Assistant; Marisa Fricke, Program Manager; Linda Ramirez, Program Assistant; April Mondragon, Administrative Assistant; and, Michael Carson, Database Administrator.

**Guests:** David Hofmann and Deb Sarason, DWR; Donald De Jong, Jason Lorenz, Jack Gilleland, Charlie Goodson, and Monty Smith.

**Meeting Called to Order**

President Salazar called the meeting to order at 7:03 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 approval of the consent agenda items:

- Agenda
- September 9, 2021-Quarterly Meeting Minutes
- September 9, 2021-Executive Session Minutes
- September 29, 2021-Special Meeting Minutes
- October 19, 2021-Special Meeting Minutes
- October 19, 2021-Executive Session Minutes

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

**Public Comment**

President Salazar asked for public comment. Charlie Goodson from Colorado Open Lands introduced himself and discussed Colorado Open Lands efforts and opportunity for partnerships in the Valley.

**Executive Session**

President Salazar asked for a motion to enter into executive session to receive legal advice regarding the potential purchase of real property. A motion was made by Sam Vance to enter into executive session. The motion was seconded by Nathan Coombs 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.

**Possible Discussion and/or Action on Executive Session Matters**

President Salazar asked for possible action from the executive session. A motion was made by Doug Bagwell to request Amber Pacheco to prepare a letter of engagement for an appraisal on the property that the Subdistrict is considering purchasing. The motion was seconded by Nathan Coombs and unanimously approved.

**Attorney's Report**

President Salazar asked for the Attorney's report. Pete Ampe reported the State has requested all SWSP renewals be submitted by the end of the year so he will be assisting staff with that work and then he and staff would move into Annual Replacement Plans. Mr. Ampe also provided an update on the other Subdistricts.

**Program Manager's Report**

President Salazar asked for the Program Manager's report.

- Financial Report: Amber Pacheco presented the financial report. She stated the Subdistrict would soon be receiving the reservoir storage billings. Ms. Pacheco reported on the ditch meetings she had attended. She also informed the Board about the annual payment to the District for formation costs and the building reimbursement. She presented the Balance Sheet and Profit and Loss Statement and explained. Ms. Pacheco reported the District had hired an ASU student part-time for the Office Manager position and she is working out very well.

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

- Report on Water Replacement Operations and Costs: Amber Pacheco provided the preliminary forbearance calculation broken out by stream and the average cost per acre-foot. She described where the Subdistrict's water is currently being stored and forbearance agreements she is working to secure. Discussion was held on how to pay depletions on the Alamosa River. Ms. Pacheco reported on a purchase made by the District of excess water from the San Luis Valley Water Conservancy District which would be allocated to the Subdistricts that need it for their Annual Replacement Plans. Ms. Pacheco stated the same would be done on any additional water leased by the District for the Subdistricts needs. Ms. Pacheco provided an update on the projects being worked on in the other Subdistricts.

**Direction for Staff**

President Salazar asked for staff to continue to move forward with the contract to purchase the real property as discussed in executive session and begin to explore financing options. Ruben Sandoval asked if a bond would be a financing option and if it would be a more cost-efficient option. Pete Ampe reported on the complexity of a bond.

**Next Meeting**

A special meeting was scheduled for December 16, 2021, at 8:00 a.m. The annual meeting was scheduled was March 3, 2022, at 8:00 a.m.

**Adjournment**

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

The meeting was adjourned at 10:28 a.m.

  
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 President

  
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 Vice-President/Secretary/Treasurer