

**RECORD OF PROCEEDINGS**  
**SAN JUAN WATER CONSERVANCY DISTRICT**  
**SPECIAL MEETING – OCTOBER 6, 2025, 4 pm**

**Attendance**

A Special Meeting of San Juan Water Conservancy District was held Monday, October 6, 2025, at 4 pm in person at 46 Eaton Drive and on Zoom.

The following Directors were present in person: Candace Jones, Joe Tedder, Chuck Riehm, Rob Hagberg, John Kappelman, and Susan Nossaman. Also present in person was Sally High (SJWCD Executive Assistant).

Attending on Zoom were Directors Randy Cooper and Rod Proffitt, Jeff Kane (SJWCD Attorney), and Josh Pike (Pagosa Sun).

**Call to Order**

The Regular Meeting of the San Juan Water Conservancy District (SJWCD) was called to order by Director Jones at 4:01 pm. A quorum was present.

**Revisions to Agenda and Approval of Agenda**

Director Riehm moved to approve the agenda with no changes. Director Cooper seconded. The motion passed unanimously.

**Disclosure of Conflicts of Interest**

No conflicts of interests were identified.

**Opportunity for Public Comment (limit to 3 minutes)**

No public comments were offered.

**Consideration of Executive Session**

Director Jones read the legal language and stated reason that Directors may enter Executive Session. Director Nossaman moved to enter Executive Session for the specific purpose of receiving legal advice about PAWSD proposed sale of Running Iron Ranch and related litigation (Case #24CV30069) filed in Archuleta County District Court. Director Hagberg seconded. A roll call vote resulted in unanimous approval. Josh Pike was placed in the Zoom waiting room. Executive Session commenced at 4:05.

Director Cooper moved to end Executive Session. Director Riehm seconded. A roll call vote resulted in unanimous approval. Executive Session ended at 4:39. Josh Pike was readmitted to the Regular Meeting.

### **Consideration of Actions Regarding Running Iron Ranch**

Directors considered actions regarding the Running Iron Ranch and related litigation (Case No.24CV30069 filed in Archuleta County District Court), settlement negotiations, and public comments. Director Jones requested (August 18) that the ranch subcommittees from Pagosa Area Water and Sanitation District (PAWSD) and SJWCD meet to discuss maintenance of the ranch, but received no reply. PAWSD placed the topic on their most recent agenda. PAWSD had responded to Directors Hagberg and Riehm, but not to Director Jones. The SJWCD communication included a specific request that PAWSD manager, Justin Ramsey, be present at the meeting of subcommittees. PAWSD established in their public meeting that the PAWSD ranch subcommittee would consist of PAWSD Directors Hudson and Tautges.

Director Riehm moved that the SJWCD ranch subcommittee be reconstituted to include Directors Hagberg, Tedder, and Nobles. Director Cooper seconded. The motion passed unanimously. A meeting for Tuesday morning, September 23, will be noticed. The meeting was scheduled for 10 am at Higher Grounds, 189 Talisman Drive.

### **Consideration of Attorney's Report**

Attorney Jeff Kane postponed his reports on water rights cases until a future meeting. He stated that he intended to include up-to-date information in writing in a future Board Packet, as Water Court documents become available. Directors should expect to consider action at that time.

Director Tedder asked about a significant increase in billing by a second law firm, Cockrel Ela Glesne Greher & Ruhland, PC (CEGR Law). Kane reminded the Directors that a second law firm represented one of the water cases, because of a conflict of interest. CEGR represents the East Fork/Piano Creek property. Director Jones stated that she would gather more information.

### **Consideration of Treasurer's Report**

Director Tedder, SJWCD Treasurer, provided relevant financial documents, including a Budget versus Actual statement through September 12, an AIR form explaining recommended budget actions through the end of 2025, and a proposed 2026 Budget.

