

MINUTES OF THE MARCH 23, 2022 REGULAR MEETING
OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Barbara Bernard, Matt Cordova, Corinne Koehler, Dennis Maroney, Jerry Martin, Donna Phillips, Ron Serna, Paul Willumstad

Also Present: Attorney Don Banner
Administrator Rick Kidd

Guests: Mike Cuppy, NorthStar Engineering
Cynthia Ramu, Mural Art Coordinator
John Wark, Bluff Developer
Eric McCuen, Artist

The regular meeting of the Pueblo Conservancy District was called to order by President Koehler at 10:00 am.

Minutes: A quorum being present, the Minutes of the February 23, 2022 meeting were reviewed. It was moved by Martin and seconded by Phillips to approve the minutes. The motion was approved.

Public Forum:

None

Wark Development:

John Wark reported that his development project is in the advanced stages of design. They anticipate the first phase will provide 110 housing units and the project will cost approximately \$30M. They bought property on the south side of the current Pearl Street for parking. Construction is anticipated to begin in November 2022 and they expect construction to take a year. All units will be rentals. The current study is that a studio apartment will rent for \$1500 and a top floor, view two-bedroom apartment will rent for \$3000 per month. They are in the early stages of planning a similar, but smaller, project off of South Main Street. Banner said that since Wark has been working with the City to arrange property lines to provide for the access and parking area at the kayak course. Banner suggested that the Board authorize the President to waive this reservation in the sales agreement. Bernard so moved and Martin seconded. The motion passed.

Levee Mural Project:

Ramu said that she has four mural proposals to present for approval.

Black-Footed Ferret, Karen Yescavage. Ramu said this mural is 24x36 and will be painted by artists from CSU-Pueblo. Martin moved to approve the mural and Willumstad seconded. The motion passed.

Throughway, Hanna Watson. Ramu said that this is kind of an abstract art piece. It is about the process of coming out of depression. It is to be 24x24. She said that coming out of the committee it is supposed to be in a lighter color tone, like purple, rather than the black as shown. Bernard moved to approve the mural and Cordova seconded. The vote was a tied vote. Ramu was told to resubmit the drawing to the Board with color changes.

Pueblo, Forest Archuleta. Ramu said that this is a 24x48 mural regarding the origin of the name for the town of Pueblo. Maroney moved to approve the mural and Bernard seconded. The motion passed.

Ukraine Sunflowers, Cynthia Ramu. Ramu said the Pueblo Levee artists wanted a mural that showed solidarity with Ukraine. She worked with them on the design of this 24x36 mural. It will be painted by a team of six artists. Due to the timing she presented it to the Executive Committee and it was approved by them. They are inviting the community to join with them every Saturday from 11:00 to 2:00 until the mural is completed.

Ramu reported that there are eight members of the Levee Mural Art Committee. The \$5000 of incentive funds deposited at D&S Paint has all been obligated. It has been awarded to 20 recipients at \$250 each. Thirteen artists have picked up and used their supplies. Seven more artists are in progress and anticipate use of their allocated funds within the next month, with completion by the end of May. One artist will need an extension on their approved request but he has not been responding to her. Ramu said that she will continue trying to contact him. There are four murals currently in process and 10 more are expected to start in April. There have been two historic murals approved so far. Staining from the crack repair materials is bleeding through the paint. Cuppy is to send Ramu information on the products used for the crack sealing and joint fillers. Ramu will then ask D&S Paint for their recommendations to seal over the treatments.

Serna agreed to get logo ideas for painting indicating each of the eight drop structures.

Martin moved to approve depositing another \$5000 at D&S Paint. Serna seconded and the motion passed.

Martin said that it had been agreed that the historic murals will be painted consecutively as they are approved.

Ramu said that there have been 57 murals completed to date. She provided a "brainstorm" list of topics for murals to be included in the historic section.

Treasurer's Report:

Bernard said that she had only had a brief amount of time to review the accountant's report.

