

**QUARTERLY MEETING OF THE BOARD OF MANAGERS  
OF SPECIAL IMPROVEMENT DISTRICT #3  
OF THE RIO GRANDE WATER CONSERVATION DISTRICT  
September 4, 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; and, Ruben Sandoval, Manager.

**Absent:** 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; Clinton Phillips, Davis Engineering; Michael Carson, Database Administrator; Kylie Gregg, Office Manager; Linda Ramirez, Program Assistant; and, April Mondragon, Administrative Assistant.

**Guests:** Michelle Lanzoni, Jessica Valdez, and Ryan Smith.

**Meeting Called to Order**

President Salazar called the meeting to order at 8:01 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 a discussion under the Program Manager's report regarding depletion replacements and setting an educational work session. He asked for any other changes, additions or a motion to approve the agenda.

**Approval of the Consent Agenda**

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

- Agenda
- June 5, 2025-Quarterly Meeting Minutes
- June 5, 2025-Executive Session Minutes
- August 8, 2025-Special Meeting Minutes

A motion was made by Nathan Coombs to approve the consent agenda as amended. The motion was seconded by Doug Bagwell and unanimously approved.

**Public Comment**

President Salazar asked for public comment. There was none.

**CSU Airborne Electromagnetic Aquifer Mapping Presentation and Funding Request**

President Salazar asked for CSU Airborne Electromagnetic aquifer mapping presentation and funding request. Ryan Smith introduced himself and described a study done in California. He explained what Airborne Electromagnetics (AEM) is, how it works and the potential results produced from a study. Mr. Smith described how the study could be beneficial and assist with mapping and identifying the best place for recharge in the San Luis Valley. He gave an example from a previous study done by the USGS and previous work done by a research group in the San Luis Valley. Mr. Smith went over what they are proposing to do and highlighted the process to receive match funding from CWCB through a water plan grant. President Salazar asked if the study would be able to identify the different layers. Mr. Smith reported it would but with limitations which he explained. President Salazar asked Mr. Smith to collaborate with Nathan Coombs, Wylie Keller, and Clinton Phillips to discuss where the best areas to map would be and the cost per mile.

**Attorney's Report**

President Salazar asked for the Attorney's report. Pete Ampe updated the Board on the compact case settlement agreement. He explained how the new settlement agreement was similar to the old agreement and that it should not impact Colorado. Mr. Ampe provided the trial start dates for the Subdistrict No. 1 Plan of Water Management No. 4 and the SWAG trial.

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

President Salazar asked for District Engineer's report. Clinton Phillips presented the Subdistrict No. 3 Conejos monitoring well update. He showed a map of the monitoring wells location and reported on the change compared to the 2015 baseline and 2022. Mr. Phillips presented the Conejos response area monthly net stream depletions for Plan year and the Alamosa/La Jara comparison. He highlighted the total amount of accretions and the total obligations on the Alamosa. Michelle Lanzoni confirmed that a court case would be required for an agreement in connection with Subdistrict No. 6 accretions vs Subdistrict No. 3 depletions. Direction was given to Pete Ampe to investigate the matter further. Mr. Phillips reported on the Trinchera Subdistrict depletions to La Jara Creek.

### **Program Manager's Report**

President Salazar asked for the Program Manager's report.

- **Financial Report:**

Angelo Bellah presented the costs covered by the District for and since formation. He provided the remaining balance due to the District and went over notes from Kylie Gregg regarding the financials. Mr. Bellah presented the Balance Sheet. He went over the total assets, liabilities and the equity. Mr. Bellah presented the Profit and Loss Statement. He highlighted the income and expenses. Mr. Bellah presented the Fixed Assets sheet. The Board asked that the Fixed Assets sheet include the current year only. He went over the certificate of deposits, money market account renewal date and reported working with banks on current rates.