Discussion included consideration of the need for an amended budget in 2025 and expenses "over budget." Details discussed included legal expenses as a result of the PAWSD-initiated litigation. Director Cooper reminded the board about expected engineering expenses.

Director Hagberg moved to accept the Treasurer's Report. Director Nobles seconded. The motion carried unanimously.

### **Discussion of Preliminary 2026 Budget**

Director Tedder informed Directors about expected income and expenses. A Special Budget Meeting was scheduled for Monday, October 6, 4pm.

### **Updates about SJWCD's Watershed Restoration Project**

SJWCD Graduate Intern, Monica Nigon, postponed the Watershed Restoration work day until Saturday, September 20. It had rained on September 13. Monica explained that the head cuts she identified at Turkey Springs had worsened, traveled uphill after the rain. She stated that she plans two Zuni Bowls and expects eight volunteers. She invited board members. Monica described meeting with Josh Kurz and their discussion of appropriate restoration sites at Turkey Springs and Coyote Hill with efficient follow up. Monica stated her intention to publish the results of the SJWCD project locally. Greater details will be included in her final documentation for her Master's Degree.

### **Discussion of RFP for Engineering Design Professional Services**

Directors Cooper and Riehm received confirmation from three engineering firms that had received the RFP. A Bidders Conference on Zoom was scheduled for Thursday, September 18, at 1 pm. October 15 is the deadline for firms to respond, so that SJWCD can make a hiring decision. A feasibility study is needed before January 1, 2026.

### **Consideration of Cascade Plaza Office Lease**

Directors considered the new lease and rent increase to \$600 per month. Director Riehm moved to approve the new lease for one year through October 2026 and to authorize Directors Jones and Tedder to communicate changes to the landlord. Director Nobles seconded. The motion passed unanimously.

### **Updates from Directors**

- San Juan Headwaters Forest Health Partnership is losing Alex Handloff as director. Director Hagberg intends to attend the next meeting. A Wildfire Ready Watershed Planning grant involving multiple agencies continues to be pursued. SJHFHP is considering replacements for Alex.
- Southwest Water Conservation District scheduled a meeting about Cloud Seeding for Monday, September 22, 10am. Director Jones sent a Zoom link to Directors.
- The next CWCB meeting is September 16 at Fort Lewis College in Durango.
- The next Roundtable meeting is October 23 in Mancos.
- The C-9 Summit is in Lakewood on October 28 through 29. Director Jones will ask if she can give her (expense-paid) Roundtable seat to another director if someone expresses interest.
- The (CO Division of Water Resources) CO Water Officials Association meets in Pagosa Springs October 1 through October 3. Registration information will be forwarded to Directors.

### **Strategic Objectives Reports (when needed)**

**Strategic Objective 1:** *Redefine the financial partnership for Running Iron Ranch.  
(Directors Tedder, Riehm, Cooper, Proffitt)*

**Strategic Objective 2:** *Make the case for a reservoir at RIR by defining feasibility and demand. (Directors Cooper, Hagberg, Kappelman)*

**Strategic Objective 3:** *Engage with the community, including PAWSD, on a project that advances a common community interest, like a planning/municipal water demand study and/or wildfire mitigation (Directors Hagberg, Nobles, Nossaman, Tedder)*

### **Consideration of Approval of Record of Proceedings from 8/18 Regular Meeting and 8/29 Special Meeting**

Director Riehm moved to approve the Regular Meeting Record from the August 18 and the Special Meeting Record from August 29. Director Cooper seconded. Approval was unanimous.

### **Next Meeting and Adjournment**

A Special Budget Meeting was scheduled for Monday, October 6, at 4 pm. A Regular Meeting was scheduled for Monday, October 20, at 4 pm. There being no further business to come before the Board, the Special Meeting was adjourned at 6:18 pm.

SAN JUAN WATER CONSERVANCY DISTRICT

By /s/ Sally High

Executive Assistant for Board of Directors

DISTRICT SEAL

