

**MINUTES OF THE
SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

SEPTEMBER 14, 2026 - 2:00 P.M.

Directors having been duly notified; Vice Chair Baugh called the special meeting to order at 2:01 pm.
The following Directors and Staff were present:

DIRECTORS

John P. Kelly, Chair	Absent
Colin T. Baugh, Vice Chair	Present
Brian Jiron, Director	Present
Stephanie Russo Baca, Director	Present
J. Chris Lopez, Director	Present
Michael T. Sandoval, Director	Present
Karen Dunning, Director	Present

Jason Casuga
Lorna Wiggins
Jeff Weschler
Pamela Fanelli
Alicia Lopez
Christine Nardi
Amanda Molina
Casey Ish

STAFF

Chief Engineer/CEO
General Counsel
Chief Water Counsel
Secretary-Treasurer/CFO
Director of Technical Services
Director of Human Services
Director of Communications
Director of Lands & Conservation

The following names of individuals were interested viewers, callers and/or participants:

Ryan Ayers, MRGCD
Josh Gamboa, MRGCD
Alicia Hans, MRGCD

Leiah Atchison
Brent McCullough

John Fleck
Lee Wharton

AGENDA ITEM NO. 1 – PLEDGE OF ALLEGIANCE

John Fleck led the Pledge of Allegiance at today's meeting.

Chairman Kelly was absent from today's meeting. Vice Chair Baugh chaired today's meeting and declared a quorum. The meeting was publicly noticed. This meeting was a hybrid meeting with Directors Sandoval and Jiron attending virtually. Rollcall votes will be necessary for regular motions.

AGENDA ITEM NO. 2 – APPROVAL OF THE AGENDA

Director Russo Baca made the **MOTION TO APPROVE THE MEETING AGENDA**. Seconded by Director Lopez. Rollcall vote was administered with all members voting yes. The **MOTION CARRIED**.

Vice Chair Baugh	Yes	Director Russo Baca	Yes
Director Dunning	Yes	Director Jiron	Yes
Director Sandoval	Yes	Director Lopez	Yes

**AGENDA ITEM NO. 3 – BOARD OF EQUALIZATION: RECLASSIFICATION HEARING -
Ryan Ayers, Assessment & Collections Lead**

Mr. Casuga first explained what it means to be irrigable and discussed the water service charge.

Mr. Ayers went over a review of the 2026 water service charge protests. He stated they received a total of 82 protests across the four counties, with a recommendation of 45 to be

approved in full, 15 to be partially approved, and 22 to be denied. He said the current recommendations would eliminate 139.14 acres from assessments. He talked about the categories that were more difficult to determine, which included protests in relation to temporary Office of the State Engineer actions, parcels where the irrigability was less on the surface and simply to determine, and parcels where OSE actions created a somewhat odd irrigation map for the parcel in question. He noted there are 72.38 acres being added through new water service contracts that total \$4,954.42 in added billing, which would result in a deduction of \$3,789.96 from annual billing with the \$61.03 fee per acre, and a reduction in the assessed acreage by 66.76 acres. He explained there is one remaining protest being considered.

See also Appendix I.

Director Dunning asked if someone has an acre or half an acre removed would they still get charged because of the minimum charge.

Mr. Ayers answered yes, if there is still irrigable land on there, it would maintain the assessment fee.

AGENDA ITEM NO. 4 – ITEMS FROM THE FLOOR (Comments are limited to three (3) minutes)

Lee Wharton

Ms. Wharton expressed she has lived on her property in Bosque Farms for 36 years and paid the bill without knowing she could protest it. She said there is a turnout adjacent to a large ditch but no ditch to her property. She stated the turnout does not actually have a ditch, but there is a depression there from gates and where PNM maintains their easement and gates there that makes people think it is a ditch. She noted that her two neighbors to the east have never been billed for water, and she has a neighbor that has been there more than 50 years who provided a letter to MRGCD saying there has never been a ditch there and no one has ever irrigated on it. She asked that they remove her from the assessment rolls. She voiced that she decided several months ago she was not going to pay it because she didn't irrigate, but MRGCD said they had proof she irrigated and that there was a cement ditch there she could irrigate from, but she contested that and said that was not correct.

