

**QUARTERLY MEETING OF THE BOARD OF MANAGERS
OF SPECIAL IMPROVEMENT DISTRICT #3
OF THE RIO GRANDE WATER CONSERVATION DISTRICT
December 4, 2025 at 8:00 a.m.
8805 Independence Way, Alamosa, CO 81101
And By Zoom/Teleconference**

Present: Nathan Coombs, Vice-President/Secretary/Treasurer; Warren Crowther, Manager; Doug Bagwell, Manager; Ruben Sandoval, Manager; and, Elliott Salazar, Ex-Officio Member.

Absent: LeRoy Salazar, President; Sam Vance, Manager.

Staff and Consultants: Pete Ampe, and Arthur Sayre, 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; and, April Mondragon, Administrative Assistant.

Guests: Jessica Valdez, Kendal Burgermeister, David Hofmann, Jason Lorenz, Leroy Martinez, Rosalie Martinez.

Meeting Called to Order

Vice President Coombs called the meeting to order at 8:19 a.m. A quorum was present. The Pledge of Allegiance was recited. Elliott Salazar led the opening prayer.

Approval of the Consent Agenda

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

- Agenda
- September 4, 2025-Quarterly Meeting Minutes
- September 4, 2025-Executive Session Minutes
- September 19, 2025-Special Meeting Minutes

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

Public Comment

Vice President Coombs asked for public comment. There was none.

Attorney's Report

Vice President Coombs asked for the Attorney's report. Pete Ampe updated the Board on the Alfa Hay Farms change case and other Subdistrict SWSP's. Mr. Ampe reported on the resetting of the trial date for the Subdistrict No. 1 POWM No. 4 as well as the new trial date for SWAG case.

District Engineer's Report-Clinton Phillips

Vice President Coombs asked for District Engineer's report. Clinton Phillips presented a map of the Subdistrict No. 3 Conejos Monitoring Wells. He went over the change compared to the 2015 baseline and 2024, and reported including printed copies of the individual hydrographs in the Board packet. Mr. Phillips explained why he had not received all of the October well measurements.

Program Manager's Report

Vice President Coombs asked for the Program Manager's report.

• *Financial Report:*

Angelo Bellah went over the formation costs and the remaining balance due to the District. He presented the Balance Sheet, the Profit and Loss Statement and went over Kylie Gregg's notes. Mr. Bellah highlighted the assets, liabilities and equity. He also presented the fixed assets list.

A motion was made by Doug Bagwell to approve the financial report as presented. The motion was seconded by Ruben Sandoval and unanimously approved.

• *2025 Water Accounting & ARP Projects*

Angelo Bella gave a water accounting update on the Rio Grande, Alamosa and Conejos Rivers. He highlighted the current reservoir water account balances and gave an update on the 2025 irrigation projects and the pumping reduction program.

- 2026 ARP Projects

Angelo Bellah provided an update on the SWSP renewals, Alpha Hay Farms property maintenance and the need to request bid proposals for the installation of a flow switch, telemetry device and a meter. Mr. Bellah reported on the completion of the culvert at the Northwest entrance of the recharge pond. He gave an update on the sale of the Alpha Hay Farms tracts and asked the Board if they would like to continue to use Colorado Land and Realty to solicit the remaining tracts. The Board agreed to continue with Colorado Land and Realty. Mr. Bellah updated the Board on the CWCB loan. Discussion was held on a potential augmentation station/pipeline and other potential ways to use the well. Jason Lorenz commented on the value in an augmentation station. Staff was directed to close out the CWCB loan without the augmentation station. Mr. Bellah provided an update on the Sowards well and the Las Sauces SWSP. He explained the need to set up a special meeting with Subdistrict No. 6 and the Trinchera Subdistrict to discuss the agreement. Mr. Bellah updated the Board on the requirement and options being explored to make up depletions on La Jara Creek.

- Aquifer Sustainability/Allocation Program

The Board discussed whether or not to offer a pumping reduction program and how to address sustainability. Mr. Bellah reported on a letter written by President Salazar after meeting with the Board of Managers. He stated the letter is intended to go out to the Subdistrict members. Mr. Bellah read the letter into record. Vice President Coombs asked for a discussion on whether or not they agree with the concept of the letter. Discussion was held on the disconnect from the public, potential monthly reporting, an allocation program, and the amount to offer on an incentive program. Staff was directed to work with legal counsel to work out and set up the mandatory monthly reporting system which will be anonymous and aggregated. Staff was also directed to provide the letter to the Board to review prior to sending it out to Subdistrict members.

- CSU's AEM Study

Angelo Bellah highlighted the area to be surveyed in the AEM study. He presented a map submitted to Ryan Smith and CSU and the projected costs to the Subdistrict. Mr. Bellah reported on the projected costs to the Subdistrict and went over feedback from President Salazar.

A motion was made by Doug Bagwell to increase Subdistrict No. 3's contribution to the CSU AEM study to \$26,500. The motion was seconded by Ruben Sandoval and unanimously approved.

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

Vice President Coombs asked for a motion to enter into executive session to receive legal advice concerning the potential purchase of real property, and to receive legal advice thereto. A motion was made by Doug Bagwell at 10:43 a.m. to enter into executive session. The motion was seconded by Warren Crowther 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, and to receive legal advice thereto. The Board would take no formal action or position during the executive session.

Possible Action from Executive Session

Vice President Coombs asked for possible action from executive session.

A motion was made by Doug Bagwell to direct staff to follow up on the discussions held in executive session. The motion was seconded by Warren Crowther and unanimously approved.

New Business

Vice President Coombs asked for new business. There was none.

Next Meeting

The next quarterly meeting was scheduled for March 5, 2026, at 8:00 a.m.

Adjournment

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

The meeting was adjourned at 12:01 p.m.



President

Vice-President/Secretary/Treasurer