Kidd noted that the report shows there \$4.4M in the Reserve Account, and that another \$600K from the Maintenance Fund Assessment was deposited this month. Kidd is to follow up on how to transfer funds to an investment account.

Bernard said that there is nothing out of the ordinary in the listing of the bills and moved for payment. Cordova seconded and the motion passed.

Willumstad moved to increase the transfer of funds into an investment account from the \$2M previously approved to \$3M. Phillips seconded and the motion passed.

Vectra Cash Account:

It was noted the report shows that, so far, the Summer Solstice event has garnered \$1500 in sponsorships and \$80 for booth reservations.

BSJ Operations and Maintenance Account:

\$	150.00	Black Hills Energy, Runyon Lighting
\$	500.00	MGPM, Monthly Accountant fees

\$ 200.00	MGPM, Information for the Board and emails
\$ 500.00	B&B, PC, Attorney Fees
\$ 2,500.00	Kidd Engineering, Administrator/Engineer fees
\$ 315.00	Kidd Engineering, March 8 Exec Com meeting preparation and attendance
\$ 1,500.00	Cynthia Ramu, Levee Mural Art Coordinator Fee
\$ 200.00	Bernard, Director's Fee
\$ 200.00	Cordova, Director's Fee
\$ 500.00	Koehler, President's Fee
\$ 200.00	Maroney, Director's Fee
\$ 200.00	Martin, Director's Fees
\$ 200.00	Phillips, Director's Fee
\$ 200.00	Serna, Director's Fee
\$ 200.00	Willumstad, Director's Fee
\$ 75.23	Willumstad, Reimbursement for trash bags for PFAR trash pick ups
\$ 1,237.50	Special Districts Association of Colorado, 2022 Annual Membership

BSJ Construction Draw Account:

\$ 262.50	Kidd Engineering, PCD/City IGA #1B Meetings and CA/CO, through March 18, 2022
\$ 87.50	Kidd Engineering, Phase 4 Warranty Walk and Checks with ASI
\$ 3,023.00	NorthStar Engineering, Maintenance Assessment Support, Consultations, Artwork and Recreation, Phases 5&6 Warranty, 11 th Street Bridge, and reimbursables, through March 18, 2022
\$ 3,705.00	NorthStar Engineering, Wave Shaper Design Support Services and reimbursables, through March 18, 2022
\$ 1,680.00	NorthStar Engineering, PCD/City IGA#1 – Task K, through March 18, 2022
\$ 2,833.00	NorthStar Engineering, PCD/City IGA#1 Revision, Main Street Bridge, through March 18, 2022
\$ 7,319.50	NorthStar Engineering, PCD Levee Trail Extension, through March 18, 2022
\$ 35,354.88	K.R. Swerdfeger, Phase 6A Trail Extension

BSJ Reserve Account:

\$ 8,877.73	Pueblo Conservancy District – Transfer to Operating Account
\$ 54,265.38	Pueblo Conservancy District – Transfer to Draw Account

Old Business:

Phase 4 Warranty Crack Sealing. Kidd reported that they will be doing an inspection of the warranty work tomorrow afternoon.

County Land Purchase. Banner reviewed two resolutions that needed to be signed. Phillips moved for approval and signature. Cordova seconded and the motion passed.

Dutch Clark Stadium Land. Kidd is to resend the legal description to Banner.

Wave Shaper. Cuppy reported that NorthStar is approximately 60 percent complete on their contract for the preliminary design data work. They have been providing that information to McLaughlin so that they have it if they are turned loose on doing the preliminary design. NorthStar is still waiting on the geotechnical report from CTL Thompson. Koehler said that she confirmed that the City is working on grant applications to help fund this project.

Runyon Flood Gates. Kidd said that he is still waiting to receive costs for fabricating new gates.

New Business:

Administrative Assistant Concept. Kidd and Banner are to prepare task and timeline summaries for use in determining what work could be done by an administrative assistant, and to serve as a basis for a job description. Kidd is to put this on the May agenda.

