

**RIO GRANDE WATER CONSERVATION DISTRICT  
BOARD OF DIRECTORS SPECIAL MEETING  
July 29, 2021 at 3:00 P.M.  
Rio Grande Water Conservation District Conference Room  
Alamosa, CO 81101  
And By Zoom Teleconference**

**Present:** Greg Higel, President; Armando Valdez, Vice-President; Dwight Martin, Secretary/Treasurer; Peggy Godfrey, Director; Steve Keller, Director; Zeke Ward, Director; Mike Kruse, Director; Cory Off, Director; and Bill McClure, Director.

**Staff and Consultants:** David Robbins and Pete Ampe, Hill & Robbins, P.C.; Amber Pacheco, Program Manager; Chris Ivers, Program Manager; Wylie Keller, Water Resource Specialist; Clinton Phillips, Davis Engineering; Michael Carson, Database Administrator; and April Mondragon, Administrative Assistant.

**Guests:** none.

**CALL TO ORDER**

President Greg Higel called the meeting to order at 3:07 p.m. There was a quorum present for the meeting.

**INTRODUCTION OF STAFF AND GUESTS**

President Greg Higel welcomed all those present and asked for introductions.

**APPROVE AGENDA**

President Higel asked for amendments or a motion to approve the agenda. A motion was made by Bill McClure to approve the agenda as presented. The motion was seconded by Dwight Martin and unanimously approved.

**PUBLIC COMMENT**

President Higel asked for public comment. There were none.

**CONSIDER AUTHORIZING GREG HIGEL, ACTING ON BEHALF OF THE BOARD, TO PURCHASE ON BEHALF OF SPECIAL IMPROVEMENT DISTRICT #3 A PARCEL OF LAND AND ASSOCIATED WATER RIGHTS IN CONEJOS COUNTY, COLORADO**

President Higel asked for consider authorizing Greg Higel, acting on behalf of the Board, to purchase on behalf of Special Improvement District #3 a parcel of land and associated water rights in Conejos County, Colorado. Amber Pacheco presented a map outlining the parcel of land the Subdistrict is considering to purchase. She provided the number of acres, number of historical irrigated acres, and the number of Coda Ditch shares. Ms. Pacheco reported the Subdistrict was approached by the landowner who reported being interested in selling the property. She highlighted the steps the Subdistrict took to get the property under lease in order to complete its due diligence. Ms. Pacheco reported Subdistrict No. 3 Board of Managers voted at their last meeting, to purchase the property and request the District Board of Directors vote to approve the purchase as well. She provided the dollar amount per acre, the purchase price, and the appraised value. Ms. Pacheco highlighted that the Board believes the water right justifies the amount above the appraised value. Dwight Martin reported on the benefits and opportunities the water right would bring into the Subdistrict. Armando Valdez commented on the water right and asked if Ruben Sandoval was still on the Subdistrict No. 3 Board of Managers for conflict-of-interest purposes. Ms. Pacheco reported for the record that Ruben Sandoval recused himself from any and all conversations in connection with the transaction. Clinton Phillips provided the HCU. Bill McClure voiced his concern on the owner finance section of the land contract. Discussion was held on the terms of the owner finance and the potential for the District to act as lender for future projects. David Robbins commented on the consumptive use and explained what the water court will require for dry up on the property in in order for the Subdistrict to use the El Coda Ditch water.

A motion was made by Cory Off to support the request from Subdistrict No. 3 and authorize the President of the Rio Grande Water Conservation District Board of Directors Greg Higel to sign the paper work required to purchase the parcel of land along with the shares of the El Coda Ditch and to have the District hold the title to the property for the benefit of Subdistrict No. 3 which will be responsible for paying the price of the acquisition and the subsequent legal work required to change


the El Coda shares for use in the Subdistricts Plan of Water Management. The motion was seconded by Dwight Martin and unanimously approved.


**ADJOURN**

A motion was made by Bill McClure to adjourn the meeting. The motion was seconded by Dwight Martin and unanimously approved.

The meeting was adjourned at 3:44 p.m.

The next scheduled quarterly meeting will be held on October 19, 2021.

  
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President

  
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Secretary/Treasurer