Mr. Casuga stated they can bring back an analysis on this property at the next board meeting.

Ms. Wharton complimented Mr. Ayers, as he has been patient, kind, answers the phone and follows up. She added he has been very helpful and she appreciated him.

AGENDA ITEM NO. 5 - CONSIDERATION/APPROVAL OF 2026 WATER SERVICE CHARGE PROTEST RECLASSIFICATION FINDINGS

Director Russo Baca made the **MOTION TO APPROVE THE WATER SERVICE CHARGE PROTEST RECLASSIFICATION FINDINGS WITH CUSTOMER ID 15812 EXEMPT.** Seconded by Director Dunning. Rollcall vote was administered with all members voting yes. The **MOTION CARRIED.**

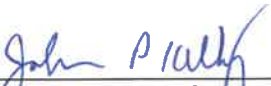
Vice Chair Baugh	Yes	Director Russo Baca	Yes
Director Dunning	Yes	Director Jiron	Yes
Director Sandoval	Yes	Director Lopez	Yes

With no further comments, questions, or concerns, Vice Chair Baugh adjourned the meeting at 2:25 pm.

Approved to be the correct Minutes of the Board of Directors of September 14, 2026.

ATTESTED:


Pamela Fanelli, CMA, CGFM
Secretary-Treasurer/CFO


John P. Kelly, Chairman
MRGCD Board of Directors

Review of 2026 WSC Protests



2026 Protest Snapshot

Number of Protests	
Sandoval	6
Bernalillo	16
Valencia	43
Socorro	17
Total	82
Acreage Removed	
Sandoval	6.55
Bernalillo	21.85
Valencia	79.03
Socorro	31.71
Total	139.14
Denials vs Approvals	
Denied	22
Approved	45
Partially Approved	15

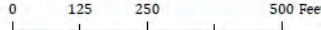
• Temporary OSE Action Denial

- Ongoing water leaseback



2026 PROTEST INSPECTION FORM





Legend

- 2026 Protests
- Facility Network
- Surface Water Current
- Water Right
- No Pre-1907 Water Right
- Not Evaluated
- Supplemental
- Cancelled/Expired
- No Right
- Other

Plated Easement Proposed Denial



2026 PROTEST INSPECTION FORM

0

125

250

500 Feet

N

E

S

W



FLAT TOP THREE SUBD

CUSTOMER ID: 15812
PROPCD: 101004252326300000
MRGCD MAP: 2222
ISOLOG ID: 3010031
LEGAL DESCRIPTION: MAP BF TR 31A1A1A2C = 1.7878 AC