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

- **Update on 2025 Annual Replacement Plan Operations**

Mr. Bellah provided the 2025 water accounting report for June-August 2025. He provided the current reservoir balances and depletion bank credits. Discussion was held on the need to "dump" a portion of stored water. Nathan Coombs suggested using wet water for winter depletions rather than Closed Basin Project water. Staff was directed to seek potential exchange opportunities. Mr. Bellah reported on an increase of transit loss. He updated the Board on the status of the SWSP's and Alpha Hay Farms property maintenance. Rose Vanderpool reported on a quote from Robbins Construction in the amount of \$2,400.00 on an extension to the culvert at the recharge pond and improvement to the entry way. Mr. Bellah gave an update on the CWCB loan and asked the Board if they wanted to proceed to create an augmentation station. He reported on the inactivation of the Sowards well and asked for discussion on the next measures to take with the well.

A motion was made by Nathan Coombs to direct staff to get the pump removed, cover and cap the well if the total cost is under \$5,000. The motion was seconded by Sam Vance and unanimously approved.

Angelo Bellah provided an update on the Los Sauces SWSP. He reported on the need to put out an RFP for the design and installation of the augmentation station and he also reported on the need to hold a special meeting with Subdistrict No. 6 and Ms. Mestas to negotiate the compensation for the use of her land. Mr. Bellah updated the Board on a meeting he and Wylie Keller attended with DWR regarding remedy depletions on La Jara Creek. He reported on the efforts to secure forbearance agreements. Staff was directed to keep the forbearance agreement bonus amount the same. Mr. Bellah went over some of the other replacement options and aquifer sustainability being explored.

A motion was made by Nathan Coombs to accept the bid from Robins Construction for the culvert extension and improvements to the entry way at the recharge pond. The motion was seconded by Doug Bagwell and unanimously approved.

### **Discussion on Achieving and Maintaining Aquifer Sustainability**

President Salazar asked for discussion on achieving and maintain aquifer sustainability. Angelo Bellah presented the Subdistrict No. 3 pumping by farm unit allocation analysis. President Salazar highlighted the number of farm units, number of wells and the acre foot pumped. President Salazar reported on a potential allocation program similar to the Trinchera Subdistrict. Chris Ivers described the measures taken in Subdistrict No. 4 and No. 5 to reduce groundwater withdrawals. President Salazar went over the goal to restore the confined aquifer, guarantee future recoveries and maintain a robust agriculture economy. He highlighted the percentage of cutback Subdistrict No. 3 has achieved and the additional amount of cutback needed. He explained how an allocation program and/or an increased stream impact fee could help achieve the goals of the Subdistrict. Mr. Ivers described Subdistrict No. 4 and No. 5 operations and the way those Subdistricts have benefited from the allocation system in one and permanent incentive program in the other. Wylie Keller went over the history and what has worked and not worked in Subdistrict No. 1. He described how the Trinchera Subdistrict is working to control

pumping with an allocation program. President Salazar described how smaller operations/farms are unlikely to make it when an allocation is in place. Discussion was held on possibly implementing an allocation program, increasing fees and other options and measures the Subdistrict could take. Staff was directed to draft a one-page letter to Subdistrict members inviting them to an educational work session. Direction was also given to include the members individual farm unit analysis informing them of a potential fee increase and allocation being considered. Doug Bagwell voiced his concern with the per well administration fee. Discussion was held on the cost to administer each well and the need to refer to the Plan of Water management.

**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, and to receive legal advice thereto. A motion was made by Doug Bagwell at 11:07 a.m. 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 receive legal advice concerning the purchase of real property, and to receive legal advice thereto. The Board would take no formal action or position during the executive session.

**Possible Action from Executive Session**

President Salazar asked for possible action from executive session. Staff was directed to draft a letter as discussed in executive session.

**New Business**

President Salazar asked for new business. There was none.

**Next Meeting**

A work session and special meeting was scheduled for September 19, 2025 at 9:00 a.m.

A Subdistrict Member Educational work session was scheduled for November 5, 2025 at the Parish Hall at 9:00 a.m.-12:00 p.m.

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

**Adjournment**

The meeting was adjourned at 11:24 a.m.

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President

  
Vice-President/Secretary/Treasurer