

**SPECIAL MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #5
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
March 19, 2026 at 10:00 a.m.
Rio Grande Water Conservation District Conference Room
And by Zoom/Teleconference**

Present: George Whitten, Vice-President/Secretary/Treasurer; Dale Gerstberger, Manager; and Kit Caldon, Manager.

Absent : David Schmittel, President; Corey Hill, Manager; and Doug Gunnels, Ex Officio Member.

Staff and Consultants: Pete Ampe, and Arthur Sayre, Hill & Robbins, P.C.; Chris Ivers, Program Manager; Michael Carson, Database Administrator; Rose Vanderpool, Program Assistant; Clinton Phillips, and Wes Seeger, Davis Engineering; and April Mondragon, Administrative Assistant.

Guests: Jessica Valdez, William Myers, Deb Sarason, Dee Greeman.

Meeting Called to Order

Vice President Whitten called the meeting to order at 10:19 a.m. A quorum was present for the meeting.

Approval of the Agenda

Vice President Whitten asked for changes, additions or a motion to approve the agenda. Chris Ivers reported on a change he made to the agenda which was included in the copy provided. A motion was made by Kit Caldon to approve the agenda as presented. The motion was seconded by Dale Gerstberger and unanimously approved.

Review and Consider Bids to Drill Augmentation Wells

Vice President Whitten asked for review and consider bids to drill augmentation wells. Chris Ivers provided a summary of the bid documents. He reported the bid documents include one layer three (3) well on the Sheppard property, one layer two (2) well on the State Land Board property, and one additive alternate layer two (2) well on the Hazard property. Mr. Ivers explained when the alternate well would be needed. He provided the gallons per minute the wells would need to produce in order for the Subdistrict to have the capacity to remedy depletions Mr. Ivers explained how depletions are calculated, and reminded the Board of their agreement with Subdistrict No. 4 who will be working to develop wells on San Luis Creek. Discussion was held on a completion deadline, the complexity of the wells, and how to reduce the costs associated with drilling the wells.

A motion was made by Kit Caldon to send out bids with deadline of completion of August 1, 2026. The motion was seconded by Dale Gerstberger and unanimously approved.

Review and Consider Pump Installation on Existing Wells

Vice President Whitten asked for review and consider pump installation on existing wells. Chris Ivers highlighted the difference in costs associated with well #2 (the Sheppard well) from the well driller. He went over the increased costs and a change order submitted by Cooper Drilling. Mr. Ivers went over the costs included in the CWCB Loan. He explained how the small well on Hazard was drilled by Cooper Drilling because they were able to offset some of their costs in their original bid, but the pump and installation costs were not included. Mr. Ivers explained how the Subdistrict would utilize the different wells.

A motion was made by Kit Caldon to approve the quotes to install the pumps on the existing wells. The motion was seconded by Dale Gerstberger and unanimously approved.

Mr. Ivers explained how Subdistrict No's 1 and 4 would repay Subdistrict No. 5 according to the terms of the Memorandum of Understanding (MOU).

Public Comment

Vice President Whitten asked for public comment. William Myers asked if the Subdistrict had enough water on the Rio Grande if the irrigation season starts early. Chris Ivers described when certain wells would be needed according to phase 7 of the model and reported receiving all of the Well Injury Payment Agreements (WIP) on Subdistrict No. 4.

Executive Session to Receive Legal Advice Concerning the Potential Purchase of Real

Property Vice President Whitten asked for a motion to enter into executive session to receive legal advice concerning the potential purchase of real property. A motion was made by Kit Caldon at 10:55 a.m. to enter into executive session. The motion was seconded by Dale Gerstberger 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 potential purchase of real property. The Board would take no formal action or position during the executive session.

Possible Action from Executive Session

Vice President Whitten asked for possible action from executive session. A motion was made by Kit Caldon to approve the Purchase and Sale Agreement (PSA) for the water rights from four (4) quarters on North Star Farms for four million dollars (\$4,000,000.00) total. The motion was seconded by Dale Gerstberger and unanimously approved.

Next Meeting

A special meeting is scheduled for April 10, 2026 at 4:00 p.m.
The annual meeting is April 15, 2026 at 5:00 p.m.

Adjournment

The meeting was adjourned at 11:06 a.m.



President

Vice-President/Secretary/Treasurer