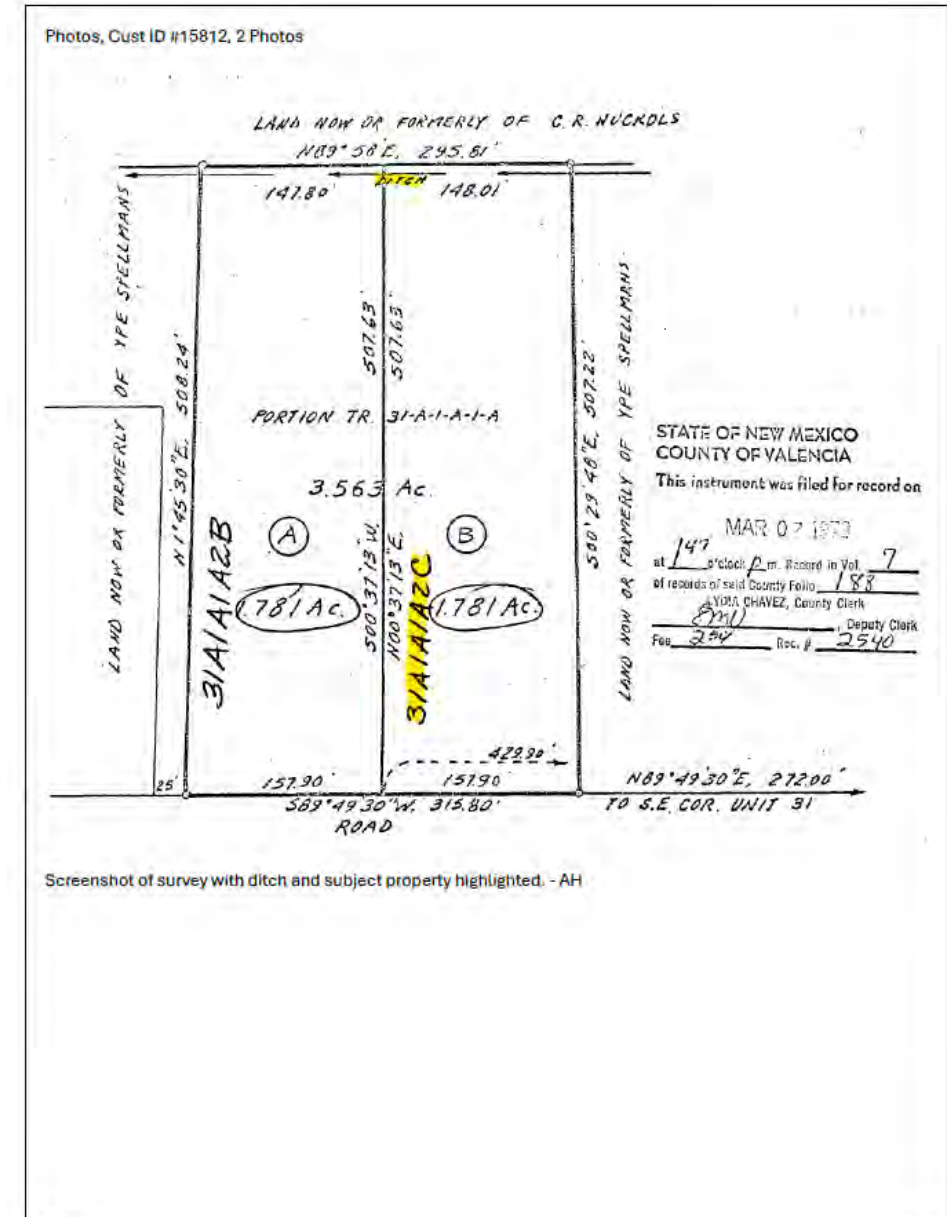
TOTAL ACRES (AC): 1.79
ASSESSED AC: 1.79
PROTESTED AC: 1.79
WATER BANK AC: 0

FIELD INSPECTION: YES
TURNOUT: NO
EVALUATION: Refer to Field Inspection Report.

Legend

- 2026 Protests
- Facility Network
- Surface Water Current
- Water Right
- No Pre-1907 Water Right
- Not Evaluated
- Supplemental
- Cancelled/Expired
- No Right
- Other

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OSE Action Impact to Reasonable Irrigation Protest Approval



2026 PROTEST INSPECTION FORM

0190380760

0

190

380

760 Feet

N

W

E

S



CUSTOMER ID: 25553
PROPCD: 100703207512900000
MRGCD MAP: 90
ISOLOG ID:
LEGAL DESCRIPTION: EXEMPT RPLT OF LD OF MARGUERITE CHRISTMAN, TR A = 13.6909 AC

TOTAL ACRES (AC):	13.7
ASSESSED AC:	7.7
PROTESTED AC:	13.7
WATER BANK AC:	6

FIELD INSPECTION: NO
TURNOUT: YES
EVALUATION: Irrigation prohibited due to OSE Actions.

