

**QUARTERLY MEETING OF THE BOARD OF MANAGERS  
OF SPECIAL IMPROVEMENT DISTRICT #3  
OF THE RIO GRANDE WATER CONSERVATION DISTRICT  
June 5, 2025 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; Sam Vance, Manager; Warren Crowther, Manager; Doug Bagwell, Manager; Ruben Sandoval, Manager; and, Elliott Salazar, Ex-Officio Member.

**Staff and Consultants:** Pete Ampe, Hill & Robbins, P.C; Angelo Bellah, Program Manager; Chris Ivers, Program Manager; Quinton Norris, Program Manager; Rose Vanderpool, Program Assistant; Wylie Keller, Water Resource Specialist; and, April Mondragon, Administrative Assistant.

**Guests:** Michelle Lanzoni, Jason Lorenz, Fred Cordova, Ryan Morgan, Mike Saylor, Jessica Valdez.

**Meeting Called to Order**

President Salazar called the meeting to order at 8:04 a.m. A quorum was present. The Pledge of Allegiance was recited. Warren Crowther 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 move up the discussion with Fred Cordova regarding his offer during Public Comment. A motion was made by Doug Bagwell to approve the agenda as amended. The motion was seconded by Nathan Coombs and unanimously approved.

**Approval of the Consent Agenda**

President Salazar asked for changes, additions or a motion to approve the consent agenda items:

- March 6, 2025-Annual Meeting Minutes
- April 2, 2025-Joint Special Meeting with Subdistrict No. 6 Meeting Minutes
- April 11, 2025-Special Meeting Minutes
- April 28, 2025-Special Meeting Minutes

A motion was made by Doug Bagwell to approve the consent agenda. The motion was seconded by Warren Crowther and unanimously approved.

**Public Comment**

President Salazar asked for public comment. Fred Cordova reported on his offer to sell his well to the Subdistrict and how he is trying to do his part to improve the aquifer. Mr. Cordova offered to sell his well to Subdistrict No. 3 for \$100,000. Nathan Coombs explained the low historic use on the well and the limitations the Board has to purchase wells based on historical use. The Board agreed to discuss the offer further in executive session and get back to Mr. Cordova.

**Attorney's Report**

President Salazar asked for the Attorney's report. Pete Ampe reported all the Subdistrict Annual Replacement Plans (ARP's) had been completed, submitted and approved. He gave an update on the upcoming trials and the Texas vs New Mexico and Colorado US Supreme court case.

**District Engineer's Report-Clinton Phillips**

President Salazar asked for District Engineer's report. Clinton Phillips was not present to report, a copy of his report was provided to the Board. President Salazar went over the report.

**Program Manager's Report**

President Salazar asked for the Program Manager's report.

• *Financial Report:*

Angelo Bellah presented the costs and expenses covered by the District for formation as well as the remaining balance. He presented the Balance Sheet and the Profit & Loss by Class. He went over assets, liabilities, equity, income and expenses. Mr. Bellah highlighted the ongoing discussions with Conejos County regarding the issues with the fee certification process. He provided the interest income from the money market account, property management expenses and water lease expenses. Discussion was held on potentially purchasing an automatic oiler for the well in Antonito.

- Update on 2025 Annual Replacement Plan

Mr. Bellah updated the Board on the 2025 water accounting. Discussion was held on storage in Elephant Butte Reservoir. He provided the acre-foot of forbearance and water used on the Rio Grande, Alamosa and Conejos Rivers. Mr. Bellah went over the current reservoir account balances and gave an update on the status of the SWSPs. He highlighted the ongoing projects and asked the Board if they wished to continue listing the Alpha tracts with Colorado Land and Realty.

A motion was made by Doug Bagwell to continue listing the Alpha tracts with Colorado Land and Realty. The motion was seconded by Nathan Coombs and unanimously approved.

Mr. Bellah updated the Board on the CWCB loan and asked if the Board wanted to discuss creating augmentation station. President Salazar asked that it be discussed at the next quarterly meeting. Mr. Bellah highlighted the inactivation of the Sowards well, the Los Sauces SWSP and reported on a request from Ms. Mestas to reconsider her proposal. Mr. Bellah reported on the water that was lost due to Robins Construction failing to complete their work by May 13<sup>th</sup>. A discussion would be held at the joint Subdistrict No. 3 and 6 meeting regarding repayment.

A motion was made by Nathan Coombs to approve the financial report as presented. The motion was seconded by Warren Crowther and unanimously approved.

#### RGDSS Phase 7 Model Update

President Salazar asked for RGDSS Phase 7 Model update. Angelo Bellah reported the comment period had ended with one letter of opposition from Mr. Finnegan. Mike Saylor updated the Board on the current status of the model. He reported response functions had been developed and phase 7 was close to completion. Mr. Saylor explained the changes and reasons for the increase of depletions. Discussion was held on the increase in winter time depletions, possible remedies and how to remedy the obligation to La Jara Creek. Wylie Keller explained how depletions would be at their highest in wet years.

#### Discuss Potential Measures to Achieve Aquifer Sustainability

President Salazar asked for the discussion on potential measures to achieve aquifer sustainability. Angelo Bellah presented a farm unit pumping analysis prepared by Wylie Keller and the 2025 breakout of use. President Salazar went over the amount of pumping per farm unit. He highlighted the type of wells that showed an increase in pumping and which ones showed a decrease. President Salazar reported on the sustainability issues in connection with fish wells and the need to change the fee structure. Jason Lorenz explained how reducing pumping to match inflows could hold the aquifer steady. President Salazar asked to set up a subcommittee to come up with recommendations/solutions for the Subdistrict. Jason Lorenz agreed to be on the committee.

The Board recessed at 10:58 a.m. - 11:05 a.m.

President Salazar reported the committee would consist of himself, Nathan Coombs, Wylie Keller, Jason Lorenz, and Doug Bagwell. He reported the committee would meet, then hold a special meeting. President Salazar also asked to plan a community meeting before harvest.

#### Real Property, Water Right Leases/Purchases

President Salazar asked for real property, water right leases/purchases.

- Canon Ditch Shares

Angelo Bellah reported on 120 shares of Canon Ditch shares for sale. He highlighted the potential to exchange the shares for a permanent forbearance agreement.

#### Executive Session to Receive Legal Advice Concerning the Purchase of Real Property

President Salazar asked for a motion to enter into executive session to receive legal advice concerning the purchase of real property. A motion was made by Nathan Coombs at 11:14 a.m. to enter into executive session. The motion was seconded Sam Vance 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 purchase of real property. The Board would take no formal action or position during the executive session.

#### Possible Action from Executive Session

President Salazar reported staff had been given direction to continue with negotiations and research as discussed.

#### New Business

President Salazar asked for new business. There was none.

**Next Meeting**

The next quarterly meeting was scheduled for September 4, 2025, at 8:00 a.m.

**Adjournment**

The meeting was adjourned at 12:20 p.m.

  
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President

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Vice-President/Secretary/Treasurer