

**SPECIAL MEETING OF THE BOARD OF MANAGERS  
OF SPECIAL IMPROVEMENT DISTRICT #5  
OF THE RIO GRANDE WATER CONSERVATION DISTRICT  
September 29, 2021 at 5:00 p.m.  
8805 Independence Way, Alamosa, CO 81101  
And by Zoom/Teleconference**

**Present:** David Schmittel, President; George Whitten, Vice-President/Secretary/Treasurer; Kit Caldon, Manager; Corey Hill, Manager.

**Absent:** Bill McClure, Ex-Officio Member; and, Dale Gerstberger, Manager.

**Staff and Consultants:** Pete Ampe and Matt Montgomery, Hill & Robbins, P.C.; Chris Ivers, Program Manager; Rose Vanderpool, Program Assistant; Wylie Keller, Water Resources Specialist, Clinton Phillips, Davis Engineering; Linda Ramirez, Program Assistant; Michael Carson, Database Administrator; and, April Mondragon, Administrative Assistant.

**Guests:** William Myers, Deb Sarason, John Gerstle, David Hofmann, and Monica McCafferty.

**Meeting Called to Order**

President Schmittel called the meeting to order at 5:00 p.m. A quorum was present. The Pledge of Allegiance was recited.

**Approval of the Agenda**

President Schmittel asked for any changes, additions or a motion to approve the agenda. A motion was made by Kit Caldon to approve the agenda as presented. The motion was seconded by George Whitten and unanimously approved.

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

President Schmittel 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 George Whitten to enter into executive session. The motion was seconded by Kit Caldon 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**

Pete Ampe stated the Board was in executive session and had voted to come out. Discussion was related to potential purchase of real property.

A motion was made by George Whitten to direct staff and consultants to begin the 1041 pre application process with Saguache County. The motion was seconded by Kit Caldon and unanimously approved.

A motion was made by Kit Caldon to direct Davis Engineering to complete work on a pipeline route along federal highway 285 to the creek. The motion was seconded by George Whitten and unanimously approved.

A motion was made by George Whitten to direct staff to contact the realtor and make an offer of one million dollars (\$1,000,000.00), contingent upon final approval of the Subdistrict No. 5 Board of Managers, funding, appraisal and approval of the Rio Grande Water Conservation District Board of Directors. The motion was seconded by Kit Caldon and unanimously approved.

**Discussion Regarding Saguache Creek Replacement Sources**

President Schmittel asked for discussion regarding Saguache Creek replacement sources. Chris Ivers reported the motions that were just made gave clear direction.

**Discussion and Possible Approval of the Subdistrict No. 5 2022 Budget**

President Schmittel asked for discussion and possible approval of the Subdistrict No. 5 2022 budget. Chris Ivers presented the draft 2022 budget and highlighted the changes made since he last sent it to the Board of Managers. Mr. Ivers provided the total administrative costs, the amount paid in connection with WIP bonus payments on San Luis Creek, the proposed administrative fee and

groundwater fee. He also provided the projected per acre foot groundwater withdrawal fee for sprinkler, flood and other.

Discussion was held on what other Subdistricts are charging and the possibility of raising the fee.

A motion was made by George Whitten to accept the amended budget with programs as amended with the \$100,000.00 cushion for additional programs. The motion was seconded by Kit Caldon and unanimously approved.

**Direction for Staff**


President Schmittel asked for direction staff. Pete Ampe reported the District Board approved the Baxter contract and he filed the SWSP. Staff was directed to keep pushing the well drillers to continue moving forward.

**Next Meeting**

The next quarterly meeting was scheduled for October 21, 2021 at 5:00 p.m.

**Adjournment**

The meeting was adjourned at 6:27 p.m.

  
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President

  
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Vice-President/Secretary/Treasurer