Legend

- 2026 Protests
- Facility Network
- Surface Water Current
- Water Right
- No Pre-1907 Water Right
- Not Evaluated
- Supplemental
- Cancelled/Expired
- No Right
- Other

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2026 Water Service Charge Protest Removal Results

SANDOVAL		BERNALILLO		VALENCIA		SOCORRO	
ACREAGE REMOVED	AMOUNT ASSESSED	ACREAGE REMOVED	AMOUNT ASSESSED	ACREAGE REMOVED	AMOUNT ASSESSED	ACREAGE REMOVED	AMOUNT ASSESSED
0.5	\$ 61.03	1	\$ 61.03	11.7	\$ 714.05	0.6	\$ 61.03
1	\$ 28.07	1	\$ 61.03	6	\$ 366.18	1.5	\$ 91.55
4.8	\$ 292.94	12.61	\$ 769.59	1.28	\$ 78.12	3.7	\$ 225.81
0.25	\$ 61.03	0.63	\$ 61.03	3.9	\$ 238.02	0.1	\$ -
		0.34	\$ 61.03	0.8	\$ 48.82	0.11	\$ 61.03
		2.6	\$ 158.68	1	\$ 30.52	0.2	\$ 61.03
		1.2	\$ 73.24	0.65	\$ 61.03	0.25	\$ 61.03
		0.8	\$ 48.82	1	\$ 61.03	1.02	\$ 62.25
		1.48	\$ 90.32	2.88	\$ 175.77	5.4	\$ 329.56
		0.19	\$ 11.60	2.88	\$ 175.77	5.61	\$ 342.38
				2.6	\$ 158.68	2.29	\$ 139.76
				2	\$ 122.06	5.93	\$ 361.91
				1	\$ 61.03	5	\$ 305.15
				2.03	\$ 123.89		
				2.93	\$ 178.82		
				0.43	\$ 61.03		
				1.16	\$ 70.79		
				0.6	\$ -		
				3	\$ 183.09		
				0.75	\$ 61.03		
				0.38	\$ 61.03		
				2.8	\$ 170.88		
				11.44	\$ 698.18		
				1.1	\$ 67.13		
				2.01	\$ 122.67		
				1	\$ 61.03		
				5.04	\$ 307.59		
				2.44	\$ 148.91		
				1.1	\$ 33.57		
				0.3	\$ 9.15		
				0.4	\$ -		
				0.93	\$ 61.03		
				1	\$ 61.03		
				0.5	\$ 30.52		
COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL
6.55	\$ 443.08	21.85	\$ 1,396.37	79.03	\$ 4,802.45	31.71	\$ 2,102.48
			TOTAL ASSESSMENT FEES REMOVED		\$ 8,744.38		
			TOTAL ACREAGE REMOVED		139.14		

2026 Current Water Service Contract Additions

SANDOVAL		BERNALILLO		VALENCIA		SOCORRO	
ACREAGE ADDED	AMOUNT ASSESSED	ACREAGE ADDED	AMOUNT ASSESSED	ACREAGE ADDED	AMOUNT ASSESSED	ACREAGE ADDED	AMOUNT ASSESSED
0.50	\$ 61.03	2.70	\$ 164.78	1.00	\$ 61.03	0.73	\$ 61.03
1.20	\$ 73.24	0.25	\$ 61.03	54.93	\$ 3,352.38		
		0.60	\$ 61.03	0.50	\$ 61.03		
		0.25	\$ 61.03	0.25	\$ 61.03		
		0.50	\$ 61.03	0.25	\$ 61.03		
		0.24	\$ 61.03	3.45	\$ 210.55		
		0.25	\$ 61.03	1.20	\$ 73.24		
		0.50	\$ 61.03				
		0.10	\$ 61.03				
		1.00	\$ 61.03				
		1.70	\$ 103.75				
		0.28	\$ 61.03				
COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL	COUNTY TOTAL
1.7	\$ 134.27	8.37	\$ 878.83	61.58	\$ 3,880.29	0.73	\$ 61.03
			TOTAL ASSESSMENT FEES ADDED		\$ 4,954.42		
			TOTAL ACREAGE ADDED		72.38		

2026 Impact to Acreage and Water Service Charges

TOTAL ASSESSMENT FEES REMOVED	\$ 8,744.38
TOTAL ACREAGE REMOVED	139.14
TOTAL ASSESSMENT FEES ADDED	\$ 4,954.42
TOTAL ACREAGE ADDED	72.38
TOTAL IMPACT TO ASSESSMENT FEES	\$ 3,789.96
TOTAL IMPACT TO ACREAGE	66.76