Sculpture, Bench and Sign Pads. Cuppy said that he had received pricing for 5 sculpture pads, 10 sign pads or pad extensions, and 10 benches. The price is \$22,685. This work would be added as a change order to the existing Swerdfeger contract for the District's Levee trail extension project. Maroney moved to approve this change order and Willumstad seconded. Serna said that he was concerned about a concrete pad having stability enough to support a tall sculpture. Cuppy said that the sculpture pad designs had been changed to include an 18-inch diameter pier under the concrete slab. The motion was approved.

Chess Tables. Koehler presented information that she had received for potential chess tables and stools. The proposals were for concrete tables and stools. After discussion Phillips moved to approve one table with two stools. Bernard seconded that motion limiting the cost to \$2000. Phillips agreed to this limitation. The motion passed.

President's Report:

Koehler said she and Banner attended the PBR Combine breakfast. There were riders, trainers and coaches at the breakfast. They are putting together eight teams with five riders per team. They will be exhibiting at the State Fairgrounds from 12:00 to 4:00 today. Koehler said she has asked the City about signage for the new Levee Riverwalk and that she will talk to CDOT about signage along the highways. She also asked Steven Meier about trail signage posting that there are not to be any motorized vehicles and asking people to tend to their dog droppings. City Parks is looking for someone to be their Volunteer Coordinator and asked that if anyone knew someone who would be interested to contact them. On June 17th at 5:00 pm will be a 25th Anniversary celebration for the Pueblo Urban Renewal Authority.

Administrator's Report:

Kidd said that Koehler was not able to make the date they set to look at the debris along the River bank. They will reschedule. Everything else he has to report will be included in other discussions.

Main Street Pedestrian Bridge. Cuppy said that comments on the preliminary design have been provided to Bridge Brothers. The foundation design was supposed to be out last week but nothing has been received yet. They have received pricing from Swerdfeger construction of the concrete trail from where the City's 4th Street Bridge trail section ended, going to the Main Street Bridge. The cost for that section is \$144,610. The City has provided plans for the connection from Clark Street up to the trail extension that the Conservancy District is installing.

Swerdfeger's price for that work is \$95,161.00. This brings the total construction cost for the PCD/City IGA#1A to \$1,571,192.00.

Levee Amenities. Cuppy said that Swerdfeger has been working on the section from the end of the access road to the tie-in with the existing concrete trail at Lake Runyon. Next they will start working on the trail in the Grove neighborhood. Construction of the sculpture and bench pads and concrete pads at the storyboard signs was approved in the change orders this morning.

Fountain Creek Report: Martin said that about half of the \$50M Colorado Springs committed to the Fountain Creek work has been spent. There is still no resolution about who will be responsible for maintenance and how it will be paid for. The floodway improvements are in both El Paso and Pueblo counties. Colorado Springs has said that they were not required to maintain the improvements and will not be paying the costs for it. Maroney said that maintenance was to have been on the El Paso County ballot in 2013 but that the entities decided to not include it.

Pueblo Friends of the Arkansas River: Koehler reported that the group is working on activities to bring more awareness to the Levee and new trail. They will be continuing with their 1st Saturday cleanups.

Other Business:

PCD Mural – Serna presented the artists proposal for the PCD logo mural. The Board agreed to the mural proposal and decided that it should be located in the area between 4th Street and the new 4th Street Pedestrian Bridge. He said that the artist quoted \$800 for doing the painting. Phillips moved to approve the mural and paying \$800 for the painting of it. Bernard seconded and the motion passed.

Website – Bernard said that she talked to Rick Thomas and he said that he would update it. Banner said that Thomas had not yet asked him for the update information. Phillips said the he set up the site using Word Press and has it so encrypted that it is very difficult to do anything with it. Banner suggested going to someone who just does websites for their business instead of a sidelight. It was agreed for him to search out someone and find out terms of the agreement.

The meeting was adjourned at 12:06 pm. The next regularly scheduled Board meeting will be on April 27, 2022.

APPROVED:

Corinne Koehler, President

Ron Serna, Secretary